



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

October 14, 2024 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. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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. *MINUTES FOR APPROVAL: JULY 22, 2024 REGULAR MEETING*

C. *BREAST CANCER AWARENESS 3K WALK AND COMMUNITY FIELD DAY*

- D. *WILDWOOD ROTARY CLUB THANKSGIVING 5K*
- E. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NOS. 235 & 237*
- F. *PLAT 2408-005 VOSO UNIT 242 FINAL PLAT*
- G. *PLAT 2408-006 VOSO UNIT 239 FINAL PLAT*
- H. *PLAT 2408-007 VOSO UNIT 238 FINAL PLAT*
- I. *SP 2401-003 SOUTH WILDWOOD INDUSTRIAL PARK 1C BLDG. 2*

J. *BUDGETED FINANCIAL ITEMS*

- 1. *PURCHASE OF SIX (6) 2025 FORD INTERCEPTOR UTILITY VEHICLES FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$393,261.39*
- 2. *PURCHASE OF TWO (2) 2025 FORD EXPLORERS FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$85,781.11*
- 3. *PURCHASE OF ONE (1) 2024 FORD F250 CREW CAB FOR THE PARKS AND REC DEPARTMENT IN THE AMOUNT OF \$51,313.81*
- 4. *PURCHASE OF TWO (2) 2024 FORD F250S FOR THE WATER DEPARTMENT IN THE AMOUNT OF \$127,947.23*
- 5. *PURCHASE OF ONE (1) 2024 FORD F150 FOR THE PARKS AND REC DEPARTMENT IN THE AMOUNT OF \$41,138.23*
- 6. *MICROSOFT LICENSING RENEWAL 2 - YEAR 2 IN THE AMOUNT OF \$64,753.71*
- 7. *REPLACEMENT OF 17 LIFT STATION PLC CONTROLLERS BY PROCESS CONTROL SERVICES FOR THE AMOUNT OF \$131,325.00*

3. Presentations and/or Proclamations

- A. *PROCLAIM OCTOBER 2024 AS NATIONAL COMMUNITY PLANNING MONTH*
- B. *PROCLAIM OCTOBER 13-19, 2024, AS MONARCH AWARENESS WEEK*
- C. *PROCLAIM OCTOBER 21-27, 2024, AS FLORIDA CITY GOVERNMENT WEEK*
- D. *3RD QUARTER TEAM IMPACT AWARD JULY–SEPTEMBER*
- E. *RE-ACCREDITATION AWARD PRESENTATION*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***ORDINANCE NO. O2024-53 - 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 2407-001 707 Missouri Ave

Parcel G05-029

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcel listed above on 5.63 MOL. The request is accompanied by rezoning request RZ 2407-001 (O2024-54).

The Planning and Zoning Board/Special Magistrate recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-54 - 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 2407-001 707 Missouri Ave

Parcel G05-029

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-54).

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2024-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.32 ACRES LOCATED APPROXIMATELY 0.08 MILES EAST OF CR 209 AND CR 214 INTERSECTION, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2408-001 John Papagno Residential

The applicant/owner, John Papagno, has submitted a voluntary annexation application for parcel D19-031. The property to be annexed totals 2.32 acres MOL and is located approximately 0.08 miles east of the CR 209 and CR 214 intersection.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-55 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2404-001 Convenience Store with Gas Planned Development

Parcels G07-076, G07-078 & G07-250

The applicant seeks approval from the City Commission for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property which along with requirements to the existing billboard as outlined in the ordinance.

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2024-58 - 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 2408-003 John Papagno Residential

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 Agricultural (County) to Residential Mixed Use (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a rezoning request RZ 2408-003.

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. **ORDINANCE NO. O2024-59 - 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 2408-003 John Papagno Residential

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. **ORDINANCE NO. O2024-60 - 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 2408-001 Old Wire West

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.298 acres MOL. The request is accompanied by rezoning request RZ 2408-001 (O2024-61).

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. **ORDINANCE NO. O2024-61 - 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.**

RZ 2408-001 Old Wire West

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-60).

The Planning and Zoning Board/Special Magistrate recommends approval.

- F. **ORDINANCE NO. O2024-62** - 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 2408-002 Kent's Building

Parcel G06L166

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment Request to change the Future Land Use Map designation from Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.2421 acres of land MOL. This request is accompanied by rezoning request RZ 2408-002 (O2024-63).

The Planning and Zoning Board/Special Magistrate recommends approval.

- G. **ORDINANCE NO. O2024-63** - 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 2408-002 Kent's Building

Parcel G06L166

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from R-3 (City) to C-1 (City) for the parcel listed above on 0.242 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-002 (O2024-62).

The Planning and Zoning Board/Special Magistrate recommends approval.

- H. **ORDINANCE NO. O2024-64** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.63 ACRES LOCATED AP APPROXIMATELY 0.36 MILES NORTH OF THE C 472 AND N US 301 INTERSECTION, LOCATED EAST ALONG N US 301, IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2408-003 Oxford Professional Plaza

The applicant, Lawrence Breech, on behalf of the owner, T-Lynne Properties, LLC, has submitted a voluntary annexation application for parcel D20-050. The property to be annexed totals 3.63 acres MOL and is located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301.

Staff recommends approval.

- I. ***ORDINANCE NO. O2024-65 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING APPROXIMATELY 230.23 ACRES MORE OF LESS OF REAL PROPERTY, GENERALLY LOCATED NORTH OF E C 470 AND WEST OF MARSH BEND TRAIL, AND SOUTH OF SUMTER COUNTY ROAD 526 AND WEST ON SE 42ND DRIVE, MORE PARTICULARLY AND LEGALLY DESCRIBED ON COMPOSITE EXHIBIT A AS EXHIBIT A-1 AND EXHIBIT A-2, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR THE AMENDMENT OF CITY'S JOINT PLANNING AREA; PROVIDING FOR IMPLEMENTATION, APPORTIONMENT AND NOTICE TO APPROPRIATE AGENCIES; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.***

CN 2408-001 Voluntary Contraction by De-annexing 230.23 Acres of Land (Villages and Buffalo Hide)

Staff recommends approval

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 9 IN THE AMOUNT OF \$320,636.53*
- B. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN CHANGE ORDER NO. 4 IN THE AMOUNT OF \$44,057.16*
- C. *REQUEST FOR BLANKET PURCHASE AGREEMENT WITH FERGUSON WATERWORKS FOR WATER METERS IN THE AMOUNT OF \$300,000*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *REQUEST FOR A WORKSHOP ON OCTOBER 21, 2024 AT 9 AM*

13. Other Department Reports

A. *DEVELOPMENT SERVICES DEPARTMENT REPORT UPDATE*

B. *HUMAN RESOURCES DEPARTMENT REPORT UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

October 21, 2024 - City Commission Workshop at City Hall at 9am

October 25, 2024 - Halloween Spooktacular at Wildwood Community Center from
6pm to 8pm

October 28, 2024 - City Commission Regular Meeting at City Hall at 7pm

October 14, 2024 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
11:51 AM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 10/31/24

Expend Account Range: First to zzz-zzz-zz-zzzz

Include Non-Budget: No

Print Zero YTD Activity: No

Prior Year: Thru 10/31/23

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	731.46	18,515,900.00	0.00	18,515,900.00-	0
001-312-4100	LOCAL OPTION GAS TAX	68,020.62	1,237,500.00	0.00	1,237,500.00-	0
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	236,952.21	4,870,300.00	0.00	4,870,300.00-	0
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	116,216.26	1,155,000.00	0.00	1,155,000.00-	0
001-313-1010	FRANCHISE TAX- SECO	166,823.90	1,760,000.00	0.00	1,760,000.00-	0
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	16,183.67	99,000.00	0.00	99,000.00-	0
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	19,725.15	396,000.00	0.00	396,000.00-	0
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	0.00	66,000.00	0.00	66,000.00-	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	323.45	0.00	0.00	0.00	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	8,517.68	82,500.00	0.00	82,500.00-	0
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	1,054.21	15,000.00	0.00	15,000.00-	0
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	0.00	965,000.00	0.00	965,000.00-	0
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	1,292.30	15,000.00	0.00	15,000.00-	0
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	43.63	500.00	0.00	500.00-	0
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	4,769.70	242,000.00	0.00	242,000.00-	0
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	0.00	385,000.00	0.00	385,000.00-	0
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	104,570.12	896,500.00	0.00	896,500.00-	0
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	172,981.29	1,265,000.00	0.00	1,265,000.00-	0
001-314-3000	UTILITY TAX-WATER SALES	0.00	126,500.00	0.00	126,500.00-	0
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	17,972.23	275,000.00	0.00	275,000.00-	0
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	9,786.22	220,000.00	0.00	220,000.00-	0
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	1,390.87	18,700.00	0.00	18,700.00-	0
001-314-4030	FERRELLGAS LP	118.81	1,500.00	0.00	1,500.00-	0
001-314-4040	CIRCLE K STORES	16.19	200.00	0.00	200.00-	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
11:51 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	14,755.74	60,500.00	0.00	60,500.00-	0
001-314-4081	LEESBURG GAS UTILITY TAX	14,183.50	99,000.00	0.00	99,000.00-	0
001-314-4100	INTERCONN RESOURCES LLC	1,019.08	15,000.00	0.00	15,000.00-	0
001-314-4150	CVS	112.82	300.00	0.00	300.00-	0
001-314-4151	AMERIGAS PROPANE	225.36	8,000.00	0.00	8,000.00-	0
001-314-4152	LOWE'S PROPANE TAX	140.70	2,500.00	0.00	2,500.00-	0
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	0.00	300.00	0.00	300.00-	0
001-314-4160	TECO-PEOPLES GAS	25,853.64	396,000.00	0.00	396,000.00-	0
001-314-4162	GAS SOUTH UTILITY TAX	31.63	440.00	0.00	440.00-	0
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	0.00	187,000.00	0.00	187,000.00-	0
001-314-4191	PUBLIX UTILITY TAX	37.19	1,000.00	0.00	1,000.00-	0
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	509.95	5,000.00	0.00	5,000.00-	0
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	15.91	200.00	0.00	200.00-	0
001-314-9010	STATE COMMUNICATIONS TAX	65,271.44	908,000.00	0.00	908,000.00-	0
001-335-1200	STATE REVENUE SHARING	71,815.96	1,080,800.00	0.00	1,080,800.00-	0
001-335-1400	MOBILE HOME LICENSES	420.23	16,500.00	0.00	16,500.00-	0
001-335-1600	STATE BEVERAGE LICENSES	0.00	7,500.00	0.00	7,500.00-	0
001-335-1800	1/2 CENT SALES TAX	171,327.97	2,255,570.00	0.00	2,255,570.00-	0
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	197.20	3,000.00	0.00	3,000.00-	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	36,070.05	759,000.00	2,160.00	756,840.00-	0
001-341-2010	TREE MITIGATION PERMITS	50.00	500.00	0.00	500.00-	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	19,890.02	70,000.00	0.00	70,000.00-	0
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	34.32-	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	368.49	10,000.00	0.00	10,000.00-	0
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	86.28	1,500.00	0.00	1,500.00-	0
001-347-5307	OUTDOOR BUILDING RENTALS	14.54	100.00	0.00	100.00-	0
001-347-5308	OPEN SPACE RENTALS	0.00	800.00	0.00	800.00-	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
11:51 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-350-1000	FINES	6,512.01	30,000.00	0.00	30,000.00-	0
001-351-1002	CODE ENFORCEMENT	367.84	1,500.00	0.00	1,500.00-	0
001-351-3000	POLICE-2ND DOLLAR FUND	549.19	2,500.00	0.00	2,500.00-	0
001-361-0000	INTEREST EARNINGS	11,366.48	100,000.00	0.00	100,000.00-	0
001-369-0000	OTHER MISCELLANEOUS REVENUE	18.05	5,000.00	0.00	5,000.00-	0
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	0.00	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	4,747.50	18,900.00	0.00	18,900.00-	0
001-369-0050	AUCTION PROCEEDS	0.00	10,000.00	0.00	10,000.00-	0
001-369-0058	DONATIONS	100.00	0.00	0.00	0.00	0
001-369-0076	BASEBALL FIELD RENTAL	1,061.50	300.00	0.00	300.00-	0
001-369-0078	FIELD PREPARATION FEES	320.00	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	3,005.00	30,000.00	0.00	30,000.00-	0
001-369-0794	CONCESSION / VENDOR FEES	100.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	0.00	15,000.00	0.00	15,000.00-	0
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	320.00	3,500.00	0.00	3,500.00-	0
001-369-3748	MISC. GRANTS/VESTS	1,200.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	0.00	10,000.00	0.00	10,000.00-	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	0.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	0.00	412,800.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	8,200,000.00	0.00	8,200,000.00-	0
GENERAL FUND Revenue Totals		1,399,520.92	47,367,960.00	2,160.00	47,365,800.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	4,141.26	53,441.00	0.00	53,441.00	0
001-511-10-2100	FICA EXPENSE	316.79	4,148.00	0.00	4,148.00	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-10-2200	RETIREMENT	2,430.08	31,360.00	0.00	31,360.00	0
001-511-10-2300	LIFE & HEALTH INSURANCE	23.75	0.00	0.00	0.00	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	86.79	0.00	117.67	117.67-	0
001-511-30-3100	PROFESSIONAL SERVICES	0.00	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	696.86	7,000.00	0.00	7,000.00	0
001-511-30-4100	TELEPHONE EXPENSE	0.00	2,000.00	0.00	2,000.00	0
001-511-30-4110	IT LICENSING / EQUIPMENT	0.00	8,220.00	0.00	8,220.00	0
001-511-30-4300	UTILITIES EXPENSE	0.00	1,800.00	0.00	1,800.00	0
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	2,500.00	0.00	2,500.00	0
001-511-30-5100	OFFICE SUPPLIES	0.00	150.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	0.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	3,912.00	6,600.00	0.00	6,600.00	0
001-511-30-5500	TRAINING	0.00	2,800.00	0.00	2,800.00	0
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	50,000.00	0.00	50,000.00	0
511 LEGISLATIVE- CITY COMMISSION:		11,607.53	176,919.00	117.67	176,801.33	0
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	34,895.09	556,477.00	0.00	556,477.00	0
001-512-10-1600	VACATION PAY	1,902.73	0.00	0.00	0.00	0
001-512-10-2100	FICA EXPENSE	2,799.75	43,130.00	0.00	43,130.00	0
001-512-10-2200	RETIREMENT	10,051.25	148,341.00	0.00	148,341.00	0
001-512-10-2210	BENEFIT ADMIN FEES	9.00	0.00	0.00	0.00	0
001-512-10-2300	LIFE & HEALTH INSURANCE	3,742.97	54,000.00	0.00	54,000.00	0
001-512-10-2600	WORKERS COMPENSATION INSURANCE	173.59	1,000.00	235.35	764.65	24
001-512-30-3100	PROFESSIONAL SERVICES	3,000.00	255,000.00	0.00	255,000.00	0
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	750.00	0.00	750.00	0

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001-512-30-4000	TRAVEL & PER DIEM	1,081.01	13,300.00	845.45	12,454.55	6
001-512-30-4100	TELEPHONE EXPENSE	161.34	5,000.00	0.00	5,000.00	0
001-512-30-4110	IT LICENSING / EQUIPMENT	7,776.55	24,140.00	7,640.34	16,499.66	32
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	142.08	4,000.00	0.00	4,000.00	0
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	129.94	1,000.00	0.00	1,000.00	0
001-512-30-4600	REPAIR & MAINTENANCE	161.82	5,800.00	0.00	5,800.00	0
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	2,500.00	0.00	2,500.00	0
001-512-30-5100	OFFICE SUPPLIES	93.38	2,100.00	0.00	2,100.00	0
001-512-30-5200	OPERATING SUPPLIES	0.00	7,250.00	0.00	7,250.00	0
001-512-30-5250	FUEL EXPENSE	0.00	500.00	0.00	500.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	0.00	6,300.00	0.00	6,300.00	0
001-512-30-5500	TRAINING	0.00	13,700.00	0.00	13,700.00	0
512 EXECUTIVE- CITY MANAGER:		66,120.50	1,144,288.00	8,721.14	1,135,566.86	1
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	22,232.77	472,893.00	0.00	472,893.00	0
001-513-10-1300	OVERTIME	0.00	500.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	408.39	0.00	0.00	0.00	0
001-513-10-1600	VACATION PAY	353.50	0.00	0.00	0.00	0
001-513-10-2100	FICA EXPENSE	1,759.10	36,654.00	0.00	36,654.00	0
001-513-10-2200	RETIREMENT	3,506.67	70,001.00	0.00	70,001.00	0
001-513-10-2210	BENEFIT ADMIN FEES	4.50	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	3,832.81	75,600.00	0.00	75,600.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	347.18	2,000.00	470.69	1,529.31	24
001-513-30-3100	PROFESSIONAL SERVICES	0.00	13,380.00	0.00	13,380.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	0.00	35,000.00	0.00	35,000.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	1,109.16	27,710.00	0.00	27,710.00	0

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001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	205.75	7,500.00	0.00	7,500.00	0
001-513-30-4110	IT LICENSING / EQUIPMENT	42,384.62	65,250.00	950.00	64,300.00	1
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	1,600.00	0.00	1,600.00	0
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	6.63	7,850.00	0.00	7,850.00	0
001-513-30-4300	UTILITIES EXPENSE	0.00	30,000.00	0.00	30,000.00	0
001-513-30-4400	RENTAL & LEASING	196.84	7,500.00	0.00	7,500.00	0
001-513-30-4500	GENERAL INSURANCE	314,743.00	450,000.00	358,999.50	91,000.50	80
001-513-30-4600	REPAIR & MAINTENANCE	4,957.79	30,000.00	0.00	30,000.00	0
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	340.93	6,000.00	340.93	5,659.07	6
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	359.03	6,850.00	0.00	6,850.00	0
001-513-30-5200	OPERATING SUPPLIES	563.83	8,200.00	0.00	8,200.00	0
001-513-30-5400	SUBSCRIPTIONS/DUES	150.00	2,100.00	0.00	2,100.00	0
001-513-30-5500	TRAINING	0.00	10,050.00	0.00	10,050.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	0.00	118,240.00	0.00	118,240.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	0.00	16,200.00	0.00	16,200.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	0.00	241,640.00	0.00	241,640.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	0.00	49,980.00	0.00	49,980.00	0
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	168,998.15	345,960.00	172,173.19	173,786.81	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	42,286.03	76,630.00	39,093.10	37,536.90	51
513 CLERK/FINANCE DEPARTMENT:		608,763.68	2,219,668.00	572,027.41	1,647,640.59	26
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	53,190.42	962,068.00	0.00	962,068.00	0
001-516-10-1300	OVERTIME	0.00	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	1,520.99	0.00	0.00	0.00	0

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001-516-10-1600	VACATION PAY	1,490.15	0.00	0.00	0.00	0
001-516-10-2100	FICA EXPENSE	4,299.43	72,604.00	0.00	72,604.00	0
001-516-10-2200	RETIREMENT	8,855.40	156,201.00	0.00	156,201.00	0
001-516-10-2210	BENEFIT ADMIN FEES	9.00	0.00	0.00	0.00	0
001-516-10-2300	LIFE & HEALTH INSURANCE	7,887.37	145,800.00	0.00	145,800.00	0
001-516-10-2600	WORKERS COMPENSATION INSURANCE	520.77	3,000.00	706.04	2,293.96	24
001-516-30-3100	PROFESSIONAL SERVICES	50,526.81	845,000.00	0.00	845,000.00	0
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	0.00	2,500.00	0
001-516-30-4000	TRAVEL & PER DIEM	354.76	13,000.00	0.00	13,000.00	0
001-516-30-4100	TELEPHONE EXPENSE	396.20	9,000.00	0.00	9,000.00	0
001-516-30-4110	IT LICENSING / EQUIPMENT	35,403.38	69,020.00	14,700.00	54,320.00	21
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	2,074.98	35,200.00	278.50	34,921.50	1
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	143.20	2,000.00	0.00	2,000.00	0
001-516-30-4600	REPAIR & MAINTENANCE	154.78-	5,000.00	0.00	5,000.00	0
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	7,776.40	5,000.00	0.00	5,000.00	0
001-516-30-4950	CODE ENFORCEMENT	0.00	40,000.00	0.00	40,000.00	0
001-516-30-5100	OFFICE SUPPLIES	96.44	7,000.00	0.00	7,000.00	0
001-516-30-5200	OPERATING SUPPLIES	49.22	7,000.00	0.00	7,000.00	0
001-516-30-5250	FUEL EXPENSE	0.00	1,800.00	0.00	1,800.00	0
001-516-30-5400	SUBSCRIPTIONS/DUES	0.00	4,000.00	0.00	4,000.00	0
001-516-30-5500	TRAINING	0.00	25,000.00	0.00	25,000.00	0
	516 DEVELOPMENT SERVICES:	174,440.14	2,411,193.00	15,684.54	2,395,508.46	1
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	15,077.00	274,463.00	0.00	274,463.00	0
001-518-10-1600	VACATION PAY	211.27	0.00	0.00	0.00	0
001-518-10-2100	FICA EXPENSE	1,089.99	21,274.00	0.00	21,274.00	0

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001-518-10-2200	RETIREMENT	2,074.63	37,411.00	0.00	37,411.00	0
001-518-10-2300	LIFE & HEALTH INSURANCE	2,065.53	43,200.00	0.00	43,200.00	0
001-518-10-2600	WORKERS COMPENSATION INSURANCE	69.44	500.00	117.67	382.33	24
001-518-30-3100	PROFESSIONAL SERVICES	0.00	45,000.00	0.00	45,000.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	18.00	11,000.00	0.00	11,000.00	0
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	681.10	8,500.00	0.00	8,500.00	0
001-518-30-4110	IT LICENSING / EQUIPMENT	22.91	26,310.00	0.00	26,310.00	0
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	250.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	0.00	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	0.00	2,500.00	0.00	2,500.00	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	5.50	1,200.00	0.00	1,200.00	0
001-518-30-5200	OPERATING SUPPLIES	270.85	7,500.00	0.00	7,500.00	0
001-518-30-5400	SUBSCRIPTIONS/DUES	0.00	2,500.00	0.00	2,500.00	0
001-518-30-5500	TRAINING	0.00	12,000.00	0.00	12,000.00	0
001-518-30-5550	LICENSING	8,975.00	50,000.00	0.00	50,000.00	0
518 INFORMATION TECHNOLOGY DEPARTMENT		30,561.22	553,908.00	117.67	553,790.33	0
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	11,271.97	216,128.00	0.00	216,128.00	0
001-519-10-1500	SICK LEAVE	75.31	0.00	0.00	0.00	0
001-519-10-1600	VACATION PAY	846.78	0.00	0.00	0.00	0
001-519-10-2100	FICA EXPENSE	932.83	16,751.00	0.00	16,751.00	0
001-519-10-2200	RETIREMENT	1,654.74	29,460.00	0.00	29,460.00	0
001-519-10-2210	BENEFIT ADMIN FEES	4.50	0.00	0.00	0.00	0
001-519-10-2300	LIFE & HEALTH INSURANCE	1,532.00	32,400.00	0.00	32,400.00	0

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001-519-10-2600	WORKERS COMPENSATION INSURANCE	38.19	350.00	82.37	267.63	24
001-519-30-3100	PROFESSIONAL SERVICES	0.00	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	38.00	6,650.00	0.00	6,650.00	0
001-519-30-4000	TRAVEL & PER DIEM	0.00	8,500.00	0.00	8,500.00	0
001-519-30-4100	TELEPHONE EXPENSE	74.40	5,000.00	0.00	5,000.00	0
001-519-30-4110	IT LICENSING / EQUIPMENT	22,865.53	60,400.00	0.00	60,400.00	0
001-519-30-4150	ADVERTISING/RECRUITING	395.00	8,500.00	0.00	8,500.00	0
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	6.30	500.00	0.00	500.00	0
001-519-30-4300	UTILITIES EXPENSE	0.00	2,300.00	0.00	2,300.00	0
001-519-30-4600	REPAIR & MAINTENANCE	608.80	5,500.00	0.00	5,500.00	0
001-519-30-4800	EMPLOYEE PROGRAMS	1,344.64	18,740.00	0.00	18,740.00	0
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	1,000.00	0.00	1,000.00	0
001-519-30-5100	OFFICE SUPPLIES	209.70	1,500.00	0.00	1,500.00	0
001-519-30-5200	OPERATING SUPPLIES	216.76	4,950.00	0.00	4,950.00	0
001-519-30-5250	FUEL EXPENSE	0.00	600.00	0.00	600.00	0
001-519-30-5400	SUBSCRIPTIONS/DUES	0.00	2,060.00	0.00	2,060.00	0
001-519-30-5500	TRAINING	0.00	5,330.00	0.00	5,330.00	0
001-519-30-5501	STAFF TRAINING PROGRAMS	0.00	6,650.00	0.00	6,650.00	0
519 HUMAN RESOURCE DEPARTMENT:		42,115.45	448,269.00	82.37	448,186.63	0
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	217,526.36	4,992,735.00	0.00	4,992,735.00	0
001-521-10-1220	UNIFORM ALLOWANCE	1,260.00	21,565.00	0.00	21,565.00	0
001-521-10-1250	ON CALL	800.00	13,000.00	0.00	13,000.00	0
001-521-10-1260	SHIFT DIFFERENTIAL	1,038.48	20,100.00	0.00	20,100.00	0
001-521-10-1300	OVERTIME	11,559.20	160,000.00	0.00	160,000.00	0
001-521-10-1500	SICK LEAVE	2,396.43	0.00	0.00	0.00	0

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001-521-10-1600	VACATION PAY	7,498.03	0.00	0.00	0.00	0
001-521-10-1700	INCENTIVE PAY	2,140.00	56,000.00	0.00	56,000.00	0
001-521-10-1820	HOLIDAY PREMIUM	0.00	100,000.00	0.00	100,000.00	0
001-521-10-2100	FICA EXPENSE	18,667.47	378,514.00	0.00	378,514.00	0
001-521-10-2200	RETIREMENT	73,969.71	1,563,616.00	0.00	1,563,616.00	0
001-521-10-2210	BENEFIT ADMIN FEES	45.00	0.00	0.00	0.00	0
001-521-10-2300	LIFE & HEALTH INSURANCE	35,258.52	756,000.00	0.00	756,000.00	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	26,038.35	120,000.00	28,241.50	91,758.50	24
001-521-30-3100	PROFESSIONAL SERVICES	298.71	52,000.00	0.00	52,000.00	0
001-521-30-3400	OTHER CONTRACTUAL SERVICES	2,551.50	92,000.00	120.00	91,880.00	0
001-521-30-3450	CLOTHING AND UNIFORMS	0.00	25,000.00	0.00	25,000.00	0
001-521-30-3500	INVESTIGATIONS	0.00	17,000.00	0.00	17,000.00	0
001-521-30-4000	TRAVEL & PER DIEM	569.94	15,000.00	0.00	15,000.00	0
001-521-30-4100	TELEPHONE EXPENSE	849.88	107,000.00	0.00	107,000.00	0
001-521-30-4110	IT LICENSING / EQUIPMENT	27,667.15	253,830.00	0.00	253,830.00	0
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	2,000.00	0.00	2,000.00	0
001-521-30-4300	UTILITIES EXPENSE	73.25	65,000.00	0.00	65,000.00	0
001-521-30-4400	RENTAL & LEASING	154.99	5,000.00	0.00	5,000.00	0
001-521-30-4600	REPAIR & MAINTENANCE	5,382.37	90,000.00	0.00	90,000.00	0
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	257.92	11,000.00	272.04	10,727.96	2
001-521-30-5100	OFFICE SUPPLIES	42.01	5,000.00	0.00	5,000.00	0
001-521-30-5200	OPERATING SUPPLIES	2,519.46	85,000.00	0.00	85,000.00	0
001-521-30-5250	FUEL EXPENSE	74.42	200,000.00	0.00	200,000.00	0
001-521-30-5400	SUBSCRIPTIONS/DUES	0.00	4,500.00	0.00	4,500.00	0
001-521-30-5500	TRAINING	1,470.00	40,000.00	0.00	40,000.00	0
001-521-60-6350	POLICE IMPACT FEE PROJECTS	581.52	0.00	0.00	0.00	0

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001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	466,400.00	0.00	466,400.00	0
	521 POLICE DEPARTMENT:	440,690.67	9,721,260.00	28,633.54	9,692,626.46	0
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	95,915.67	1,593,584.00	0.00	1,593,584.00	0
001-541-10-1250	ON CALL	400.00	6,500.00	0.00	6,500.00	0
001-541-10-1300	OVERTIME	1,666.47	12,000.00	0.00	12,000.00	0
001-541-10-1500	SICK LEAVE	3,676.81	0.00	0.00	0.00	0
001-541-10-1600	VACATION PAY	4,667.00	0.00	0.00	0.00	0
001-541-10-2100	FICA EXPENSE	8,129.36	123,526.00	0.00	123,526.00	0
001-541-10-2200	RETIREMENT	17,057.28	247,428.00	0.00	247,428.00	0
001-541-10-2300	LIFE & HEALTH INSURANCE	17,280.68	280,800.00	0.00	280,800.00	0
001-541-10-2600	WORKERS COMPENSATION INSURANCE	8,679.45	40,000.00	9,413.83	30,586.17	24
001-541-30-3100	PROFESSIONAL SERVICES	62.80	300,000.00	0.00	300,000.00	0
001-541-30-3400	OTHER CONTRACTUAL SERVICES	86,417.99	368,100.00	0.00	368,100.00	0
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	11,946.24	450,800.00	0.00	450,800.00	0
001-541-30-3450	CLOTHING AND UNIFORMS	1,447.47	8,000.00	0.00	8,000.00	0
001-541-30-4000	TRAVEL & PER DIEM	0.00	2,500.00	0.00	2,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	728.98	24,600.00	0.00	24,600.00	0
001-541-30-4110	IT LICENSING / EQUIPMENT	271.99	92,430.00	0.00	92,430.00	0
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	150.00	0.00	150.00	0
001-541-30-4300	UTILITIES EXPENSE	0.00	26,200.00	0.00	26,200.00	0
001-541-30-4350	VILLAGES STREET LIGHTING	0.00	1,332,400.00	0.00	1,332,400.00	0
001-541-30-4400	RENTAL & LEASING	5.99	7,580.00	0.00	7,580.00	0
001-541-30-4600	REPAIR & MAINTENANCE	722.81	51,500.00	0.00	51,500.00	0
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	630.78	20,000.00	0.00	20,000.00	0
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	0.00	1,000,000.00	0.00	1,000,000.00	0

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001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	113.40	6,000.00	0.00	6,000.00	0
001-541-30-4960	BOOT ALLOWANCE	1,167.07	4,030.00	84.13	3,945.87	2
001-541-30-5100	OFFICE SUPPLIES	248.09	3,000.00	0.00	3,000.00	0
001-541-30-5200	OPERATING SUPPLIES	7,170.71	70,000.00	0.00	70,000.00	0
001-541-30-5250	FUEL EXPENSE	0.00	35,000.00	0.00	35,000.00	0
001-541-30-5400	SUBSCRIPTIONS/DUES	650.00	11,350.00	0.00	11,350.00	0
001-541-30-5500	TRAINING	345.00	31,100.00	0.00	31,100.00	0
001-541-60-6115	CITY HALL / ANNEX REHAB	8,954.19	0.00	0.00	0.00	0
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	8,777.18	0.00	0.00	0.00	0
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	73,500.00	0.00	73,500.00	0
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	29,231.37	0.00	0.00	0.00	0
001-541-60-6691	INTEREST-EQUIPMENT LEASE	1,100.13	0.00	0.00	0.00	0
541 PUBLIC WORKS/STREET DEPT.		317,464.91	6,225,078.00	9,497.96	6,215,580.04	0
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	18,046.55	297,335.00	0.00	297,335.00	0
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1600	VACATION PAY	2,801.09	0.00	0.00	0.00	0
001-549-10-2100	FICA EXPENSE	1,594.86	23,048.00	0.00	23,048.00	0
001-549-10-2200	RETIREMENT	2,829.04	40,530.00	0.00	40,530.00	0
001-549-10-2210	BENEFIT ADMIN FEES	9.00	0.00	0.00	0.00	0
001-549-10-2300	LIFE & HEALTH INSURANCE	3,820.23	54,000.00	0.00	54,000.00	0
001-549-10-2600	WORKERS COMPENSATION INSURANCE	2,846.86	15,000.00	3,530.19	11,469.81	24
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	55.00	10,200.00	0.00	10,200.00	0
001-549-30-3450	CLOTHING AND UNIFORMS	235.17	3,500.00	0.00	3,500.00	0

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001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	34.04	3,500.00	0.00	3,500.00	0
001-549-30-4110	IT LICENSING / EQUIPMENT	1,888.02	52,580.00	0.00	52,580.00	0
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	9.22	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	0.00	7,000.00	0.00	7,000.00	0
001-549-30-4400	RENTAL & LEASING	60.53	2,500.00	0.00	2,500.00	0
001-549-30-4600	REPAIR & MAINTENANCE	466.91	5,000.00	0.00	5,000.00	0
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	175.00	700.00	0.00	700.00	0
001-549-30-5100	OFFICE SUPPLIES	0.00	1,500.00	0.00	1,500.00	0
001-549-30-5200	OPERATING SUPPLIES	4,192.88	80,000.00	0.00	80,000.00	0
001-549-30-5250	FUEL EXPENSE	24.15	4,000.00	0.00	4,000.00	0
001-549-30-5400	SUBSCRIPTIONS/DUES	0.00	800.00	0.00	800.00	0
001-549-30-5500	TRAINING	0.00	2,500.00	0.00	2,500.00	0
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	1,326.40	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	40,414.95	605,993.00	3,530.19	602,462.81	1
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	49,499.09	1,056,402.00	0.00	1,056,402.00	0
001-572-10-1250	ON CALL	400.00	6,500.00	0.00	6,500.00	0
001-572-10-1300	OVERTIME	373.13	2,000.00	0.00	2,000.00	0
001-572-10-1500	SICK LEAVE	1,212.28	0.00	0.00	0.00	0
001-572-10-1600	VACATION PAY	5,445.75	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	4,355.15	76,642.00	0.00	76,642.00	0
001-572-10-2200	RETIREMENT	7,725.43	171,109.00	0.00	171,109.00	0
001-572-10-2300	LIFE & HEALTH INSURANCE	11,197.13	216,000.00	0.00	216,000.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	2,256.66	13,000.00	3,059.50	9,940.50	24

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001-572-30-3100	PROFESSIONAL SERVICES	25.00	14,000.00	0.00	14,000.00	0
001-572-30-3400	OTHER CONTRACTUAL SERVICES	13,424.85	204,900.00	14,986.00	189,914.00	7
001-572-30-3450	CLOTHING AND UNIFORMS	1,631.04	10,150.00	0.00	10,150.00	0
001-572-30-4000	TRAVEL & PER DIEM	0.00	4,550.00	0.00	4,550.00	0
001-572-30-4100	TELEPHONE EXPENSE	1,761.68	28,500.00	0.00	28,500.00	0
001-572-30-4110	IT LICENSING / EQUIPMENT	2,045.05	44,000.00	0.00	44,000.00	0
001-572-30-4150	ADVERTISING AND PROMOTIONS	51.96	25,000.00	0.00	25,000.00	0
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	150.00	0.00	150.00	0
001-572-30-4300	UTILITIES EXPENSE	0.00	40,000.00	0.00	40,000.00	0
001-572-30-4400	RENTAL & LEASING	722.94	6,900.00	0.00	6,900.00	0
001-572-30-4600	REPAIR & MAINTENANCE	1,164.28	100,750.00	0.00	100,750.00	0
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,913.24	38,000.00	0.00	38,000.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	58.96	10,000.00	0.00	10,000.00	0
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	389.46	5,300.00	240.00	5,060.00	5
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	131.08	12,000.00	0.00	12,000.00	0
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	14,103.71	170,000.00	2,190.00	167,810.00	1
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	4,738.76	109,400.00	0.00	109,400.00	0
001-572-30-4920	YOUTH CAMPS & PROGRAMS	0.00	52,500.00	0.00	52,500.00	0
001-572-30-4960	BOOT ALLOWANCE	281.93	2,450.00	0.00	2,450.00	0
001-572-30-5100	OFFICE SUPPLIES	62.17	4,500.00	0.00	4,500.00	0
001-572-30-5200	OPERATING SUPPLIES	2,959.24	88,500.00	0.00	88,500.00	0
001-572-30-5250	FUEL EXPENSE	0.00	25,000.00	0.00	25,000.00	0
001-572-30-5280	LANDSCAPING	1,022.18	62,000.00	0.00	62,000.00	0
001-572-30-5400	SUBSCRIPTIONS/DUES	0.00	3,210.00	0.00	3,210.00	0
001-572-30-5500	TRAINING	0.00	8,500.00	0.00	8,500.00	0
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	8,608.50	0.00	0.00	0.00	0

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001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	43,348.00	132,100.00	0.00	132,100.00	0
	572 PARKS & RECREATION:	190,908.57	2,749,013.00	20,475.50	2,728,537.50	1
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	7,291.69	129,843.00	0.00	129,843.00	0
001-575-10-2100	FICA EXPENSE	557.81	10,070.00	0.00	10,070.00	0
001-575-10-2200	RETIREMENT	957.72	17,700.00	0.00	17,700.00	0
001-575-30-3100	PROFESSIONAL SERVICES	0.00	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,743.11	15,000.00	0.00	15,000.00	0
001-575-30-3450	CLOTHING AND UNIFORMS	0.00	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	0.00	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	0.00	45,000.00	0.00	45,000.00	0
001-575-30-4400	RENTAL & LEASING	136.35	4,500.00	0.00	4,500.00	0
001-575-30-4600	REPAIR & MAINTENANCE	8,678.68	50,000.00	0.00	50,000.00	0
001-575-30-5100	OFFICE SUPPLIES	0.00	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	0.00	20,000.00	0.00	20,000.00	0
001-575-30-5400	SUBSCRIPTIONS/DUES	0.00	100.00	0.00	100.00	0
	575 COMMUNITY CENTER:	19,365.36	304,243.00	0.00	304,243.00	0
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,576,248.00	0.00	6,576,248.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	0.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	0.00	4,000,000.00	0.00	4,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	0.00	10,000,000.00	0.00	10,000,000.00	0
	581 Total	0.00	14,231,880.00	0.00	14,231,880.00	0

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	GENERAL FUND Expenditure Totals	1,942,452.98	47,367,960.00	658,887.99	46,709,072.01	1

001 GENERAL FUND	Prior	YTD
Revenues:	1,399,520.92	2,160.00
Expenditures:	1,942,452.98	658,887.99
Net Income:	542,932.06-	656,727.99-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	22.28	200.00	0.00	200.00-	0
101-366-1350	CONTRIBUTIONS/DUES	0.00	2,000.00	0.00	2,000.00-	0
101-366-1360	GRAVE OPENING PERMITS	0.00	600.00	0.00	600.00-	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
CEMETERY FUND Revenue Totals		22.28	66,800.00	0.00	66,800.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	200.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		0.00	800.00	0.00	800.00	0
101-580-90-9999	CONTINGENCY	0.00	66,000.00	0.00	66,000.00	0
CEMETERY FUND Expenditure Totals		0.00	66,800.00	0.00	66,800.00	0

101 CEMETERY FUND	Prior	YTD
Revenues:	22.28	0.00
Expenditures:	0.00	0.00
Net Income:	22.28	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	1,385.86	5,000.00	0.00	5,000.00-	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	0.00	405,500.00	0.00	405,500.00-	0
104-382-0010	TRANSFER FROM GENERAL	0.00	231,880.00	0.00	231,880.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,964,000.00	0.00	1,964,000.00-	0
COMMUNITY REDEVELOPMENT Revenue Tot		1,385.86	2,606,380.00	0.00	2,606,380.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	3,834.64	73,893.00	0.00	73,893.00	0
104-550-10-1600	VACATION PAY	75.79	0.00	0.00	0.00	0
104-550-10-2100	FICA EXPENSE	299.16	5,659.00	0.00	5,659.00	0
104-550-10-2200	RETIREMENT	1,349.88	25,510.00	0.00	25,510.00	0
104-550-10-2300	LIFE & HEALTH INSURANCE	312.28	3,888.00	0.00	3,888.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	0.00	200.00	0.00	200.00	0
104-550-30-5500	TRAINING	0.00	1,500.00	0.00	1,500.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	40,000.00	0.00	40,000.00	0
104-550-60-6390	OTHER MISC PROJECTS	0.00	500,000.00	0.00	500,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
550 COMM REDEVELOPMENT DEPT.:		5,871.75	676,400.00	0.00	676,400.00	0
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
COMMUNITY REDEVELOPMENT Expenditure		5,871.75	2,606,380.00	0.00	2,606,380.00	0

104 COMMUNITY REDEVELOPMENT

Prior

YTD

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Revenues:	1,385.86	0.00
Expenditures:	5,871.75	0.00
Net Income:	4,485.89-	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.56	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	3,845.00	15,000.00	0.00	15,000.00-	0
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
BAKER HOUSE Revenue Totals		3,858.56	91,900.00	0.00	91,900.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	0.00	900.00	0.00	900.00	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	91,000.00	0.00	91,000.00	0
BAKER HOUSE Expenditure Totals		0.00	91,900.00	0.00	91,900.00	0

105 BAKER HOUSE	Prior	YTD
Revenues:	3,858.56	0.00
Expenditures:	0.00	0.00
Net Income:	3,858.56	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	95,698.98	300,000.00	0.00	300,000.00-	0
107-361-0000	INTEREST	710.02	2,000.00	0.00	2,000.00-	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	972,500.00	0.00	972,500.00-	0
RECREATION IMPACT FEES Revenue Totals		96,409.00	1,274,500.00	0.00	1,274,500.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	1,274,500.00	0.00	1,274,500.00	0
RECREATION IMPACT FEES Expenditure Tota		0.00	1,274,500.00	0.00	1,274,500.00	0

107 RECREATION IMPACT FEES	Prior	YTD
Revenues:	96,409.00	0.00
Expenditures:	0.00	0.00
Net Income:	96,409.00	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	92,602.41	1,240,000.00	0.00	1,240,000.00-	0
108-361-0000	INTEREST	17.49	0.00	0.00	0.00	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,925,300.00	0.00	1,925,300.00-	0
	LAW ENFORCEMENT IMPACT FEES Revenue	92,619.90	3,165,300.00	0.00	3,165,300.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	34.60	0.00	0.00	0.00	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	400,000.00	0.00	400,000.00	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPM	1,412.33	0.00	0.00	0.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	0.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	1,446.93	812,800.00	0.00	812,800.00	0
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,352,500.00	0.00	2,352,500.00	0
	LAW ENFORCEMENT IMPACT Expenditure To	1,446.93	3,165,300.00	0.00	3,165,300.00	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	92,619.90	0.00
Expenditures:	1,446.93	0.00
Net Income:	91,172.97	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-331-9000	FEDERAL GRANT REVENUE	0.00	675,000.00	0.00	675,000.00-	0
301-334-9000	STATE GRANT REVENUE	0.00	650,000.00	0.00	650,000.00-	0
301-361-0000	INTEREST	16,564.70	10,000.00	0.00	10,000.00-	0
301-382-0010	TRANSFER FROM GENERAL FUND	0.00	10,000,000.00	0.00	10,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	12,240,000.00	0.00	12,240,000.00-	0
CAPITAL IMPROVEMENT FUND Revenue Tota		16,564.70	23,575,000.00	0.00	23,575,000.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	8,220.00	325,000.00	0.00	325,000.00	0
301-516-60-6304	TRAILWINDS FOUNTAIN	293.23	0.00	0.00	0.00	0
516 Total		8,513.23	325,000.00	0.00	325,000.00	0

301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	8,800.00	500,000.00	0.00	500,000.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	5,633.50	0.00	0.00	0.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	100,000.00	0.00	100,000.00	0
301-541-60-6301	PLEASANTDALE REHAB	295,482.39	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	7,342.00	0.00	0.00	0.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	16,036.00	900,000.00	0.00	900,000.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	0.00	400,000.00	0.00	400,000.00	0
301-541-60-6307	JACKSON ST IMPROVEMENTS	22,000.00	1,500,000.00	0.00	1,500,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	1,100.00	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	10,086.96	0.00	0.00	0.00	0
301-541-60-6311	MSC ENTRANCE GATE	3,840.00	0.00	0.00	0.00	0
301-541-60-6312	BROKEN OAK DRIVE	178,798.23	0.00	0.00	0.00	0
541 Total		549,119.08	3,400,000.00	0.00	3,400,000.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOM	3,910.27	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	93,873.60	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	2,550.00	13,000,000.00	0.00	13,000,000.00	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	50,000.00	0.00	50,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	0.00	500,000.00	0.00	500,000.00	0
572 Total		100,333.87	13,550,000.00	0.00	13,550,000.00	0
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	800,000.00	0.00	800,000.00	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	0.00	100,000.00	0
575 Total		0.00	900,000.00	0.00	900,000.00	0
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	400,000.00	0.00	400,000.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNE	0.00	5,000,000.00	0.00	5,000,000.00	0
CAPITAL IMPROVEMENT FUN Expenditure To		657,966.18	23,575,000.00	0.00	23,575,000.00	0

301 CAPITAL IMPROVEMENT FUND	Prior	YTD
Revenues:	16,564.70	0.00
Expenditures:	657,966.18	0.00
Net Income:	641,401.48-	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	321,055.82	4,859,723.00	0.00	4,859,723.00-	0
401-343-3500	WATER- METER INSTALLATIONS	35,709.67	263,000.00	0.00	263,000.00-	0
401-343-3510	WATER- OTHER (ON/OFF FEES)	4,185.00	30,000.00	0.00	30,000.00-	0
401-343-3520	WATER INCOME-OTHER	1,624.32	10,000.00	175.00	9,825.00-	2
401-343-3550	WATER UTILITY TAX	11,670.38	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	463,889.30	9,614,212.00	0.00	9,614,212.00-	0
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	2,645.00	15,000.00	0.00	15,000.00-	0
401-343-5520	TSS/COD WASTEWATER FEES	82,672.10	1,000,000.00	0.00	1,000,000.00-	0
401-343-6100	REUSE WATER OPERATIONS	30,075.63	130,295.00	0.00	130,295.00-	0
401-361-0000	INTEREST EARNINGS	9,075.58	25,000.00	0.00	25,000.00-	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	10,110,000.00	0.00	10,110,000.00-	0
UTILITY FUND Revenue Totals		962,602.80	26,069,230.00	175.00	26,069,055.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	12,633.50	194,926.00	0.00	194,926.00	0
401-530-10-1500	SICK LEAVE	321.68	0.00	0.00	0.00	0
401-530-10-1600	VACATION PAY	821.82	0.00	0.00	0.00	0
401-530-10-2100	FICA EXPENSE	1,052.64	15,111.00	0.00	15,111.00	0
401-530-10-2200	RETIREMENT	1,869.54	26,570.00	0.00	26,570.00	0
401-530-10-2210	BENEFIT ADMIN FEES	4.50	0.00	0.00	0.00	0
401-530-10-2300	LIFE & HEALTH INSURANCE	2,934.96	43,200.00	0.00	43,200.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	347.18	1,600.00	376.55	1,223.45	24
401-530-30-3100	PROFESSIONAL SERVICES	0.00	3,000.00	0.00	3,000.00	0
401-530-30-3200	ACCOUNTING & AUDITING FEES	0.00	35,000.00	0.00	35,000.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-30-3400	OTHER CONTRACTUAL SERVICES	1,109.17	35,750.00	0.00	35,750.00	0
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	179.12	5,400.00	0.00	5,400.00	0
401-530-30-4110	IT LICENSING / EQUIPMENT	8,132.48	45,520.00	0.00	45,520.00	0
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	0.63	32,800.00	0.00	32,800.00	0
401-530-30-4300	UTILITIES EXPENSE	0.00	20,000.00	0.00	20,000.00	0
401-530-30-4400	RENTAL & LEASING	196.84	3,750.00	0.00	3,750.00	0
401-530-30-4500	GENERAL INSURANCE	314,541.00	450,000.00	358,999.50	91,000.50	80
401-530-30-4600	REPAIR & MAINTENANCE	4,872.27	31,950.00	0.00	31,950.00	0
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	1,594.52	16,200.00	0.00	16,200.00	0
401-530-30-5100	OFFICE SUPPLIES	92.80	1,000.00	0.00	1,000.00	0
401-530-30-5200	OPERATING SUPPLIES	452.11	5,500.00	0.00	5,500.00	0
401-530-30-5400	SUBSCRIPTIONS/DUES	0.00	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	0.00	2,000.00	0.00	2,000.00	0
530 PHYSICAL ENVIRONMENT/ADMIN:		351,156.76	970,277.00	359,376.05	610,900.95	37
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	52,438.77	1,255,075.00	0.00	1,255,075.00	0
401-533-10-1250	ON CALL	800.00	14,000.00	0.00	14,000.00	0
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	2,098.01	15,000.00	0.00	15,000.00	0
401-533-10-1500	SICK LEAVE	1,767.88	0.00	0.00	0.00	0
401-533-10-1600	VACATION PAY	2,759.01	0.00	0.00	0.00	0
401-533-10-1820	HOLIDAY PREMIUM	0.00	5,000.00	0.00	5,000.00	0
401-533-10-2100	FICA EXPENSE	4,579.62	94,382.00	0.00	94,382.00	0
401-533-10-2200	RETIREMENT	8,123.47	186,626.00	0.00	186,626.00	0
401-533-10-2210	BENEFIT ADMIN FEES	13.50	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-2300	LIFE & HEALTH INSURANCE	10,948.81	244,070.00	0.00	244,070.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	5,554.84	25,500.00	6,001.32	19,498.68	24
401-533-30-3100	PROFESSIONAL SERVICES	2,787.04	186,000.00	0.00	186,000.00	0
401-533-30-3400	OTHER CONTRACTUAL SERVICES	135.00	259,700.00	0.00	259,700.00	0
401-533-30-3450	CLOTHING AND UNIFORMS	497.74	11,000.00	99.69	10,900.31	1
401-533-30-4000	TRAVEL & PER DIEM	285.00	8,000.00	0.00	8,000.00	0
401-533-30-4100	TELEPHONE EXPENSE	853.05	30,000.00	0.00	30,000.00	0
401-533-30-4110	IT LICENSING / EQUIPMENT	859.39	57,110.00	0.00	57,110.00	0
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	66.62	3,500.00	0.00	3,500.00	0
401-533-30-4300	UTILITIES EXPENSE	218.26	150,000.00	0.00	150,000.00	0
401-533-30-4400	RENTAL & LEASING	280.86	9,000.00	53.50	8,946.50	1
401-533-30-4600	REPAIR & MAINTENANCE	4,712.94	160,000.00	0.00	160,000.00	0
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	6,000.00	0.00	6,000.00	0
401-533-30-4960	BOOT ALLOWANCE	315.80	3,850.00	0.00	3,850.00	0
401-533-30-5100	OFFICE SUPPLIES	450.19	6,500.00	0.00	6,500.00	0
401-533-30-5200	OPERATING SUPPLIES	25,229.27	231,000.00	0.00	231,000.00	0
401-533-30-5220	WATER METERS	36,062.66	405,000.00	0.00	405,000.00	0
401-533-30-5250	FUEL EXPENSE	0.00	45,000.00	0.00	45,000.00	0
401-533-30-5260	CHEMICALS	31,488.75	350,000.00	0.00	350,000.00	0
401-533-30-5270	LABORATORY SAMPLES	884.00	45,000.00	0.00	45,000.00	0
401-533-30-5400	SUBSCRIPTIONS/DUES	650.00	9,000.00	0.00	9,000.00	0
401-533-30-5500	TRAINING	0.00	7,600.00	0.00	7,600.00	0
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	839,500.00	0.00	839,500.00	0
401-533-60-6301	METER CHANGE OUT PROGRAM	0.00	220,000.00	0.00	220,000.00	0
401-533-60-6350	LOOP/UPGRADE WATER MAINS	0.00	900,000.00	0.00	900,000.00	0
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	42,879.00	136,750.00	0.00	136,750.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	19,188.55	19,970.00	19,960.34	9.66	100

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401-533-60-6691	LEASE PURCHASE INTEREST PMT	2,409.86	1,640.00	1,638.07	1.93	100
401-533-60-6911	RELOCATION PROJECTS	0.00	4,500,000.00	0.00	4,500,000.00	0
	533 WATER DEPARTMENT:	259,337.89	10,445,973.00	27,752.92	10,418,220.08	0
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	78,905.34	1,784,364.00	0.00	1,784,364.00	0
401-535-10-1250	ON CALL	1,200.00	19,500.00	0.00	19,500.00	0
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	1,872.51	19,500.00	0.00	19,500.00	0
401-535-10-1500	SICK LEAVE	4,271.89	0.00	0.00	0.00	0
401-535-10-1600	VACATION PAY	4,520.48	0.00	0.00	0.00	0
401-535-10-1820	HOLIDAY PREMIUM	0.00	12,000.00	0.00	12,000.00	0
401-535-10-2100	FICA EXPENSE	6,936.22	130,601.00	0.00	130,601.00	0
401-535-10-2200	RETIREMENT	12,317.52	282,391.00	0.00	282,391.00	0
401-535-10-2210	BENEFIT ADMIN FEES	18.00	0.00	0.00	0.00	0
401-535-10-2300	LIFE & HEALTH INSURANCE	14,505.91	320,740.00	0.00	320,740.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	11,109.70	50,800.00	11,955.57	38,844.43	24
401-535-30-3100	PROFESSIONAL SERVICES	18,387.04	190,000.00	0.00	190,000.00	0
401-535-30-3400	OTHER CONTRACTUAL SERVICES	190.00	992,000.00	177.00	991,823.00	0
401-535-30-3450	CLOTHING AND UNIFORMS	782.32	14,000.00	101.87	13,898.13	1
401-535-30-4000	TRAVEL & PER DIEM	207.00	8,000.00	0.00	8,000.00	0
401-535-30-4100	TELEPHONE EXPENSE	507.53	23,000.00	0.00	23,000.00	0
401-535-30-4110	IT LICENSING / EQUIPMENT	738.77	55,250.00	0.00	55,250.00	0
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	3,000.00	0.00	3,000.00	0
401-535-30-4300	UTILITIES EXPENSE	430.37	450,000.00	0.00	450,000.00	0
401-535-30-4400	RENTAL & LEASING	184.74	75,000.00	4.50	74,995.50	0
401-535-30-4600	REPAIR & MAINTENANCE	60,871.69	700,000.00	0.00	700,000.00	0

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401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	15,000.00	0.00	15,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	8,253.15	180,000.00	0.00	180,000.00	0
401-535-30-4960	BOOT ALLOWANCE	409.33	5,100.00	0.00	5,100.00	0
401-535-30-5100	OFFICE SUPPLIES	686.77	5,500.00	0.00	5,500.00	0
401-535-30-5200	OPERATING SUPPLIES	19,360.46	330,000.00	0.00	330,000.00	0
401-535-30-5250	FUEL EXPENSE	2,956.80	65,000.00	0.00	65,000.00	0
401-535-30-5260	CHEMICALS	25,744.38	228,000.00	0.00	228,000.00	0
401-535-30-5270	LABORATORY SAMPLES	0.00	300,000.00	0.00	300,000.00	0
401-535-30-5400	SUBSCRIPTIONS/DUES	250.00	5,000.00	0.00	5,000.00	0
401-535-30-5500	TRAINING	0.00	10,000.00	0.00	10,000.00	0
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	0.00	100,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	6,488.37	778,000.00	0.00	778,000.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	157,000.00	0.00	157,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	31,214.62	1,800,000.00	0.00	1,800,000.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	182,700.00	0.00	182,700.00	0
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	26,750.00	645,000.00	0.00	645,000.00	0
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	122,000.00	0.00	122,000.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	5,085.00	600,000.00	0.00	600,000.00	0
401-535-70-7303	WILDWOOD ESTATES LS	81,767.83	0.00	0.00	0.00	0
	535 WASTEWATER DEPARTMENT:	426,923.74	10,663,646.00	12,238.94	10,651,407.06	0
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,304,794.00	0.00	3,304,794.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	355,210.00	0.00	355,210.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	54,914.18	113,380.00	56,328.98	57,051.02	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	0.00	24,710.00	0.00	24,710.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BB&T)	12,393.34	21,240.00	10,978.54	10,261.46	52
	582 DEBT SERVICE:	67,307.52	684,540.00	67,307.52	617,232.48	10
UTILITY FUND Expenditure Totals		1,104,725.91	26,069,230.00	466,675.43	25,602,554.57	2

401 UTILITY FUND	Prior	YTD
Revenues:	962,602.80	175.00
Expenditures:	1,104,725.91	466,675.43
Net Income:	142,123.11 -	466,500.43 -

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	9,250,000.00	0.00	9,250,000.00-	0
402-361-0000	INTEREST	3,320.31	0.00	0.00	0.00	0
402-382-0010	TRANSFER FROM GENERAL FUND	0.00	4,000,000.00	0.00	4,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	0.00	5,000,000.00	0.00	5,000,000.00-	0
402-382-4090	TRANSFER FROM WW SDC FUND	0.00	15,000,000.00	0.00	15,000,000.00-	0
402-389-5000	CASH FORWARD	0.00	8,500,000.00	0.00	8,500,000.00-	0
402-389-9001	LOAN PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	0
402-389-9002	SRF LOAN PROCEEDS	0.00	12,000,000.00	0.00	12,000,000.00-	0
CAPITAL PROJECTS (LOAN/GRANT) Revenue		3,320.31	143,750,000.00	0.00	143,750,000.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-70-7353	WWTP PROJECT	0.00	63,800,000.00	0.00	63,800,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	79,950,000.00	0.00	79,950,000.00	0
CAPITAL PROJECTS (LOAN/ Expenditure Tot		0.00	143,750,000.00	0.00	143,750,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	3,320.31	0.00
Expenditures:	0.00	0.00
Net Income:	3,320.31	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	29.16	240.00	0.00	240.00-	0
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	53,600.00	0.00	53,600.00-	0
INDUSTRIAL FUND Revenue Totals		29.16	53,840.00	0.00	53,840.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	42,840.00	0.00	42,840.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	0.00	10,000.00	0.00	10,000.00	0
INDUSTRIAL FUND Expenditure Totals		0.00	53,840.00	0.00	53,840.00	0

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	29.16	0.00
Expenditures:	0.00	0.00
Net Income:	29.16	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	2.73	0.00	0.00	0.00	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
WATER CONNECTION FEES Revenue Totals		2.73	51,100.00	0.00	51,100.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	30.00	0.00	0.00	0.00	0
404-533-70-7352	ASHLEY WTP PROJECT	1,800.00	0.00	0.00	0.00	0
533 Total		1,830.00	0.00	0.00	0.00	0

404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
WATER CONNECTION FEES Expenditure Tota		1,830.00	51,100.00	0.00	51,100.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	2.73	0.00
Expenditures:	1,830.00	0.00
Net Income:	1,827.27-	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	1.36	0.00	0.00	0.00	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00-	0
WASTEWATER CONNECTION FEES Revenue		1.36	154,500.00	0.00	154,500.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	30.19	0.00	0.00	0.00	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00	0
WASTEWATER CONNECTION F Expenditure T		30.19	154,500.00	0.00	154,500.00	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	1.36	0.00
Expenditures:	30.19	0.00
Net Income:	28.83-	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	624,550.40	3,437,000.00	0.00	3,437,000.00-	0
408-361-0000	INTEREST EARNED	41.55	200.00	0.00	200.00-	0
408-389-5012	CASH FORWARD - WATER SDC	0.00	5,350,000.00	0.00	5,350,000.00-	0
WATER SDC FEES Revenue Totals		624,591.95	8,787,200.00	0.00	8,787,200.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	0.00	28,958.40	28,958.40-	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	32.14	0.00	0.00	0.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.00	2,800,000.00	0.00	2,800,000.00	0
533 Total		32.14	2,800,000.00	28,958.40	2,771,041.60	1

408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	5,731,170.00	0.00	5,731,170.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	224,930.00	0.00	224,930.00	0
408-582-70-7207	SRF INTEREST - OXFORD WTP	0.00	31,100.00	0.00	31,100.00	0
582 Total		0.00	256,030.00	0.00	256,030.00	0

WATER SDC FEES Expenditure Totals		32.14	8,787,200.00	28,958.40	8,758,241.60	0
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408 WATER SDC FEES	Prior	YTD
Revenues:	624,591.95	0.00
Expenditures:	32.14	28,958.40
Net Income:	624,559.81	28,958.40-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	1,108,128.00	7,150,000.00	0.00	7,150,000.00-	0
409-361-0000	INTEREST EARNED	93.97	500.00	0.00	500.00-	0
409-389-5013	CASH FORWARD	0.00	9,950,000.00	0.00	9,950,000.00-	0
WASTEWATER SDC FEES Revenue Totals		1,108,221.97	17,100,500.00	0.00	17,100,500.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	32.63	500.00	0.00	500.00	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	2,000,000.00	0.00	2,000,000.00	0
409-535-70-7346	WWTP FACILITY PLAN	108,825.19	0.00	0.00	0.00	0
535 Total		108,857.82	2,000,500.00	0.00	2,000,500.00	0

409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	24,370.00	0.00	24,370.00	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	0.00	15,000,000.00	0.00	15,000,000.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,540.00	0.00	4,540.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,830.00	0.00	69,830.00	0
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	0.00	290.00	0.00	290.00	0
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	0.00	970.00	0.00	970.00	0
582 Total		0.00	75,630.00	0.00	75,630.00	0

WASTEWATER SDC FEES Expenditure Totals		108,857.82	17,100,500.00	0.00	17,100,500.00	0
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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	1,108,221.97	0.00
Expenditures:	108,857.82	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
11:51 AM

Net Income:	999,364.15	0.00
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CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

10/08/2024
11:51 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	16.35	100.00	0.00	100.00-	0
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
LAW ENFORCEMENT FUND Revenue Totals		16.35	51,945.00	0.00	51,945.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,945.00	0.00	51,945.00	0
LAW ENFORCEMENT FUND Expenditure Tota		0.00	51,945.00	0.00	51,945.00	0

601 LAW ENFORCEMENT FUND	Prior	YTD
Revenues:	16.35	0.00
Expenditures:	0.00	0.00
Net Income:	16.35	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 14 2024

Grand Totals	Prior	YTD
Revenues:	4,309,167.85	2,335.00
Expenditures:	3,823,213.90	1,154,521.82
Net Income:	485,953.95	1,152,186.82 -

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 22, 2024 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present

Mayor Wolf brought the meeting to order at 7 p.m., followed by the Invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - C were voted on together. No comments were offered or received. Vote 5-0.

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

A. Minutes for Approval: April 22, 2024 Regular Commission Meeting

B. Expenditure Report

C. SP 2312-007 Wildwood Training Center (Duke Energy)

3. Presentations and/or Proclamations

A. Proclaim the Month of July 2024 as National Parks and Recreation Month

Mayor Wolf read a proclamation declaring the month of July 2024 as National Parks and Recreation Month. No comments were offered or received. Vote 5-0.

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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members that intended to speak during the public hearings.

B. CP 2309-002 Wildwood East

City Attorney Ashley Hunt advised the Commission that his office had been in contact with the attorney for the project's applicant, and they asked that the item be continued to a date and time certain to the next meeting on August 12, 2024, at 9 a.m. No further comments were offered or received. Vote 5-0.

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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2309-002 Wildwood East

City Attorney Ashley Hunt advised the Commission that his office had been in contact with the attorney for the project's applicant, and they asked that the item be continued to a date and time certain to the next meeting on August 12, 2024, at 9 a.m. No further comments were offered or received. Vote 5-0.

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

6. Public Forum - 4 minute time limit

Resident Wayne Allen addressed the Commission regarding the status of the MLK Recreation Center. He also questioned if the city had a recreation committee that would be handling the coordination of the new center. He stated the Parks and Recreation Department was doing a great job. McHugh responded with the timeline of the project. A short discussion was held regarding the project, funding issues surrounding the wastewater treatment plant expansion, and lack of space for current sports programs.

Resident Tom Campbell addressed the Commission regarding the Oak Grove Village pump project and the flooding issues the neighborhood is still having. He was looking for an update on the status of the project for the construction of the new pump. McHugh responded with the timeline of the project, and the inclusion of the funding in the new fiscal year budget. A short discussion was held regarding the project.

Resident Judith Mason gave a public service announcement regarding a Square Dance Club she is a part of. The club would be offering square dance lessons for Wildwood at the Warfield Auditorium in partnership with the Parks and Recreation Department.

Mike Radcliffe, with Radcliffe Engineering, addressed the Commission as the engineer of record for SP 2201-002 Oxford Villages RV Resort. An extension of the site plan approval was on the agenda for the Commission's consideration as item 10.A. Radcliffe presented a report and evidence as to why he did not agree with city staff's recommendation of denial of the extension.

7. Ordinances First Reading Only (No Vote)

A. CP 2405-002 Michael DeMers

Mayor Wolf read aloud Ordinance O2024-42, CP 2405-002 Michael DeMers. The item was presented by Development Services Director Melanie Strickland. The applicant, Michael Rankin w/ LPG Urban and Regional Planners, LLC, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment Request to change the Future Land Use Map designation from Mobile Home Park (City) to Industrial (City) for parcels G18-023, G18-024, G18-025, and G18-026, on 0.913 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
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B. RZ 2405-002 Michael DeMers

Mayor Wolf read aloud Ordinance O2024-43, RZ 2405-002 Michael DeMers. The item was presented by Development Services Director Melanie Strickland. The applicant, Michael Rankin w/ LPG Urban and Regional Planners, LLC, sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for parcels G18-023, G18-024, G18-025, and G18-026, on 0.913 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
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C. CP 2406-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud Ordinance O2024-44, CP 2406-001 Oxford Oaks Professional Plaza. The item was presented by Development Services Director Melanie Strickland. The applicants, Luisa Betancur and Rodolfo De Anda, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for a portion of parcel D17-069 consisting of 0.17 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
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D. RZ 2406-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud Ordinance O2024-45, RZ 2406-001 Oxford Oaks Professional Plaza. The item was presented by Development Services Director Melanie Strickland. The applicants, Luisa Betancur and Rodolfo De Anda, sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for a portion of parcel D17-069 consisting of 0.17 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. 4,255' of Sanitary Sewer Pipe Lining for Continental Country Club Gravity Sewer System for the Amount of \$230,687.50

Assistant Utilities Director Jason Martin presented a proposal for the installation of 4,255' of sanitary sewer pipe lining for the Continental Country Club gravity sewer system for the amount of \$230,687.50. He stated it was part of programmed annual maintenance to reduce inflow and infiltration (I&I). No further comments were offered or received. Vote 5-0.

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

B. Replacement Gearbox for Kruger Rotor for the Amount of \$52,231.94

Assistant Utilities Director Jason Martin presented a proposal for the purchase of a replacement gearbox for Kruger rotor for the amount of \$52,231.94. Martin stated a gear box had recently failed and staff utilized the spare in inventory to replace the failed unit. The purchase would restore inventory to have in the event of another failure. No further comments were offered or received. Vote 5-0.

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

C. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 7 in the Amount of \$120,993.16

Assistant Utilities Director Martin presented Pay App No. 7 for the Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main project in the amount of \$120,993.16. No further comments were offered or received. Vote 5-0.

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

10. General Items for Consideration/Discussion and Other Business

A. Extension of Site Plan Approval for SP 2201-002 Oxford Villages RV Resort

Development Services Director Strickland presented a request from the applicant of Site Plan SP 2201-002 Oxford Villages RV Resort for an extension to their Site Plan approval. Case SP 2201-002 was originally considered by the City Commission on Monday, August 8, 2022, and was approved. In 2023, the applicant requested a one-year extension at the 07/10 regular City Commission Meeting, and it was approved. Strickland noted that the applicant had not paid impact fees. Therefore, a Development Permit has not been issued for the project. At the time of the first extension, the applicant was advised that the extension request received in 2023 would be the last extension that the City could grant for the following reasons:

- An extension had already been granted for the project and
- Since the approval of the project, changes to the City's Code of Ordinances had taken place where the development would not be allowed in a C-3 zoned parcel. The applicant would then have to rezone the property and commence the site plan process once again.

As a last resort, the applicant submitted a Development Permit extension based on a provision by the Florida Statute for emergency declarations made during Hurricane Nicole in September 2022; however, City staff believe that these provisions by Florida Statutes are not for site plan approval extensions but only for extensions to Development Permits.

RESULT:	Failed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	None
NAYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Setting the FY25 Millage Rate

Assistant City Manager/CFO Cassandra Smith presented the FY25 Millage Rate item. She stated that during the recent budget workshop it was mentioned that the preliminary FY25 budget has been drafted using the FY24 millage rate of 2.8287. This would be considered a tax increase because it is more than the FY25 rolled-back rate of 2.6499. The City must provide Sumter County with the proposed millage rate so that it can be placed on the TRIM notice that is mailed to all property owners within the city limits. Staff is requesting formal action to confirm an FY25 millage rate of 2.8287. No further comments were offered or received. Vote 5-0.

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

11. Appointments

A. Charter Review Committee Reminder

City Manager Jason McHugh reminded the commission of the need for each Commissioner to appoint a member to the Charter Review Committee. Once appointees were selected, a resolution would be brought before the commission to officially establish the committee.

12. City Manager Reports

A. Local Construction Projects Update

City Manager Jason McHugh provided an update on local construction projects in the city.

B. Set 2nd Budget Workshop for July 29, 2024 at 9:00am

City Manager Jason McHugh reminded the commission that the second budget workshop was scheduled for July 29, 2024, at 9 a.m. per the budget calendar. He reviewed a few of the items he would be bringing up at the workshop.

McHugh also provided an update on the school crossing guard program.

13. Other Department Reports

14. Commission Members Reports

Commissioner Elliott attended a recent meeting at a baptist church, and attended a groundbreaking for Encounter Church. He stated he felt that there were two major problems - church participation and the lack of nuclear families - and Encounter Church was addressing those issues. He would be attending the next meeting of The Villages Charter School Autism Council. He also attended the District 5 Circuit Court Academy, felt it was very informative, and encouraged others to attend. Elliott commended the Police Department. He felt the city should consider sponsoring field trips and possibly summer internship programs at all three Wildwood schools. He also spoke about the upcoming school supply event.

Commissioner Green spoke about a meeting he attended with ECFRPC regarding emergency management, and there were a few upcoming meetings he would chair.

Mayor Wolf mirrored Elliott's comments and commended the Police Department as he had received a complimentary email from a resident regarding his interaction with the PD. He also thanked staff regarding the Downtown Redevelopment projects. Wolf stated he had his Chat with a Commissioner, and there were a few issues that were brought to his attention, which were quickly addressed.

Commissioner Bivins encouraged citizens to take a look at the Parks and Recreation Program and Activity Guide, which included lots of important information about upcoming events, leagues, and programs.

15. City Attorney Reports

None.

16. Adjournment

With no further business, the meeting was adjourned at 7:56 p.m.

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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Jessica Barnes, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Breast Cancer Awareness 3K Walk and Community Field Day

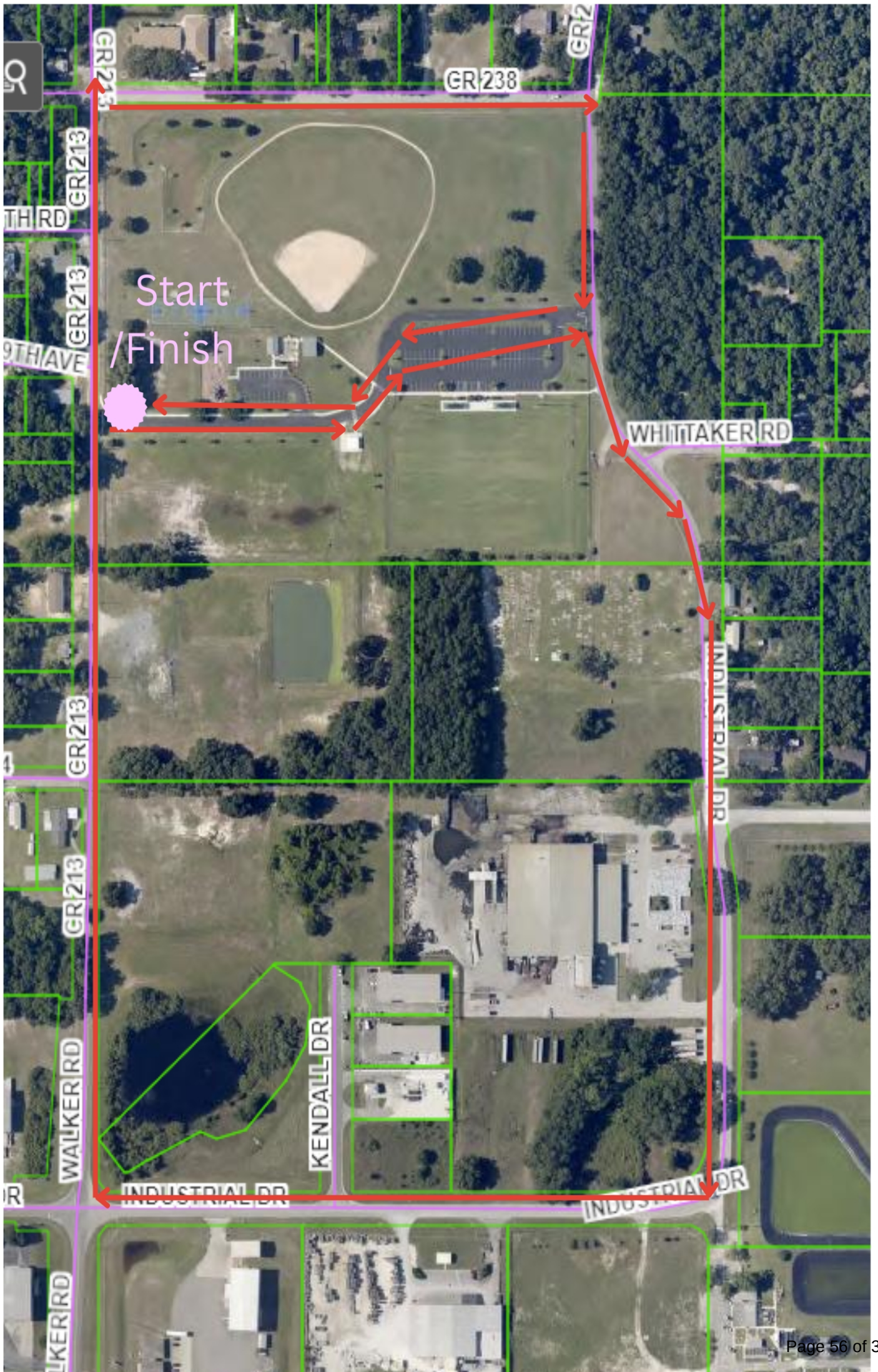
REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Keyanna Solomon will have a Breast Cancer Awareness 3K walk and community field day to honor her late mother, Katrina Brooks. The event will take place at the Dr. Martin Luther King Jr. Park on Saturday, October 26, 2024, from 8:00 a.m. to 2:00 p.m. The Parks and Recreation Department requests the temporary closure of S. High Street, Industrial Dr., Walker Rd., and CR 238 for the 3K walk starting at 8:00 a.m.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Wildwood Rotary Club Thanksgiving 5K

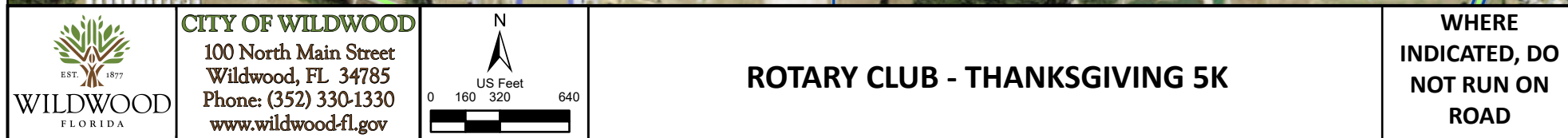
REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT: N/A

HISTORY/FACTS/ISSUES:

The Wildwood Rotary Club requests the temporary closure of Huey St., Gamble St., Barwick St., South St. Claire St., and Broken Oak Drive for their Thanksgiving 5K on November 23, 2024, from 7:00 a.m. to 12:00 p.m. The 5K route includes Powell Rd., but participants will only utilize the sidewalk.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Villages of Southern Oaks Right-of-Way Deed Unit Nos. 235 & 237

REQUESTED ACTION: Staff recommends acceptance of deeds pursuant to the established roadway transfer procedures.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The city has been granted the following right-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the city for all the road right-of-way within the following subdivisions:

- Villages of Southern Oaks Unit No. 235
- Villages of Southern Oaks Unit No. 237

DATED: 9/25/2024



Wendy Then, AICP, CFM
Assistant Director Development Services



Office of General Counsel
Erick D. Langenbrunner, Esq.
(352) 753-6612

September 18, 2024

VIA FEDEX OVERNIGHT DELIVERY

City of Wildwood
Attn: Ms. Melanie Strickland, AICP, CPM
Development Services Director
100 N. Main Street
Wildwood, Florida 34785

RE: Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 235 and 237

Dear Ms. Strickland:

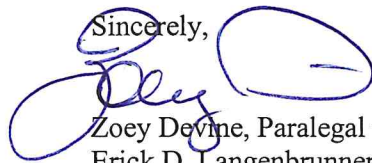
Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Village Community Development District No. 15 ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

All roadways located within **Villages of Southern Oaks Unit No. 235**, per the Plat recorded in Plat Book 22, Pages 2 and 2A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 237**, per the Plat recorded in Plat Book 22, Pages 1, 1A through 1H, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,



Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel (w/enclosures)
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM (w/enclosures)
(via email: wthen@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 12th day of September, 2024, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 235**, per the Plat recorded in Plat Book 22, Pages 2 and 2A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 237**, per the Plat recorded in Plat Book 22, Pages 1, 1A through 1H, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

[Signatures on following page]

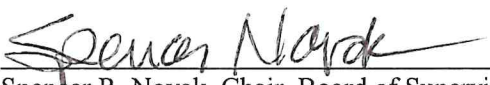
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15



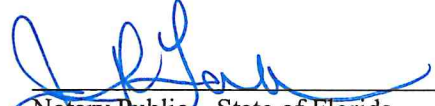
Kenneth C. Blocker, District Manager
Address: 984 Old Mill Run
The Villages, Florida 32162



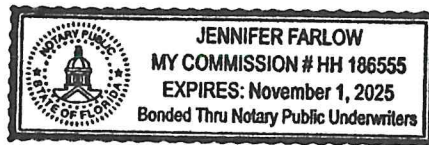
Spencer R. Novak, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of September, 2024, by Spencer R. Novak, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.



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



19.20
2 copy
21.20

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460033106 Date: 08/19/2024 Time: 9:20AM
Page 1 of 2 B: 4701 P: 664 By: MC
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:

✓ Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 15th day of August, 2024, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 235**, per the Plat recorded in Plat Book 22, Pages 2 and 2A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 237**, per the Plat recorded in Plat Book 22, Pages 1, 1A through 1H, inclusive, Public Records of Sumter County, Florida.

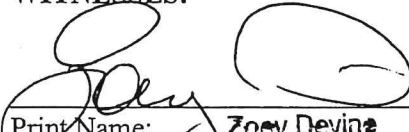
Reserving therefrom unto Grantor and its assigns, and each of their successors, tenants and invitees, all easements, rights, and other privileges reserved by Grantor on the Plats referenced above (the "Plats"), and **subject to** all restrictions imposed against such lands on the Plats.

This Quitclaim Deed is given for the purpose of conforming the real property records of Sumter County to the Plat Book records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

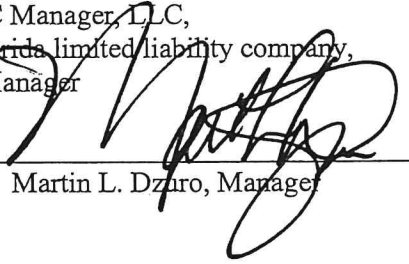
WITNESSES:


Print Name: Zoey Devine
Address: 3619 Kiessel Road
The Villages, Florida 32163


Print Name: Rosemary Karpovich
Address: 3619 Kiessel Road
The Villages, Florida 32163

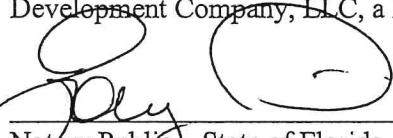
**THE VILLAGES DEVELOPMENT COMPANY,
LLC, a Florida limited liability company**

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

By: 
Martin L. Dzuro, Manager

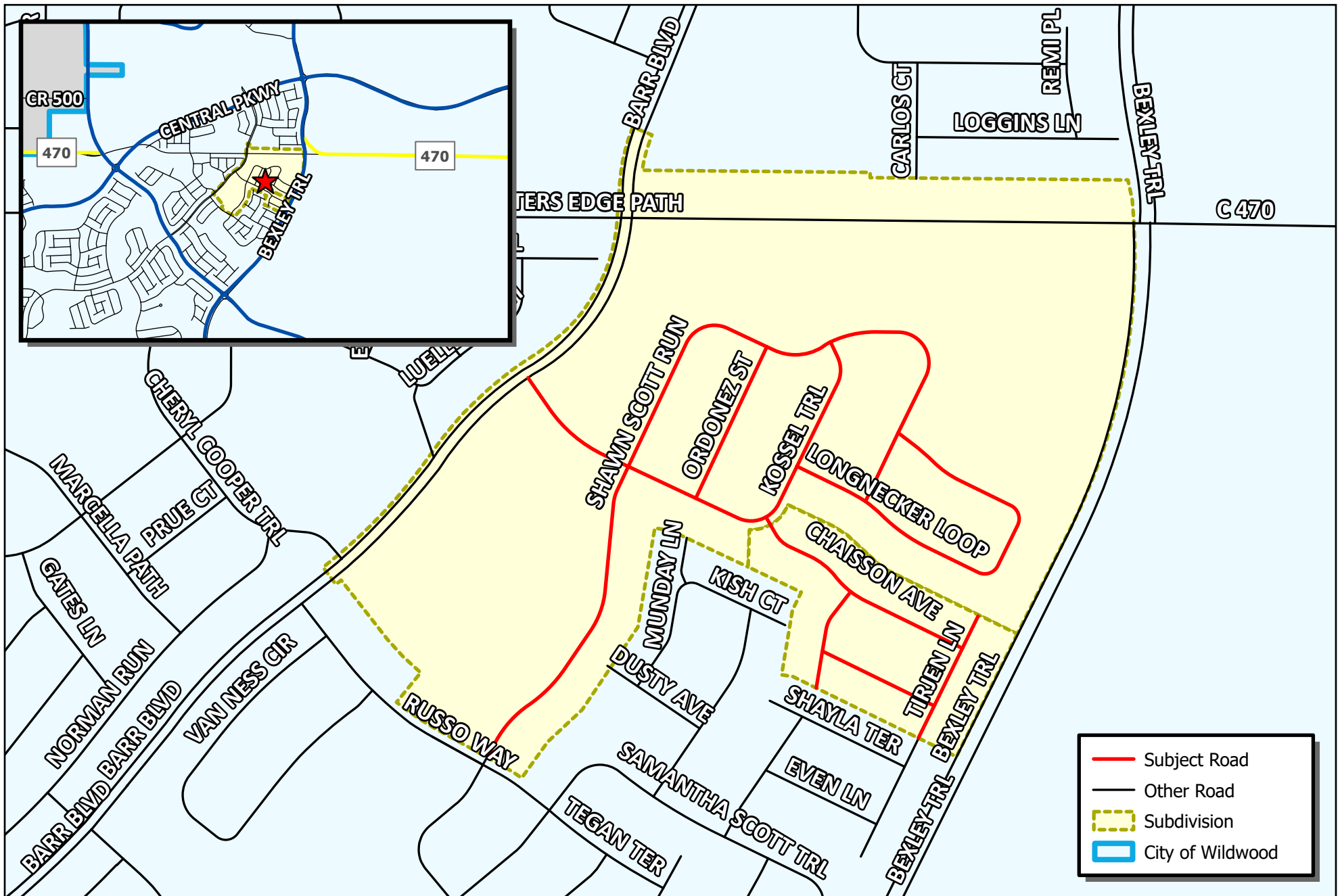
**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of August, 2024, 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.


Notary Public - State of Florida
Print Name: Zoey Devine
My Commission Expires: _____
My Commission Number: _____



ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED VOSO UNITS 235 & 237 PLAT 2406-001 & 2406-003		MAP 1AV LOCATION MAP SEP 2024
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CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2408-005 VOSO Unit 242 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

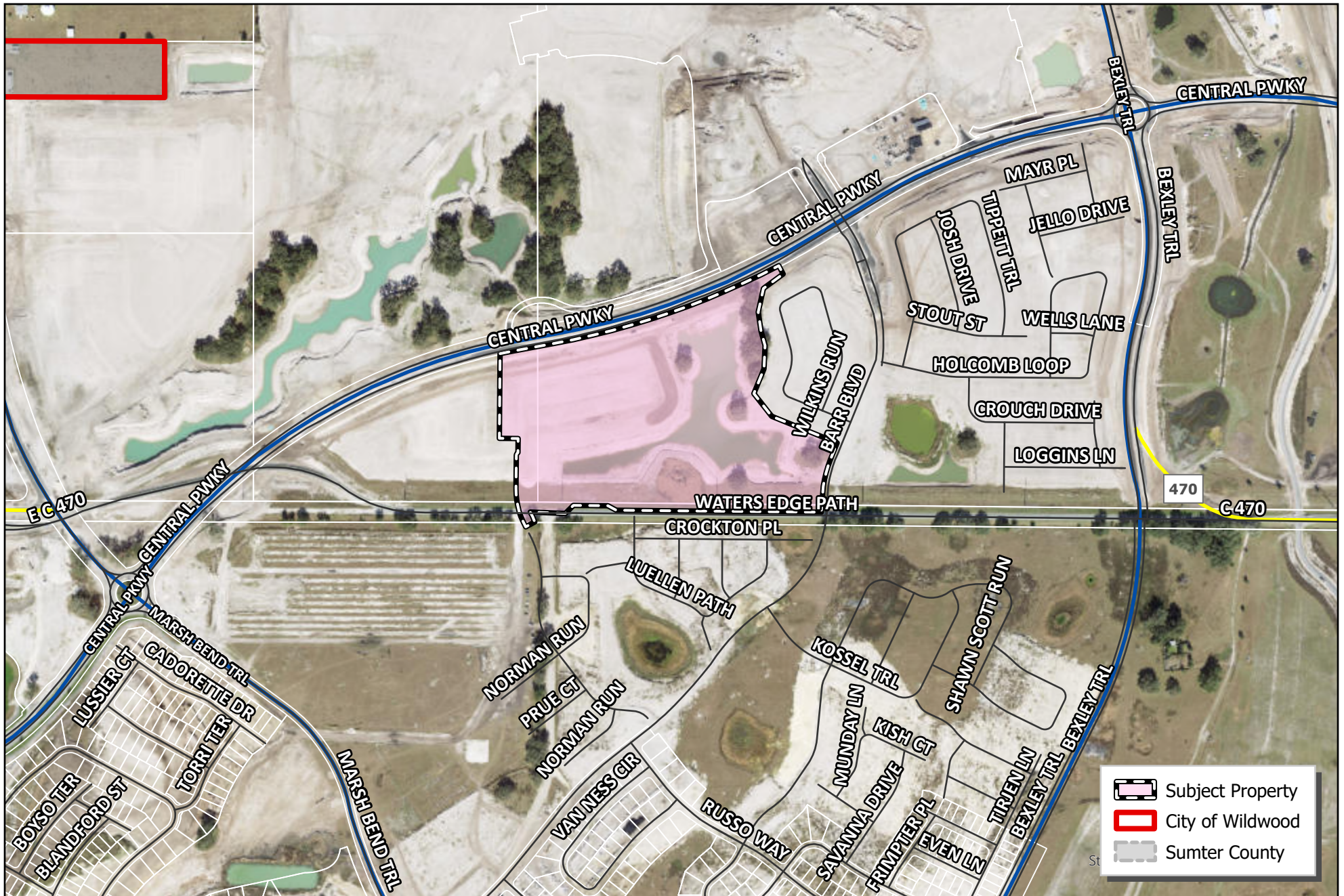
Case Number	PLAT 2408-005 VOSO Unit 242 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	28.79 +/-
Property Location	The subject parcel is generally located south of Central Parkway and west of Barr Blvd., approximately 0.43 miles east of Marsh Bend Trail.
Parcel(s)	K10-001, K11-001, K14-003, & K15-006

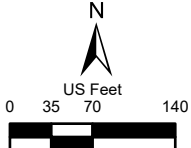
The applicant is seeking approval from the City Commission for the VOSO Unit 242 Final Plat, a subdivision consisting of 47 lots and 5 tracts, per the attached plans.

Plat 2408-005 meets the criteria set forth in the F.S. 177, the Villages of Southern Oaks 163 Agreement, and the Land Development Regulations.



Date: 10/03/2024
McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PLAT 2408-005 VOSO - UNIT 242 FINAL PLAT PARCELS K10-001, K11-001, K14-003 & K15-006	MAP 1B LOCATION MAP AUG 2024
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CONVEYANCE, CONTINGENTS, INSTRUCTIONS AND EASEMENTS OF THIS SUBDIVISION ARE TO BE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VILLAGES OF SOUTHERN OAKS UNIT NO. 242

SECTIONS 10, 11, 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 6

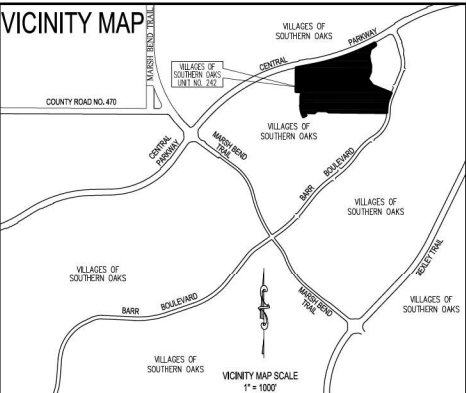
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, 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, 1026.74 FEET, THENCE DEPARTING SAID SOUTH LINE RUN S00°16'17"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,823.00 FEET AND A CHORD BEARING AND DISTANCE OF N81°08'41"E, 1650.66 FEET TO WHICH A RADIAL LINE BEARS N45°51'56"W, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER THE PLAT OF MIDDLETON UNIT NO. 1, AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE DEPARTING SAID PLAT AND ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°59'55", AN ARC DISTANCE OF 1675.13 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'17", A DISTANCE OF 65.83 FEET TO THE POINT OF TANGENCY, THENCE N79°28'48"E, 185.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,850.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'50", AN ARC DISTANCE OF 1,144.96 FEET, THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A RADIAL LINE RUN S27°38'02"E, 45.00 FEET, THENCE S53°40'06"W, 118.16 FEET, THENCE S12°32'05"W, 116.01 FEET, THENCE S08°42'10"E, 94.12 FEET, THENCE S15°37'48"E, 70.00 FEET, THENCE S02°36'40"W, 112.74 FEET, THENCE S02°57'00"W, 108.01 FEET, BEARINGS & DISTANCES: S38°22'25"E, 118.57 FEET, THENCE S47°57'10"E, 33.61 FEET, THENCE S22°07'30"W, 86.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 353.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 168.04 FEET TO THE POINT OF TANGENCY, THENCE S03°57'31"W, 90.98 FEET, THENCE N89°27'00"W, 585.68 FEET, THENCE N81°26'07"W, 43.77 FEET, THENCE N89°27'00"W, 16.51 FEET, THENCE S45°30'06"W, 35.46 FEET, THENCE N87°30'10"W, 107.86 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°11'56"E, 52.33 FEET TO WHICH A RADIAL LINE BEARS S70°25'08"W, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'49", AN ARC DISTANCE OF 52.39 FEET, THENCE ALONG A RADIAL LINE RUN S81°10'59"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 375.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°00'00"W, 190.11 FEET TO WHICH A RADIAL LINE BEARS S81°10'59"W, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 192.20 FEET TO THE POINT OF TANGENCY, THENCE N00°33'00"E, 156.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N02°12'32"E, 17.32 FEET TO WHICH A RADIAL LINE BEARS S30°17'56"E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 17.91 FEET TO THE POINT OF TANGENCY, THENCE N00°33'00"E, 68.10 FEET, THENCE N89°43'47"W, 90.00 FEET, THENCE N00°33'00"E, 407.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.79 ACRES, MORE OR LESS.



47 LOTS - 5 TRACTS

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

NOTES:

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

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____

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

4807
REGISTRATION NO.

VILLAGES OF SOUTHERN OAKS UNIT NO. 242 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E" AND "F" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 242 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INDESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN DRINKS; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES AS TO ALL

SIGNATURE _____
PRINT NAME _____
3601 HESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

SIGNATURE _____
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROCKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOOKEBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 242, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC AND DEDICATES TRACTS "A", "B", "C", "D" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

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

(1) SIGNATURE _____
PRINT NAME _____
3601 HESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

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

(2) SIGNATURE _____
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

BY: MARTIN L. DZURO, MANAGER

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

(1) SIGNATURE _____
PRINT NAME _____
3601 HESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

BY: SPENCER R. NOVAK, CHAIR

(2) SIGNATURE _____
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 242, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

RAYE M. JAMESON
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

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

PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____
DEPUTY CLERK

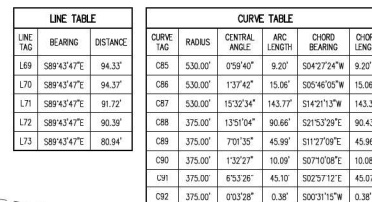
SIGNATURE _____
DEPUTY CLERK

PREPARED BY: CFB SURVEYING
4450 NE 83RD ROAD, WILDWOOD, FL 34785
(904) 748-2101, 158488

PLAT BOOK _____
PAGE _____

KEY MAP

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4586,
PAGE 704. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)



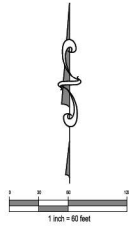
PREPARED BY:  **CFB** | CLYME
FARNE
BARLE
SURVEYING
4450 NE 63RD ROAD - WILDLIFE, FL 34
(352) 746-1126 | J.R4849

VILLAGES OF SOUTHERN OAKS UNIT NO. 242

SECTIONS 10, 11, 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 6

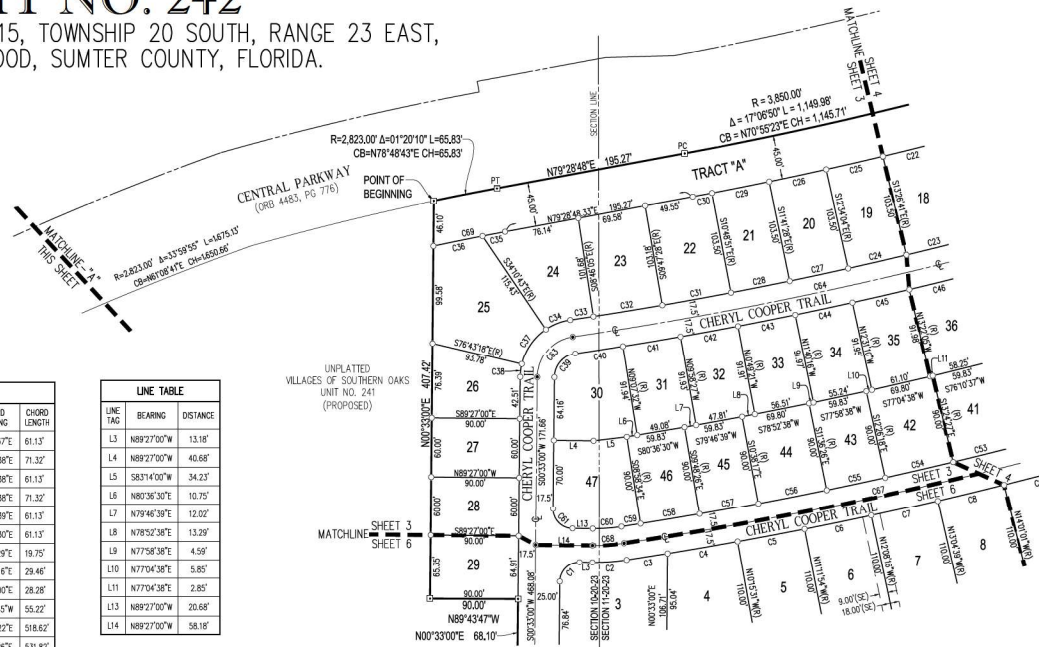
PLAT BOOK _____
PAGE _____



CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S45°33'00"W	28.28'
C2	217.50'	9°15'28"	35.14'	N85°55'16"E	35.10'
C3	4250.50'	0°34'18"	42.42'	N81°00'23"E	42.42'
C4	4250.50'	0°58'45"	72.63'	N80°13'51"E	72.63'
C5	4250.50'	0°56'23"	69.70'	N79°16'18"E	69.70'
C6	4250.50'	0°56'23"	69.70'	N79°19'56"E	69.70'
C7	4250.50'	0°56'23"	69.70'	N77°23'32"E	69.70'
C8	4250.50'	0°56'23"	69.70'	N76°27'10"E	69.70'
C9	4250.50'	0°56'23"	69.70'	N75°30'47"E	69.70'
C22	3895.00'	0°52'37"	59.61'	N76°07'01"E	59.61'
C23	3998.50'	0°52'37"	61.19'	N76°07'01"E	61.19'
C24	3998.50'	0°52'37"	61.19'	N76°59'37"E	61.19'
C25	3895.00'	0°52'37"	59.61'	N76°59'37"E	59.61'
C26	3895.00'	0°52'37"	59.61'	N77°52'14"E	59.61'
C27	3998.50'	0°52'37"	61.19'	N77°52'14"E	61.19'
C28	3998.50'	0°52'37"	61.19'	N78°44'31"E	61.19'
C29	3895.00'	0°52'37"	59.61'	N78°44'31"E	59.61'
C30	3895.00'	0°17'38"	20.00'	N79°19'56"E	20.00'
C31	3998.50'	1°01'23"	71.39'	N79°41'51"E	71.39'
C32	3998.50'	1°01'23"	71.39'	N80°43'13"E	71.39'
C33	3998.50'	0°20'35"	23.95'	N81°24'12"E	23.95'
C34	60.00'	25°45'13"	26.97'	S68°41'53"W	26.74'
C35	2778.00'	0°29'04"	23.49'	S79°14'16"W	23.49'
C36	2778.00'	1°03'21"	51.19'	S78°28'04"W	51.19'
C37	80.00'	42°32'35"	44.55'	S34°32'59"W	43.53'
C38	60.00'	12°43'42"	13.33'	S06°54'51"W	13.30'
C39	25.00'	81°01'30"	35.35'	S41°03'45"W	32.48'
C40	4033.50'	0°42'02"	49.32'	N81°13'29"E	49.32'
C41	4033.50'	0°50'50"	59.73'	N80°27'01"E	59.73'
C42	4033.50'	0°50'50"	59.73'	N79°36'06"E	59.73'
C43	4033.50'	0°50'50"	59.73'	N78°45'12"E	59.73'
C44	4033.50'	0°50'50"	59.73'	N77°54'17"E	59.73'
C45	4033.50'	0°50'50"	59.73'	N77°03'22"E	59.73'
C46	4033.50'	0°50'50"	59.73'	N76°12'28"E	59.73'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	4215.50'	0°49'51"	61.13'	N76°10'37"E	61.13'
C34	4215.50'	0°58'10"	71.32'	N77°04'38"E	71.32'
C35	4215.50'	0°49'51"	61.13'	N77°58'36"E	61.13'
C36	4215.50'	0°58'10"	71.32'	N78°52'36"E	71.32'
C37	4215.50'	0°49'51"	61.13'	N79°46'39"E	61.13'
C38	4215.50'	0°49'51"	61.13'	N80°36'30"E	61.13'
C39	4215.50'	0°16'06"	19.75'	N81°09'29"E	19.75'
C40	182.50'	9°15'28"	29.49'	N85°55'16"E	29.46'
C41	20.00'	90°00'00"	31.42'	S44°27'00"E	28.28'
C43	42.50'	81°01'30"	60.10'	S41°03'45"W	55.22'
C44	4016.00'	7°24'15"	518.98'	N77°52'22"E	518.62'
C47	4233.00'	7°12'11"	532.17'	N77°47'26"E	531.62'
C48	200.00'	9°15'28"	32.32'	N85°55'16"E	32.28'
C49	2778.00'	1°32'25"	74.68'	S78°42'36"W	74.68'

LINE TAG	BEARING	DISTANCE
L3	N89°27'00"W	13.16'
L4	N89°27'00"W	40.68'
L5	S83°14'00"W	34.23'
L6	N80°36'30"E	10.75'
L7	N79°46'39"E	12.02'
L8	N78°52'36"E	13.29'
L9	N77°58'36"E	4.59'
L10	N77°04'38"E	5.85'
L11	N77°04'38"E	2.85'
L13	N89°27'00"W	20.68'
L14	N89°27'00"W	58.18'



NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 704. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT	SQ. FT.	ACREAGE
A	64,000	1.47
B	189,635	4.35
C	30,595	0.70
D	23,166	0.53
E	528,362	12.13

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.P.M.) AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.P.M.) OR 5/8" IRON PIN AND CAP SET LB #4498.
- INDICATES P.P.M. AND 100' PERMANENT CONTROL POINT (P.C.P.) LB #4988 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(10) FLORIDA STATUTES. (SEE NOTE #5.)
- INDICATES CURVE NUMBER IN CURVE TABLE.
- INDICATES LINE NUMBER IN LINE TABLE.
- INDICATES CENTERLINE.
- INDICATES DELTA (CENTRAL ANGLE OF CURVES).
- INDICATES CHORD BEARING.
- INDICATES CHORD DISTANCE.
- INDICATES ARC LENGTH.
- INDICATES OPENED BUSINESS.
- INDICATES NUMBER.
- INDICATES OPTICAL RECORDS BOOK.
- INDICATES POINT OF CURVATURE.
- INDICATES POINT ON CURVE.
- INDICATES POINT OF COMPOUND 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 (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
- INDICATES SPECIAL EASEMENT DESIGNED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGUATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. (UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR OBSTRUCT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.)

PREPARED BY:



4450 NE 83RD ROAD • WILDWOOD, FL 34705
(904) 746-3331 • 13898

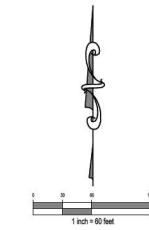
VILLAGES OF SOUTHERN OAKS UNIT NO. 242

SECTIONS 10, 11, 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 6

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	4250.50'	0°56'23"	69.70'	N77°23'32"E	69.70'
C8	4250.50'	0°56'23"	69.70'	N76°21'10"E	69.70'
C9	4250.50'	0°56'23"	69.70'	N75°30'47"E	69.70'
C10	4250.50'	0°56'23"	69.70'	N74°34'25"E	69.70'
C11	4250.50'	0°00'53"	1.09'	N74°05'47"E	1.09'
C12	60.00'	48°47'50"	51.10'	N49°41'26"E	49.57'
C13	60.00'	43°42'45"	45.78'	N03°26'08"E	44.67'
C14	60.00'	11°53'53"	12.46'	N24°22'11"W	12.44'
C15	60.00'	49°34'04"	51.91'	N55°06'10"W	50.30'
C16	60.00'	25°56'33"	27.17'	S87°08'31"W	26.94'
C17	3895.00'	1°10'15"	79.60'	N72°24'34"E	79.60'
C18	3895.00'	1°39'36"	112.89'	N73°49'30"E	112.88'
C19	3998.50'	0°29'04"	33.82'	N74°24'47"E	33.82'
C20	3998.50'	1°01'23"	71.39'	N75°10'01"E	71.39'
C21	3895.00'	1°01'23"	69.55'	N75°10'01"E	69.54'
C22	3895.00'	0°52'37"	59.61'	N76°07'01"E	59.61'
C23	3998.50'	0°52'37"	61.19'	N76°07'01"E	61.19'
C24	3998.50'	0°52'37"	61.19'	N76°59'37"E	61.19'
C25	3895.00'	0°52'37"	59.61'	N76°59'37"E	59.61'
C45	4033.50'	0°50'55"	59.73'	N77°03'22"E	59.73'
C46	4033.50'	0°50'55"	59.73'	N76°12'28"E	59.73'
C47	4033.50'	0°50'55"	59.73'	N75°21'33"E	59.73'
C48	4033.50'	0°45'31"	53.80'	N74°33'07"E	53.80'
C49	25.00'	87°24'31"	36.14'	N62°07'30"W	34.25'
C50	25.00'	92°30'35"	40.36'	N27°50'03"E	36.12'
C51	4215.50'	0°50'30"	61.92'	N74°30'36"E	61.92'
C52	4215.50'	0°49'51"	61.13'	N75°20'46"E	61.13'
C53	4215.50'	0°49'51"	61.13'	N76°10'37"E	61.13'
C54	4215.50'	0°58'10"	71.32'	N77°04'38"E	71.32'
C64	4016.00'	7°24'15"	518.98'	N77°52'22"E	518.62'
C65	42.50'	87°24'31"	64.84'	N62°07'30"W	58.73'
C66	42.50'	92°30'35"	68.62'	N27°50'03"E	61.41'
C67	4233.00'	7°12'11"	532.17'	N77°41'26"E	531.82'
C68	3895.00'	0°10'15"	11.61'	N73°04'48"E	11.61'



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	64,000	1.47
B	189,635	4.35
C	30,595	0.70
D	23,166	0.53
E	528,362	12.13

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 704. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L11	N77°04'38"E	2.85'
L12	N76°10'37"E	1.58'

LEGEND

■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) AS NOTED.

□ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET BY L.S. #9498.

● INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN IS RECORDED.

○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #3)

C9 INDICATES CURVE NUMBER IN CURVE TABLE

L11 INDICATES LINE NUMBER IN LINE TABLE

L INDICATES CENTRELINE

L INDICATES DELTA (CENTRAL ANGLE OF CURVE)

L INDICATES CHORD BEARING

CH INDICATES CHORD DISTANCE

LR INDICATES ARC LENGTH

NO INDICATES NUMBER

ORB INDICATES OFFICIAL RECORDS BOOK

PC INDICATES POINT OF CURVATURE

PCC INDICATES POINT OF COMPOUND CURVATURE

PRC INDICATES POINT OF REVERSE CURVATURE

PT INDICATES POINT OF TANGENCY

R INDICATES RADIUS LENGTH

RL INDICATES RADIAL LINE

ORRA INDICATES ORANGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES

OFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)

SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOIL CRAFT PAVING, DEVELOPER CONVEYANCES FUTURE ILL.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILISING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR OBSTRUCT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

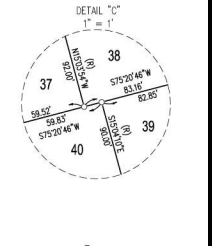
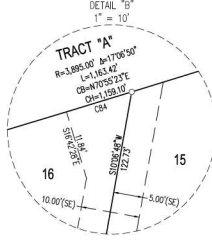
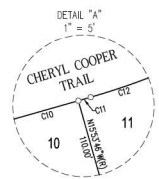
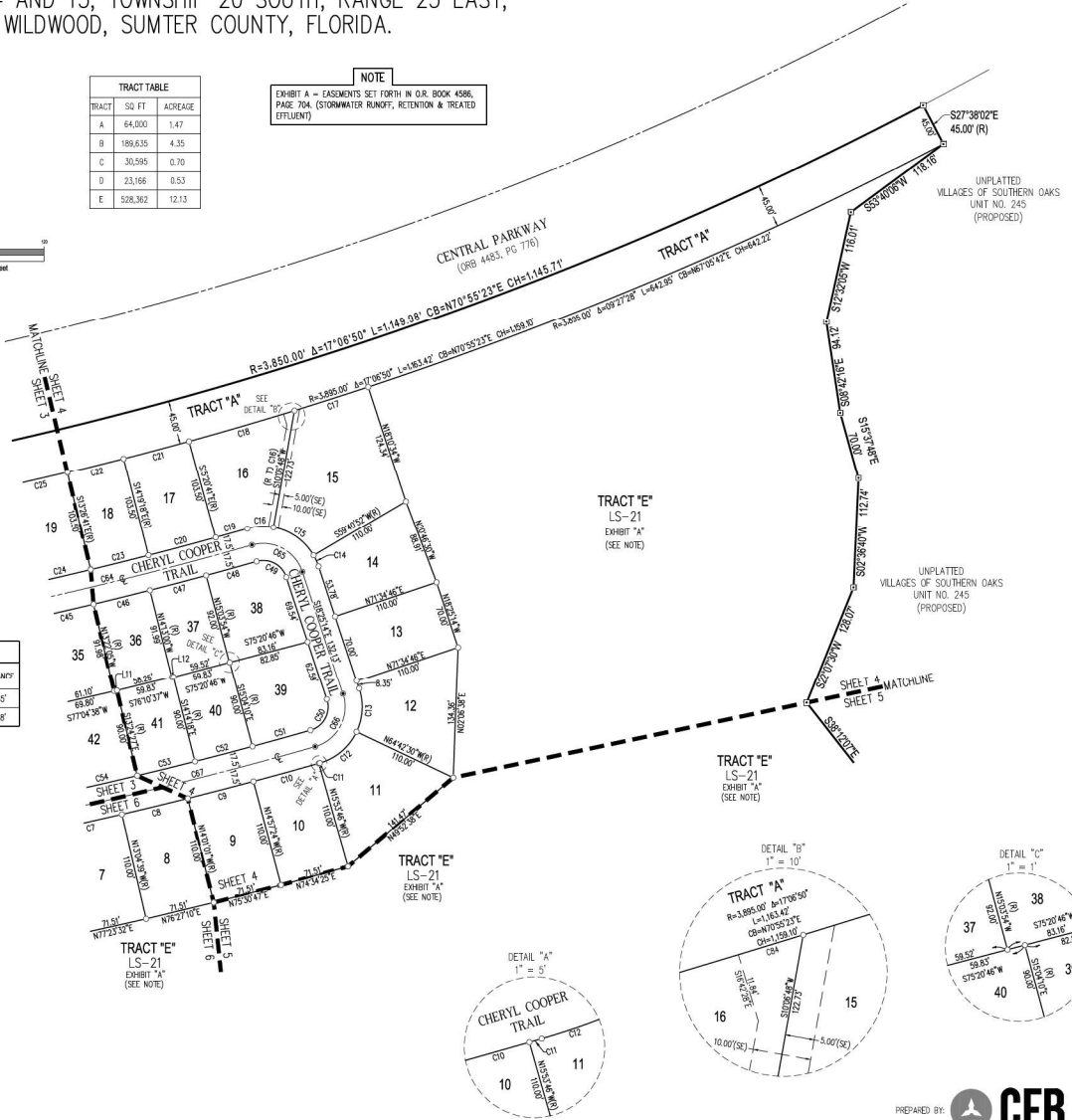
PR INDICATES PLAT BOOK

PS INDICATES PAGES

PS INDICATES PAGES

PS INDICATES SQUARE FEET

S/W INDICATES NORTH-SOUTH



PREPARED BY: **CFB SURVEYING**
CLYMER FARNER BARLEY
4450 NE 83RD ROAD • WILDWOOD, FL 34705
(904) 745-5100 • USMAP

VILLAGES OF SOUTHERN OAKS UNIT NO. 242

SECTIONS 10, 11, 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 6

PLAT BOOK _____
PAGE _____

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L16	S74°10'05"E	28.41'	L50	S38°45'36"W	12.53'
L17	N4°19'34"E	51.90'	L51	S32°54'20"W	20.89'
L18	S79°29'21"E	29.46'	L52	S40°48'26"W	11.34'
L19	N84°47'32"E	50.96'	L53	S30°22'16"W	12.77'
L20	N60°52'33"E	27.45'	L54	S23°49'19"W	17.92'
L21	N19°10'53"W	33.55'	L55	N64°38'47"W	34.07'
L22	N48°36'28"W	28.96'	L56	N75°10'57"W	19.06'
L23	N07°44'19"W	12.32'	L57	N83°41'55"W	16.45'
L24	N72°02'34"W	24.60'	L58	S78°19'31"W	21.70'
L25	N24°58'37"W	28.94'	L59	S81°34'32"W	4.11'
L26	N03°03'38"E	19.78'	L60	N80°19'58"W	16.39'
L27	N44°20'42"W	30.10'	L61	N17°49'28"W	5.24'
L28	N51°10'23"E	21.88'	L62	N23°13'16"W	16.50'
L29	N85°14'22"E	23.62'	L63	N61°49'24"W	16.18'
L30	S77°46'17"E	12.81'	L64	N41°47'12"W	12.06'
L31	N78°07'33"E	36.75'	L65	N05°52'24"W	3.17'
L32	S74°20'42"E	29.61'	L66	N42°40'52"W	14.96'
L33	S83°50'38"E	31.96'	L67	N52°02'08"W	9.39'
L34	N87°09'18"E	53.26'	L68	N48°55'18"W	14.37'
L35	S66°10'24"E	32.71'			
L36	N70°41'28"E	18.23'			
L37	S76°49'24"E	36.14'			
L38	S88°51'55"E	16.80'			
L39	S86°31'17"E	31.13'			
L40	N88°14'21"E	28.97'			
L41	S12°21'31"W	13.69'			
L42	S01°59'44"W	8.62'			
L43	S33°10'42"W	11.41'			
L44	S75°23'48"W	11.79'			
L45	S56°25'10"W	25.63'			
L46	S35°51'59"W	20.43'			
L47	S41°22'52"W	15.68'			
L48	S20°32'38"W	22.04'			
L49	S31°40'46"W	20.36'			

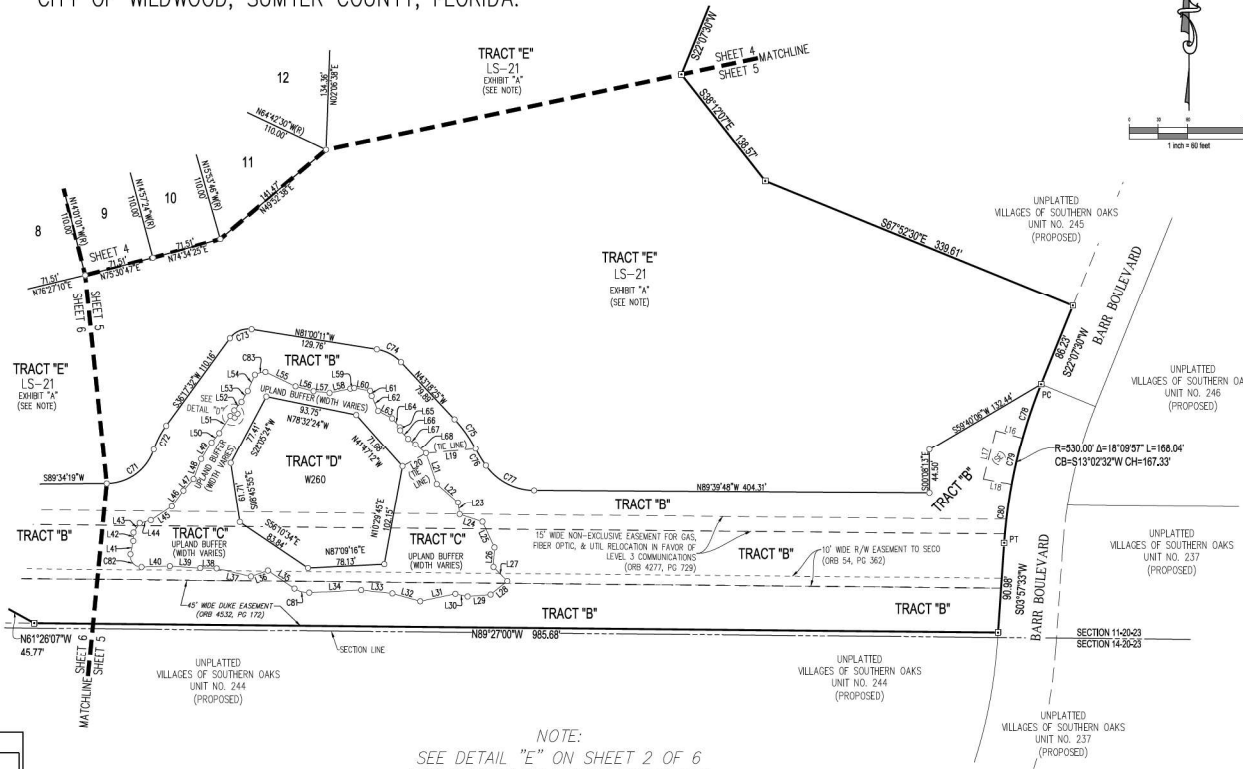
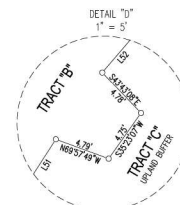
LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (S.D. BARR).
- INDICATES P.K. NAIL AND DECK PERMANENT CONTROL POINT (C.P.) OR BARR TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #1)
- C1 INDICATES CURVE NUMBER IN CURVE TABLE
- L1 INDICATES LINE NUMBER IN LINE TABLE
- L INDICATES CENTERLINE
- C1 INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CH INDICATES CHORD DISTANCE
- W INDICATES ARC LENGTH
- LS INDICATES DISTANCE TO BUSINESS
- NO INDICATES NUMBER
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- RL INDICATES RAILROAD CENTER
- RI INDICATES RAIL LINE
- SR INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- STE INDICATES STATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WELLS, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOIL CRYSTAL PILES, DEVELOPER CONVEYANCES FUTURE W.L.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR OBSTRUCT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C71	51.00'	71°15'42"	63.43'	N53°56'28"E
C72	89.00'	17°58'54"	27.93'	S27°18'05"W
C73	23.00'	62°42'17"	25.17'	S67°38'40"W
C74	43.00'	37°41'46"	28.29'	N62°09'18"W
C75	134.00'	18°00'29"	37.44'	N35°18'10"W
C76	141.00'	8°14'25"	20.28'	S31°25'06"E
C77	61.00'	54°07'27"	57.82'	S62°36'05"E
C78	530.00'	61°7'35"	58.21'	S18°58'42"W
C79	530.00'	57°9'44"	49.22'	S13°10'17"W
C80	530.00'	6°35'05"	60.80'	S07°14'06"W
C81	25.00'	36°40'07"	16.00'	S74°30'39"E
C82	11.13'	101°40'23"	19.75'	S40°55'28"E
C83	25.00'	25°53'04"	11.29'	S74°51'22"W

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	64,000	1.47
B	188,635	4.35
C	30,585	0.70
D	23,168	0.53
E	528,362	12.13

NOTE:
EASEMENT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 704, (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)



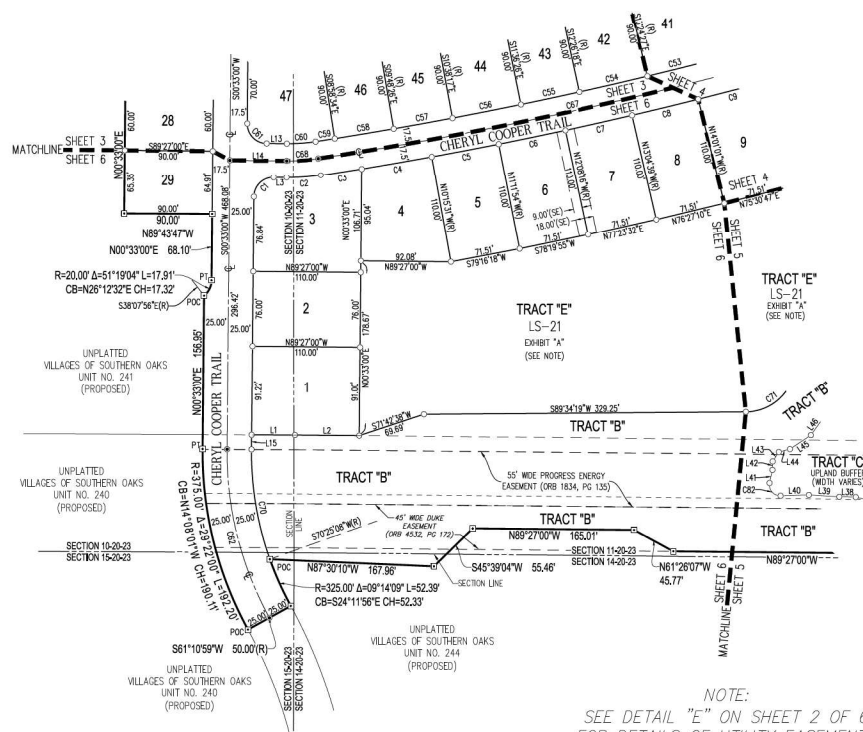
PREPARED BY:
CFB
SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34705
(904) 746-5101 • USMIR

PLAT BOOK _____
PAGE _____

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S89°43'47"E	44.33
L2	S89°27'00"E	65.67
L3	N89°27'00"W	13.18
L13	N89°27'00"W	20.68
L14	N89°27'00"W	58.18
L15	S00°33'00"W	14.87
L38	S88°51'35"E	16.80
L39	S00°31'17"E	26.10
L40	N88°14'21"E	28.97
L41	S12°11'3"W	13.69
L42	S01°59'44"W	8.62
L43	S33°10'42"W	11.81
L44	S75°23'48"W	11.79
L45	S36°55'10"W	25.63
L46	S56°51'29"W	20.43

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	64,000	1.47
B	189,635	4.35
C	30,595	0.70
D	23,166	0.53
E	528,362	12.13

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 704. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)



NOTE:
SEE DETAIL "E" ON SHEET 2 OF 6
FOR DETAILS OF UTILITY EASEMENTS

LEGEND

■	INDICATES 4" x 4" x 8" CONCRETE PERMANENT RETENTION MONUMENT (P.R.M.) AS NOTED.	
○	INDICATES POINT OF MONUMENT REFERENCE.	RESPONSE
○	INDICATES PLAT NAIL AND ORN PERMANENT CONTROL POINT (C.P.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN IS RECORDED.	INDICATES PLAT BOOK.
○	INDICATES 5/8" IRON PIPE AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.009 OF FLORIDA STATUTES.	PG. INDICATES PAGE.
○	USE NOTE #1.	INDICATES PAGES.
○	INDICATES CURVE NUMBER IN CURVE TABLE.	INDICATES PLAT BOOK.
○	INDICATES NUMBER IN LINE IN LINE.	PG. INDICATES PAGE.
○	INDICATES CENTRAL ANGLE.	INDICATES PAGES.
○	INDICATES CHORD (CENTRAL ANGLE OF CURVE).	INDICATES SQUARE FEET.
○	INDICATES DELTA.	INDICATES RIGHT-OF-WAY.
○	INDICATES DISTANCE.	
○	INDICATES BOUNDARY BUSINESS.	
○	INDICATES ORIGINAL RECORDS BOOK.	
○	INDICATES POINT OF CURVATURE.	
○	INDICATES POINT OF BEGINNING.	
○	INDICATES POINT OF COMPOUND CURVATURE.	
○	INDICATES POINT OF REVERSE CURVATURE.	
○	INDICATES POINT OF TANGENCY.	
○	INDICATES POINT OF TANGENCY.	
○	INDICATES RADIAL LINE.	
○	INDICATES ORIGINATE RETENTION AREA FOR STORMWATER MANAGEMENT USING CONVEYING PIPES AND ITS ACCESS.	
○	INDICATES GATE FACILITIES EXISTENCE (DESIGNED BY THE DEVELOPER AND ITS ACCESS).	
○	INDICATES SPECIAL EXISTENCE REQUIRED BY DEVELOPER AND ITS ASSIGN.	
○	FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND/OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING.	
○	AND/OR GOLF CART PARKS: DEVELOPER CONSIDERATES PLACING IN A.C. PLANTING AND/OR LANDSCAPING TO BE MAINTAINED BY UTILITIES PROVIDING SUCH EXISTENCE AREA COVENANT, AS A PORTION OF THE RIGHT TO SUCH EXISTENCE, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT OR PLANTING. THE LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER.	

PREPARED BY:  **CFB** | CLYMER
FARNER
BARLEY
SURVEYING
4450 NE 83RD ROAD • WILLOWOOD, FL 34787
(352) 248-5126, J 86498

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2408-006 VOSO Unit 239 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number PLAT 2408-006 VOSO Unit 239 Final Plat

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

Acreage 5.67 +/-

Property Location The subject property is generally located east along Marsh Bend Trail and approximately 0.3 miles south of E C 470.

Parcel K15-006

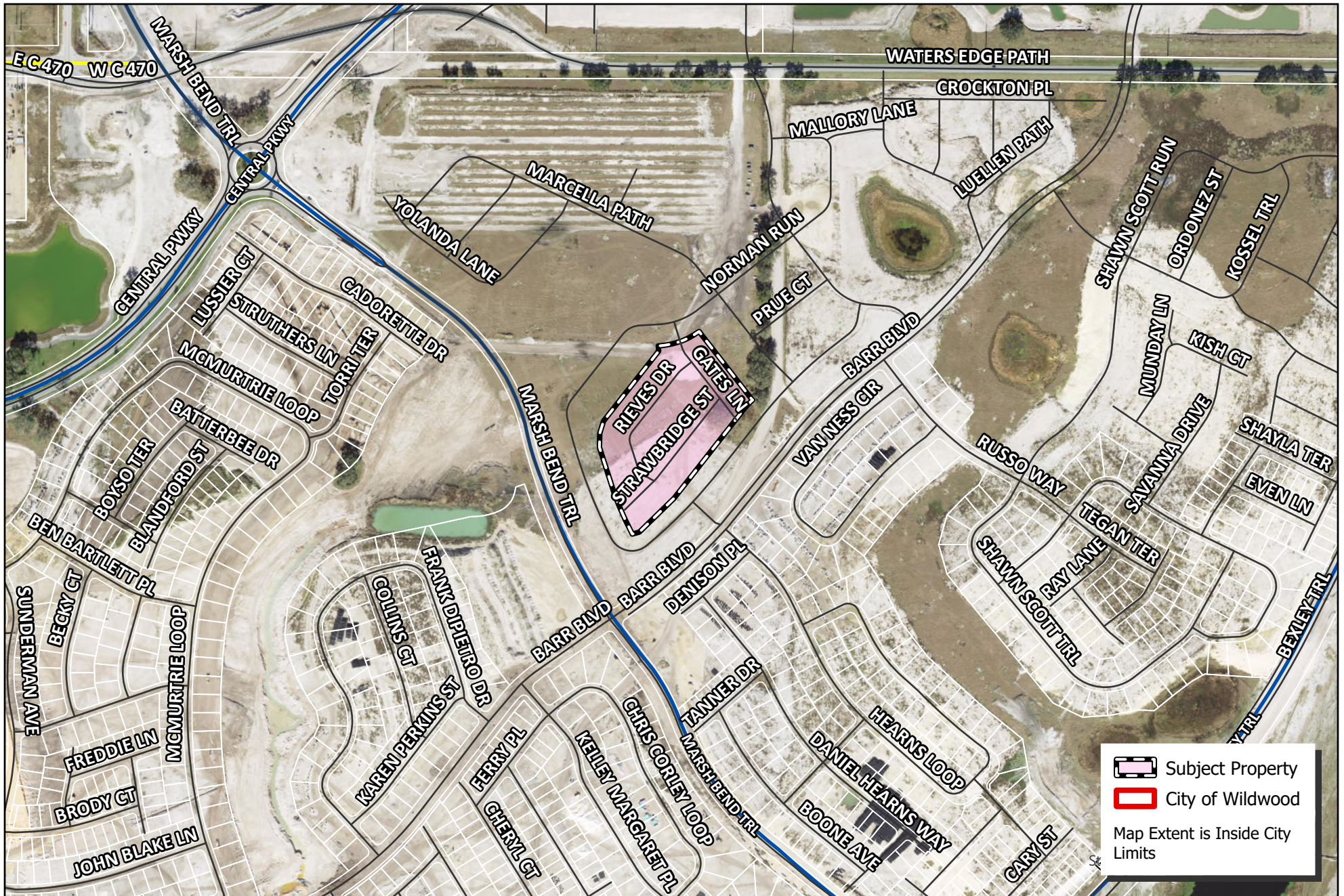
Date September 25, 2024

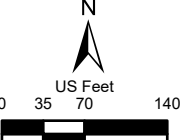
The applicant is seeking approval from the City Commission for the VOSO Unit 239 Final Plat, a subdivision consisting of 50 lots and four tracts, per the attached plans.

Plat 2408-006 meets the criteria set forth in F.S. 177, the Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 35 70 140	PLAT 2408-006 VOSO - UNIT 239 FINAL PLAT PARCEL K15-006		MAP 1B LOCATION MAP AUG 2024

CONVEYANCE, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THIS SUBDIVISION ARE SHOWN ON THE PLAT BOOK OF SUMTER COUNTY, FLORIDA, PAGE _____ OF BOOK _____.

VILLAGES OF SOUTHERN OAKS UNIT NO. 239

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

SHEET 1 OF 2

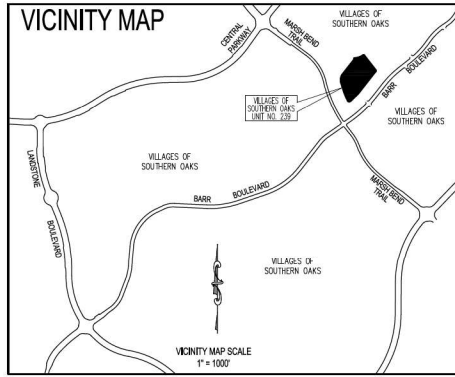
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 15, THENCE ALONG THE EAST LINE THEREOF RUN N00°12'36"E, 1447.39 FEET, THENCE DEPARTING SAID EAST LINE RUN N89°47'24"W, 34.97 FEET TO THE POINT OF BEGINNING, THENCE S44°40'10"W, 33.43 FEET, THENCE S38°02'22"W, 449.88 FEET, THENCE S45°36'19"W, 185.91 FEET, THENCE S14°33'49"W, 28.57 FEET, THENCE N26°16'08"W, 59.60 FEET, THENCE N23°31'26"W, 59.61 FEET, THENCE N07°24'41"W, 58.07 FEET, THENCE N17°41'11"W, 182.23 FEET, THENCE N01°55'57"E, 53.34 FEET, THENCE N01°55'57"E, 49.50 FEET, THENCE N38°09'22"E, 342.28 FEET, THENCE N03°19'10"W, 20.00 FEET, THENCE N88°40'50"E, 3.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 297.50 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'31", AN ARC DISTANCE OF 165.21 FEET, THENCE ALONG A RADIAL LINE RUN S50°14'42"E, 20.00 FEET, THENCE S37°57'34"E, 33.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.67 ACRES, MORE OR LESS.



50 LOTS - 4 TRACTS

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

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING N00°12'36"E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9) TRACTS "C" AND "D" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GESSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GESSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OIL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.
- 11) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4807
MADE SURVEYING, INC. REGISTRATION NO. _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 239 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 239, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENTERTAINMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES
SIGNATURE _____ THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME _____ BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
3601 KIESSLER ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____
BY: MARTIN L. DZURO, MANAGER

SIGNATURE _____
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STICKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

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

DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. STICKLAND JEREMY HOOKENBURY

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 239, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C" AND "D" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

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

(1) SIGNATURE _____ BY: VDC MANAGER, LLC,
PRINT NAME _____ A FLORIDA LIMITED LIABILITY COMPANY,
3601 KIESSLER ROAD ITS MANAGER
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

(2) SIGNATURE _____ BY: MARTIN L. DZURO, MANAGER
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

(1) SIGNATURE _____ BY: SPENCER R. NOVAK, CHAIR
PRINT NAME _____

3601 KIESSLER ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

(2) SIGNATURE _____
PRINT NAME _____
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 239, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

RAYE M. JAMESON
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

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

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
CLERK CLERK

PREPARED BY: **CFB** CLYMER FARNER
SURVEYING BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(904) 748-1700, 114888

VILLAGES OF SOUTHERN OAKS UNIT NO. 239

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

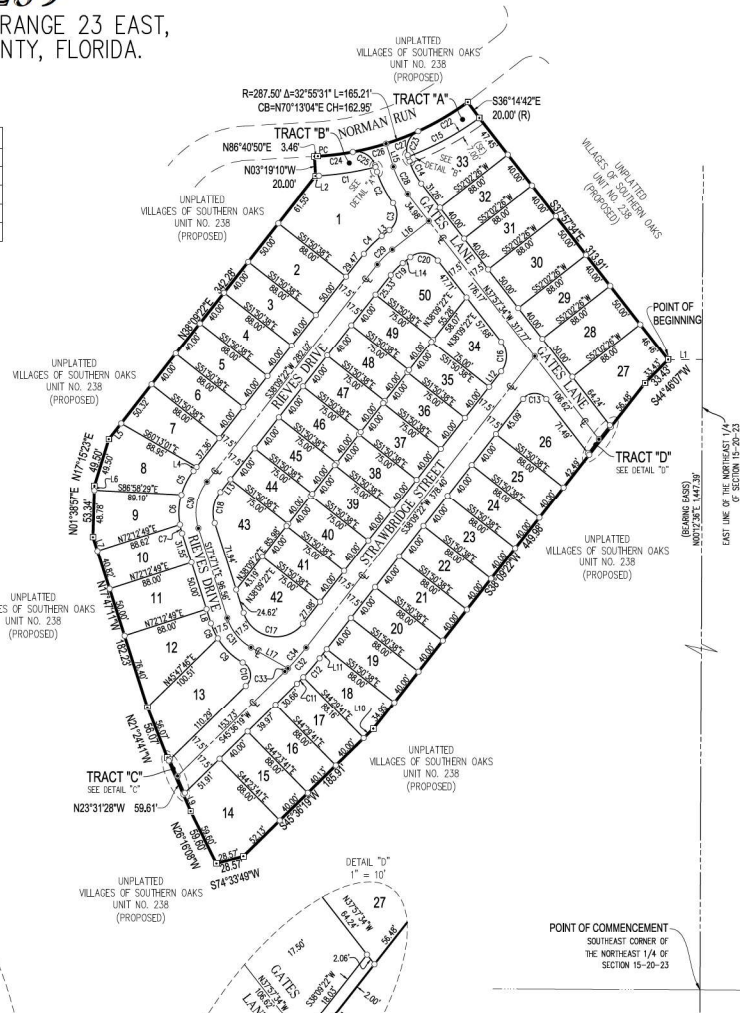
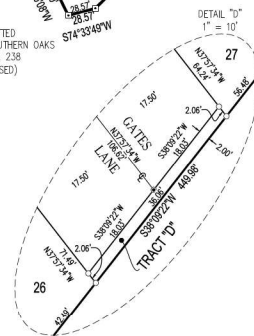
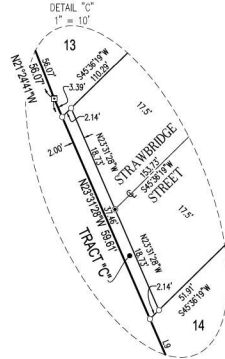
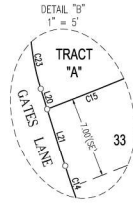
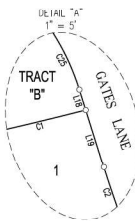
SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	307.50'	10°55'17"	58.61'	N81°31'11"E
C2	106.50'	19°18'55"	35.90'	S27°09'40"E
C3	20.00'	88°51'34"	31.02'	N07°36'39"E
C4	106.50'	13°53'04"	25.81'	S45°05'54"W
C5	70.00'	22°28'50"	27.47'	S28°54'57"W
C6	70.00'	25°50'35"	31.58'	S02°43'06"W
C7	70.00'	7°36'50"	9.30'	S13°58'48"E
C8	70.00'	13°48'02"	16.82'	S24°40'12"E
C9	70.00'	29°10'09"	35.64'	S46°08'18"E
C10	14.47'	112°08'19"	28.32'	N07°33'32"W
C11	267.50'	2°00'05"	9.34'	N44°36'16"E
C12	267.50'	5°26'52"	25.43'	N40°52'48"E
C13	15.00'	103°53'04"	27.20'	N88°54'06"W
C14	71.50'	20°27'22"	25.53'	S27°43'53"E
C15	307.50'	15°28'44"	83.07'	N61°29'40"E
C16	25.00'	76°06'56"	33.21'	N00°05'54"E
C17	35.00'	124°03'27"	75.78'	S79°48'50"E
C18	35.00'	55°56'35"	34.17'	S10°11'05"W
C19	71.50'	13°53'04"	17.33'	S45°05'54"W
C20	20.00'	90°00'00"	31.42'	N89°57'34"W
C22	287.50'	11°44'12"	58.89'	N59°37'24"E
C23	20.00'	82°58'43"	28.97'	S23°59'39"W
C24	287.50'	7°10'45"	36.02'	N83°05'27"E
C25	20.00'	82°58'44"	28.97'	N59°00'04"W
C26	287.50'	7°00'17"	35.15'	N75°59'56"E
C27	287.50'	7°00'17"	35.15'	N68°59'39"E
C28	89.00'	20°27'22"	31.78'	S27°43'53"E
C29	89.00'	13°53'04"	21.57'	S45°05'54"W
C30	52.50'	55°56'35"	51.26'	S10°11'05"W
C31	52.50'	42°56'11"	39.34'	S30°15'17"E
C32	250.00'	7°28'57"	32.50'	N41°52'50"E
C33	250.00'	1°01'22"	4.46'	N45°05'38"E
C34	250.00'	6°25'35"	28.04'	N41°22'10"E

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N89°47'24"W	34.97'
L2	N86°40'50"E	3.46'
L3	S52°02'26"W	9.94'
L4	S38°09'22"W	5.19'
L5	S38°09'22"W	20.41'
L6	S01°38'57"W	4.56'
L7	S17°47'11"E	15.01'
L8	S17°47'11"E	15.02'
L9	S23°31'28"E	18.78'
L10	N45°36'19"E	13.65'
L11	N38°09'22"W	11.81'
L12	N38°09'22"E	19.95'
L13	S38°09'22"W	16.69'
L14	S52°02'26"W	9.91'
L15	N17°30'13"W	24.64'
L16	N52°02'26"E	47.41'
L17	S60°43'22"E	43.35'
L18	S17°30'13"E	1.80'
L19	S17°30'13"E	5.14'
L20	S17°30'13"E	1.80'
L21	S17°30'13"E	5.14'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,529	0.04
B	1,125	0.03
C	75	0.002
D	72	0.002



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET TO #4000.
- INDICATES P.A. NAIL AND OOK PERMANENT CONTROL POINT (C.P.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES.
- FEET NOTE #1
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C9 INDICATES CHORD BEARING
- L9 INDICATES CHORD BEARING
- INDICATES ARC LENGTH
- L9 INDICATES LICENSED BUSINESS
- N9 INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PCC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- 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 EXISTENT AREA, UTILITY PROVIDERS UTILIZING SUCH EXISTENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EXISTENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENT AREA.

PREPARED BY: **CFB** CLYMER PARTNER HARLEY
SURVEYING
4450 NE 85TH AVENUE, WILMINGTON, FL 34186
(352) 748-4128 180498

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2408-007 VOSO Unit 238 Final Plat

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2408-007 VOSO Unit 238 Final Plat
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Owner/Applicant(s)	The Villages Development Company, LLC
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Acreage	13.6 +/-
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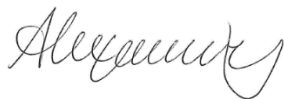
Property Location	The subject property is generally located east along Marsh Bend Trail and approximately 0.3 miles south of E C 470.
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Parcel	K15-006
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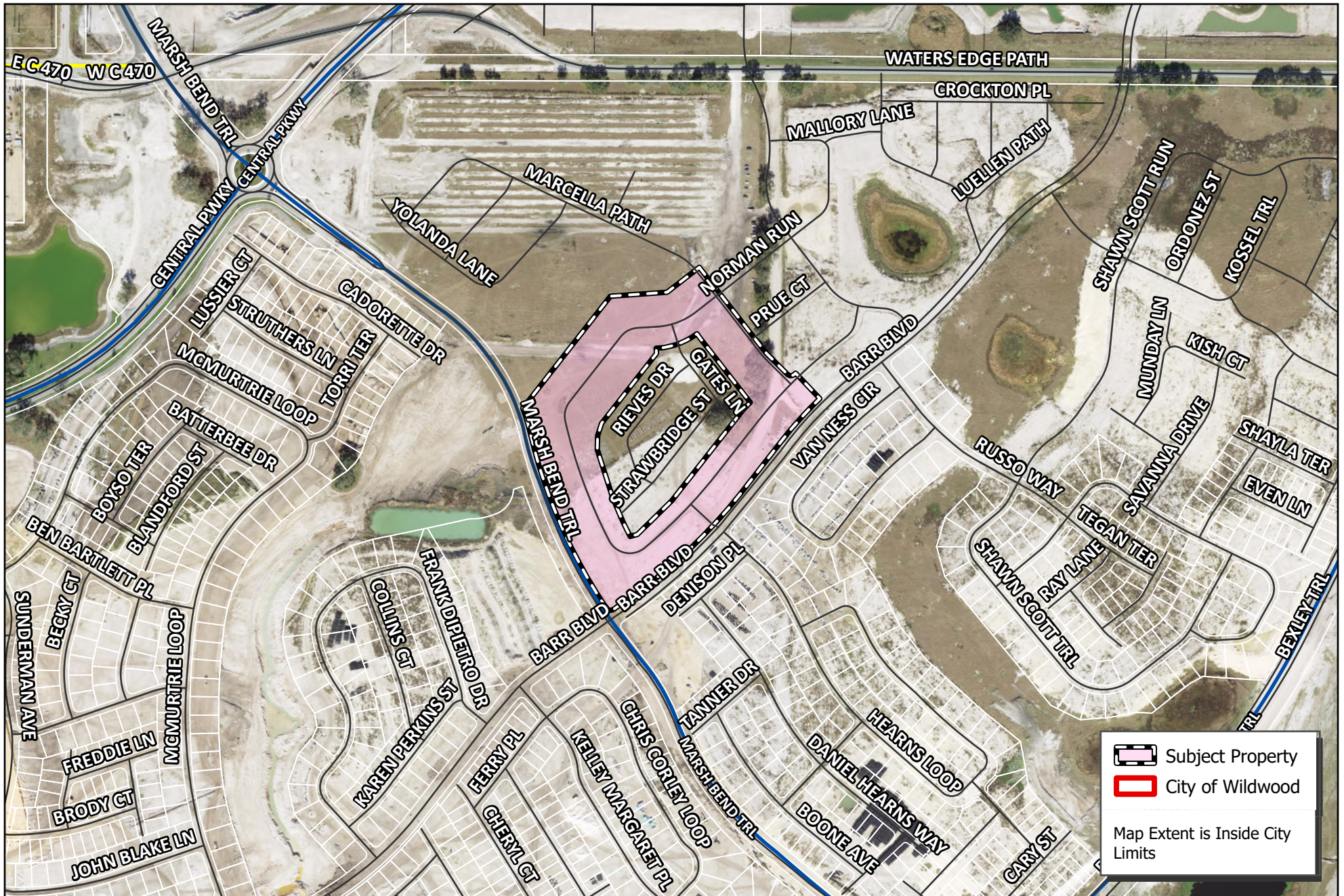
Date	October 4, 2024
------	-----------------

The applicant is seeking approval from the City Commission for the VOSO Unit 238 Final Plat, a subdivision consisting of 67 lots and 1 tract, per the attached plans.

Plat 2408-007 meets the criteria set forth in the F.S. 177, the Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.0 0.1 0.2 0.3 0.4 0.5 Miles 	PLAT 2408-007 VOSO - UNIT 238 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP AUG 2024
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VILLAGES OF SOUTHERN OAKS UNIT NO. 238

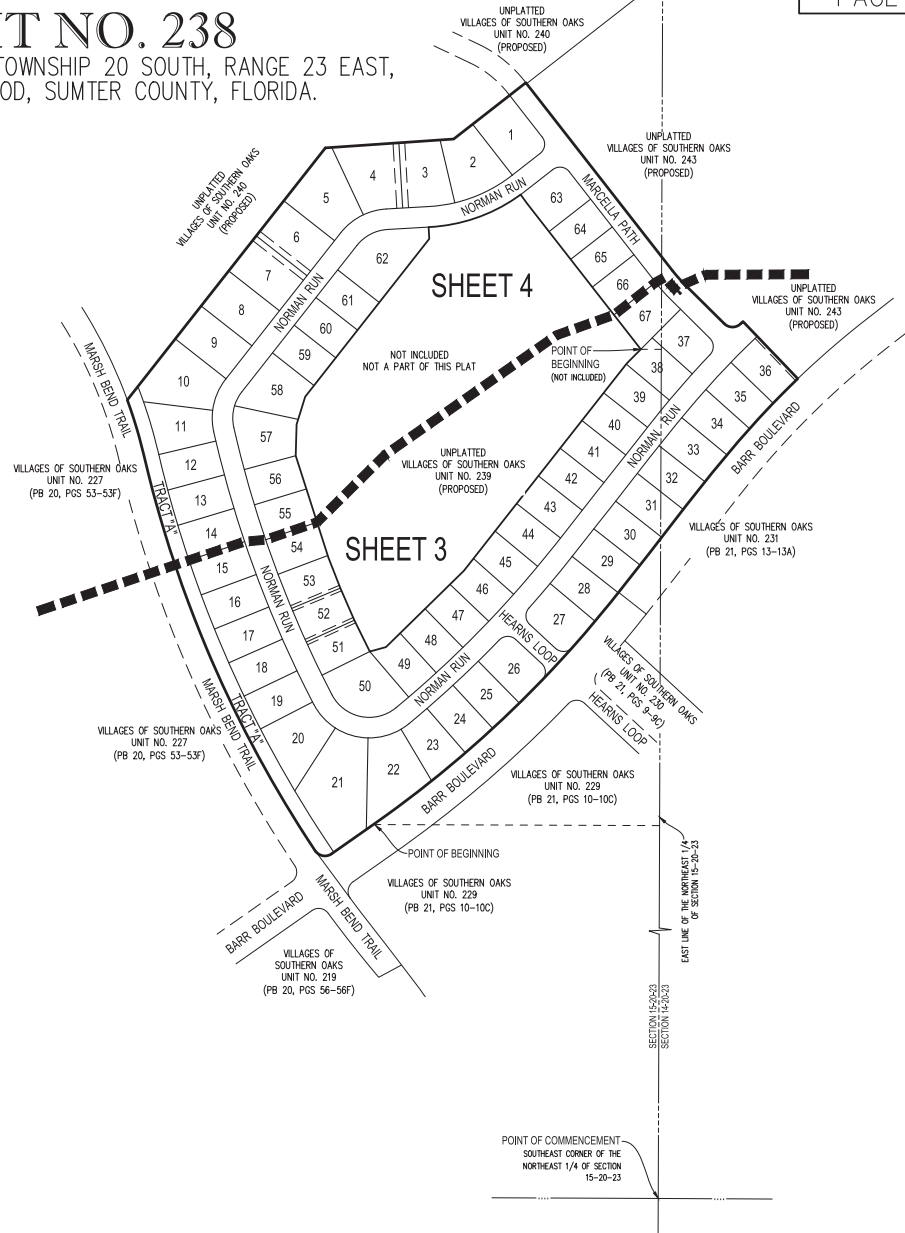
SECTIONS 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____



KEY MAP



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (I.P. & C.A.P.)
- INDICATES P.A. NAIL AND O.C.P. PERMANENT CONTROL POINT (P.C.P.) OR (P.A.N.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- CP INDICATES CURVE NUMBER IN CURVE TABLE
- CL INDICATES CENTERLINE
- CA INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- LI INDICATES ARC LENGTH
- LB INDICATES LOCKED BUSINESS
- NOL INDICATES NUMBER
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PDC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- RI INDICATES RADIAL LINE
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- OFE INDICATES DATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS; DEVELOPER COVENANTS PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PS INDICATES PLAT BOOK
- PS INDICATES PAGE
- PS INDICATES PAGES
- SS FT INDICATES SQUARE FEET
- S/M INDICATES RIGHT-OF-WAY

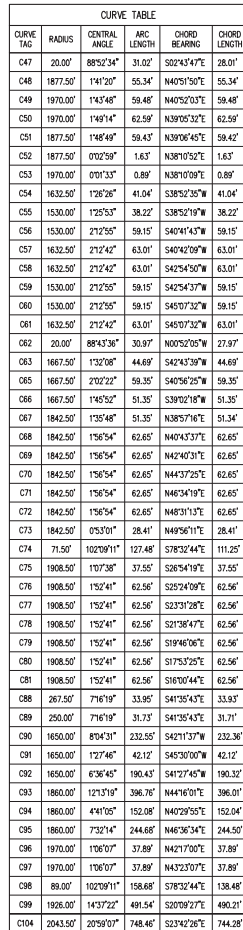
PREPARED BY:



CFB
SURVEYING
4450 NE 20TH ROAD - WILDMAN, FL 34715
(352) 746-5108 LEO@CFB

SECTIONS 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 4



PREPARED BY:  **CFB** | **GLYNN
FARNER
BARLEY**
SURVEYING
4450 NE 83RD ROAD - WILDLAND, FL 34785
(352) 748-3126 LB#498

VILLAGES OF SOUTHERN OAKS UNIT NO. 238

SHEET 4 OF 4

PLAT BOOK _____
PAGE _____

SECTIONS 14 AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	N07°02'26"E	28.28'
C2	252.50'	2°44'31"	108.82'	N64°23'12"E	107.98'
C3	252.50'	9°56'52"	43.04'	N81°42'23"E	43.78'
C4	106.50'	21°45'41"	40.55'	S75°46'26"W	40.30'
C5	106.50'	26°42'40"	49.65'	S51°30'42"W	49.20'
C6	106.50'	31°05'08"	57.78'	S22°36'48"W	57.07'
C7	106.50'	19°55'01"	37.02'	S02°51'16"E	36.83'
C8	856.50'	1°51'20"	27.74'	N20°10'03"W	27.74'
C9	856.50'	6°01'30"	90.07'	N16°13'38"W	90.02'
C10	2043.50'	0°06'13"	3.69'	S15°15'59"E	3.69'
C11	1943.50'	0°28'19"	16.01'	S13°04'56"E	16.01'
C12	1943.50'	1°45'09"	59.45'	S14°11'40"E	59.44'
C13	2043.50'	1°45'09"	62.50'	S14°11'40"E	62.50'
C14	2043.50'	1°45'09"	62.50'	S15°56'49"E	62.50'
C15	1943.50'	1°45'09"	59.45'	S15°56'49"E	59.44'
C16	1943.50'	1°45'09"	59.45'	S17°41'58"E	59.44'
C17	2043.50'	1°45'09"	62.50'	S17°41'58"E	62.50'
C18	2043.50'	1°45'09"	62.50'	S19°27'07"E	62.50'
C19	1943.50'	1°45'09"	59.45'	S19°27'07"E	59.44'
C79	1908.50'	1°52'41"	62.56'	S19°46'06"E	62.56'
C80	1908.50'	1°52'41"	62.56'	S17°53'25"E	62.56'
C81	1908.50'	1°52'41"	62.56'	S16°00'44"E	62.56'
C82	1908.50'	2°13'36"	74.17'	S13°57'35"E	74.17'
C83	71.50'	29°51'02"	37.25'	S02°04'44"W	36.83'
C84	71.50'	21°09'07"	28.40'	S27°34'49"W	28.25'
C85	71.50'	48°31'28"	60.55'	S82°25'06"W	59.70'
C86	287.50'	1°42'52"	8.60'	N52°53'52"E	8.60'
C87	20.00'	90°00'00"	31.42'	N82°57'34"W	28.28'
C88	267.50'	7°16'19"	33.95'	S41°35'43"E	33.93'
C89	250.00'	7°16'19"	31.73'	S41°35'43"E	31.71'
C99	1908.00'	1°43'72"	491.54'	S20°09'27"E	490.21'
C100	89.00'	51°00'09"	79.22'	S12°39'18"W	76.63'
C101	89.00'	48°31'28"	75.37'	S82°25'06"W	73.14'
C102	270.00'	34°38'24"	163.24'	N69°21'38"E	160.76'
C103	856.50'	7°52'50"	117.81'	N17°09'18"W	117.71'
C104	2043.50'	20°59'07"	748.46'	S23°42'26"E	744.28'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L2	N52°02'26"E	0.80'
L3	S38°09'22"W	1.45'
L8	N37°57'34"W	2.88'

TRACT TABLE		
TRACT TAG	SQ. FT.	ACREAGE
A	21,456	0.49



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN 18" DIA. HOLE.
- INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) 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 #3.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- CL INDICATES CENTRELINE
- CB INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CH INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DWA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- OFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOFT GATE PAVING. DEVELOPER CONVEYANCES PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR OBTAIN SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PR INDICATES PLAY BOOK
- PS INDICATES PAGES
- PSS INDICATES PAGES
- SD FT INDICATES SQUARE FEET
- S/W INDICATES RIGHT-OF-WAY

PREPARED BY:



4400 NE 83RD ROAD - WILDWOOD, FL 34705
(904) 745-5100, L18488

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

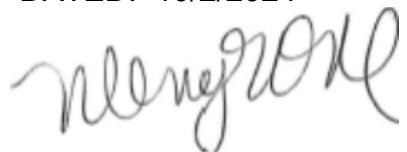
HISTORY/FACTS/ISSUES:

Case Number	SP 2401-003 South Wildwood Industrial Park, Lot 1C Bldg 2
Owner/Applicant(s)	Harry Harmer
Acreage	0.95 +/-
Property Location	The subject property is addressed as 3018 NE 37th Place, Wildwood, FL 34785 and it's generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave
Parcel(s)	G30E001C

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA Accessible parking space, one Dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2, per the attached plans.

The site will be serviced by City water and private on-site Septic Tank System for waste disposal. SP 2401-003 meets the criteria set forth within the Land Development Regulations, Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 10/2/2024

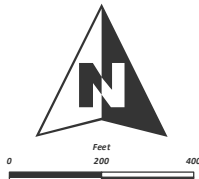


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2401-003

SOUTH WILDWOOD INDUSTRIAL PARK

PARCEL G30E001C

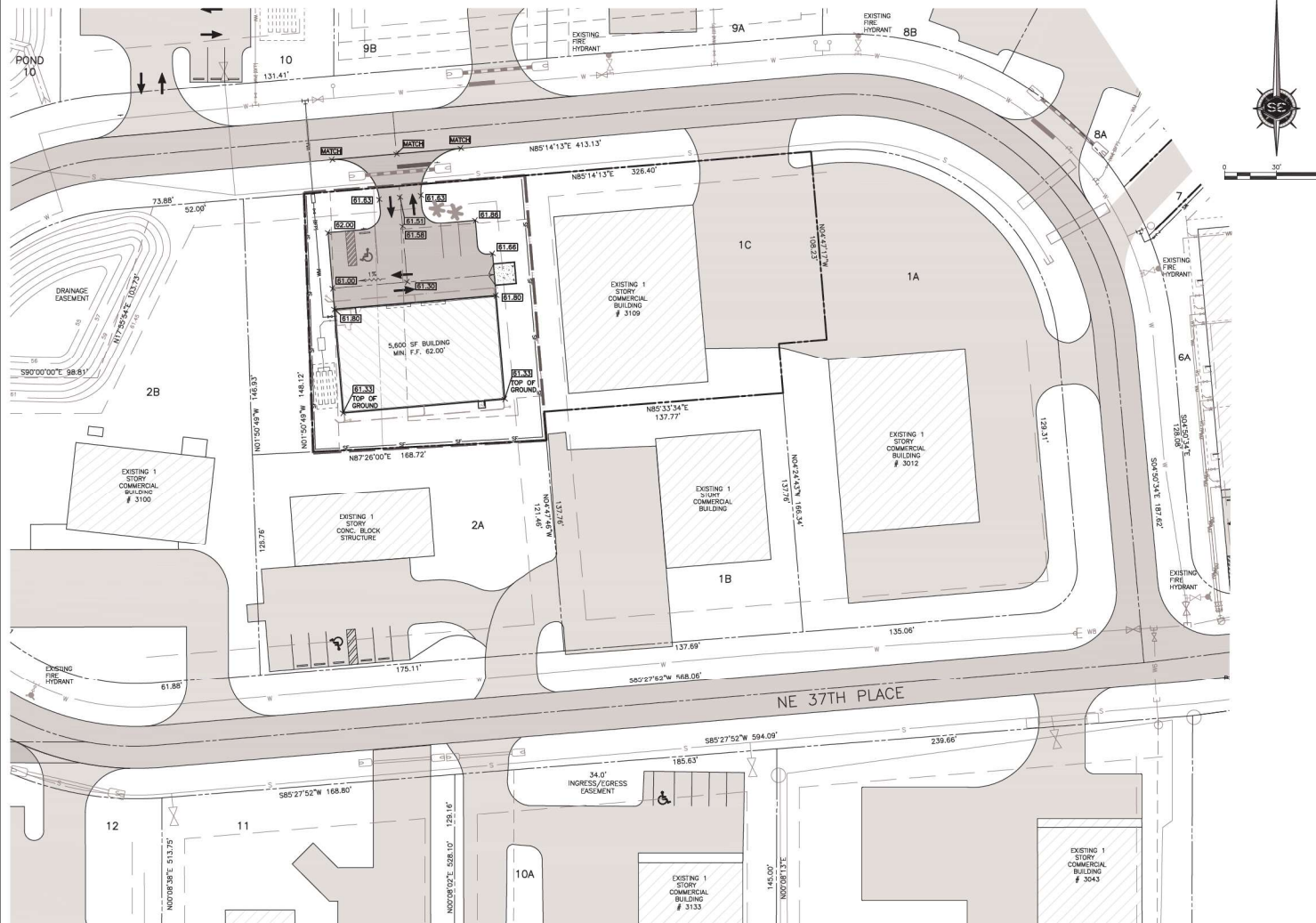
MAP 1B

**LOCATION
MAP**

**JANUARY
2024**

Page 86 of 315

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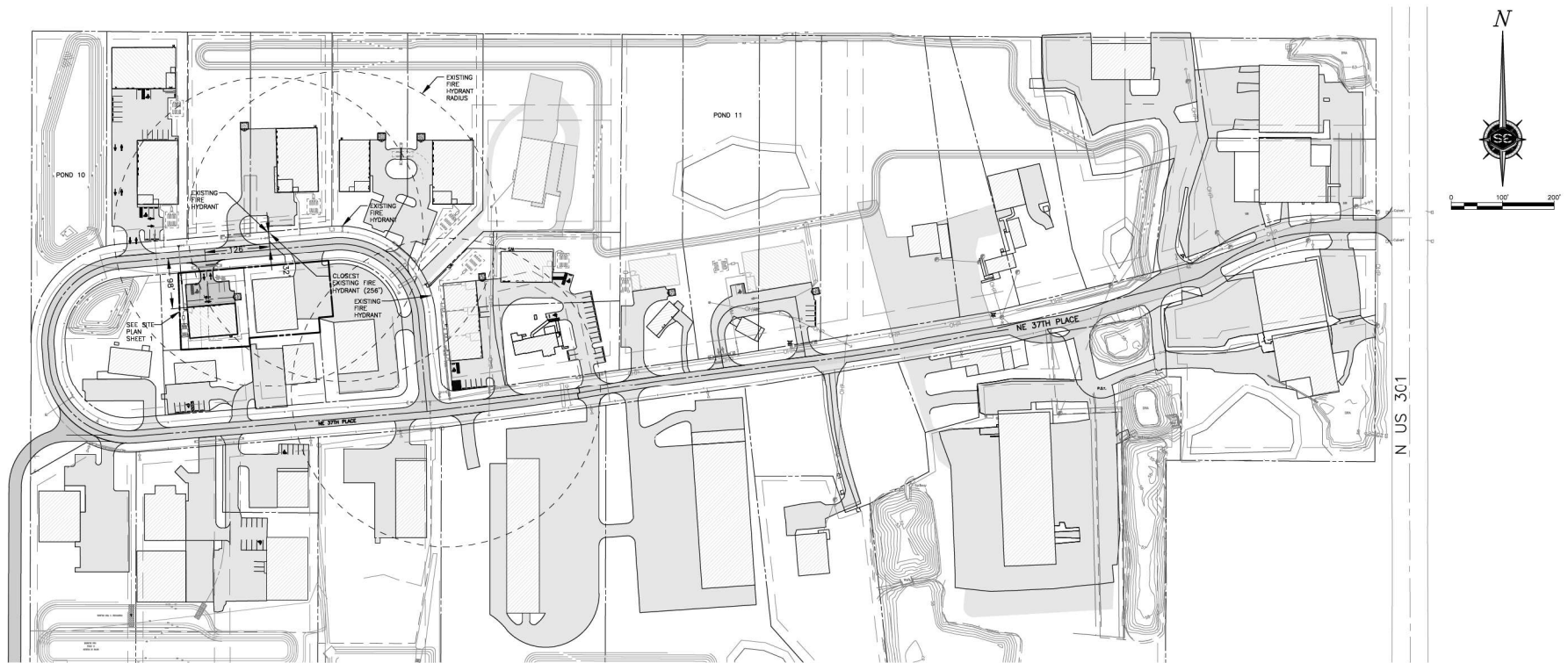


GRADING PLAN
SCALE: 1"=30'

- LEGEND**
- PROPERTY BOUNDARY
 - BUILDING SETBACKS
 - PRE-DEVELOPMENT CONTOUR
 - PROPOSED WATERLINE
 - FINISHED GRADE FLOW
 - PROPOSED SANITARY SEWER
 - SLOPE
 - PROJECT AREA
 - MATCH SLOPE LINE
 - PROPOSED SPOT ELEVATION
 - FINISHED GRADE CONTOUR
 - SOL. DIVIDE
 - EXISTING SPOT ELEVATION

CLIENT: HARMER CONSTRUCTION		PROJECT: SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2		DRAWING: GRADING PLAN		2 of 9	
DAVID M. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID M. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID M. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID M. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.	
Consulting Engineers Planners		Consulting Engineers Planners		Consulting Engineers Planners		Consulting Engineers Planners	
CA-0001723		CA-0001723		CA-0001723		CA-0001723	
12-0001723		12-0001723		12-0001723		12-0001723	
727 South 14th Street		727 South 14th Street		727 South 14th Street		727 South 14th Street	
Leesburg, FL 34748		Leesburg, FL 34748		Leesburg, FL 34748		Leesburg, FL 34748	
(352) 787-1414		(352) 787-1414		(352) 787-1414		(352) 787-1414	
SCALE: 1"=30'	DATE: 12/23	DESIGN: DWS	DRAWN: SKK	CHECKED: [Signature]	DATE: 12/23	DATE: 12/23	DATE: 12/23
GRADING PLAN		GRADING PLAN		GRADING PLAN		GRADING PLAN	
CLIENT: HARMER CONSTRUCTION		CLIENT: HARMER CONSTRUCTION		CLIENT: HARMER CONSTRUCTION		CLIENT: HARMER CONSTRUCTION	
SOUTH WILWOOD INDUSTRIAL		SOUTH WILWOOD INDUSTRIAL		SOUTH WILWOOD INDUSTRIAL		SOUTH WILWOOD INDUSTRIAL	
PARK PARCEL 1C BUILDING 2		PARK PARCEL 1C BUILDING 2		PARK PARCEL 1C BUILDING 2		PARK PARCEL 1C BUILDING 2	
JOB NO.: 121005.028	SHEET: 2	JOB NO.: 121005.028	SHEET: 2	JOB NO.: 121005.028	SHEET: 2	JOB NO.: 121005.028	SHEET: 2
DATE: 12/23		DATE: 12/23		DATE: 12/23		DATE: 12/23	

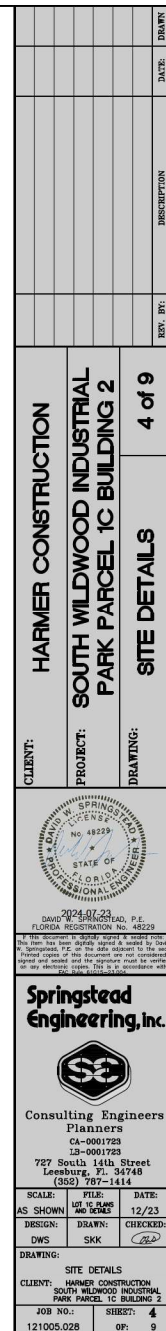
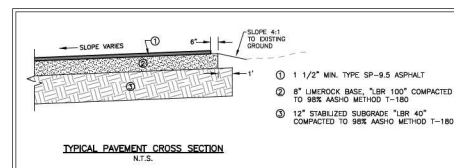
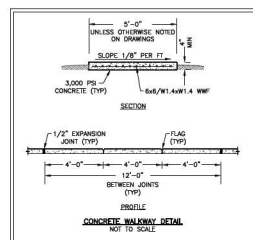
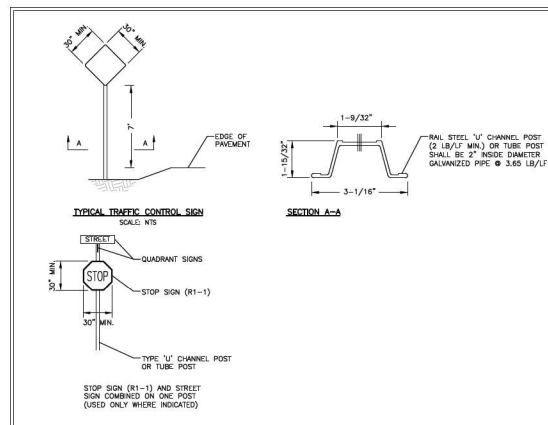
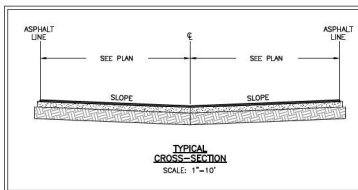
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OVERALL SITE PLAN
SCALE: 1"=30'

LEGEND	
	PROPERTY BOUNDARY
	BUILDING FOOTPRINTS
	PRE-DEVELOPMENT CONTOUR
	PROPOSED WATERLINE
	FINISHED GRADE FLOW
	PROPOSED SANITARY SEWER
	SILT FENCE
	PROJECT AREA
	MATCH SLOPE LINE
	FINISHED SPOT ELEVATION
	FINISHED GRADE CONTOUR
	SOL DIVIDE
	EXISTING SPOT ELEVATION

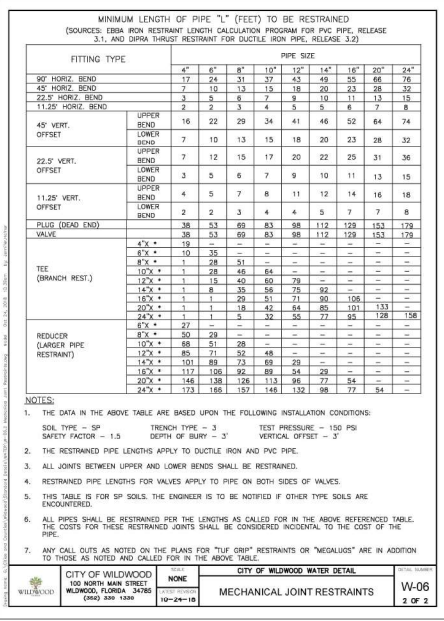
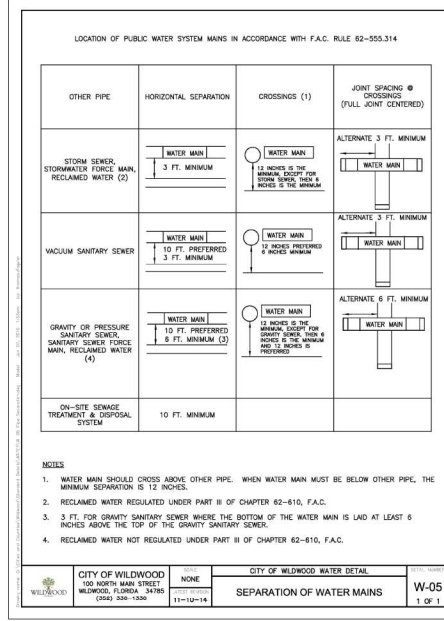
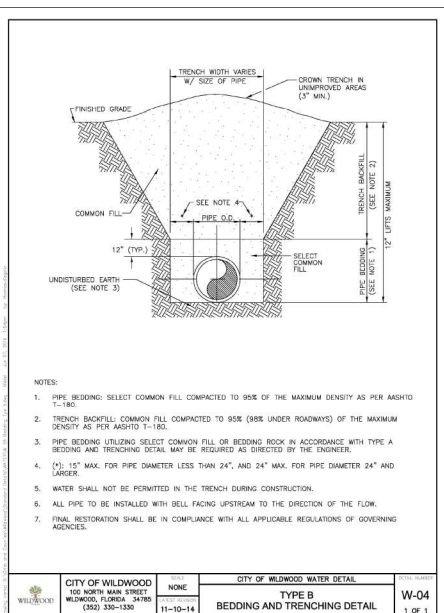
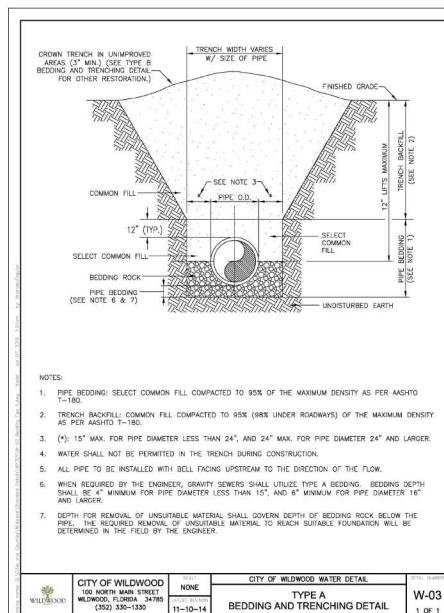
CLIENT: HARMER CONSTRUCTION		NOV. 2011	DESCRIPTION	DATE	DRAWN
PROJECT: SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2					
DRAWING: OVERALL SITE PLAN		3 of 9			
Springstead Engineering, Inc. Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414					
SCALE:	FILE:	DATE:			
AS SHOWN	USE TO PLANS AND NOTES	12/23			
DESIGN:	DRAWN:	CHECKED:			
DWS	SKK	ALA			
DRAWING:					
OVERALL SITE PLAN					
CLIENT: HARMER CONSTRUCTION					
SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2					
JOB NO.: 121005.028	SHEET: 3				
	OP: 9				



The engineer expressly reserves the

[illegible]

Planners CA-0001723 LB-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		
SCALE:	FILE:	DATE:
AS SHOWN	LOT 10 WW SEALS	9/21
DESIGN:	DRAWN:	CHECKED:
JRH	SKK	<i>[Signature]</i>
DRAWING:		
WATER AND SEWER DETAILS-A		
CLIENT: FORMER CONSTRUCTION SOUTH WILWOOD INDUSTRIAL PARK PARCEL 10 BUILDING 2		
JOB NO.:	SHEET:	7
121005.028	OF:	9



CLIENT:

PROJECT:

DRAWING:

HARMER CONSTRUCTION

SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

WATER AND SEWER DETAILS-B

8 of 9

DATE:

DESCRIPTION:

REV. BY:

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

Springstead Engineering, Inc.

Consulting Engineers Planners

CA-0001723

LA-0001723

727 South 14th Street

Leesburg, FL 34748

(352) 787-1414

SCALE:

DATE:

AS SHOWN

DESIGN:

DRAWN:

CHECKED:

JRH

SKK

ALB

DRAWING:

WATER AND SEWER DETAILS-B

COLUMBER CONSTRUCTION SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.:

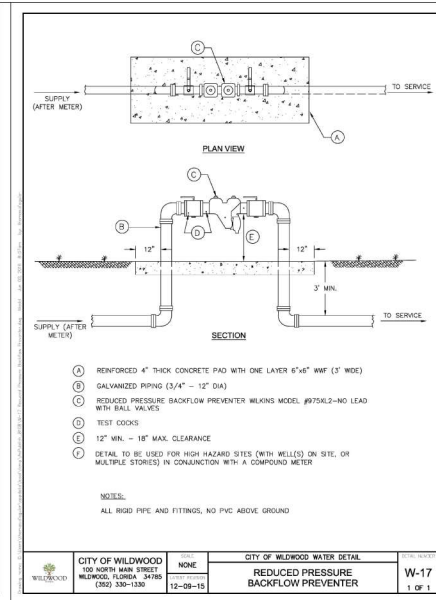
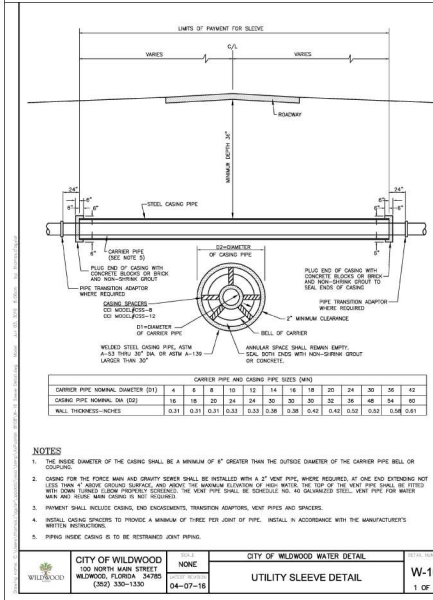
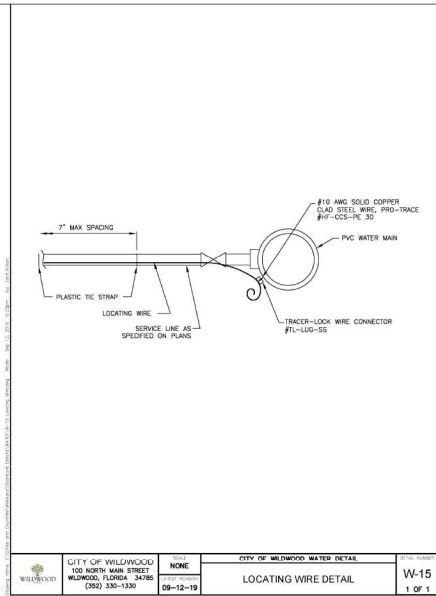
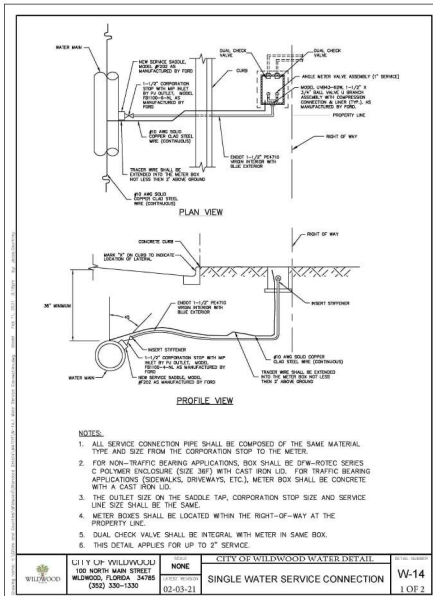
SHEET:

121005.028

8

9

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CLIENT:	HARMER CONSTRUCTION	DATE:	
PROJECT:	SOUTH WILLOWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2	DESCRIPTION:	
DRAWING:	WATER AND SEWER DETAILS-C	REV. BY:	
		DATE:	

DAVID REGISTRATION NO. 48229
FLORIDA REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 48229
2024-01-23

Springstead Engineering, Inc.

Consulting Engineers Planners

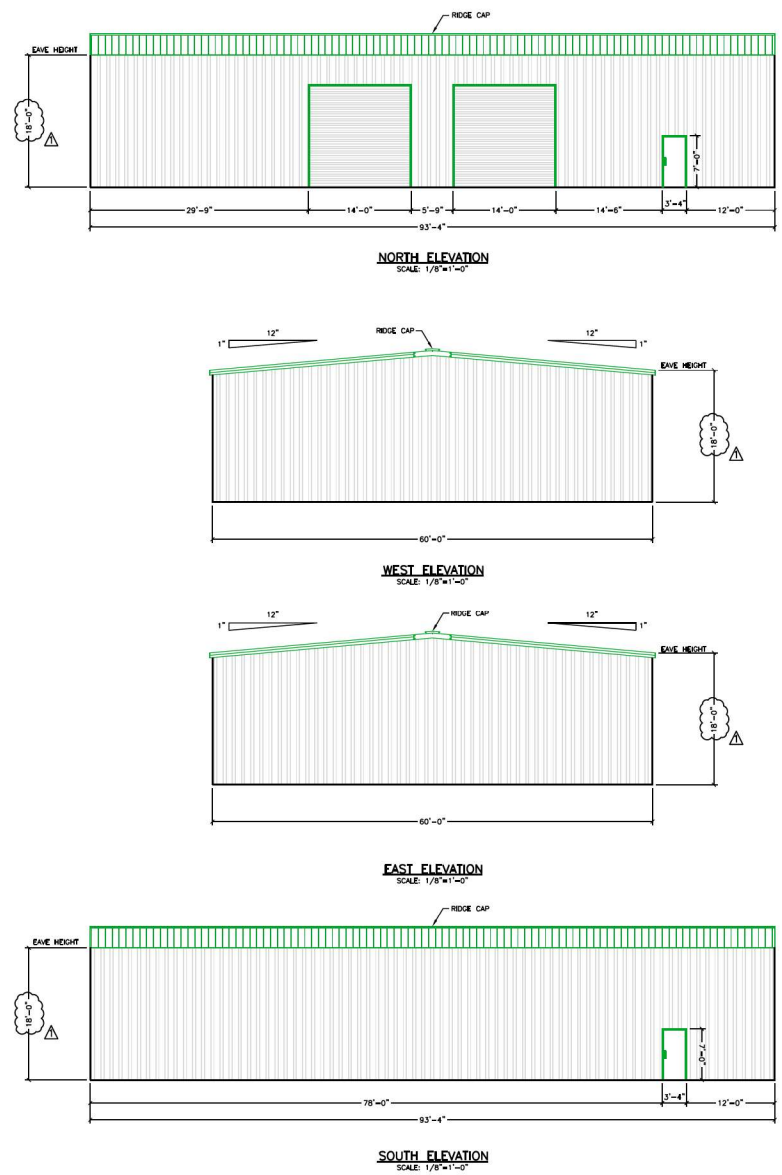
CA-0001723
12-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: P.L.R. DATE: 9/21
AS SHOWN USE 1/8" = 1'-0"

DESIGN: J.R.H. DRAWN: S.K.K. CHECKED: S.K.K.

DRAWING: WATER AND SEWER DETAILS-C
CLEMMINGER CONSTRUCTION SOUTH WILLOWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.: 121005.028 SHEET: 9 OF 9

[illegible]



**Springstead
Engineering, Inc.**
Consulting Engineers - Planners

727 South 14th Street
Leesburg, Florida 34748

Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

January 8, 2024

City of Wildwood
100 North Main St.
Wildwood, Florida 34785

**RE: Traffic Statement for Additional Warehouse Building
Lot 1C, South Wildwood Industrial Park
Wildwood, Florida
SEI File No. 1210005.028**

Dear Reviewer:

Springstead Engineering, Inc. has been performing civil/site engineering for Mr. Harry Harmer/South Wildwood Industrial Park for the past 10+ years. During that time period we have performed the engineering for multiple new industrial buildings on separate previously platted lots within the Industrial park.

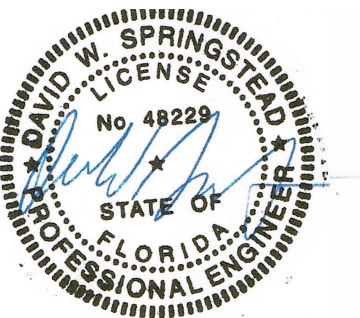
A Transportation Impact Study was performed for the Industrial Park at the time the subdivision was requesting development approval. As a result, the turn lanes at the park entrance on US Highway 301 were designed, permitted and constructed per the approved plans.

The purpose of the proposed development is to add additional warehouse storage space for the existing business operating on Lot 1C. No new employees will be added. The office and facilities for the existing business will be unchanged.

Based on this information it is my opinion that the development of this project will not increase nor decrease the traffic trips generated for this lot.

I hope that this information meets the City's needs at this time. Should there be any additional questions or comments, please contact me.

Digitally signed
by David W
Springstead
Date: 2024.01.08
'14:52:07 -05'00



Sincerely,
Springstead Engineering, Inc.

David W. Springstead, P.E.
Florida Registration No. 48229

DWS/jal

Cc: Bill Keen; Harry Harmer

This item has been digitally signed and sealed by David W. Springstead, P.E. on date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Harry Harmer

South Wildwood Industrial park

Parcel 1C

This application consists of a proposed warehouse building and paved parking areas to serve the new building.

Landscape Plans

No landscape plans have been provided with this application as this site is within an existing Industrial Park, therefore it is not needed.

Environmental Assessment

An environmental assessment for the platted project as performed at the time of original development, therefore not applicable for this project. Lot 1C is located in an active industrial park. Improvements have been made on the lots to either side. The activity level at the site insures that no changes have occurred from the activity observed in the original report.

Stormwater Calculations

The calculations for impervious area included 3.0 acres of building/parking within the development area. The subject project is the last to develop. Based on the latest accounting there is a balance of 0.19 acres of available impervious area. This project incurs 0.23 acres of impervious for building and parking. This is approximately 1750 sf over the originally permitted impervious area.

The system in its current state has been operating with minimal staging through the past seasons. Based on the condition and size of the system, it is our opinion that the 1750 sf overage will not change the operational capacity of the stormwater system. As previously stated, no additional impervious area is planned for the development area within the contributing basin.

Sign Application

A sign permit is not applicable for this project.

Tree Survey

No trees are to be removed from this site; therefore a tree permit is not needed for this project.

Additional Information provided per questions previously asked on Reviews for the SWWIP projects.

Irrigation Plans /Meter

No irrigation plans or meter are proposed.

Dredging/Filling

No dredging or filling in excess of the original ERP permit are proposed.

Storage

Storage will be low to ordinary hazard. High hazard storage is prohibited.

Flood Prone Area

The proposed project is not within a flood prone area.

Wash Out Area

No concrete wash out area is proposed.

Directional Boring

No directional boring is proposed for this project.

Utility Construction

No utility construction is proposed for this project; therefore we did not provide a construction cost estimate.

Septic System

Owner will work with SCHD as in the past to modify/update the septic system.

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, October 1, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building featuring two roll-up doors, four parking spaces including one Florida ADA Accessible parking space, one Dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2, on an M-1 zoned parcel. The subject property is addressed as 3018 NE 37th Place, Wildwood, FL 34785 and it's generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave.

Case Number: SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Applicant(s): Harry Harmer

Owner(s): Harry Harmer

Parcel(s): G30E001C

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate:



☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024

Lindsay C.T. Holt

Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of Six (6) 2025 Ford Interceptor Utility Vehicles for the Police Department in the Amount of \$393,261.39

REQUESTED ACTION: Staff recommends approval.

CONTRACT: BCSO 2019-01 Vendor/Entity: Duval Ford
 Effective Date: Termination Date:
 Managing Division/Department:

BUDGET IMPACT: Included in FY25 budget in 001-521-60-6400.

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of six (6) 2025 Ford Interceptor Utility vehicles from Duval Ford for the amount of \$393,261.39. This will be purchased on a piggyback contract through Bradford County Sheriff's Contract BCSO 2019-01.



CITY OF WILDWOOD

Prepared for:

CITY OF WILDWOOD
STEVE WATSON
352-330-1335
swatson@wildwood-fl.gov

Contract Holder**9/24/24**

Duval Ford
Bambi Darr
(Work) 904-381-6596
Bambi.Darr@duvalmotor.com
405 Lane Ave N
Jacksonville, FL 32254

Pricing through Bradford County Sheriff's Contract BCSO 2019-01. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!

		Code	Equipment	OEM Price Level:	BCSO Contract Price			
Labor Hours. \$90/ Hr	Parts Quantity	2025 K8A	2025 FORD POLICE INTERCEPTOR GAS AWD- K8A		\$ 48,029.00	\$ 44,059.48		
		OEM freight	Factory Destination		\$ 1,595.00	\$ 1,621.32		
		500A	EQUIPMENT GROUP: POLICE PACKAGE		\$ -	\$ -		
		YZ	EXTERIOR: OXFORD WHITE		\$ -	\$ -		
		9W	INTERIOR: BLACK CLOTH FRONT SEATS/ REAR VINYL		\$ -	\$ -		
			VINYL FLOOR		\$ -	\$ -		
		99B.44U	3.3L V6 GAS ENGINE		\$ (2,191.00)	\$ (2,191.00)		
		INCL	POWER WINDOWS & DOOR LOCKS		\$ -	\$ -		
		INCL	FRONT LICENSE BRACKET		\$ -	\$ -		
		51R	DRIVER SIDE (LEFT HAND) SPOTLIGHT- UNITY LED		\$ 376.00	\$ 382.20		
		52P	REAR DOOR LOCK PLUNGERS		\$ 150.00	\$ 152.48		
		INCL	BACKUP CAMERA		\$ -	\$ -		
		INCL	KEYLESS ENTRY INCLUDES 4 KEY FOBS		\$ -	\$ -		
		INCL	FRONT HEADLAMP PRE-DRILL		\$ -	\$ -		
		INCL	BLUETOOTH		\$ -	\$ -		
		INCL	FACTORY WIG WAG HEADLIGHT FLASHERS		\$ -	\$ -		
		INCL	COURTESY LAMP DISABLED		\$ -	\$ -		
		INCL	PRE-COLLISION ASSIST		\$ -	\$ -		
		INCL	REVERSE SENSING SYSTEM		\$ -	\$ -		
		INCL	REAR TAILLAMP HOUSING		\$ -	\$ -		
		INCL	BLIND SPOT INFORMATION SYSTEM		\$ -	\$ -		
		INCL	REAR CAMERA ON DEMAND		\$ -	\$ -		
				Discount	Government Concession reflected in Base Vehicle Price			
				Ceiling Markup	Primary Awardee Ceiling Markup		1.65%	
				Discount	Net invoice discounts for Account reflected in Base vehicle Price		\$ (2,762.00)	
				Ceiling Percentage Markup: Accessories			29%	
				1	TINT	DEEP LEGAL TINT TO INCLUDE FRONT STRIP	\$ 330.00	\$ 425.70
				1	MATS	WEATHER TECH FLOOR LINERS- 4 PIECE	\$ 269.00	\$ 347.01
				1	VV	VENT VISORS	\$ 122.00	\$ 157.38
				Ceiling Percentage Markup: Law Enforcement Lighting and Metal Products			20%	
						MARKED UNIT BUILD	\$ 11,360.00	\$ 13,632.00
		9		1	WPLB-LED 2	WHELEN 54" LEGACY DUO LIGHTBAR WITH FULL LED TAKEDOWN (SMOKE LENSES GB2...R/W B/W- FRONT R/A B/A- REAR & REAR CORNERS R/W B/W)	INCL	\$ -
		2		1	295SLSA6	295SLSA6 SIREN, LIGHT CONTROLLER	INCL	\$ -
		0		1	SA315P	100 WATT SPEAKER	INCL	\$ -
		2		1	MICRONS	(2) WHELEN MICRONS (SPLIT RED/BLUE) MOUNTED IN GRILLE	INCL	\$ -
		4		1	W-PILLAR	(6) WHELEN IONS PILLAR MOUNTED IN REAR (SPLIT RED/BLUE) RPWD50- DUO	INCL	\$ -
		2		1	VTX609*	(2) WHELEN LED VERTEX LIGHTS MOUNTED IN TAILLIGHTS (WHITE)	INCL	\$ -
		2		1	VTX609*	(2) WHELEN VERTEX PLACED IN PRE-DRILLED HEADLAMPS (SPLIT RED/BLUE)	INCL	\$ -
		0		1	W-FLASHER	TAIL LIGHT FLASHERS	INCL	\$ -
4		1	SO RUNNER	DUAL RUNNER LIGHTS (RED/BLUE) SOUNDOFF- ENL160J-L & R	INCL	\$ -		
3		1	CC-20-UV10-L8	TROY PRODUCTS 18" L-shaped console with 10" slope / 8" level with faceplates, 4" dual cup internal beverage holder, 4" shallow console tray, 2" face plate pre-punched w/ holes for (2) DC outlets & (1) dual-port USB module, & height adjustable swivel arm rest with 5"x8" foam pad that bolts to rear of console.	INCL	\$ -		
0		1	AC-PENPRTR-58-CC	HEIGHT-ADJUSTABLE PRINTER ARM REST W/ 5X8 PAD, BOLTS TO REAR OF CONSOLE REAR	INCL	\$ -		
0		1	CM-LT-1600	THEFT-DETERRENT LAPTOP TRAY FOR COMPUTERS UP TO 15" WX 11.5"H	INCL	\$ -		
0		1	CC-SDMT-SL-LED	SIDE-MOUNT COMPUTER MOUNT WITH TROY'S UNIQUE SLIDE ARM	INCL	\$ -		
0		1	GL-SC-6	HANDCUFF STYLE AR RIFLE LOCK WITH #2 KEY AND PUSH BUTTON OVERRIDE	INCL	\$ -		
2		1	TP-E-SL6-US-SS	FRONT PARTITION WITH SLIDING WINDOW, SQUARE-HOLE BRACKET & WEAPON PANEL	INCL	\$ -		
0		1	KP-UV20-DAP-SS	PARTITION KICK PANELS	INCL	\$ -		
0		1	PS-20-UVFX-OS-RL	PLASTIC SEAT WITH OS BELTS, REAR PARTITION WITH POLY MAIN WINDOW, FIRE CUBBY ON OS	INCL	\$ -		

Section One: VEHICLE

Sec

0	1	WG-20-FDUV-SET	DRIVER & PASSENGER SIDE WINDOW GUARDS, WELDED BARS, VERTICAL DESIGN	INCL	\$	-
0	1	CP-UV20-UV-TRAY	TILT-UP CARGO MOUNT W/ GAS SHOCKS	INCL	\$	-
0	1	AC-20-UV-CARGO	ELECTRONICS TRAY BOLTS TO CP-UV20-CARGO	INCL	\$	-
0	1	AC-20-UV-HATCH	HATCH WINDOW SCREEN; SQUARE-HOLE PUNCHED	INCL	\$	-
0	1	MAGLIGHT	MAGLIGHT- RL7019 LED FLASHLIGHT	INCL	\$	-
0	1	STOPTIX	9' STOP STICK KIT W/STORAGE BAG (INCL 3 STOP STICKS, 1 REPLACEMENT STICK, STORAGE BAG, CORD REEL & SLEEVE) (S3700K)	INCL	\$	-
3	1	STALKER	BEE III Florida version radar with two Ka-band antennas, basic kit with wireless remote, tuning forks and manual, two year warranty	\$	2,405.00	\$ 2,886.00
6	1		INSTALL CUSTOMER CAMERA SYSTEM	\$	-	\$ -
		Final Delivery				
39		Labor	Total Labor Hours for installation of parts \$90HR	\$	3,510.00	\$ 3,510.00
	6	Freight	Freight on Parts	\$	25.00	\$ 150.00
	119	34785	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)	\$	2.00	\$ 238.00
		Tag	New FL City tag	\$	173.00	\$ 173.00
		NOTE	ORDER CONFIRMATION: D001.D006			

Section 4: FINAL DELIVERY

UNIT COST\$ 65,543.57

TOTAL QUANTITY 6TOTAL PURCHASE\$ 393,261.39

CNGP530 VEHICLE ORDER CONFIRMATION 09/24/24 16:14:00
==> Dealer: F24081
2025 EXPLORER 4-DOOR Page: 1 of 1
Order No: 0009 Priority: L3 Ord FIN: QE065 Order Type: 5B Price Level: 515
Ord Code: 500A Cust/Flt Name: WILDWOOD PO Number:
RETAIL DLR INV RETAIL DLR INV
K8A 4DR AWD POLICE \$49515 \$48029.00 SP FLT ACCT CR \$(1313.00)
.119" WHEELBASE FUEL CHARGE 7.08
YZ OXFORD WHITE B4A NET INV FLT OPT NC 7.00
9 CLTH BKTS/VNL R DEST AND DELIV 1595 1595.00
W ONYX INTERIOR TOTAL BASE AND OPTIONS 49340 45211.08
500A EQUIP GRP TOTAL 49340 45211.08
.FM STEREO *THIS IS NOT AN INVOICE*
99B 3.3L V6 TI-VCT (2330) (2191.00)
44U 10SPD AUTO TRAN NC NC
52P DR LOCK PLUNGER 160 150.00
FLEET SPCL ADJ NC (495.00)
425 50 STATE EMISS NC NC
51R DRV LED SPT LMP 400 376.00
68G RR DR/LK INOP NC NC
SP DLR ACCT ADJ (954.00)
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QD04863



September 6, 2023

Dana Safety Supply, Inc.
561 Stevens St
Jacksonville, Fl. 32254

Re: Contract No. BCSO2019-01

To whom it may concern,

The Bradford County Sheriff's Office agrees to allow any local or state government entity the ability to "Piggyback" off the above stated contract. Additional information regarding this can be found in Section 10 of said contract. If you have any questions or if I can be of any assistance, please contact me directly.

Thanks,


Major George L. Konkel Jr.
Chief of Operations
Bradford County Sheriff's Office
945-B North Temple Ave.
Starke, Fl. 32091
Office (904)966-6306

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of Two (2) 2025 Ford Explorers for the Police Department in the Amount of \$85,781.11

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

BCSO 2019-01

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT: Included in FY25 budget in 001-521-60-6400.

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of two (2) 2025 Ford Explorer police vehicles from Duval Ford in the amount of \$85,781.11. This will be purchased on a piggyback contract through Bradford County Sheriff's Contract BCSO 2019-01.



CITY OF WILDWOOD

Prepared for:	Contract Holder	9/24/24
CITY OF WILDWOOD STEVE WATSON 352-330-1335 swatson@wildwood-fl.gov	Duval Ford Bambi Darr (Work) 904-381-6596 Bambi.Darr@duvalmotor.com 405 Lane Ave N Jacksonville, FL 32254	

Pricing through Bradford County Sheriff's Contract BCSO 2019-01. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!

		OEM Price Level:	BCSO Contract Price
Labor Hours. \$90/Hr	2025 K7D	2025 FORD EXPLORER RWD ACTIVE	\$ 38,041.00 \$ 35,085.68
	OEM freight	Factory Destination	\$ 1,595.00 \$ 1,621.32
	200A	EQUIPMENT GROUP: ACTIVE	\$ - \$ -
	M7	EXTERIOR: CARBONIZED GRAY	\$ - \$ -
	JS	EXTERIOR: ICONIC SILVER	\$ - \$ -
	8H	INTERIOR: GRAY CLOTH SEATS	\$ - \$ -
		CARPET FLOOR	\$ - \$ -
	99H	2.3L ECOBOOST ENGINE	\$ - \$ -
Parts Quantity	Discount	Government Concession reflected in Base Vehicle Price	
	Ceiling Markup	Primary Awardee Ceiling Markup	1.65%
	Discount	Net invoice discounts for Account reflected in Base vehicle Price	\$ (2,383.00)
	Ceiling Percentage Markup: Accessories		29%
	1 TINT	DEEP LEGAL TINT TO INCLUDE FRONT STRIP	\$ 330.00 \$ 425.70
	1 RKE	ADDITIONAL REMOTE KEY	\$ 265.00 \$ 341.85
	1 MATS	WEATHER TECH FLOOR LINERS- 4 PIECE	\$ 269.00 \$ 347.01
	Ceiling Percentage Markup: Law Enforcement Lighting and Metal Products		20%
9	1 UNMARKED PKG	WHELEN UNDER COVER PREMIUM INTERIOR LIGHTING: RED/BLUE	\$ 3,165.00 \$ 3,798.00
	2	FULL WIDTH FLASHING SYSTEM- FRONT & REAR (Hidden)	\$ -
	2	(2) HIDEAWAY MIRCRONS GRILLE LIGHTS (SPLIT RED/BLUE WITH DARK LENS)	\$ -
	2	(2) TAIL LIGHT FLASHERS	\$ -
	2	(2) VERTEX PLACED IN REAR/HIDDEN (SPLIT RED/BLUE)	\$ -
	2	HAND HELD CONTROLLER/SIREN/SPEAKER	\$ -
9	Final Delivery		
	Labor	Total Labor Hours for installation of parts \$90HR	\$ 810.00 \$ 810.00
	2 Freight	Freight on Parts	\$ 25.00 \$ 50.00
	119 34785	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)	\$ 2.00 \$ 238.00
	Tag	New FL City tag	\$ 173.00 \$ 173.00
NOTE		ORDER CONFIRMATION: C996.C997	
UNIT COST		\$ 42,890.55	
TOTAL QUANTITY		2	
TOTAL PURCHASE		\$ 85,781.11	

CNGP530 VEHICLE ORDER CONFIRMATION 09/24/24 16:28:03
==> Dealer: F24081
2025 EXPLORER 4-DOOR Page: 1 of 1
Order No: 0009 Priority: L3 Ord FIN: QE065 Order Type: 5B Price Level: 535
Ord Code: 200A Cust/Flt Name: WILDWOOD PO Number:
RETAIL DLR INV RETAIL DLR INV
K7D 4DR RWD ACTIVE \$39755 \$38165.00 B4A NET INV FLT OPT NC \$7.00
.119" WHEELBASE DEST AND DELIV 1595 1595.00
M7 CARBONIZED GRAY TOTAL BASE AND OPTIONS 41350 37391.08
8 UNIQUE CLOTH TOTAL 41350 37391.08
H SPACE GRAY *THIS IS NOT AN INVOICE*
200A EQUIP GRP
.18" PNMT ALUM
99H .2.3L ECOBOOST NC NC
44T .10SPD AUTO TRAN NC NC
.P255/65R18 A/S
FLEET SPCL ADJ NC (495.00)
425 50 STATE EMISS NC NC
SP DLR ACCT ADJ (795.00)
SP FLT ACCT CR (1093.00)
FUEL CHARGE 7.08
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QD04863



September 6, 2023

Dana Safety Supply, Inc.
561 Stevens St
Jacksonville, Fl. 32254

Re: Contract No. BCSO2019-01

To whom it may concern,

The Bradford County Sheriff's Office agrees to allow any local or state government entity the ability to "Piggyback" off the above stated contract. Additional information regarding this can be found in Section 10 of said contract. If you have any questions or if I can be of any assistance, please contact me directly.

Thanks,


Major George L. Konkel Jr.
Chief of Operations
Bradford County Sheriff's Office
945-B North Temple Ave.
Starke, Fl. 32091
Office (904)966-6306

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of One (1) 2024 Ford F250 Crew Cab for the Parks and Rec Department in the Amount of \$51,313.81

REQUESTED ACTION: Staff recommends approval.

CONTRACT: BCSO 2019-01 Vendor/Entity: Duval Ford
 Effective Date: Termination Date:
 Managing Division/Department:

BUDGET IMPACT: Budgeted in FY25 line item 001-572-60-6400

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of one (1) 2024 Ford F250 Crew Cab from Duval Ford for the amount of \$51,313.81 for the Parks and Rec Department. This will be purchased on a piggyback contract through Bradford County Sheriff's Contract BCSO 2019-01.



CITY OF WILDWOOD

Prepared for:		Contract Holder	9/25/24
CITY OF WILDWOOD STEVE WATSON 352-330-1335 swatson@wildwood-fl.gov		Duval Ford Bambi Darr (Work) 904-381-6596 Bambi.Darr@duvalmotor.com 405 Lane Ave N Jacksonville, FL 32254	
Pricing through Bradford County Sheriff's Contract BCSO 2019-01. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!			
Code		OEM Price Level:	BCSO Contract Price
2024 W2A	2024 FORD F-250 SUPER DUTY CREW CAB 4X2 XL	\$ 46,322.00	\$ 43,201.31
OEM freight	Factory Destination	\$ 1,995.00	\$ 2,027.92
600A	EQUIPMENT GROUP: XL (POWER WINDOWS, DOOR LOCKS & BACKUP CAMERA)	\$ -	\$ -
Z1	EXTERIOR: OXFORD WHITE	\$ -	\$ -
AS	INTERIOR: GRAY VINYL SEATS	\$ -	\$ -
	VINYL FLOOR	\$ -	\$ -
99A.44F	6.8L V8 GAS ENGINE	\$ -	\$ -
160WB	160" WHEELBASE	\$ -	\$ -
18B	FACTORY RUNNING BOARDS	\$ 405.00	\$ 411.68
85S	SPRAY LINER	\$ 542.00	\$ 550.94
Discount	Government Concession reflected in Base Vehicle Price		
Ceiling Markup	Primary Awardee Ceiling Markup	1.65%	
Discount	Net invoice discounts for Account reflected in Base vehicle Price	\$ (3,085.00)	
Ceiling Percentage Markup: Accessories		29%	
1 CABSHIELD	CABSHIELD WITH LIGHT BAR PROVISION	\$ 712.00	\$ 918.48
1 MATS	WEATHER TECH FLOOR LINERS- 4 PIECE	\$ 263.00	\$ 339.27
Ceiling Percentage Markup: Law Enforcement Lighting and Metal Products		20%	
1 LED PKG	WHELEN 54" LED LIGHT BAR- MOUNTED TO CAB SHIELD	\$ 2,236.00	\$ 2,683.20
1	ALL AMBER WITH TAKE DOWNS		\$ -
2	(2) HIDEAWAY MIRCRONS GRILLE LIGHTS (SPLIT BULB AMBER/WHITE)		\$ -
2	(2) REAR LEDS IN REAR (SPLIT BULB AMBER/WHITE)		\$ -
1	HAND HELD CONTROLLER		\$ -
Final Delivery			
8 Labor	Total Labor Hours for installation of parts \$90HR	\$ 720.00	\$ 720.00
2 Freight	Freight on Parts	\$ 25.00	\$ 50.00
119 34785	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)	\$ 2.00	\$ 238.00
Tag	New FL City tag	\$ 173.00	\$ 173.00
NOTE		ORDER CONFIRMATION: C995	
UNIT COST		\$ 51,313.81	
TOTAL QUANTITY 1		TOTAL PURCHASE \$ 51,313.81	

CNGP530 VEHICLE ORDER CONFIRMATION 09/25/24 09:12:23
==> Dealer: F24081
2024 F-SERIES SD Page: 1 of 1
Order No: 0009 Priority: L1 Ord FIN: QE065 Order Type: 5B Price Level: 430
Ord Code: 600A Cust/Flt Name: WILDWOOD PO Number:
RETAIL DLR INV RETAIL DLR INV
W2A F250 4X2 CREW/C \$48760 \$46322.00 18B PLAT RUNNING BD \$445 \$405.00
160" WHEELBASE 10000# GVWR PKG
Z1 OXFORD WHITE 425 50 STATE EMISS NC NC
A VINYL 40/20/40 512 SPARE TIRE/WHL2 NC NC
S MED DARK SLATE JACK
600A PREF EQUIP PKG 85S TOUGH BED 595 542.00
.XL TRIM SP DLR ACCT ADJ (996.00)
572 .AIR CONDITIONER NC NC SP FLT ACCT CR (1369.00)
.AMFM/MP3/CLK FUEL CHARGE 28.32
99A .6.8L DEV V8 ENG NC NC B4A NET INV FLT OPT NC 7.00
44F 10-SPD AUTOMATC NC NC DEST AND DELIV 1995 1995.00
TD8 .LT245 BSW AS 17 TOTAL BASE AND OPTIONS 51795 46214.32
X37 3.73 REG AXLE NC NC TOTAL 51795 46214.32
JOB #2 BUILD *THIS IS NOT AN INVOICE*
FLEET SPCL ADJ NC (720.00)
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QD04863



September 6, 2023

Dana Safety Supply, Inc.
561 Stevens St
Jacksonville, Fl. 32254

Re: Contract No. BCSO2019-01

To whom it may concern,

The Bradford County Sheriff's Office agrees to allow any local or state government entity the ability to "Piggyback" off the above stated contract. Additional information regarding this can be found in Section 10 of said contract. If you have any questions or if I can be of any assistance, please contact me directly.

Thanks,


Major George L. Konkel Jr.
Chief of Operations
Bradford County Sheriff's Office
945-B North Temple Ave.
Starke, Fl. 32091
Office (904)966-6306

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of Two (2) 2024 Ford F250s for the Water Department in the Amount of \$127,947.23

REQUESTED ACTION: Staff recommends approval

CONTRACT: BCSO 2019-01 Vendor/Entity: Duval Ford
 Effective Date: Termination Date:
 Managing Division/Department:

BUDGET IMPACT: Budgeted in FY25 line item 401-533-60-6400

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of two (2) 2024 Ford F250's from Duval Ford for the amount of \$127,947.23. This will be purchased on a piggyback contract through Bradford County Sheriff's Contract BCSO 2019-01.



CITY OF WILDWOOD

Prepared for:		Contract Holder	9/25/24	
CITY OF WILDWOOD STEVE WATSON 352-330-1335 swatson@wildwood-fl.gov		Duval Ford Bambi Darr (Work) 904-381-6596 Bambi.Darr@duvalmotor.com 405 Lane Ave N Jacksonville, FL 32254		
Pricing through Bradford County Sheriff's Contract BCSO 2019-01. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!				
Code		Equipment	OEM Price Level:	BCSO Contract Price
2024 F2A		2024 FORD F-250 SUPER DUTY REG CAB 4X2 XL		\$ 42,721.00 \$ 40,554.90
OEM freight		Factory Destination		\$ 1,995.00 \$ 2,027.92
600A		EQUIPMENT GROUP: XL (POWER WINDOWS, DOOR LOCKS & BACKUP CAMERA)		\$ - \$ -
Z1		EXTERIOR: OXFORD WHITE		\$ - \$ -
AS		INTERIOR: GRAY VINYL SEATS		\$ - \$ -
		VINYL FLOOR		\$ - \$ -
99A.44F		6.8L V8 GAS ENGINE		\$ - \$ -
142WB		142" WHEELBASE		\$ - \$ -
18B		FACTORY RUNNING BOARDS		\$ 291.00 \$ 295.80
Discount		Government Concession reflected in Base Vehicle Price		
Ceiling Markup		Primary Awardee Ceiling Markup		1.65%
Discount		Net invoice discounts for Account reflected in Base vehicle Price		\$ (2,871.00)
Ceiling Percentage Markup: Accessories				29%
1	534	COMPLETE TOW PACKAGE WITH HARDWARE		\$ 495.00 \$ 638.55
1	MATS	WEATHER TECH FLOOR LINERS- 4 PIECE		\$ 263.00 \$ 339.27
Ceiling Percentage Markup: Body				14%
	KNAPHEIDE	KNAPHEIDE BODY UPFIT		\$ 14,257.00 \$ 16,252.98
		8FT KNPAPHEIDE BODY 696J		\$ - \$ -
		CABSHIELD WITH LIGHT BAR PROVISION		\$ - \$ -
		SPRAY IN BEDLINER TO INCLUDE TOPS AND BUMPER		\$ - \$ -
		RELOCATE CAMERA		\$ - \$ -
		SHIP THRU		\$ - \$ -
Ceiling Percentage Markup: Law Enforcement Lighting and Metal Products				20%
1	LED PKG	WHELEN 54" LED LIGHT BAR- MOUNTED TO CAB SHIELD		\$ 2,236.00 \$ 2,683.20
1		ALL AMBER WITH TAKE DOWNS		\$ - \$ -
2		(2) HIDEAWAY MIRCRONS GRILLE LIGHTS (SPLIT BULB AMBER/WHITE)		\$ - \$ -
2		(2) REAR LEDS IN REAR (SPLIT BULB AMBER/WHITE)		\$ - \$ -
1		HAND HELD CONTROLLER		\$ - \$ -
Final Delivery				
8	Labor	Total Labor Hours for installation of parts \$90HR		\$ 720.00 \$ 720.00
2	Freight	Freight on Parts		\$ 25.00 \$ 50.00
119	34785	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)		\$ 2.00 \$ 238.00
	Tag	New FL City tag		\$ 173.00 \$ 173.00
NOTE		ORDER CONFIRMATION: C998.C999		
UNIT COST				\$ 63,973.62
TOTAL QUANTITY		2	TOTAL PURCHASE	\$ 127,947.23

CNPG530 VEHICLE ORDER CONFIRMATION 09/25/24 10:02:42

==> Dealer: F24081
2024 F-SERIES SD Page: 1 of 1
Order No: 0009 Priority: L1 Ord FIN: QE065 Order Type: 5B Price Level: 430
Ord Code: 600A Cust/Flt Name: WILDWOOD PO Number:
RETAIL DLR INV RETAIL DLR INV
F2A F250 4X2 SD R/C \$44970 \$42721.00 18B PLAT RUNNING BD \$320 \$291.00
142" WHEELBASE 10000# GVWR PKG
Z1 OXFORD WHITE 425 50 STATE EMISS NC NC
A VNYL 40/20/40 512 SPARE TIRE/WHL2 NC NC
S MED DARK SLATE JACK
600A PREF EQUIP PKG SP DLR ACCT ADJ (905.00)
.XL TRIM SP FLT ACCT CR (1246.00)
572 .AIR CONDITIONER NC NC FUEL CHARGE 28.32
.AMFM/MP3/CLK B4A NET INV FLT OPT NC 7.00
99A .6.8L DEV V8 ENG NC NC DEST AND DELIV 1995 1995.00
44F 10-SPD AUTOMATC NC NC TOTAL BASE AND OPTIONS 47285 42171.32
TD8 .LT245 BSW AS 17 TOTAL 47285 42171.32
X37 3.73 REG AXLE NC NC *THIS IS NOT AN INVOICE*
JOB #2 BUILD
FLEET SPCL ADJ NC (720.00)
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QD04863



September 6, 2023

Dana Safety Supply, Inc.
561 Stevens St
Jacksonville, Fl. 32254

Re: Contract No. BCSO2019-01

To whom it may concern,

The Bradford County Sheriff's Office agrees to allow any local or state government entity the ability to "Piggyback" off the above stated contract. Additional information regarding this can be found in Section 10 of said contract. If you have any questions or if I can be of any assistance, please contact me directly.

Thanks,


Major George L. Konkel Jr.
Chief of Operations
Bradford County Sheriff's Office
945-B North Temple Ave.
Starke, Fl. 32091
Office (904)966-6306

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of One (1) 2024 Ford F150 for the Parks and Rec Department in the Amount of \$41,138.23

REQUESTED ACTION: Staff recommends approval.

CONTRACT: BCSO 2019-01 Vendor/Entity: Duval Ford
 Effective Date: Termination Date:
 Managing Division/Department:

BUDGET IMPACT: Budgeted in FY25 line item 001-572-60-6400

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of one (1) 2024 Ford F150 from Duval Ford for the amount of \$41,138.23 for the Parks and Rec Department. This will be purchased on a piggyback contract through Bradford County Sheriff's Contract BCSO 2019-01.

CITY OF WILDWOOD

Prepared for:

CITY OF WILDWOOD
STEVE WATSON
352-330-1335
swatson@wildwood-fl.gov

Contract Holder

9/25/24

Duval Ford
Bambi Darr
(Work) 904-381-6596
Bambi.Darr@duvalmotor.com
405 Lane Ave N
Jacksonville, FL 32254

Pricing through Bradford County Sheriff's Contract BCSO 2019-01. Please note any items in red as they may require additional customer information or clarification. When submitting purchase order, please note billing address, delivery address, and any titling instructions. Thank you!

	Code	Equipment	OEM Price Level:	BCSO Contract Price
	2024 W1K	2024 FORD F-150 CREW CAB 4X2 XL	\$ 41,657.00	\$ 37,527.34
	OEM freight	Factory Destination	\$ 1,995.00	\$ 2,027.92
	101A	EQUIPMENT GROUP: XL (POWER WINDOWS, DOOR LOCKS & BACKUP CAMERA)	\$ -	\$ -
	YZ	EXTERIOR: OXFORD WHITE	\$ -	\$ -
	AS	INTERIOR: GRAY VINYL SEATS	\$ -	\$ -
		VINYL FLOOR	\$ -	\$ -
Parts Quantity	99P.44G	6.8L V8 GAS ENGINE	\$ -	\$ -
	145WB	145" WHEELBASE	\$ -	\$ -
	18B	FACTORY RUNNING BOARDS	\$ 228.00	\$ 231.76
	96W	SPRAY LINER	\$ 542.00	\$ 550.94
	Discount	Government Concession reflected in Base Vehicle Price		
	Ceiling Markup	Primary Awardee Ceiling Markup	1.65%	
	Discount	Net invoice discounts for Account reflected in Base vehicle Price	\$ (2,717.00)	
		Ceiling Percentage Markup: Accessories	29%	
Labor Hours.				\$ -
	1 MATS	WEATHER TECH FLOOR LINERS- 4 PIECE	\$ 263.00	\$ 339.27
		Ceiling Percentage Markup: Law Enforcement Lighting and Metal Products	20%	
		Final Delivery		
	Labor	Total Labor Hours for installation of parts \$90HR	\$ -	\$ -
	2 Freight	Freight on Parts	\$ 25.00	\$ 50.00
	T19 34785	Destination & Fuel to end user zip code (calculated from 32210 to EU zip Code)	\$ 2.00	\$ 238.00
		Tag	\$ 173.00	\$ 173.00
0				
Section 4: FINAL DELIVERY				
	NOTE	ORDER CONFIRMATION: D007		
UNIT COST				\$ 41,138.23
TOTAL QUANTITY		1	TOTAL PURCHASE	\$ 41,138.23

CNGP530 VEHICLE ORDER CONFIRMATION 09/25/24 10:15:57

 $\Rightarrow$

Dealer: F24081

2024 F-150

Order No: 0009 Priority: L1 Ord FIN: QE065 Order Type: 5B Price Level: 460

Ord Code: 101A Cust/Flt Name: WILDWOOD PO Number:

	RETAIL	DLR INV	RETAIL	DLR INV
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W1K	F150 4X2 CREW	\$43620	\$41657.00	18B	BLK PLAT BDS	\$250	\$228.00
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145" WHEELBASE	425	50	STATE EMISS	NC	NC
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YZ OXFORD WHITE EXT RANGE TANK

A	VINYL 40/20/40	NC	NC	96W	SPRAY-IN LINER	595	542.00
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S	MED DARK SLATE	SP DLR ACCT ADJ	(889.00)
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101A	EQUIP GRP	SP	FLT	ACCT	CR	(1223.00)
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.XL SERIES	FUEL CHARGE	14.16
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THE SERIES	ITEM	UNIT	PRICE
.17"SILVER STEEL	B4A	NET INV FLT OPT	NC 7.00

99P	2.7L V6 ECOBST	DEST AND DELIV	1995	1995.00
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44G	ELEC 10-SPDAUTO	TOTAL BASE AND OPTIONS	46460	41726.16
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245/70R-17 A/S	TOTAL	46460	41726.16
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X19 3.55 REG AXLE NC NC *THIS IS NOT AN INVOICE*

6426# GVWR

JOB #2 ORDER

FLEET SPECI. ADJ		NC	(605.00)
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F1=Help F2=Return to Order F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT



September 6, 2023

Dana Safety Supply, Inc.
561 Stevens St
Jacksonville, Fl. 32254

Re: Contract No. BCSO2019-01

To whom it may concern,

The Bradford County Sheriff's Office agrees to allow any local or state government entity the ability to "Piggyback" off the above stated contract. Additional information regarding this can be found in Section 10 of said contract. If you have any questions or if I can be of any assistance, please contact me directly.

Thanks,


Major George L. Konkel Jr.
Chief of Operations
Bradford County Sheriff's Office
945-B North Temple Ave.
Starke, Fl. 32091
Office (904)966-6306

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Microsoft Licensing Renewal 2 - Year 2 in the Amount of \$64,753.71

REQUESTED ACTION: Staff recommends approval of the renewal.

CONTRACT:

Vendor/Entity: SHI

Effective Date: 9/1/2024

Termination Date: 8/31/2025

Managing Division/Department: Information Technology

BUDGET IMPACT: The total amount is \$64,753.71. Unit prices have stayed the same from the original period, but the total volume purchased has increased due to additional licenses for new staff, service accounts, and transition accounts. Funds are available in object code 4110 of the various user departments.

HISTORY/FACTS/ISSUES:

Staff recommends approval of the attached quote from SHI to provide Microsoft Office 365 licenses for the City of Wildwood. Pricing is under NASPO-SVAR agreement, contract number 43230000-23-NASPO-ACS for Licensing Solutions Providers (LSP) of Microsoft Software and Services. The quote represents the annual amount due for year two of our three-year renewal agreement and the GCC (Government Community Cloud) agreement. Per-seat costs remain the same compared to 2023, and will stay the same for the seats already purchased.

Staff also requests approval for year three of this agreement for FY 26 for the same base amount of \$64,753.71, and to authorize the City Manager to adjust that amount upward for new positions and per-seat cost increases for those licenses, up to his approval authority of \$20,000.



Pricing Proposal
Quotation #: 24953240
Reference #: EA 51803055
Created On: 6/10/2024
Valid Until: 7/10/2024

FL-City of Wildwood

Paul Ketz

100 N. Main St.
Wildwood, FL 34785
United States
Phone: (352) 330-1330 x 123
Fax:
Email: pketz@wildwood-fl.gov

Microsoft Inside Account Manager - Public Sector

Mike Fair

290 Davidson Ave.
Somerset, NJ 08873
Phone: 732-652-3067
Fax:
Email: mike_fair@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	Entra ID P1 Gov Sub Per User Microsoft - Part#: MQM-00001 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	12	\$54.81	\$657.72
2	EMS G3 GCC ALng Sub Per User Microsoft - Part#: AAD-32907 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	168	\$93.88	\$15,771.84
3	Visio P2 GCC Sub Per User Microsoft - Part#: P3U-00001 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	10	\$136.97	\$1,369.70
4	O365 G3 GCC Sub Per User Microsoft - Part#: AAA-11894 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	150	\$214.85	\$32,227.50
5	Teams AC with Dial Out US/CA GCC Sub Add-on Microsoft - Part#: NYH-00001 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	210	\$0.00	\$0.00
6	Audio Conferencing GCC Sub Additional Dial Out Minutes Add-on Microsoft - Part#: LK3-00003 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	10	\$10.74	\$107.40

7	O365 G1 GCC Sub Per User Microsoft - Part#: U4S-00002 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	60	\$77.88	\$4,672.80
8	Project P3 GCC Sub Per User Microsoft - Part#: 7MS-00001 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	5	\$273.94	\$1,369.70
9	EMS G3 GCC ALng Sub Per User Microsoft - Part#: AAD-32907 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	20	\$93.88	\$1,877.60
10	O365 G3 GCC Sub Per User Microsoft - Part#: AAA-11894 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	15	\$214.85	\$3,222.75
11	EMS G3 GCC ALng Sub Per User Microsoft - Part#: AAD-32907 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	10	\$93.88	\$938.80
12	O365 G3 GCC Sub Per User Microsoft - Part#: AAA-11894 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	10	\$214.85	\$2,148.50
13	O365 G1 GCC Sub Per User Microsoft - Part#: U4S-00002 Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 9/1/2024 – 8/31/2025	5	\$77.88	\$389.40
			Total	\$64,753.71

Additional Comments

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

Paul Ketz

From: Heather Malazdra <Heather_Malazdra@shi.com>
Sent: Friday, July 19, 2024 3:34 PM
To: Paul Ketz
Cc: Bill Sanborn
Subject: RE: Microsoft renewal for FY2025 - Wildwood FL
Attachments: SHI Quote-24953240.pdf

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.

This Message Is From an External Sender

This message came from outside your organization.

Hello Paul,

Thank you for your patience as I worked with my leadership and internal teams to prepare an updated quote for your upcoming Year 2 Anniversary. The updated quote is attached.

Due to a previous quoting error on our part, we are honoring the lower price for all current licenses deployed under your active agreement. I have included a screenshot showing the quantities reflected in our system as of today July 19, 2024. Please note that any licenses added on or after July 19, 2024, will be quoted at the contract pricing, not the current pricing provided in the anniversary quote.

If you have any questions or need further clarification, feel free to reach out!

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Replacement of 17 Lift Station PLC Controllers by Process Control Services for the Amount of \$131,325.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Process Control Services
Effective Date: 9/12/2024 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 24/25 fiscal year budget. Funds are available in account 401-535-60-6250 (Lift Station Upgrades)

HISTORY/FACTS/ISSUES:

The City's standard lift station controller is sci-text PLC controller. However, the Utility Department finds these controllers do not hold up to the Florida heat and H2S gasses at the stations as well as hoped and is seeking to replace these units and modify our specifications. Staff reached out to other utility companies and municipalities to research what controllers were recommended, and have decided to replace the sci-text PLC's with Allen Bradley Micrologix 1400.

Staff wishes to replace 17 units at a unit cost of \$7,725.00 each. The total cost of the purchase is \$131,325.00. Staff obtained three bids for the units and recommends approval to award this project to the lowest bidder, Process Control Services, LLC.

QUOTE SUMMARY FORM

(for purchases more then \$7,500.00)



Instructions: Use this form to list quotes received and to recommend a vendor for award. Attach the Quote Summary Form along with three written quotes from your vendors as backup.

Commodity or Service Lift Station Control Replacements

	Vendor Name	Contact Name	Date & Quote #	Phone Number	Total Quote (include shipping)	
1	Process Control Services LLC	Wade	8/12/2024 - NA	407-252-5033	\$7,725.00	
2	TLS Automation	Ron	8/15/2024 - NA	321-229-7643	\$8,155.00	
3	Viper Automation	Greg	8/15/2024 - 2408-001	407-335-0311	\$9,475.00	
4						
5						

Include ALL quotes received

More then \$500.00 - Minimum of 3 Written Quotes

MUST use applicable vendors.

Recommended Vendor: Process Control Services LLC

Winning Bid Amount: \$ 7,725.00

If the Recommended Vendor IS NOT the low, please explain why:

** Requires prior procurement approval*

Purchaser Wastewater Division

Direct Phone # 353-330-1346

Department Utility

Director Signature _____

Date: 9/12/2024

Effective: 10-8-2018

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

SCOPE OF SUPPLY

Date: 8/12/24

Project: Lift station Smart Comm Controller retrofit

Customer: Scott Ailer

In accordance with the attached Terms and Conditions, Process Control Services LLC is pleased to offer the following materials/services for the above referenced project. While our complete offering is detailed in this submission, purchase orders directly to manufacturers may be required when ordering.

Provide and install one new Smart Comm Allen Bradley Micrologix 1400 PLC with analog card and all necessary components to replace existing Scitext controller at lift station.

- **Price is good for 60 days.**

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and **does not imply the Section is offered in its entirety.**

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

PRICE: \$7,725.00 PLUS TAX if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 12-20 weeks after complete and acceptable approval is received.

SUBMITTAL FOR APPROVAL: N/A after acceptable purchase Agreement is received.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Process Control Services LLC., the following payment terms apply:

- Net 30
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

Thank you for the opportunity to offer this Scope of Supply, questions and/or comments regarding this offering should be directed to the salesperson whose name is affixed to the Scope of Supply.

Wade Mathis

407-252-5033

Wadematthis@gmail.com



TLS AUTOMATION

3398 SE 20th Lane
Sumterville, FL 33585

SCOPE OF SUPPLY

Date: August 15, 2024

Project: Wildwood Ls Smart COMM RTUs

Attention: Scott

In accordance with the attached Terms and Conditions, TLS Automation is pleased to offer the following materials/services for the above referenced project.

Provide and install one new Smart Comm Allen Bradley Micrologix 1400 PLC with analog card and all necessary components to replace existing Unitronics controller at lift stations.

- Price is good for 60 days.

PRICE: \$8,155.00 PLUS TAX if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 16-22 weeks after complete and acceptable approval is received.

Note Data Plan of \$15 per month for each station is included for the first Six(6) months

TLS's price includes:
Engineering
Field installation and termination
PLC/HMI programming

TERMS OF PAYMENT

Based on initial and continuing credit approval, the following payment terms apply:
Net 30

- NO HOLDBACK (RETAINAGE) provision is offered or allowed
- TLS 4-2023 Terms and Conditions, which is attached, is an integral part of this offering.

Thank you for the opportunity to offer this Scope of Supply.
Please contact me with any questions and/or comments regarding this offering.

Ron Robinette

Cell (321) 229-7643 ron@tlsautomation.com



TLS AUTOMATION

3398 SE 20th Lane
Sumterville, FL 33585

Terms and Conditions 4-2023

LIMITATION OF PROPOSAL: The prices and terms quoted in this proposal are subject to acceptance by the Purchaser within a period of (30) calendar days from the date herein.

TLS Automation LLC (TLS) at the time of the writing of the proposal. General plans and specification not actually submitted shall not apply. This proposal, together with all annexed specifications, when accepted, shall be the complete agreement between the parties; and any alternations or unusual and undisclosed conditions or deviations from the above specifications involving extra costs shall be agreed upon in writing by both parties and shall become an additional charge over and above the proposal price set forth herein. Delays or impossibility of performance by TLS because of strikes, accidents, or other reasons beyond the control of TLS shall relieve us from all liability herein.

SHIPMENT: Time of shipment shall be as stated in the proposal after receipt of order and acceptance and final approval of all drawings and submittal.

TERMS OF PAYMENT: Terms are Net 30 days, with approved credit. Otherwise, alternate arrangements must be made. These terms and conditions have control over any terms presented by Buyer, through a purchase order or otherwise. We reserve the right to cancel the contract or cease work if payments thereon are not received when due. 1.5% per month shall be charged on all unpaid balances.

TAXES: The Purchaser shall pay any local, state or federal sales, excise or use tax imposed on the equipment in addition to the prices quoted. Intellectual Property (programs, drawings) remains the property of SES and will grant the end user a lifetime license for their use. End user agrees to not share with a third party said property without written authorization by SES.

WARRANTY LIMITATION: There are no warranties that extend beyond the warranties herein after expressed.

WARRANTIES: All work shall be done in a workmanlike manner according to standard practices. We warrant performance against defects in materials and workmanship for a period of twelve (12) months from the date of shipment from TLS. We agree to pass on to the Purchaser such warranties, if any, as may be extended by the manufacturer for material supplied. Labor for replacing defective materials shall not be provided by us unless it is specifically spelled out in the proposal. We shall not be responsible for materials damaged, lost or stolen after delivery, through no fault of ours, or for failure to deliver and perform because of reasons beyond our control.

EXCLUSIVE REMEDIES: Remedies are limited to the repair or replacement at FOB point of delivery. Consequential damages are excluded. In no event shall SES be responsible for consequential damages of any such defective material or workmanship including, but not limited to, the Purchaser's loss of material or profits, increased expenses of operation, downtime or reconstruction of the work, and in no event shall TLS's obligation under this warranty exceed the original contract price of the defective item. It is agreed that any action for breach of express or implied warranty shall be initiated within fifteen (15) months of the date of shipment by TLS and only those defects that are documented to have occurred within twelve (12) months from the date of the equipment's start-up and acceptance or (18) eighteen months from the date of TLS's shipment will be covered by the warranty.

DISCLAIMER: TLS will not be responsible for damage to equipment or materials through improper installation, storage, improper services, or through attempts to operate it in excess of its rated capacity or recommended use, intentional or otherwise, by parties other than SES or its authorized representatives.

CONDITIONS OF SALE: Prices quoted are those now in effect. Seller reserves the right to bill at the prices in effect at the time of shipment if the proposal is not accepted in writing within thirty (30) days, unless a longer term of validity is in writing on the proposal.

LIMITATIONS OF LIABILITY

A. Neither Seller nor its suppliers of any tier will be liable to Purchaser, whether in contract, in tort (including negligence and strict liability), under any warranty or otherwise, for any special, indirect, incidental, or consequential loss or damage whatsoever, or for loss of or to the plant, loss of use of equipment or power system, cost of capital, loss of profits or revenue or the loss of use thereof, cost of environmental damage or clean-up, or claims of customers of Purchaser. The remedies set forth herein are exclusive, and the total cumulative liability of seller and its suppliers under any purchase order or any act or omission in connection therewith or related thereto, whether in contract, in tort (including negligence and strict liability), under any warranty, or otherwise, will be limited to the price of the contract.

B. The provisions of this Article shall survive termination, cancellation or expiration of the purchase order and shall apply, notwithstanding any other provisions of this Agreement or any related document thereto, to the fullest extent permitted by law. Prior to the transfer of any equipment or material furnished or for which work is furnished hereunder from the project site (except temporarily for repair work or permanently for disposal), or the transfer of any interest therein or in the plant, Purchaser shall obtain for Seller written assurances from the transferee of limitation of and protection against liability following the proposed transfer at least equivalent to that afforded seller and its suppliers under the purchase order.

VYPER Automation, LLC

1553 CLOVERBAY LN
CASSELBERRY, FL 32707-2419
Phone: (407) 335-0311
Fax: (407) 245-7332

QUOTATION

TO: Scott Ailer, City of Wildwood, FL
QUOTATION DATE: August 15, 2024
QUOTATION NO.: 2408-001
ESTIMATED BY: Gregory Kumpula, Vyper Automation, LLC
PHONE: (407) 335-0311
E-MAIL ADDRESS: greg@vyperautomation.com
PROJECT: Wildwood, FL – SmartComm Installation

SCOPE:

- Retrofit an existing lift station control panel with a SmartComm Controller:
 - Provide, install, and configure a new Micrologix 1400 (including the 1762-IF4 module)
 - Update existing VTScada application to poll the new station.

EXCLUSIONS:

- No components other than those listed are included with this quote.

PRICE:

- Net price to the City of Wildwood of **\$9,475 USD**.

TERMS:

- Quotation is valid for 90 days
- Payment Terms: Net 30 days

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Proclaim October 2024 as National Community Planning Month

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Planners serve the public interest. Planners work to improve the well-being of all people living in our communities by taking an interdisciplinary and comprehensive perspective on solving growth management challenges. All who engage in the planning process should seek to achieve high standards of integrity, proficiency, and knowledge. This approach leads to safer, resilient, more equitable, and more prosperous and vibrant communities. It all starts with the vision of the residents and the directives of their elected officials to prepare a plan and implement programs designed to serve our communities.

The American Planning Association (APA) celebrates the role that planning plays in creating great communities each October with National Community Planning Month. More than just merely explaining numerous acronyms and recently passed legislation, planners are instrumental in providing timely, adequate, clear, accessible, and accurate information on planning issues to all affected persons, to governmental bodies, to the public, to clients and to decision makers.

Planning is more important than ever as communities continue to navigate the disruptive changes brought about by the pandemic, financial, social, and political climates. Planners facilitate the exchange of ideas and ensure that people have the opportunity for meaningful, timely, and informed participation in the development of plans and programs that affect all stakeholders of the community. Lastly, planners have special concern for the long-range consequences of past and present actions and have to pay special attention to the interrelatedness of decisions. With that, the City of Wildwood joins the efforts of APA in celebrating and elevating the planning field.

Development Services Department
City of Wildwood



Proclamation

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and,

WHEREAS, planners can help navigate this change with data-driven insights and expertise that provide better choices for how people work and live; and,

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and,

WHEREAS, the full benefits of planning require public elected and appointed officials who understand, support, and demand excellence in planning and plan implementation; and,

WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions; and,

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed planning commission members who have contributed their time and expertise to the improvement of the City of Wildwood; and,

WHEREAS, we recognize the many valuable contributions made by the professional community and regional planners of the State of Florida, Sumter County, and the City of Wildwood and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the month of October 2024, be, and is hereby proclaimed as

COMMUNITY PLANNING MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 14th day of October 2024.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim October 13-19, 2024, as Monarch Awareness Week

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached proclamation supports the City of Wildwood's commitment to creating healthy, sustainable habitats for the monarch butterfly and other pollinators while educating residents about how they can make a difference at home and in their community.



Proclamation

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and,

WHEREAS, both the western and eastern monarch populations have seen significant declines with the eastern population having fallen by as much as 90%; and,

WHEREAS, cities, towns, and counties have a critical role to play to help save the monarch butterfly, and the City of Wildwood is striving to become a leader in this effort; and,

WHEREAS, the City of Wildwood recognizes that 75%–95% of all flowering plants rely upon pollination to reproduce, and at least one-third of the food we eat is pollinator-dependent; and,

WHEREAS, the City of Wildwood recognizes that human health depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil, and air quality, and can foster healthy connections between humans and wildlife; and,

WHEREAS, the City of Wildwood has committed to projects and initiatives to enhance habitat for and encourage conservation of monarch butterflies and other pollinators; and,

WHEREAS, every resident of Wildwood can make a difference for the monarch by planting native milkweed and nectar plants to provide habitat in locations where people live, work, learn, play, and worship.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the week of October 13 – 19, 2024, be, and is hereby proclaimed as

MONARCH AWARENESS WEEK

in Wildwood, Florida, and encourages all residents to participate in community activities that support and celebrate monarch conservation.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 14th day of October 2024.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim October 21-27, 2024, as Florida City Government Week

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached proclamation is in support of Florida City Government Week, which is held annually in October and is a time for cities across the state to celebrate, showcase, and engage citizens in the work of municipal government.



Proclamation

WHEREAS, city government is the government closest to most citizens and the one with the most direct daily impact upon its residents; and,

WHEREAS, municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and,

WHEREAS, city government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and,

WHEREAS, city government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and,

WHEREAS, Florida City Government Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and,

WHEREAS, the Florida League of Cities and its member cities have joined together to teach citizens about municipal government through a variety of activities.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that October 21-27, 2024, be, and is hereby proclaimed as

FLORIDA CITY GOVERNMENT WEEK

in Wildwood, Florida, and encourages all citizens, elected officials, and employees to participate in events that recognize and celebrate city government.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 14th day of October 2024.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST:

Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 3rd Quarter Team Impact Award July–September

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Chief Parmer will present the 3rd Quarter Team Impact Award to Officer James McMann, Officer Cody Lyons, and Trooper David Ramos of the Florida Highway Patrol.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Re-Accreditation Award Presentation

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Chief Parmer will present the re-accreditation award for the Police Department, which is the same accreditation received in 2021.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Swear in City Staff and Public Speakers

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2407-001 707 Missouri Ave

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2407-001 707 Missouri Ave
Ordinance No.	O2024-53
Applicant(s)	Aleli and Brenda Hernandez
Owner(s)	Aleli and Brenda Hernandez
Property Location	707 Missouri Avenue, Wildwood, FL 34785
Parcel Number	G05-029

The applicant seeks approval from the City of Wildwood City Commission acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcel listed above on 5.63 acre MOL. This request is accompanied by rezoning request RZ 2407-001 (O2024-54).

ANALYSIS: The applicant seeks to assign a future land use designation so that they may proceed with subdividing the parcel into five lots.

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;

At this time, the applicants, who are biological sisters, would like to proceed with assigning a future land use designation to parcel G05-029; which was recently annexed into the City. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon annexation, applicants have one year to proceed with the comprehensive plan process and rezoning applications. Ultimately, the applicants would like to subdivide the property into five lots for family members.

(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.

The Medium Density Residential (MDR) Future Land Use is consistent with surrounding properties. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 9 dwelling units per acre for the proposed FLU designation. However, due to the proposed scale and the layout of the site, the property owners are intending to accommodate five dwelling units on premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The subject property is located within an established neighborhood and the development would be considered infill development.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The development will take place in an urban setting where the applicants will have to connect to existing water and sewer utilities.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not for a property determined to be an isolated or strip development. The infill development is taking place adjacent to the Highland View Subdivision.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property does not contain wetland nor any Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services. City water and sewer lines are already located within connecting distance to the property, which will be serviced by the City.

(VII) Fails to maximize use of future public facilities and services. City water and sewer lines are already located within connecting distance to the property, which will be serviced by the City.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses. The area exhibits urban development patterns consisting of residential developments within the existing neighborhood and the general vicinity.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. Parcel G05-029 has already undergone the annexation process and had its second and final reading on April 22, 2024. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

(XI) Fails to encourage a functional mix of uses. The area exhibits primarily an established residential neighborhood with some older single family residences in the vicinity of the Highland View Subdivision.

(XII) Results in poor accessibility among linked or related land uses. Access to the site can be provided either via Missouri Avenue.

(XIII) Results in the loss of significant amounts of functional open space. The proposal will have to adhere to the impervious surface requirements of the Medium Density Residential Land Use Designation (0.3 Floor Area Ratio).

Although some of the surrounding areas have a future land use of Rural Residential (County) to the north and east of the subject parcel, this parcel fall within the Joint Planning Area (JPA) where the proposed future land uses could be residential should they be annexed into the City of Wildwood.

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

No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared of trees.

(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 will be accommodated along Missouri Avenue. The applicant will be required to dedicate right-of-way for access to the additional lots during the plat submittal.

Potable Water & Sewer: There is a 2-inch water main along the front of the property and an 8-inch sanitary sewer line approximately 175 linear feet away from the subject parcel, at the intersection of Stanley Avenue and Missouri Avenue. The applicant will be required to establish utility easements at the time of plat submittal.

Schools: With the proposal of up to five (5) dwelling units to be created on this parcel, the expected number of Sumter County Generated Students is two (2) students. Breakdown is as follows:

School	Rate/Students Generated
High	0.102
Middle	0.074
Elementary	0.152
Total	0.328

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a. This is the second and final reading of Ordinance O2024-53.

DATED: 10/2/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-53

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 G05-029
Aleli & Brenda Hernandez
5.63 +/-

LEGAL DESCRIPTION:

PARCEL G05-029

Begin at the Southwest Corner of the Northeast 1/4 of the Northwest 1/4, run East 215 Feet, North 297 Feet, West 215 Feet, South 297 Feet to the Point of Beginning, lying and behind in Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

Also:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, run East 215 feet to the Point or Beginning, continue East 306 feet, North 297 feet, West 306 feet, South 297 feet to the Point of Beginning, Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from Rural Residential (County) to Medium Density Residential (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

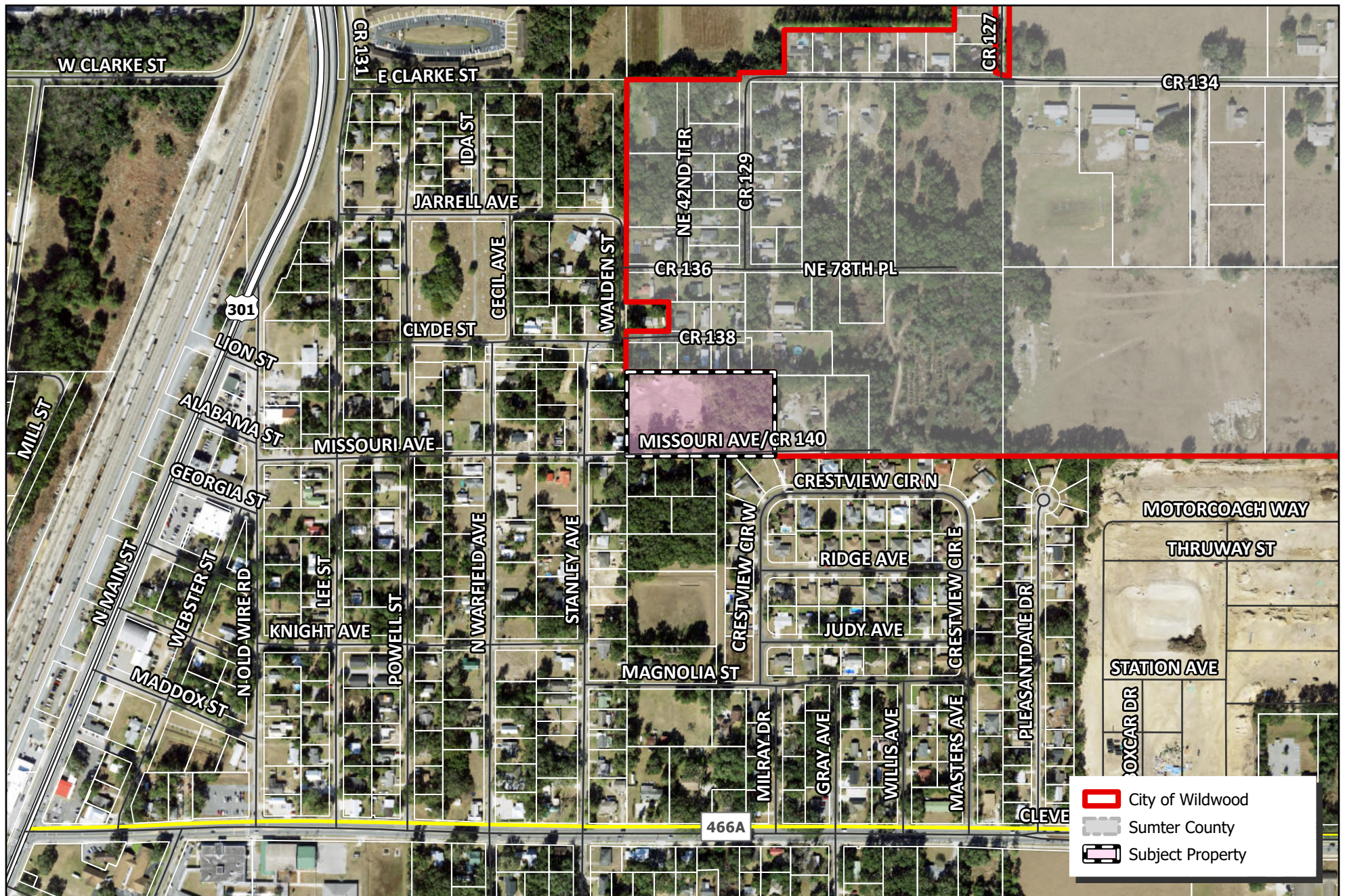
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

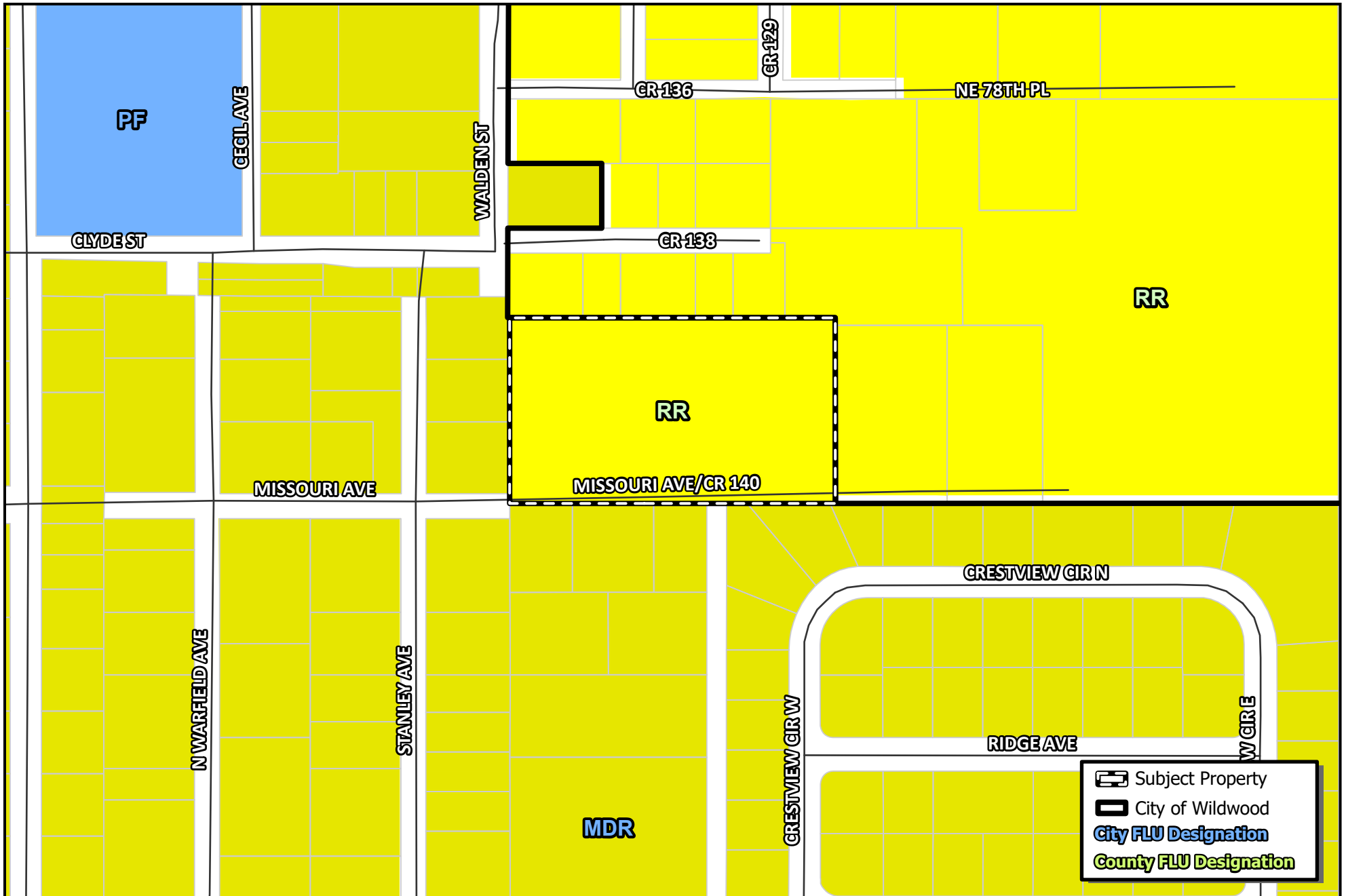
Approved as to form:

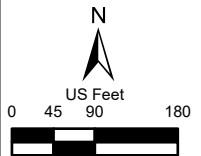
City Attorney

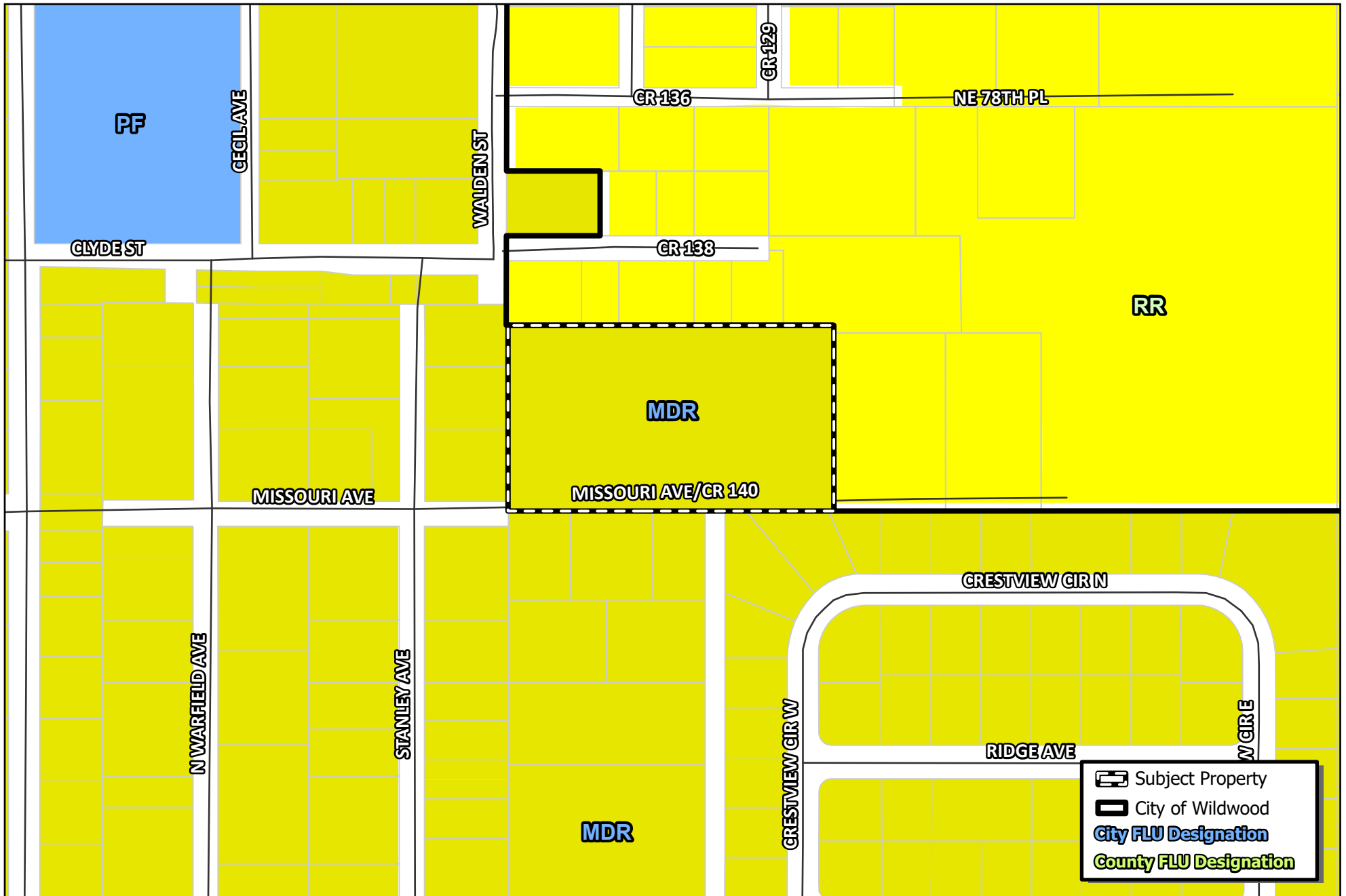


City of Wildwood
 Sumter County
 Subject Property

CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	US Feet 0 35 70 140	CP 2407-001	MAP 1B
		707 MISSOURI AVE	LOCATION MAP
		PARCEL G05-029	AUG 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 2A
			EXISTING LAND USE
			AUG 2024



Subject Property
 City of Wildwood
City FLU Designation
County FLU Designation



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-53

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272254

Date Submitted: 8/30/2024

First Name*

Wendy

Last Name*

Then

Email Address*

wthen@wildwood-fl.gov

Name of Project:*

CP/RZ 2407-001 707 Missouri Avenue

Phone*

3523301334

Parcel Number*

G05-029

Sumter County Traffic Impact Analysis (TIA)

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

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Matthew
Tadlock

Digitally signed by Matthew
Tadlock
DN: cn=Matthew Tadlock,
o=Sumter County Public Works,
ou=Planning and Design,
email=matthew.tadlock@sumterc
ountyfl.gov, c=US
Date: 2024.09.11 10:12:24 -04'00'

Purpose and Applicability

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

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

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

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

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

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

C.2 TIA.docx

Please submit your TIA No file chosen**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

Aleli and Brenda Hernandez – CP/RZ 2407-001 707 Missouri Avenue (Comp. Plan Amendment and Rezoning).

Parcel G05-029

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Aleli and Brenda Hernandez for a proposal of five dwelling units on parcel G05-029 on 5.63 acres more less for a family subdivision.

The proposed zoning is R-2 with a Future Land Use of Medium Density Residential for a maximum allowable use of 6 units per acre or 33.78 dwelling units.

For Comprehensive Plan purposes and worst-case scenario, due to the 5.63 acres of land, the future land use change could generate up to 319 trips per day with 25 AM Peak Hour trips and 33 PM Peak hour trips.

Based on their proposal to potentially subdivide the parcel in five lots at a later time, the generation would be 47 trips per day with 4 AM Peak hour trips and 5 PM hour trips.

Multiple road and utility improvements will be necessary to convert this parcel into a small subdivision and if the applicant decides to change the scope of work at the subdivision plat process, staff will require then a full traffic impact analysis.

Thank you for your consideration.

Wendy Then, AICP, CFM

DSD Department

City of Wildwood

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

The case below was heard on Tuesday, September 3, 2024, 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 Medium Density Residential (City) for the parcel listed above on 5.63 MOL. The subject property is located at 707 Missouri Avenue, Wildwood, FL 34785; approximately 170 linear feet east of the intersection of Stanley Avenue and Missouri Avenue.

Case Number: CP 2407-001 707 Missouri Avenue

Applicant(s): Aleli & Brenda Hernandez

Owner(s): Aleli & Brenda Hernandez

Parcel(s): Parcel G05-029

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, as it respects to O2024-53:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: September 3, 2024


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2407-001 707 Missouri Ave**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	RZ 2407-001 707 Missouri Ave
Ordinance No.	O2024-54
Applicant(s)	Aleli and Brenda Hernandez
Owner(s)	Aleli and Brenda Hernandez
Property Location	707 Missouri Avenue, Wildwood, FL 34785
Parcel Number	G05-029

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-53).

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;

At this time, the applicants would like to proceed with assigning a future land use designation to parcel G05-029; which was recently annexed into the City this past April. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon annexation, applicants have one year to proceed with the comprehensive plan process and rezoning applications. The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to R-2 is compatible with the current zoning designations and development patterns in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built with very few infill development lots. The community exhibits a few older manufactured homes and mostly single family residences.

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

Schools: Five dwelling units would generate approximately two (2) students to Sumter County Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is a 2-inch water main right along the front of the property and an 8-inch sanitary sewer line approximately 175 linear feet from the subject parcel. The applicant will be required to establish utility easements at the time of plat submittal.

Streets: Access to the property will be provided along Missouri Avenue/CR 140. The applicant will be required to dedicate right-of-way for access to the additional lots during the plat submittal.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property and bring the property into compliance with the proposed Future Land Use designation as the applicant intends to subdivide and develop in the near future.

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

Transportation: For five single family residences, it's expected not to exceed 50 trips per day; which is de minimis in nature relative to the size of the parcel.

(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.

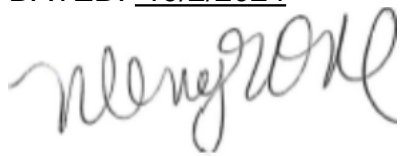
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	R6C and RR1 (Sumter County)
SOUTH	Missouri Avenue ROW/ R-3 (City)
EAST	RR1 (Sumter County)
WEST	R-3 (City)

If approved, the applicant will need to submit a Subdivision Improvement Plan and Final Plat following the requirements established in the City's Land Development Regulations in accordance to the R-2 Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-54 (attached) subject to approval of O2024-53, which establishes a Future Land Use appropriate to the proposed zoning. This is the second and final reading of Ordinance O2024-54.

DATED: 10/2/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-54

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 G05-029
Aleli & Brenda Hernandez
5.63 +/-

LEGAL DESCRIPTION

Begin at the Southwest Corner of the Northeast 1/4 of the Northwest 1/4, run East 215 Feet, North 297 Feet, West 215 Feet, South 297 Feet to the Point of Beginning, lying and behind in Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

Also:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, run East 215 feet to the Point or Beginning, continue East 306 feet, North 297 feet, West 306 feet, South 297 feet to the Point of Beginning, Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from RR1 (County) and 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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

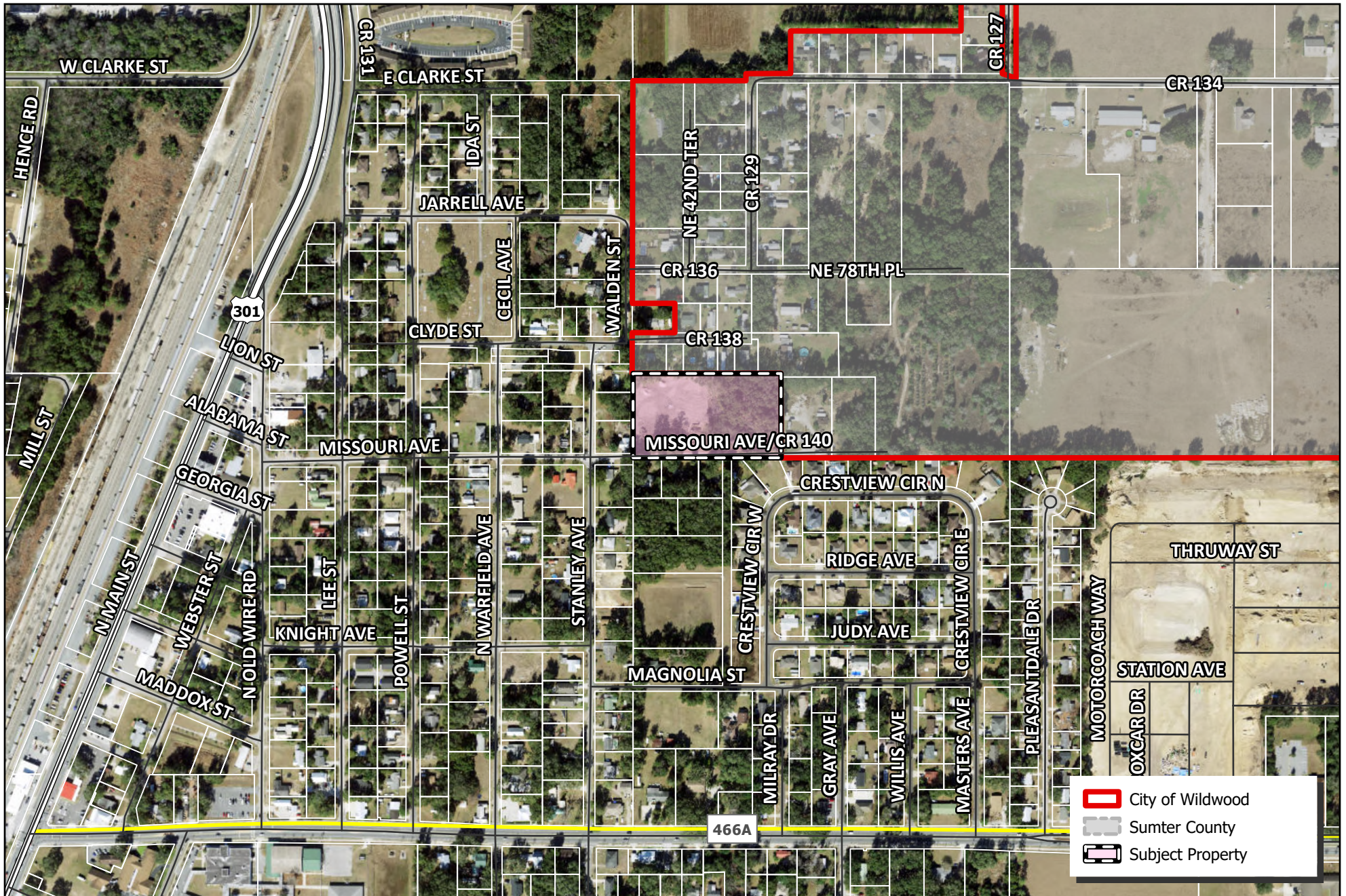
ATTEST: _____
Jessica Barnes, City Clerk

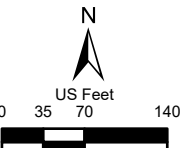
First Reading: _____

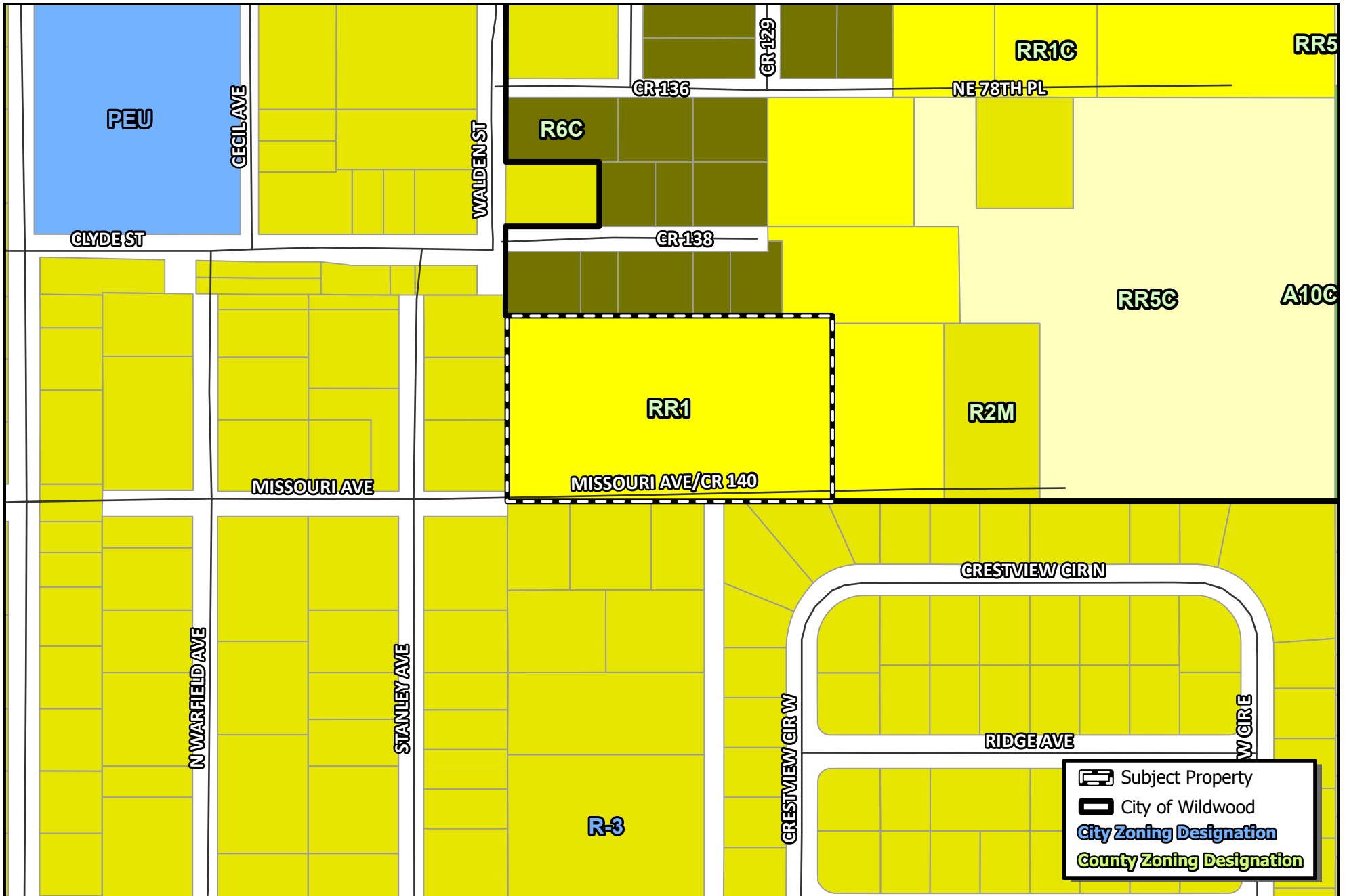
Second Reading: _____

Approved as to form:

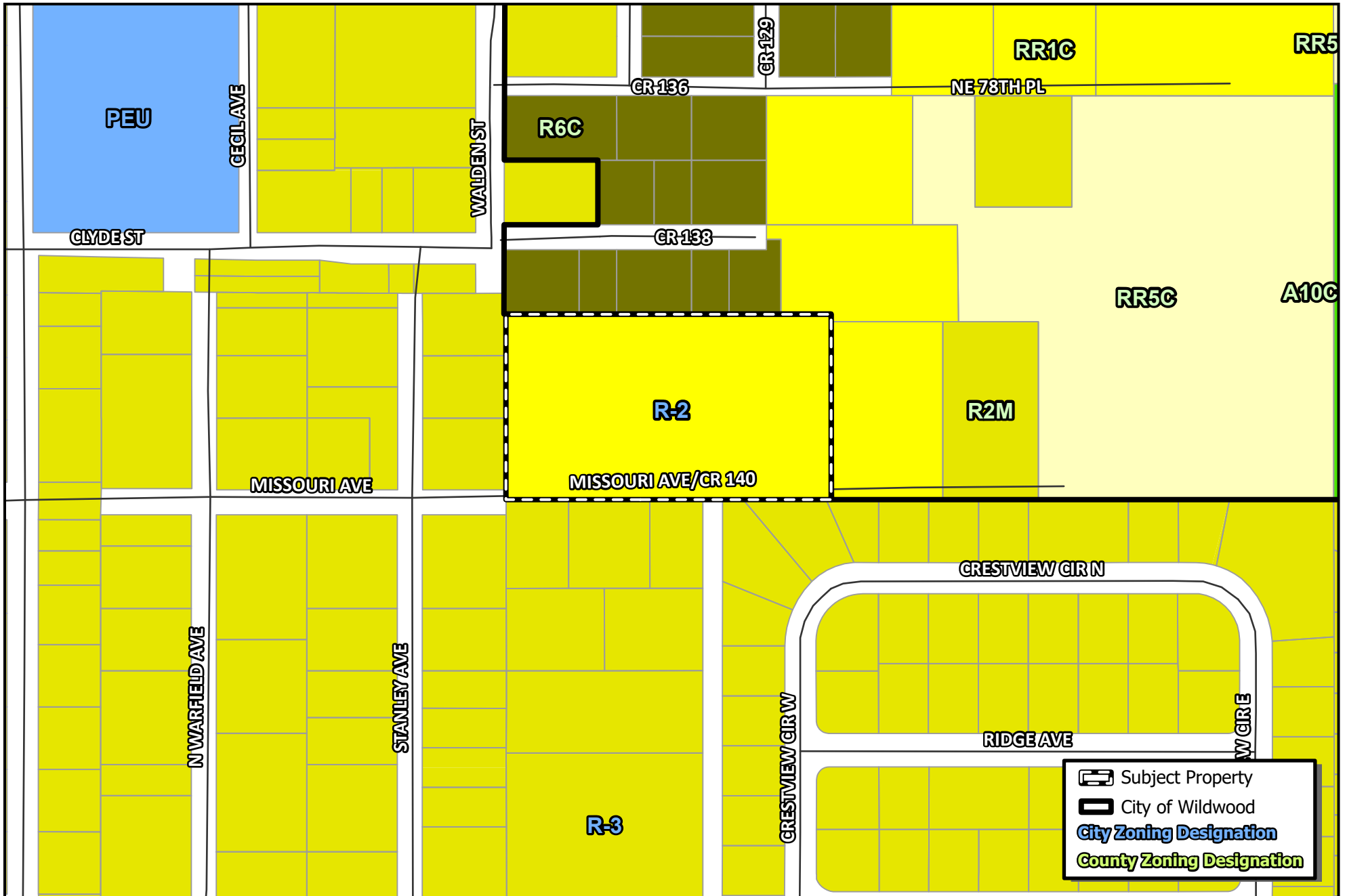
City Attorney

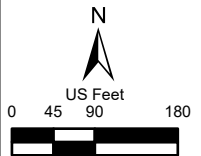


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	RZ 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 1B LOCATION MAP AUG 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N  US Feet 0 45 90 180	RZ 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 3A EXISTING ZONING AUG 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 3B
				PROPOSED ZONING
				AUG 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-54

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

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

The case below was heard on Tuesday, September 3, 2024, 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 R-2 (City) for the parcel listed below on 5.63 acres of land MOL. The subject property is located at 707 Missouri Avenue, Wildwood, FL 34785; approximately 170 linear feet east of the intersection of Stanley Avenue and Missouri Avenue.

Case Number: RZ 2407-001 707 Missouri Avenue

Applicant(s): Aleli & Brenda Hernandez

Owner(s): Aleli & Brenda Hernandez

Parcel(s): Parcel G05-029

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, as it respects to O2024-54:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: September 3, 2024


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: AN 2408-001 John Papagno Residential

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2408-001 John Papagno Residential
Owner/Applicant(s)	John Papagno
Acreage	2.32 +/-
Property Location	The subject property is generally located approximately 0.08 miles east of the CR 209 and CR 214 intersection.
Parcel(s)	D19-031
Date	September 9, 2024

The applicant/owner has submitted a voluntary annexation application for parcel D19-031. Annexation into the City is appropriate because the property is contiguous to the City limits and is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave." The applicant will be using the property for a residential purpose with one mobile home. City water and sewer are available for the subject property; however, permits for a well and septic have already been issued by the Sumter County Health Department and construction has commenced. Should the well, septic, or drainfield need repaired or replacement, the owner will work with the City Utilities department to connect to water and sewer services.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-57

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
PROVIDING FOR THE VOLUNTARY ANNEXATION OF
CERTAIN REAL PROPERTY CONSISTING OF
APPROXIMATELY 2.32 ACRES LOCATED
APPROXIMATELY 0.08 MILES EAST OF CR 209 AND CR
214 INTERSECTION, IN SECTION 19, TOWNSHIP 18
SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO
THE CITY LIMITS OF THE CITY OF WILDWOOD AND
LOCATED IN THE CITY'S JOINT PLANNING AREA;
PROVIDING THAT SECTION 1-14 OF THE CITY OF
WILDWOOD CODE OF ORDINANCES IS AMENDED TO
INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR
CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is generally located approximately 0.08 miles east of the CR 209 and CR 214 intersection, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by John A. Papagno Diggins, Jr., is more particularly described as follows:

Parcel D19-031
John A. Papagno Diggins, Jr
2.32 +/-

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18
SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE RUN SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼
OF SAID SECTION 19, A DISTANCE OF 389.51 FEET, TO THE POINT OF
BEGINNING, 1) THENCE CONTINUE SOUTH 89°44'56" EAST, ALONG THE NORTH

LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 319.67 FEET, 2) THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°08'43" WEST, ALONG THE EAST LINE OF THE WEST 709.18 FEET OF THE NW ¼ OF NW ¼ OF SAID SECTION 19 A DISTANCE OF 331.07 FEET, 3) THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°44'32" WEST, A DISTANCE OF 319.67 FEET 4) THENCE NORTH 00°08'43" EAST, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING TO CLOSE. THE NORTH 15.0 FEET THEREOF SUBJECT TO ROAD RIGHT-OF-WAY FOR CR 214.

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

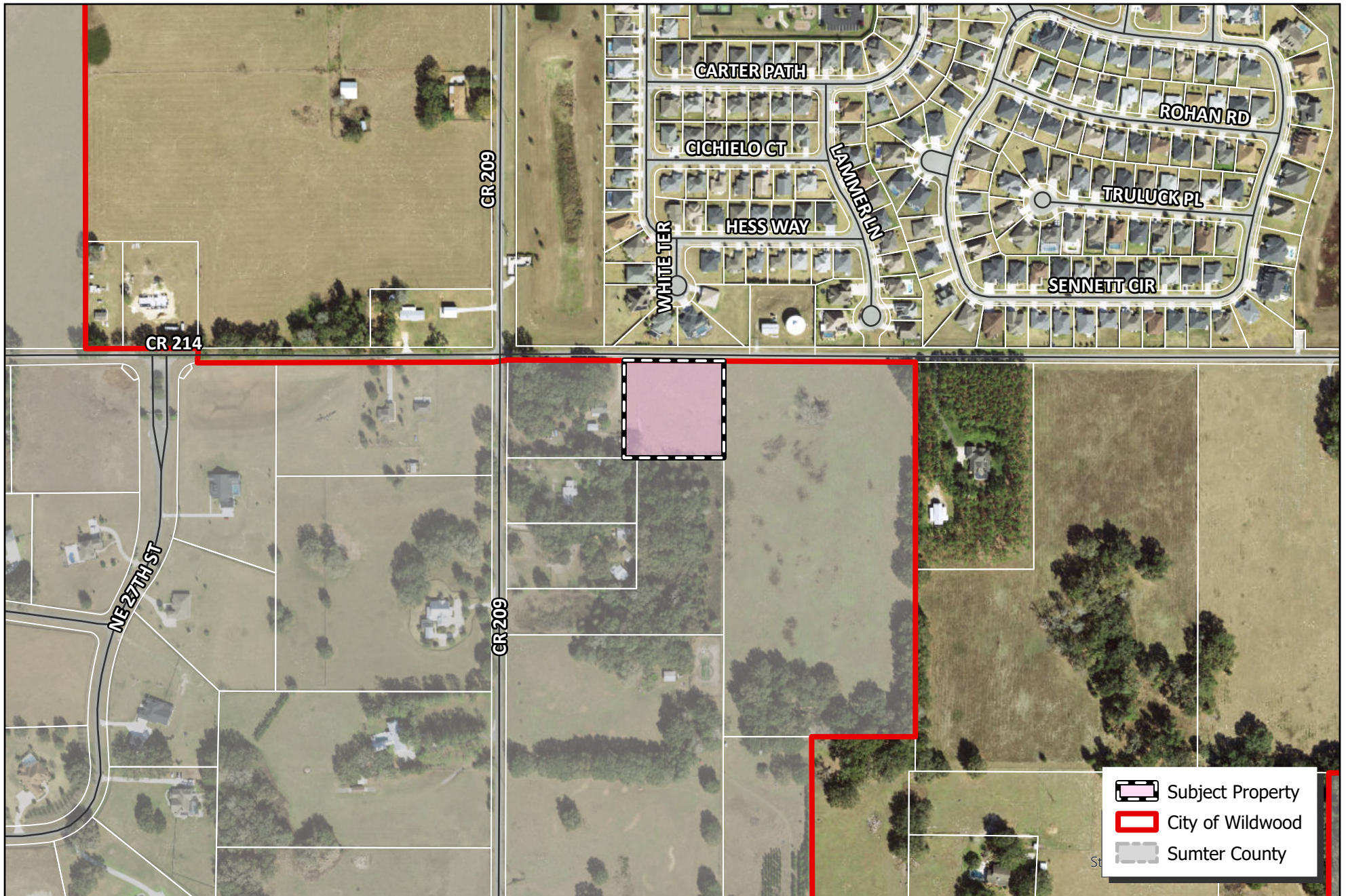
ATTEST: _____
Jessica Barnes, City Clerk

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	 00.001 0.01 0.03 0.04 0.06  Miles	AN 2408-001 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031		MAP 1B LOCATION MAP AUG 2024
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-57

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PD 2404-001 Convenience Store with Gas Planned Development

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PD 2404-001 Convenience Store with Gas
Ordinance Number	O2024-55
Owner(s)	LG Wildwood, LLC
Applicant(s)	Lowndes c/o Logan Opsahl, Esq.
Property Location	The subject property is generally located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy)
Parcel(s)	G07-076, G07-078, & G07-250
Date	October 1, 2024

The applicant seeks approval from the City Commission for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property along with requirements for the existing billboard as outlined in the ordinance.

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

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan as the current future land use designation is commercial, which is intended to accommodate a mix of commercial and office uses. The PD is for signage, shared utility infrastructure improvements and shared

access to advertise gas prices for the convenience store with gas and to accommodate future tenants.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change will not adversely affect public facilities. The PD amendment is for signage, shared utility infrastructure improvements and shared access to adjoining parcels.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The applicant is proposing the PD to advertise gas prices at gas station entrances and throughout the project. Some signage will be shared with adjacent parcels when they develop. There is also an existing billboard that will remain on property that will be subject to the City's existing regulatory structure for billboards.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

There is no expected change to traffic due to this PD. This PD is for signage, shared utility infrastructure and access.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations. Additional signage was needed to properly advertise the gas pricing signage which will not deter the adjacent parcels for future development as the PD will include shared infrastructure, access and some of the signage.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-55

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

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

The above referenced applicant/owner (collectively, together with its successors and assigns, hereinafter referred as the “Developer”) for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2024. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on October 1, 2024 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Convenience Store w/ Gas (Wawa) Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on _____.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of approximately six (6) acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development Overlay of the lands described in “Exhibit A.”
- B. That the zoning district of the subject land described in “Exhibit A” is classified as C-3 zoning on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Bowman Engineering, dated March 1, 2023 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with the City of Wildwood Comprehensive Plan.
 - 1) Land Uses. Though all C-3 uses are permitted on the Property, the conceptual development plan illustrates the general location of the following specific land uses:
 - a. Convenience store and gas station; and
 - b. Multi-tenant building with C-3 business uses.

- 2) Zoning, Permitting and Surveys. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between this Ordinance and the conceptual development plan, this Ordinance will supersede.
- 3) Signage. The Project will be allowed the following signage:
- a. Two (2) permanent, illuminated, double-faced multi-tenant sign located at (i) the entrance to the development on S.R. 44 and (ii) the entrance to the development on US Hwy 301, the approximate locations of which are depicted on Exhibit “C”;
 - b. An existing billboard, in its current size and location, the approximate location of which is depicted on Exhibit “C”. The billboard shall otherwise be subject to the City’s existing regulatory structure for billboards (the City’s ordinances, Code and Land Development Regulations) and must meet the requirements of the same;
 - c. One (1) internal permanent, illuminated, double-faced directional and wayfinding sign, the approximate location of which are depicted on Exhibit “C”; and
 - d. Two (2) internal permanent, illuminated, double-faced multi-tenant, directional and wayfinding signs, the approximate locations of which are depicted on Exhibit “C”.

All other signage, including internal signage and directional and occupant identification is required to meet the City’s Land Development Regulations and Design District Standards for signage.

- C. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- D. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- E. Principal Uses. All permitted principal uses as listed in Chapter 3, Table 3-6 of the Land Development Regulations for the C-3 zoning district shall be permitted.

- F. Development Standards. The Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-3 zoning district.
- G. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance. 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 this Ordinance.

SECTION 4: This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2024.

S E A L

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"
Legal Description

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 62.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE N 89 DEG 53 MIN 40 SEC E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 270.19 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND: CONTINUE N 89 DEG 53 MIN 40 SEC E 339.87 FEET; THENCE S 0 DEG 26 MIN 10 SEC E 607.25 FEET MORE OR LESS, TO A POINT THAT IS 660 FEET NORTH OF THE SOUTH BOUNDARY OF SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE N 89 DEG 30 MIN 50 SEC W TO A POINT THAT IS S 0 DEG 06 MIN 20 SEC E OF THE POINT OF BEGINNING; THENCE N 0 DEG 06 MIN 20 SEC W 607.25 FEET MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE WEST 125 FEET THEREOF.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN O.R. BOOK 533, PAGE 739, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel Identification Number: G07-076

Commence at the Southwest corner of the North Half of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 19 South, Range 23 East, Sumter County, Florida; run thence S 89°52'30" E, 62.25 feet to the East Right-of-Way of U. S. Highway No. 301; thence N 00°22' E, 125 feet to the P.O.B.; thence S 89°52'30" E, 207.48 feet; thence N 00°22' E, 274.12 feet; thence S 89°40'20" W, 201.25 feet to the new Easterly Right-of-Way of U. S. Highway No. 301; thence Southerly along said Right-of-Way to the P.O.B..

Parcel Identification Number: G07-078

The West 125 feet of the following description: Beginning at the Northwest corner of the SW ¼ of the SE ¼ of Section 7, Township 19 South, Range 23 East; run thence South 62.82 feet to the South right of way line of State Road No. 44; thence N 89°53'40" E. along said right of way line for a distance of 270.19 feet to the POINT OF BEGINNING for the following described tract of land; Continue N 89°53'40" E 339.87 feet; thence S 0°26'10" E. 607.25 feet, more or less, to a point that is 660 feet North of the South boundary of the SW ¼ of the SE ¼ of Section 7; thence N 89°30'50" W. to a point that is S 0°06'20" E. of the POINT OF BEGINNING; thence N 0°06'20" W. 607.25 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT “B”

Conceptual Development Plan

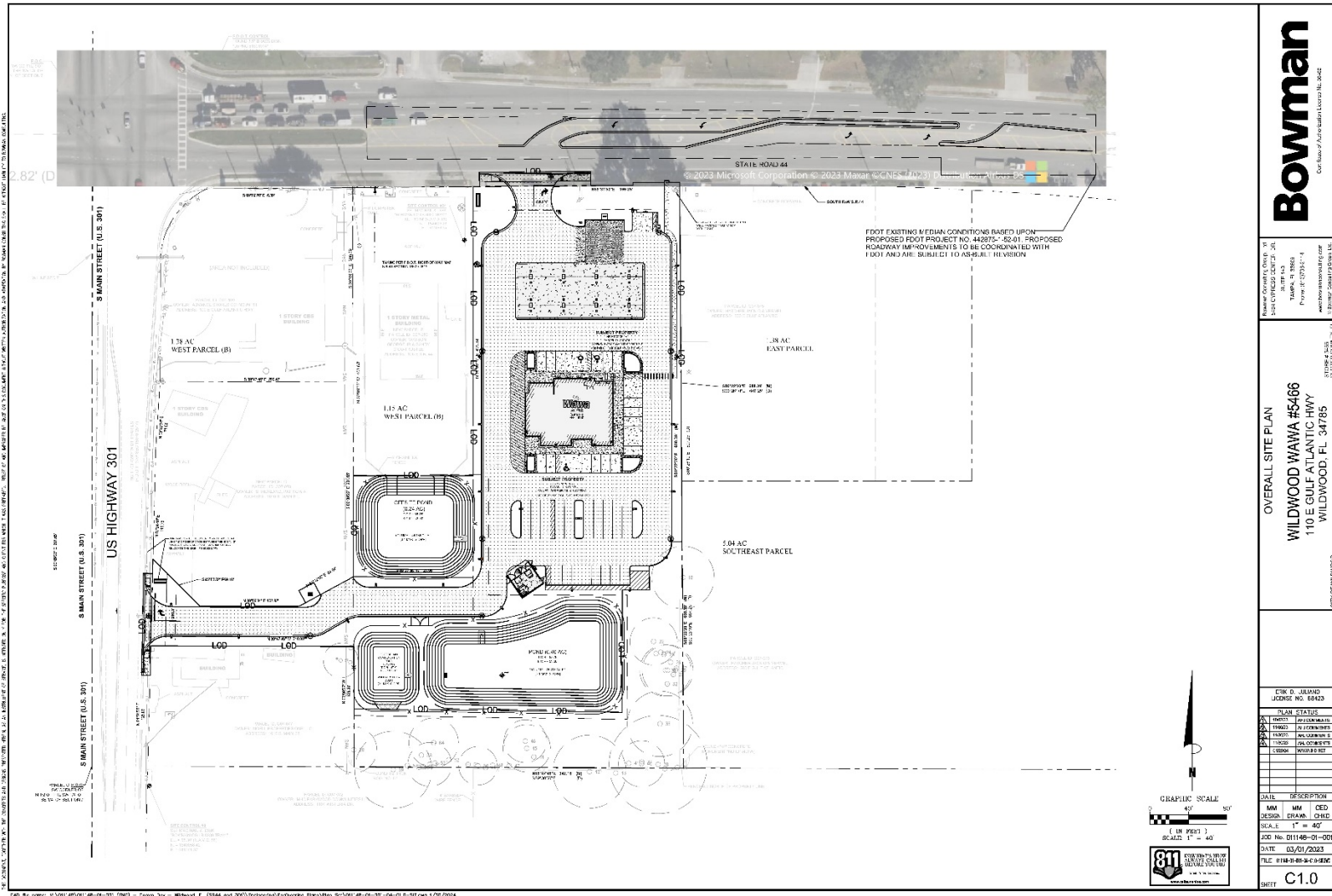
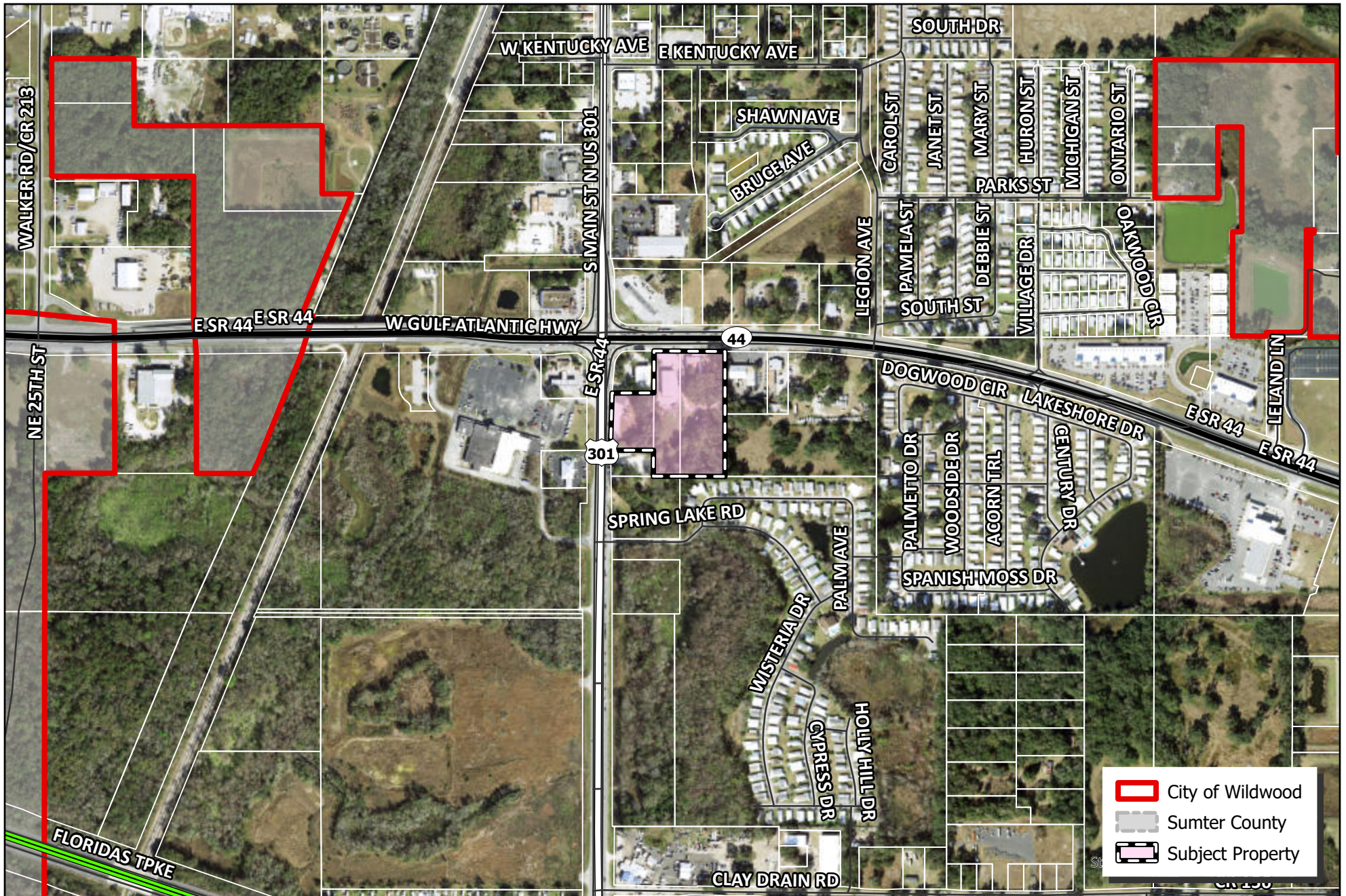


EXHIBIT “C”
Signage



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.02 0.04 0.06 0.08 Miles	PD 2404-001 CONVENIENCE STORE WITH GAS (WAWA) PARCELS G07-076, G07-078 & G07-250	MAP 1B LOCATION MAP AUG 2024
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, October 1, 2024, by the Planning and Zoning Board/Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access to advertise gas prices as well as accommodate future tenants. The subject property is generally approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy).

Case # PD 2404-001 Convenience Store with Gas
Applicant(s) Lowndes c/o Logan Opsahl, Eaq
Owner(s) LG Wildwood, LLC
Parcel(s) G07-076, G07-078, & G07-250

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

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2408-003 John Papagno Residential

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2408-003 John Papagno Residential
Ordinance Number	O2024-58
Owner/Applicant(s)	John Papagno
Property Location	The subject property is generally located 0.08 miles east of the CR 209 and CR 214 intersection.
Parcel(s)	D19-031
Date	October 4, 2024

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 Agricultural (County) to Residential Mixed Use (City) for the parcel listed above on 2.32 acres MOL. This request is accompanied by a rezoning request RZ 2408-003 (O2024-59).

ANALYSIS: The applicant is proposing a double wide mobile home for residential use. This property is under a lineal transfer and created a family exemption parcel which is subject to all regulations and restrictions as set forth in Section 13-412(a)(1) of the Sumter County Code. The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (County) to Residential Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.b. The proposed land use amendment would allow up to 10 units per acre, with the zoning of RMU limiting the allowed maximum use to 5 units per acre. Projects less than 10 acres in size may be developed as a single use. The use of the property will be for personal residency and include one double wide mobile home. This property is currently under a linear transfer and is subject to all regulations and restrictions as set forth in Section 13-412(a)(1) of the Sumter County Code.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (County) to Residential Mixed Use (City). Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." This property falls within the JPA. This is also in line with Policy 1.2.8. "The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern by advancing the creation of diverse housing inventory."

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property." Utilities are available to the site on the north side of CR 214. 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.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. This property has been properly maintained and has not been abandoned.

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

Transportation: The property has access off of CR 214. A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as this property will be used for personal residential use. Should this change in the future for development purposes, a TIA would be required.

Potable Water & Sewer: Utilities are available to the subject property, located on the north side of CR 214. There is already a well installed on the property in working condition. Sewer connection would require water connection for City services. Should either of the systems fail, connection will be required as stated within the Code of Ordinances Chapter 19, Article II, Sections 19-26 and 19-27.

Schools: The double wide mobile home will generate 0.286 school-age children with the maximum school-aged children to be 3.3176.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-58

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:

D19-031
John A. Papagno Diggins, Jr.
2.32 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE RUN SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 389.51 FEET, TO THE POINT OF BEGINNING, 1) THENCE CONTINUE SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 319.67 FEET, 2) THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°08'43" WEST, ALONG THE EAST LINE OF THE WEST 709.18 FEET OF THE NW ¼ OF NW ¼ OF SAID SECTION 19 A DISTANCE OF 331.07 FEET, 3) THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°44'32" WEST, A DISTANCE OF 319.67 FEET 4) THENCE NORTH 00°08'43" EAST, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING TO CLOSE. THE NORTH 15.0 FEET THEREOF SUBJECT TO ROAD RIGHT-OF-WAY FOR CR 214.

This property is to be reclassified from Agricultural (County) to Residential Mixed Use (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

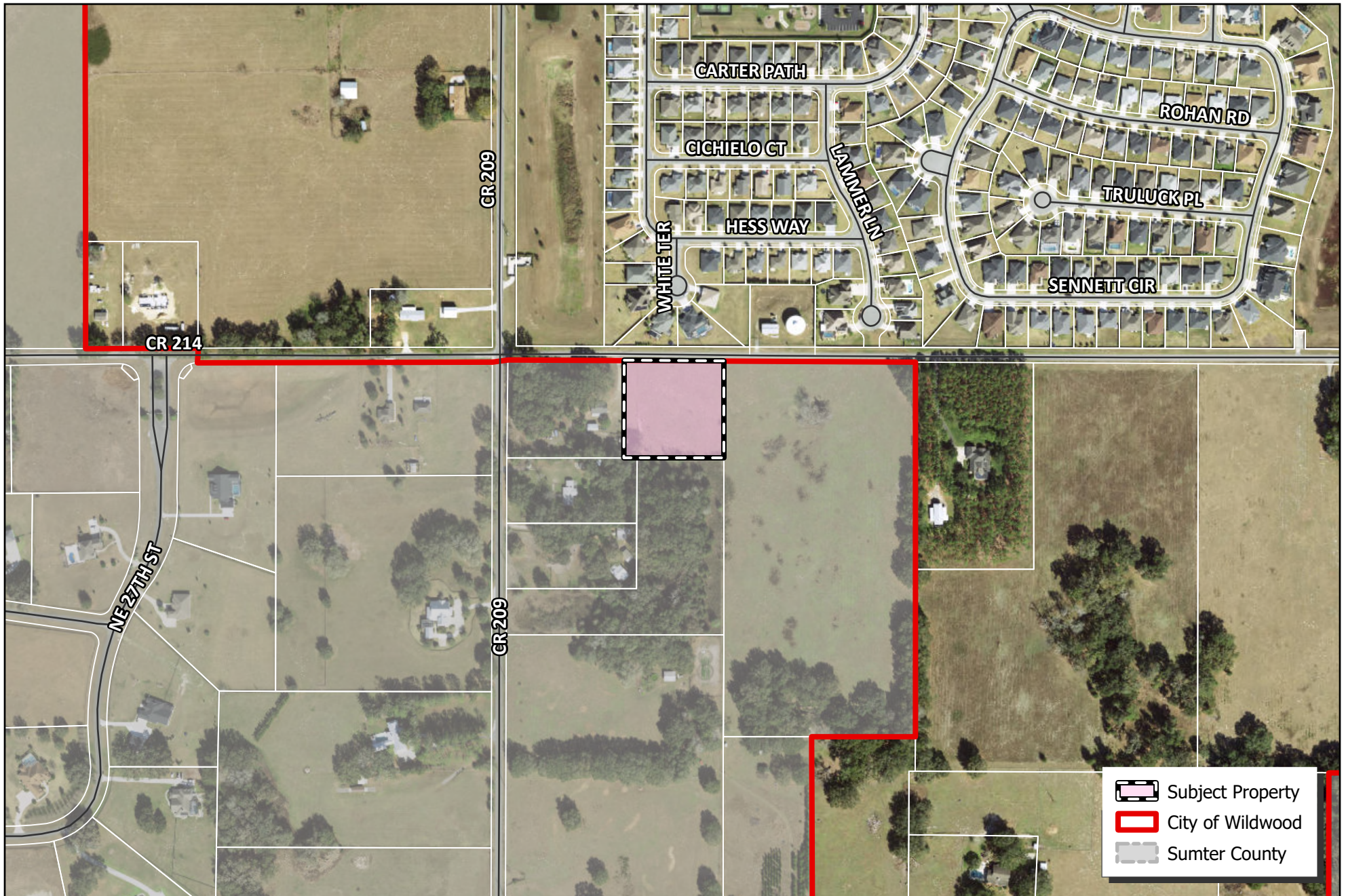
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

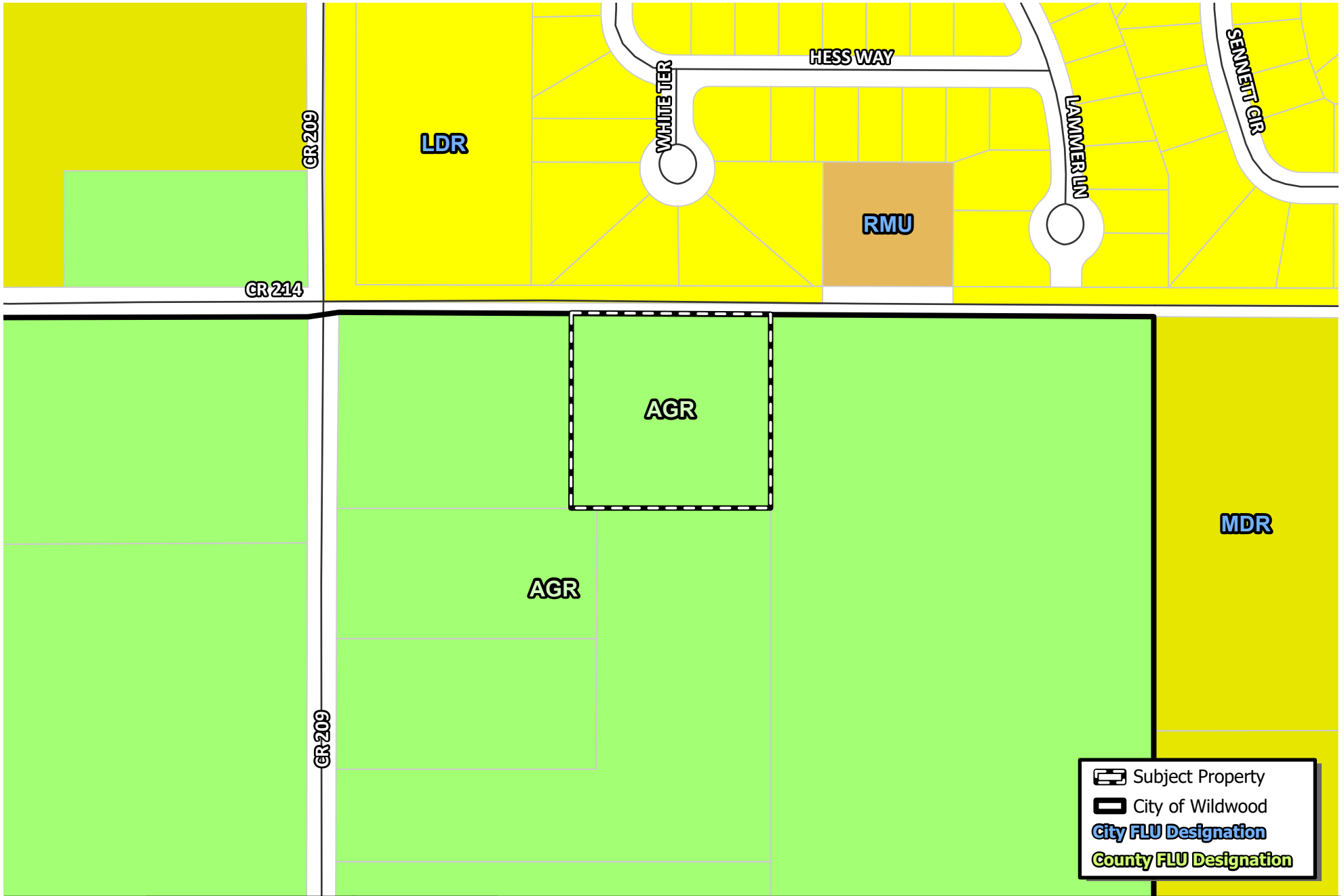
Second Reading: _____

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	N 00.00 0.01 0.03 0.04 0.06 Miles 	CP 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031		MAP 1B
			LOCATION		MAP
			AUG 2024		

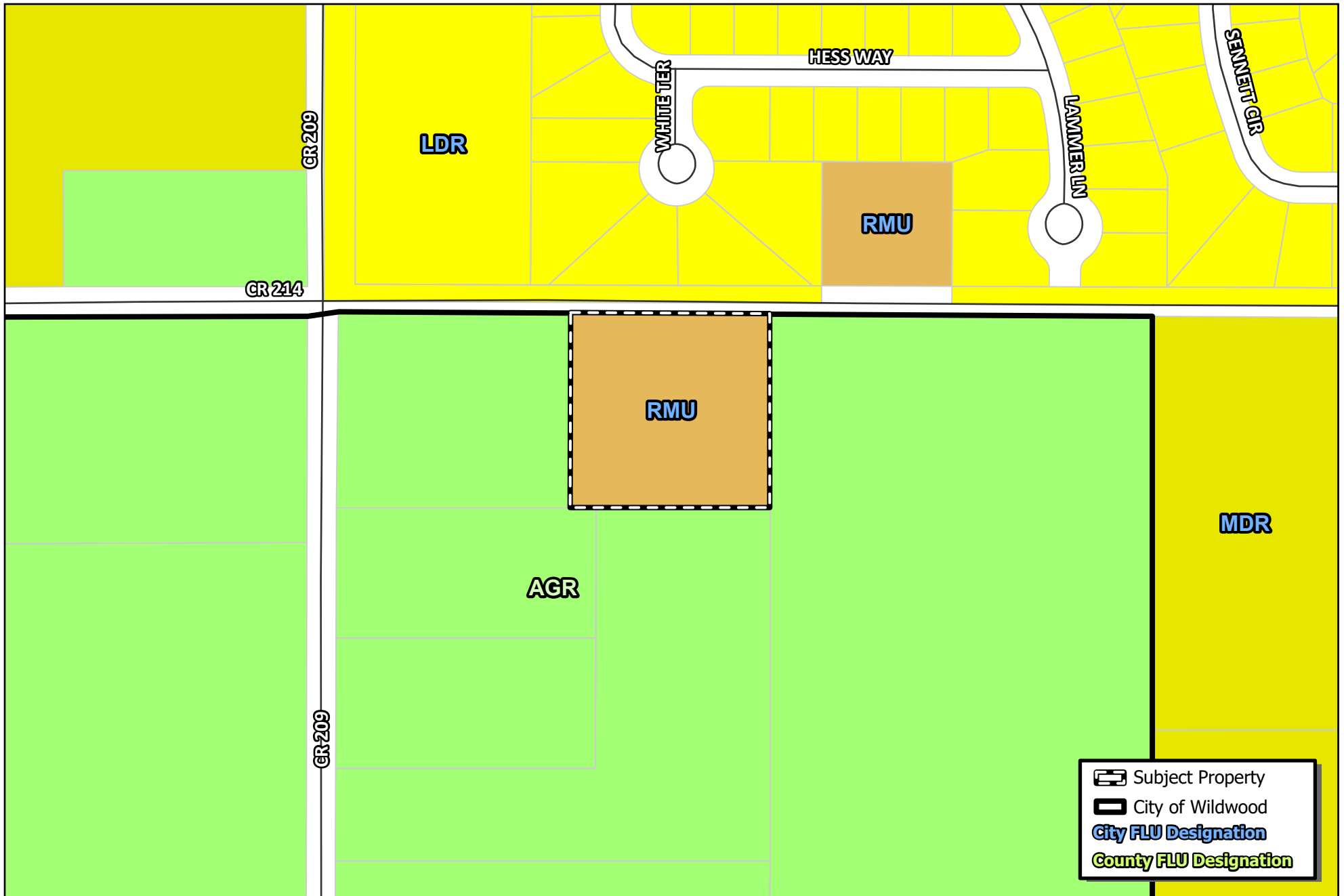


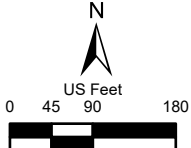
Subject Property

City of Wildwood

City FLU Designation

County FLU Designation



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031		MAP 2B
			PROPOSED LAND USE		AUG 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-58

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272246

Date Submitted: 8/30/2024

First Name*

Amanda

Last Name*

Bondi

Email Address*

abondi@wildwood-fl.gov

Name of Project:*

John Papagno Residential

Phone*

352-330-1334

Parcel Number*

D19-031

Sumter County Traffic Impact Analysis (TIA)

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

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Matthew
Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter
County Public Works, ou=Planning
and Design,
email=matthew.tadlock@sumtercou
ntyfl.gov, c=US
Date: 2024.09.10 08:53:26 -04'00'

Purpose and Applicability

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

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

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

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

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

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

C.2 TIA.docx

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement No file chosen**Please submit your TIA** No file chosen**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant John Papagno for a double wide mobile home on parcel D19-031 on 2.32 acres more less for personal use.

The proposed zoning is Residential Mixed Use (RMU) with a maximum allowable use of 4 units per acre or 9.28 dwelling units.

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

The case below was heard on Tuesday, September 30, 2024, 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 Agricultural (County) to Residential Mixed Use (City) on 2.32 acres MOL. The subject property is generally located 0.08 miles east of the CR 209 and CR 214 intersection.

Case Number: CP 2408-003 John Papagno Residential

Applicant(s): John Papagno

Owner(s): John Papagno

Parcel(s): D19-031

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.

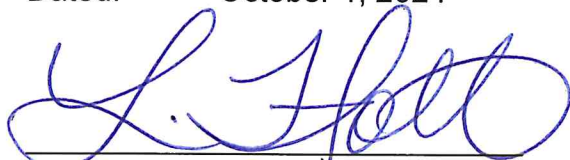
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2408-003 John Papagno Residential

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2408-003 John Papagno Residential
Ordinance Number	O2024-59
Applicant/Owner(s)	John Papagno
Property Location	The subject property is generally located approximately 422 feet east of CR 209 and CR 214 intersection.
Parcel(s)	D19-031
Date	October 4, 2024

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for the parcel listed above on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58).

ANALYSIS: The applicant is proposing a double wide mobile home for residential use. This property is under a lineal transfer and created a family exemption parcel which is subject to all regulations and restrictions as set forth in Section 13-412(a)(1) of the Sumter County Code.

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

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

The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

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

The land use pattern of the surrounding area is residential, agricultural, and a mixed-use designation. The proposed RMU zoning designation will serve as a transition in this area to serve city residents and provide different housing.

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

Schools: The double wide mobile home will generate 0.286 school-aged children with the maximum school-aged kids to be 3.3176.

Potable Water & Sewer: There is an existing 12" water main and an 8" force main on the north side of CR 214. There is already a well installed on the property in working condition. Sewer connection would require water connection for City services. Should either of the systems fail, connection will be required as stated within the Code of Ordinances Chapter 19, Article II, Sections 19-26 and 19-27.

Streets: The property has access off of CR 214. A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as this property will be used for personal residential use. Should this change in the future for development purposes, a TIA would be required.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a double wide mobile home, and to bring the property into compliance with the proposed Future Land Use designation.

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

For a single-family residence, it's expected up to 10 daily trips which does not warrant a 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.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-1 & NMU-7 (City)
SOUTH	RR1C & RR5C (County)
EAST	A10C (County)
WEST	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.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-59 to be forwarded to the City Commission for further action, subject to the approval of O2024-58, which establishes a future land use appropriate for the proposed zoning.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-59

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:

D19-031
John A. Papagno Diggins, Jr.
2.32 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE RUN SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 389.51 FEET, TO THE POINT OF BEGINNING, 1) THENCE CONTINUE SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 319.67 FEET, 2) THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°08'43" WEST, ALONG THE EAST LINE OF THE WEST 709.18 FEET OF THE NW ¼ OF NW ¼ OF SAID SECTION 19 A DISTANCE OF 331.07 FEET, 3) THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°44'32" WEST, A DISTANCE OF 319.67 FEET 4) THENCE NORTH 00°08'43" EAST, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING TO CLOSE. THE NORTH 15.0 FEET THEREOF SUBJECT TO ROAD RIGHT-OF-WAY FOR CR 214.

This property is to be reclassified from RR5C (County) to RMU (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

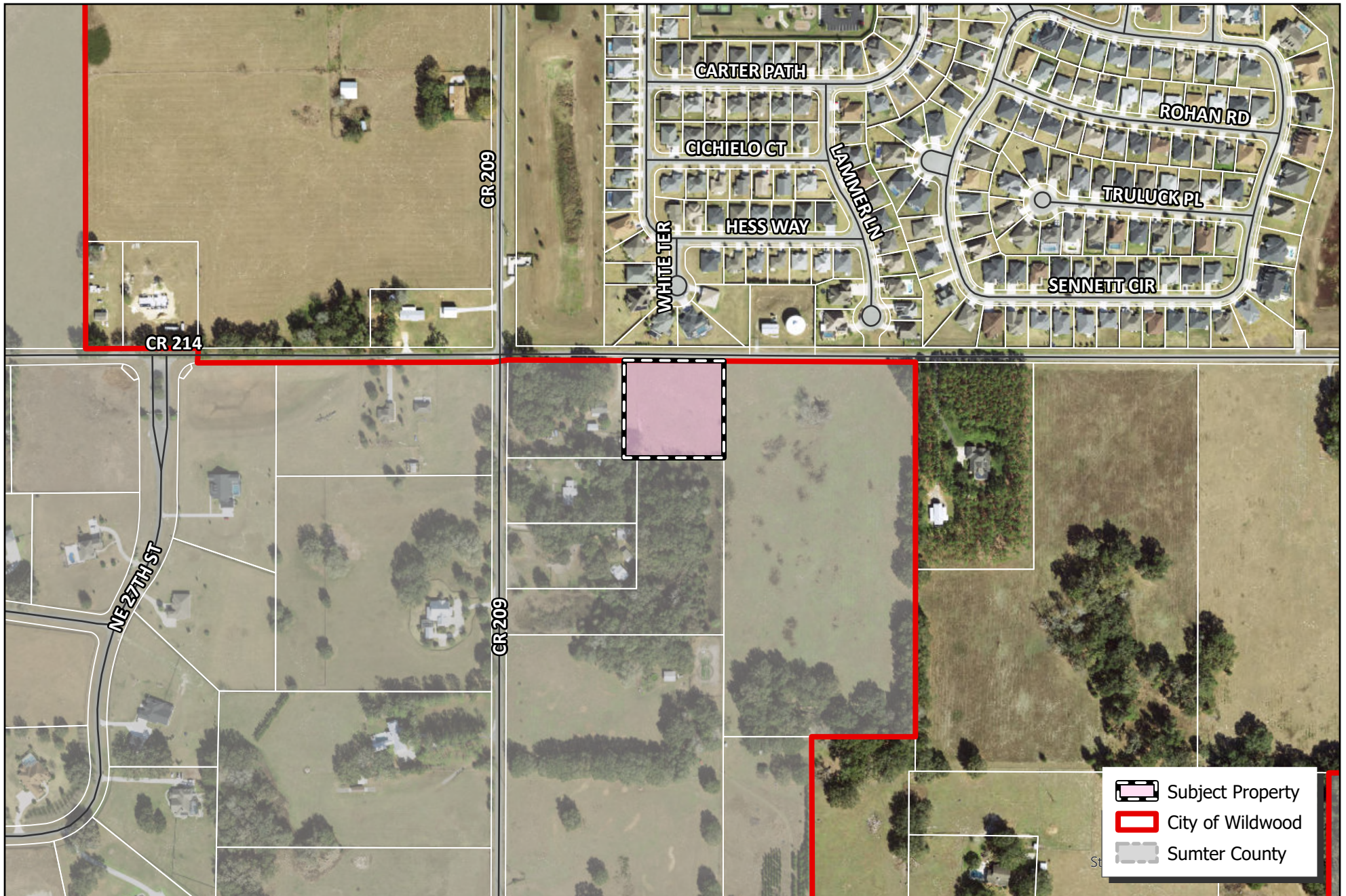
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

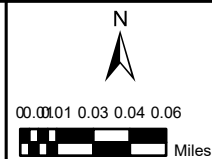
City Attorney



 Subject Property
 City of Wildwood
 Sumter County

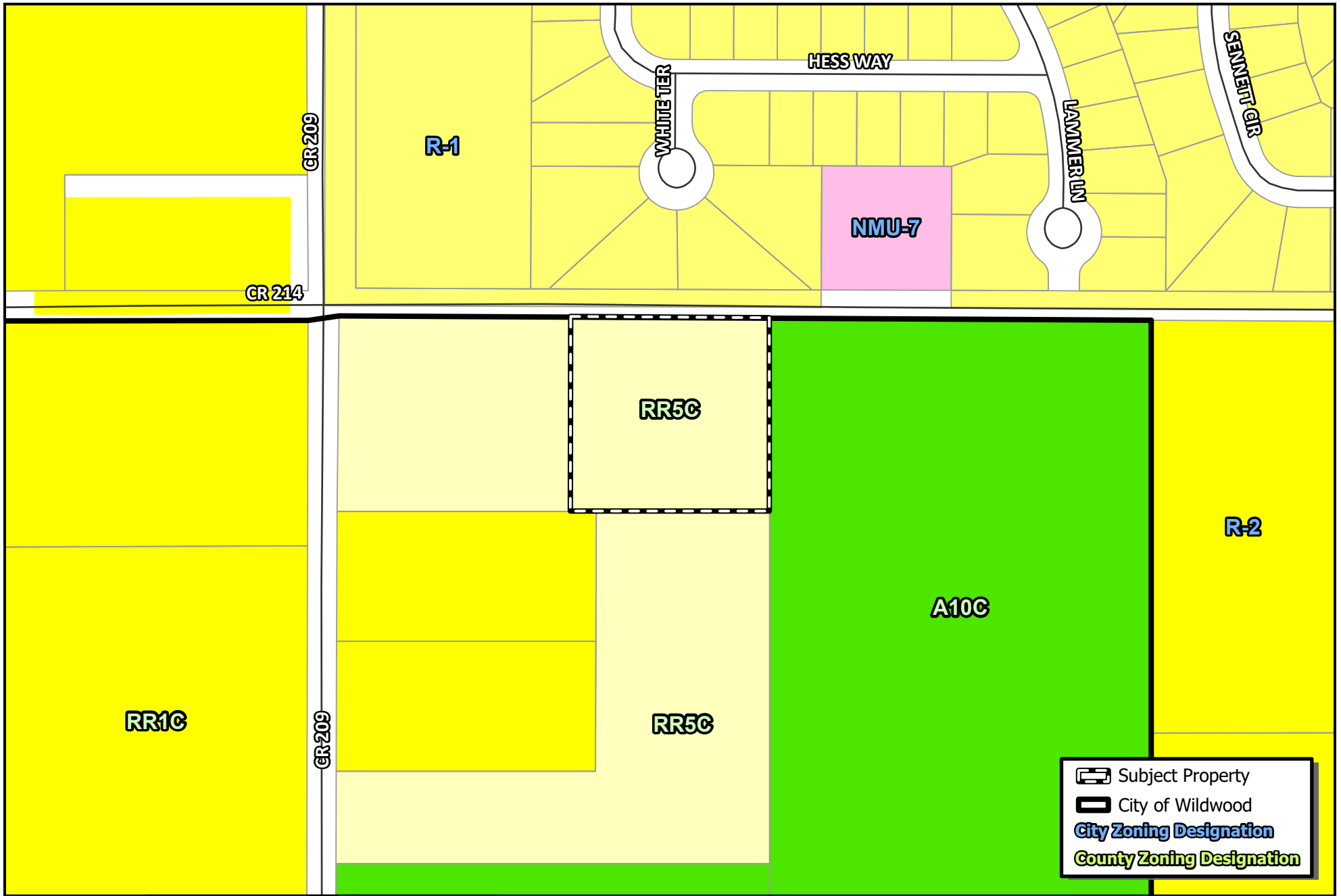


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

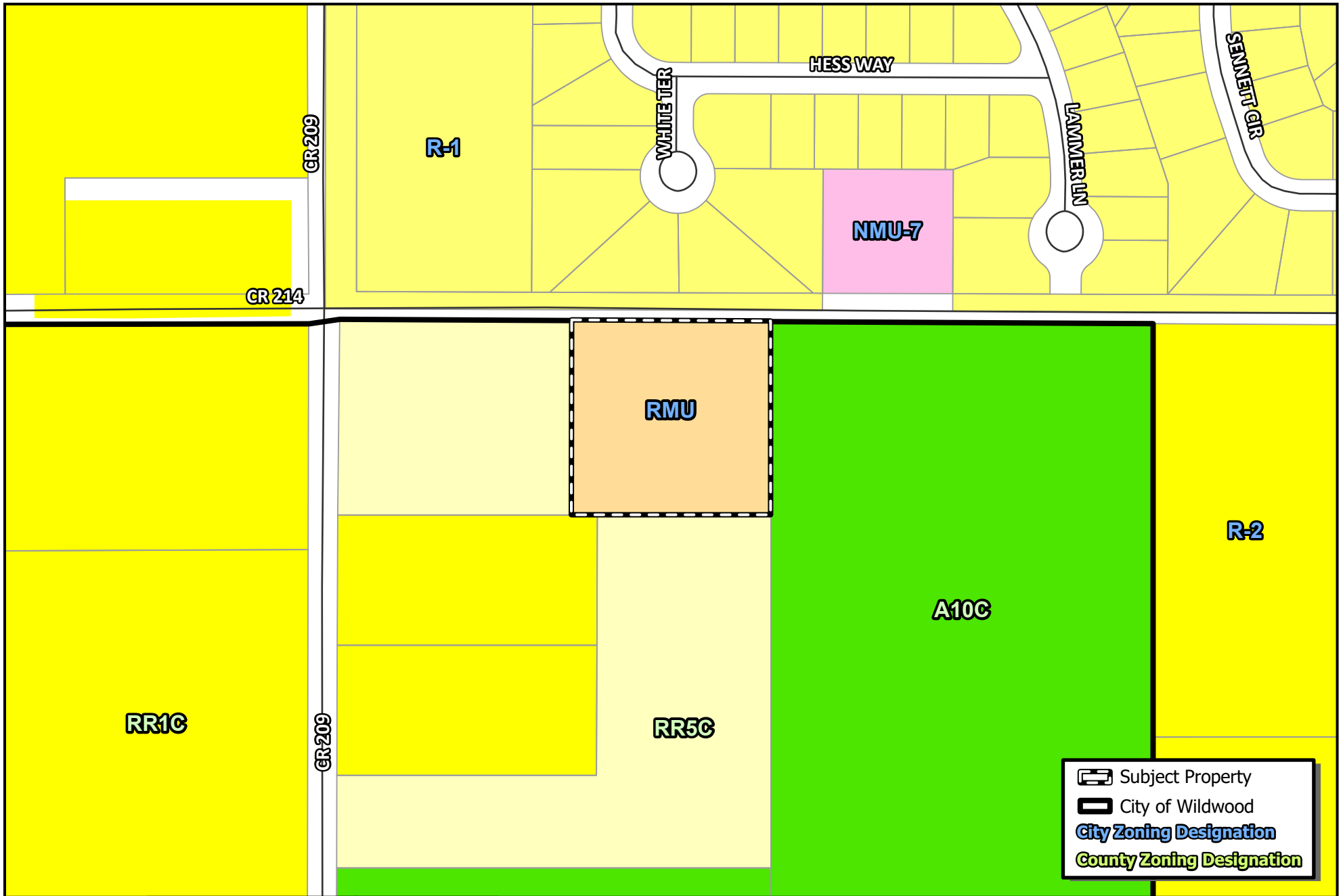


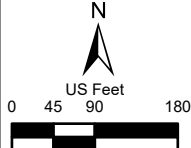
RZ 2408-003
JOHN PAPAGNO RESIDENTIAL
 PARCEL D19-031

MAP 1B
LOCATION
MAP
AUG 2024



	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031	MAP 3B
			PROPOSED ZONING
			AUG 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-59

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

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

The case below was heard on Tuesday, October 1, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) on 2.32 acres MOL. The subject property is generally located 0.08 miles east of CR 209 and CR 214 intersection.

Case Number: RZ 2408-003 John Papagno Residential

Applicant(s): John Papagno

Owner(s): John Papagno

Parcel(s): D19-031

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.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2408-001 Old Wire West

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2408-001
Ordinance Number	O2024-60
Owner(s)	Derrick Daniel & Nicole West
Applicant(s)	Bradley Werlin, II
Property Location	The project is generally located at 712 N. Old Wire Road, north of Old Wire Road, North of Florida Street, and South of Georgia Street
Parcel(s)	G05D061
Date	9/12/2024

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 Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by a rezoning request RZ 2408-001 (O2024-61).

ANALYSIS: The applicant seeks to assign a future land use designation so that they may use the existing single-family residence as a small office.

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Medium Density Residential (City) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the existing single-family home to be used as an office, on 0.298

acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses throughout the commercial Future Land Use Category.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Medium Density Residential (City) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The proposed development will utilize the existing single-family residential building as an office, which will meet the criteria of the proposed land use after modifications to the parking, landscaping, and other minor changes to the site plan.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, through adaptive reuse of the existing residential structure without expanding the building's footprint.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject property is located within an established neighborhood and the development would be considered infill development.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The development will take place in an urban setting where the applicants will be serviced by City water and wastewater.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not for a property determined to be an isolated or strip development. The development is taking place adjacent to a cluster of commercial development located in downtown.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property does not contain Wetland nor any Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel is located within an already established area with a mix of residential and commercial uses.

(VI) Fails to maximize use of existing public facilities and services.

The applicant is proposing to use the existing single-family home as an office. The existing home is already serviced by City sewer and water.

(VII) Fails to maximize use of future public facilities and services.

The proposed plan amendment will continue to be serviced by existing City sewer and water services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed plan amendment is consistent with neighboring land use patterns and will not negatively impact the maintenance of facilities and services.

(IX) Fails to provide a clear separation between rural and urban uses.

The area exhibits urban development patterns consisting of commercial developments to the west and single-family housing to the east.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The subject plan amendment will encourage the subject parcel to be used as infill development by allowing the applicant to use the existing single-family residential building as a small office. This will also encourage the infill development and/or redevelopment of neighboring parcels within the existing neighborhood and community.

(XI) Fails to encourage a functional mix of uses.

The area is currently a mix of commercial and residential uses. The subject parcel is adjacent to commercial development.

(XII) Results in poor accessibility among linked or related land uses

Access to the site can be provided via N Old Wire Road.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Commercial Land Use Designation (0.5 Floor Area Ratio).

Because the existing single-family home will be repurposed as a small office building, there will not be a loss of a significant amount of functional open space.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. Because the project will repurpose the existing single-family residential structure with limited alterations proposed to the existing site. There will be no negative impact on local ecosystems or natural resources because of the project's scope of work.

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

Transportation: The property has access off of N Old Wire Road. The applicant is proposing a change in use from single-family residential home (ITE Code 210) to a Small Office Building (ITE Code 712). This proposed change will only total projected trips from 9.43 trips per day to 18.71 trips per day, and the peak hour trips from 0.92 trips to 1.67 trips. This is less than one (1) peak hour trip, which qualifies the project for an exemption from the Traffic Impact Analysis, which has been accepted by Sumter County.

Potable Water & Sewer: City water and sewer are available for the subject property. This property is currently serviced by the City's 8-inch Sewer and 8-inch water lines on N. Old Wire Road. Based on the use of the existing building as maximum build out, the change in use from residential to commercial will result in a projected decrease in density or intensity on the subject parcel. The parcel's utility usage is also projected to decrease.

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

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies, and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

DATED: 9/12/2024



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-60

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 G05D061
Derrick & Nicole West
0.298 +/-

LEGAL DESCRIPTION:

PARCEL G05D061

Lots 11 and 14, Block D, Meadovista, according to the plat thereof as recorded in Plat Book 1, Page 83 of the Public Records of Sumter County, Florida

This property is to be reclassified from Medium Density Residential (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 _____, 2024, 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: _____

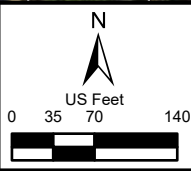
Second Reading: _____

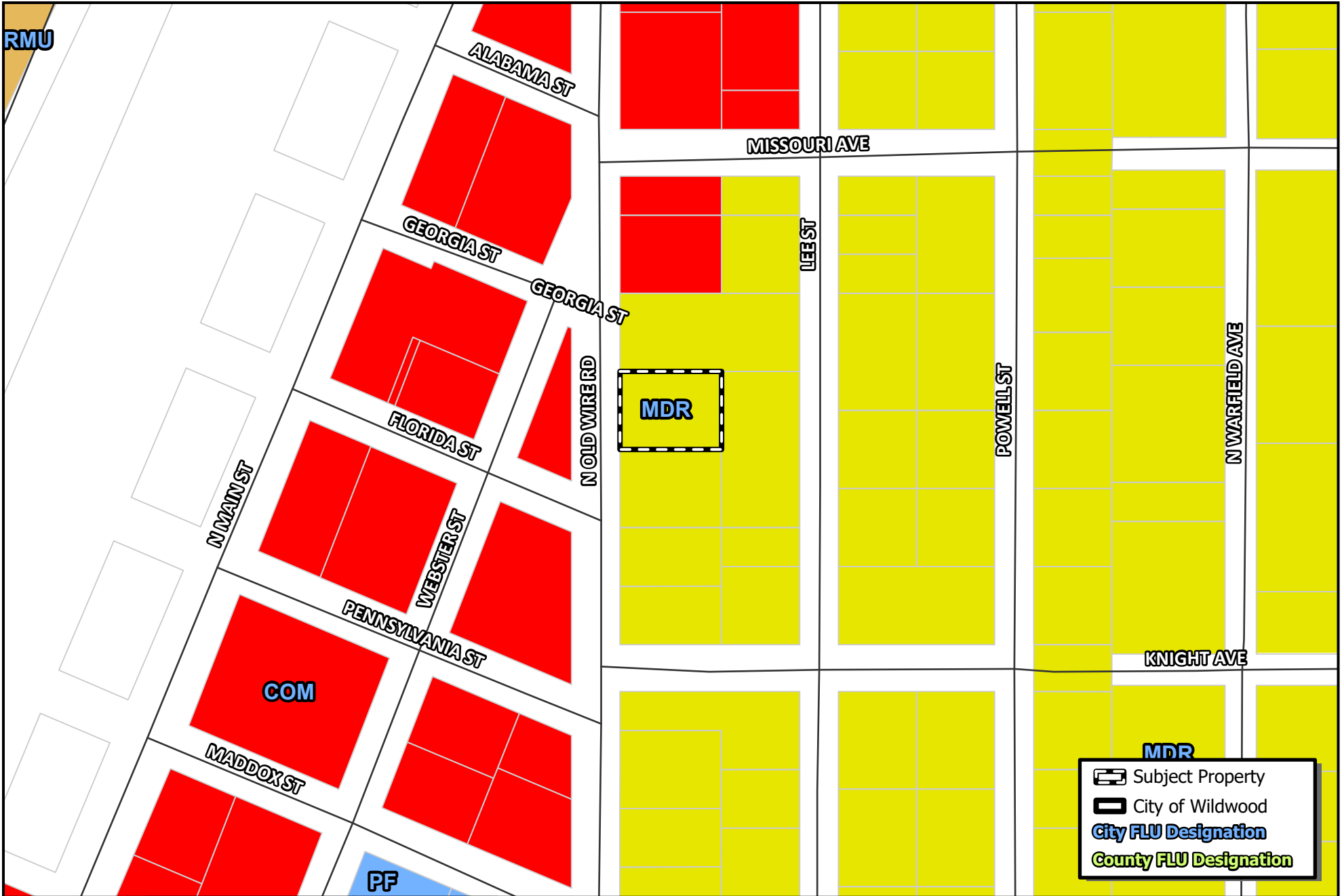
Approved as to form:

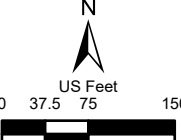
City Attorney

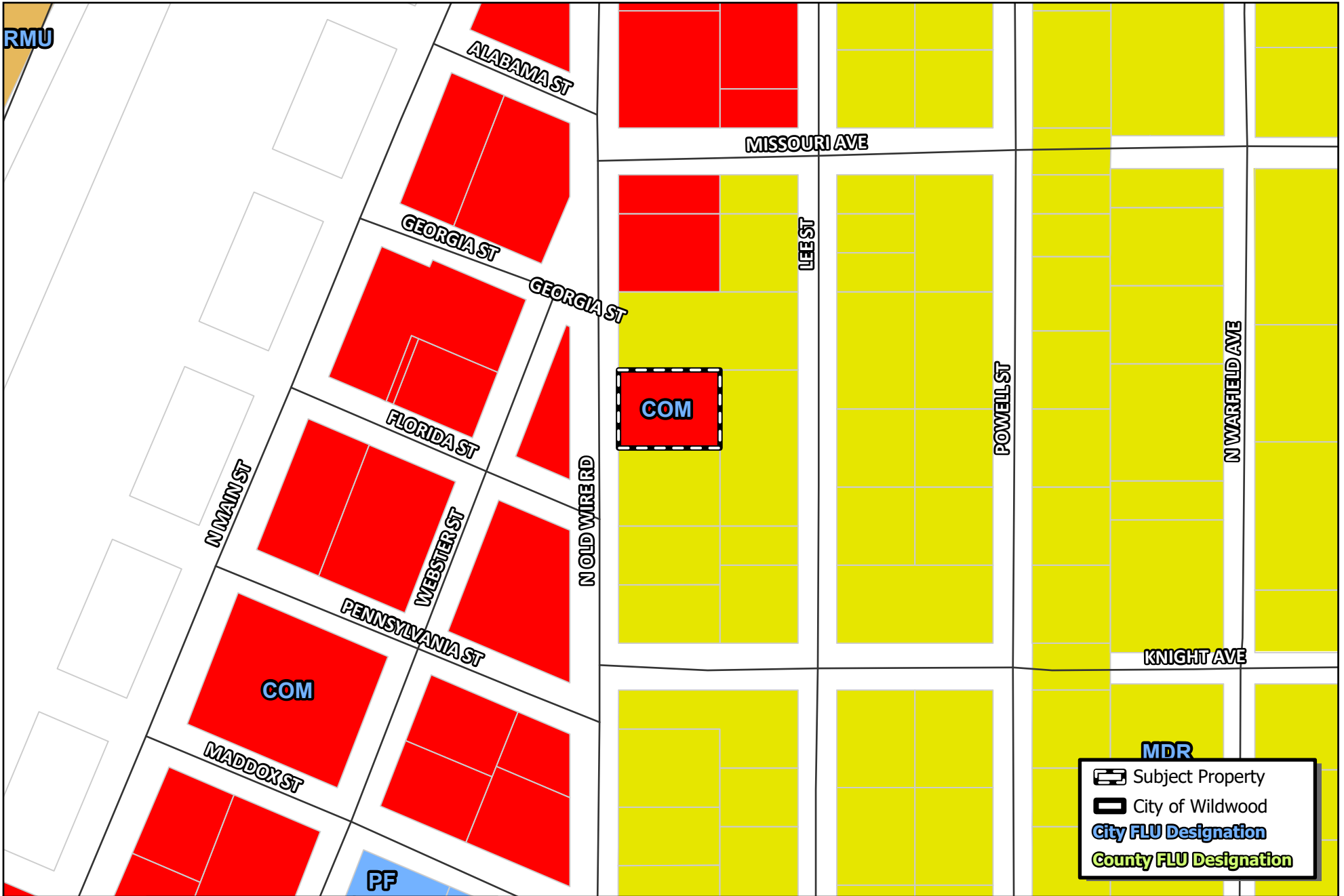
Exhibit A

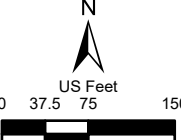


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CP 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 1B
			LOCATION MAP
			AUG 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N  US Feet 0 37.5 75 150	CP 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 2A EXISTING LAND USE AUG 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 37.5 75 150	CP 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 2B PROPOSED LAND USE AUG 2024
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-60

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1271257

Date Submitted: 7/23/2024

First Name*	Last Name*	Email Address*
Bradley	Werlin	brad.werlin@gmail.com

Name of Project:*

Old Wire West

Phone*	Parcel Number*
814-688-6333	G05D061

Sumter County Traffic Impact Analysis (TIA)

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

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Matthew
Tadlock

Digitally signed by Matthew
Tadlock
DN: cn=Matthew Tadlock,
o=Sumter County Public Works,
ou=Planning and Design,
email=matthew.tadlock@sumterco
untyfl.gov, c=US
Date: 2024.08.08 07:20:30 -04'00'

Purpose and Applicability

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

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

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

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

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

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

Parcel G05D061 TIA Exemption Request.pdf

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

[Choose File](#) No file chosen

Please submit your TIA

[Choose File](#) No file chosen

**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link

[FDOT Systems Implementation Office](#)

Link

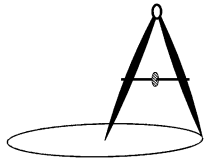
[FDOT Roadway Design - Florida Greenbook](#)

Link

[Lake-Sumter MPO](#)

Link

[FDOT Traffic Information](#)



ABSHIER ENGINEERING, INC.

5614 SE 111TH STREET, BELLEVIEW, FLORIDA

P.O. BOX 2770
BELLEVIEW, FL 34421-2770

CA# 9930

PHONE: (352) 245-8592
FAX: (352) 245-8597

July 23, 2024

Ms. Melanie Strickland - Development Services Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: 712 N Old Wire Rd, Wildwood, FL– Traffic Statement

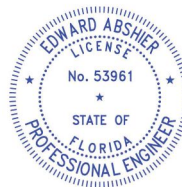
Dear Ms. Strickland:

The subject property currently has a Medium Density Residential Land Use. We are proposing to change it to a Commercial Future Land Use designation. The actual use has been a Single-Family Residential home (ITE Code 210). We are proposing to change it to a Small Office Building (ITE Code 712). This proposed change will only total projected trips from 9.43 trips per day to 18.71 trips per day, and the peak hour trips from 0.92 trips to 1.67 trips. This is less than 1 peak hour trip.

This is far less than what is required for a TIA by Sumter County.

Sincerely,

Edward Abshier, P.E.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY EDWARD ABSHIER, P.E., ON THE DATE IN THE
DIGITAL SIGNATURE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

c: File

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

The case below was heard on Tuesday, October 1, 2024, 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 Commercial (City) on 0.298 acres MOL. The subject property is generally located along N Old Wire Road, north of Florida Street and south of Georgia Street.

Case Number: CP 2408-001 Old Wire West

Applicant(s): Bradley Werlin II

Owner(s): Derrick West, Nicole West

Parcel(s): G05D061

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.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2408-001 Old Wire West**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2408-001 Old Wire West
Ordinance Number	O2024-61
Owner(s)	Derrick and Nicole West
Applicant(s)	Bradley Werlin II
Property Location	The project is generally located at 712 N. Old Wire Road, north of Old Wire Road, north of Florida Street, and south of Georgia Street
Parcel	G05D061
Date	9/12/2024

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-61).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-1 should be granted based on the following criteria:

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

At this time, the applicants would like to change the future land use designation to parcel G05D061. The change in future land use and zoning designations will allow the applicant to use the existing single-family residence as a small commercial office. The proposed rezoning to C-1 is consistent with the proposed Future Land Use Map designation of Commercial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to C-1 is compatible with the current zoning designations and development patterns in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built with very few infill development lots. The community exhibits a few older manufactured homes and mostly single-family residences, as well as some commercial developments to the west of the subject parcel.

(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: City water and sewer are available to the subject property. This property is currently serviced by City utilities. The change in use from residential to commercial will result in a projected decrease in density or intensity on the subject parcel. Therefore, utility usage will also decrease.

Streets: The property has access off of N Old Wire Road. The applicant has applied for an exemption for the TIA submittal, which was accepted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

The rezoning is necessary to accommodate the proposed use of the property and bring the property into compliance with the proposed Future Land Use designation. The property owner's intention is to utilize the existing single-family home as a commercial office.

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

Transportation: For the proposed commercial office of approximately 1,300 square feet, it's expected not to exceed 50 trips per day. The applicant has provided an exemption to the Traffic Impact Analysis that has been accepted by Sumter County. The property has access off of N Old Wire Road. The applicant is proposing a change in use from single-family residential home (ITE Code 210) to a Small Office Building (ITE Code 712). This proposed change will only total projected trips from 9.43 trips per day to 18.71 trips per day, and the peak hour trips from 0.92 trips to 1.67 trips. This is less than one (1) peak hour trip, which qualifies the project for an exemption from the Traffic Impact Analysis, which has been accepted by Sumter County.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The subject rezoning may encourage the development of surrounding infill parcels and redevelopment or repurposing of other single-family homes in the community.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	R-3 (City)
SOUTH	R-3 (City)
EAST	R-3 (City)
WEST	N Old Wire ROW / C-1 (City)

If approved, the applicant will need to submit a Site Plan for review following the requirements established in the City's Land Development Regulations in accordance to the C-1 Zoning District.

The applicant seeks approval of Ordinance Number O2024-61 (attached) subject to approval of O2024-60, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 9/12/2024



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-61

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 G05D061
Derrick & Nicole West
0.298 +/-

LEGAL DESCRIPTION:

PARCEL G05D061

Lots 11 and 14, Block D, Meadouvista, according to the plat thereof as recorded in Plat Book 1, Page 83 of the Public Records of Sumter County, Florida

This property is to be reclassified from R-3 (City) and to C-1 (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

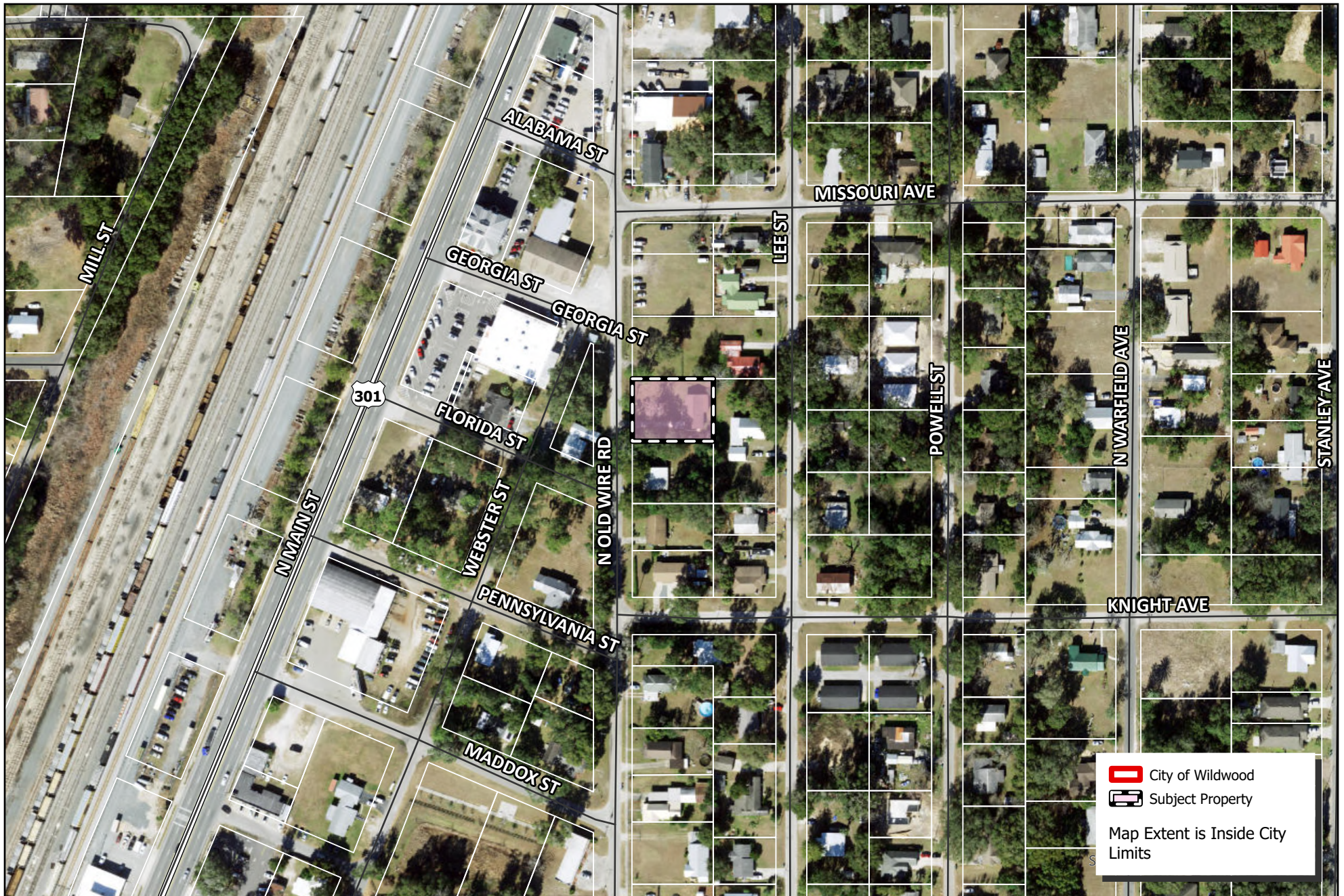
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

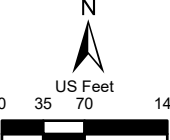
Second Reading: _____

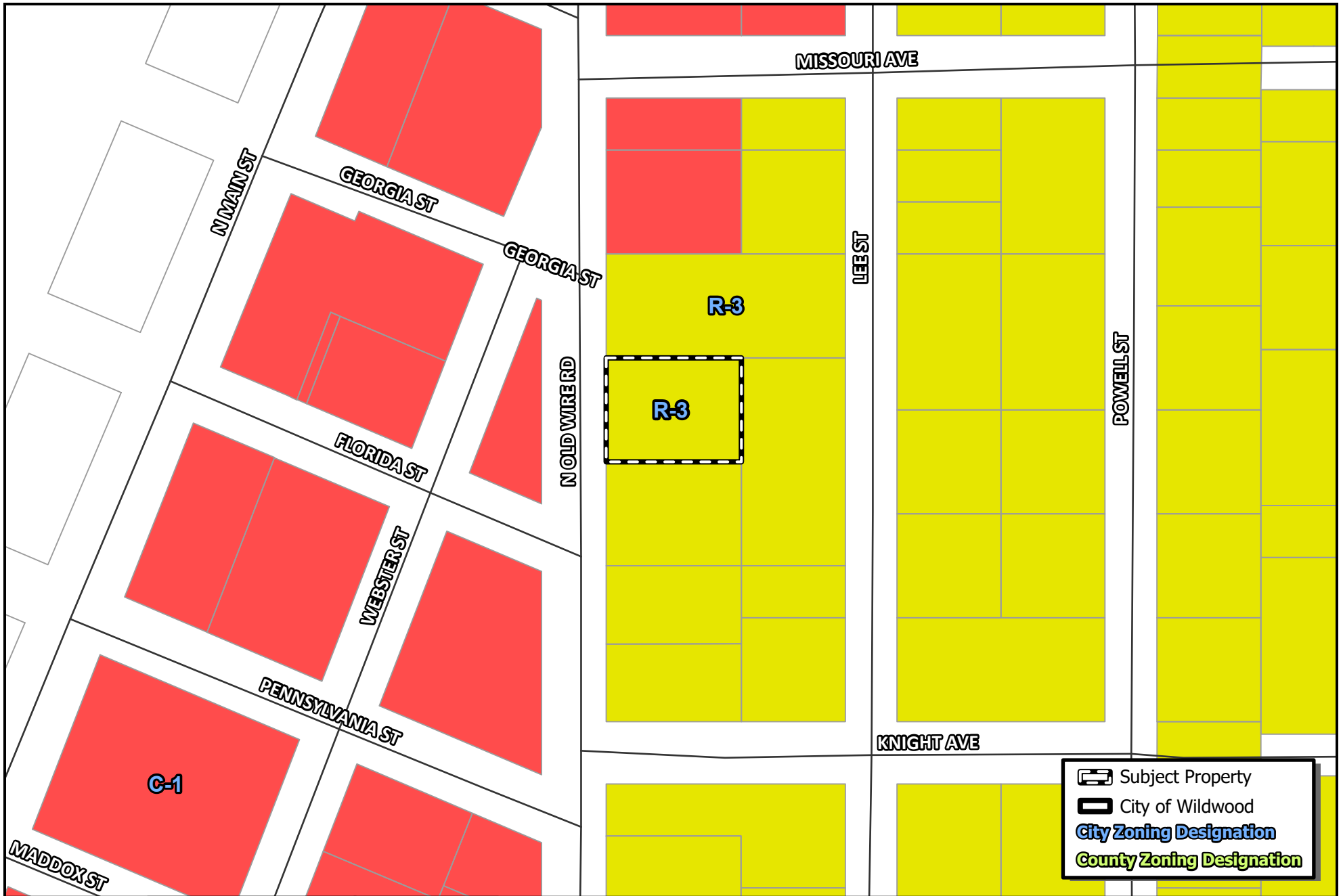
Approved as to form:

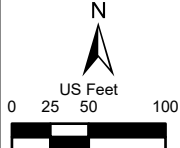
City Attorney

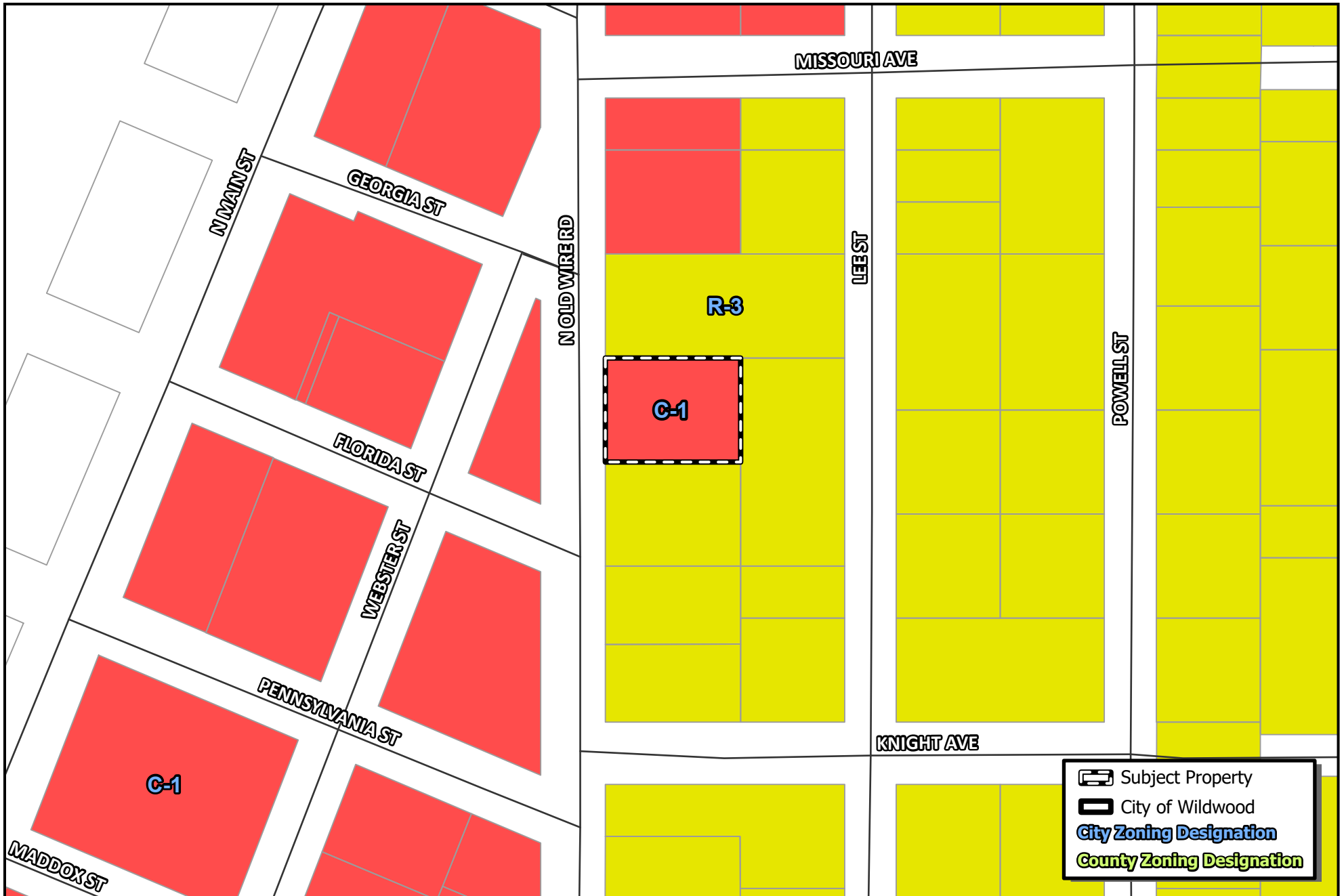


 City of Wildwood
 Subject Property
 Map Extent is Inside City Limits

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 1B LOCATION MAP AUG 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 3A
			EXISTING ZONING
			AUG 2024



Subject Property

City of Wildwood

City Zoning Designation

County Zoning Designation

 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 25 50 100	RZ 2408-001		MAP 3B
		OLD WIRE WEST		PROPOSED ZONING
		PARCEL G05D061		OCT 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-61

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

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

The case below was heard on Tuesday, October 1, 2024, 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 C-1 (City) on 0.298 acres MOL. The subject property is generally located along N Old Wire Road, north of Florida Street and south of Georgia Street.

Case Number: RZ 2408-001 Old Wire West

Applicant(s): Bradley Werlin II

Owner(s): Derrick West, Nicole West

Parcel(s): G05D061

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.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2408-002 Kent's Building

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	CP 2408-002
ORDINANCE NUMBER	O2024-62
APPLICANTS	Lewis K Harrington w/ LKH HOLDINGS, LLC
OWNER	Kent W. Markley and Pamela C. Markley
PROPERTY LOCATION	The property is generally located approximately 336 feet east of N US 301, at 206 Barwick Street, Wildwood, FL 34785
PARCEL NUMBER	G06L166
DATE	October 2, 2024

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.242 acres MOL. This request is accompanied by a rezoning request RZ 2408-002 (O2024-63).

ANALYSIS: The applicant is proposing to convert an existing residential garage structure into office space. The applicant 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 Medium Density Residential (City) to Commercial (City). The applicant states that they intend to use the site primarily as office space and/or as a commercial piece of land that provides additional parking to an adjacent parcel. Justification has been presented to the city to support the proposed development. The proposed land use amendment is consistent and supported in the 2050 Comprehensive Plan Amendment.

(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 Medium Residential Density (City) to Commercial (City). The parcel is located within the City's Downtown and CRA and is the only parcel out of four in that block that is not zoned C-1.

The applicant stated that the subject property is located approximately 335 linear feet east of US 301 and is located within the Downtown Design District. Comprehensive Plan FLU Policy 1.1.1(c) outlines standards for commercial development which limits intensity of a FAR of 0.5.

FLU Policy 1.2.1 states that 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. The subject site is located within an area of existing development where public infrastructure, services and utilities are already present.

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

According to Section 163.3177(6)(a)(9)(b), Florida Statute, the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

a. The proposed development is located along Barwick Street within the City of Wildwood's MSA. The proposed development abuts existing City of Wildwood commercial land use and zoning.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

a. The proposed development is located in an area where existing public infrastructure and services are available.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

a. The proposed development will provide connectivity consistent with the land development regulations.

4. Promotes conservation of water and energy.

a. The proposed development will utilize utilities that are available from the City of Wildwood.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

a. The proposed site has no agricultural operations nor do the adjacent properties, or even the immediate vicinity have agricultural operations or uses.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

a. The proposed development will provide open space requirements of the City of Wildwood's

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

a. The proposed development is commercial and would assist the city in meeting the nonresidential needs of the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in f.s. 163.3164.

a. The proposed development is infill development and has been demonstrated above to not constitute urban sprawl.

(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 site has been active and in operation since 2014 as a residential garage structure. Should protected species occur, appropriate regulatory permits will be secured prior to development.

(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: Primary access to the property will be from Barwick Street. The trip generation analysis indicates that the proposed amendment will result in an additional three (3) PM Peak Hour trips. The development is expected to generate three (3) AM peak hour trips and 23 daily trips, which is less than the County's threshold for a Minor TIA. The amendment is not expected to degrade the LOS of area roadways.

Potable Water & Sewer: City water and sewer are available to the subject site. There is an 8-inch sanitary sewer line and a 2-inch water line along N. Gamble Street. The applicant/owner will work with the Utilities Department at the construction plan stage to identify if connection is necessary to City water and sewer in the event that the parcel is proposed to operate stand-alone. The applicant would generate approximately 0.238 ERUs for a 712-square-foot office Building.

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

Existing City of Wildwood Medium Density Residential – Max Density 9 units/per acre per Flu Policy 1.1.1

Proposed City of Wildwood Commercial– Max Density – 0.5 FAR per FLU Policy 1.1.1(c)

Conclusion:

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. The proposal aims to address future land use discrepancies for current operations at the site.

This is the first reading of Ordinance O2024-62.

A handwritten signature in black ink, appearing to read "Wendy Then".

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-62

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 G06L166
KENT W. & PAMELA C MARKLEY
0.242 +/-

LEGAL DESCRIPTION:

PARCEL G06L166

A PORTION OF LOTS 1, 3, 5, 12, AND 13, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF SUMTER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 13; THENCE RUN SOUTH 43°28'28" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GAMBLE STREET (A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 111.89 FEET; THENCE RUN NORTH 46°47'24" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.98 FEET; THENCE RUN NORTH 03°53'35" EAST, A DISTANCE OF 11.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 5, BLOCK 3; THENCE RUN NORTH 48°47'24" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 48.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, BLOCK 13, THENCE RUN 43°06'32" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 3, AND 5, BLOCK 13, A DISTANCE OF 102.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARWICK STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 46°53'28" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 101.05 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Medium Density Residential (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 _____, 2024, 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

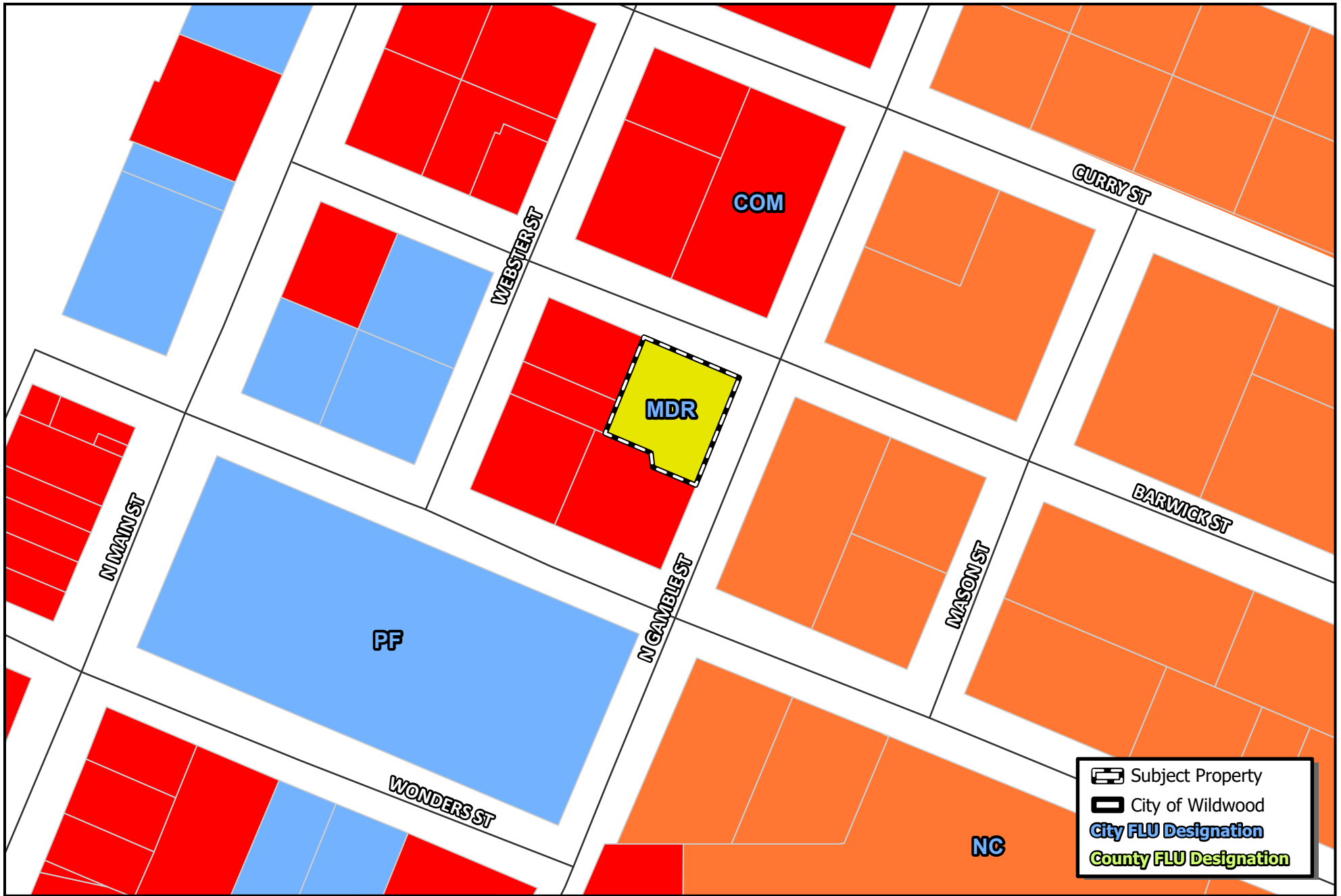


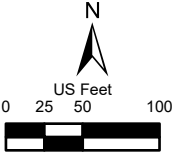
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

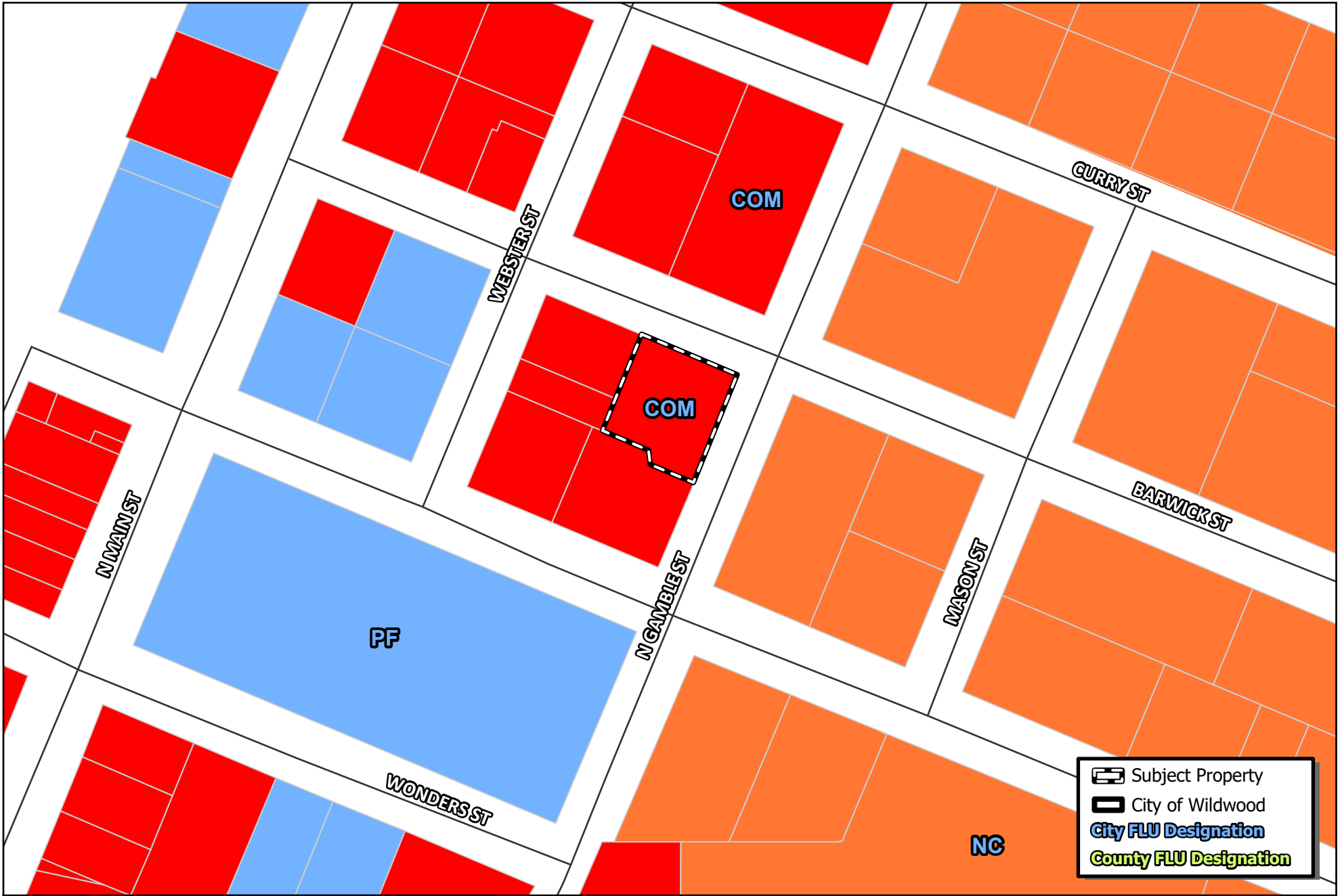


CP 2408-002
KENT'S BUILDING
 PARCEL G06L166

MAP 1B
LOCATION
MAP
SEP 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2408-002 KENT'S BUILDING PARCEL G06L166		MAP 2A EXISTING LAND USE SEP 2024
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Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272255

Date Submitted: 8/30/2024

First Name*

Wendy

Last Name*

Then

Email Address*

wthen@wildwood-fl.gov

Name of Project:*

CP/RZ 2408-002 Kent's Building

Phone*

3523301334

Parcel Number*

G06L166

Sumter County Traffic Impact Analysis (TIA)

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

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Matthew
Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter
County Public Works, ou=Planning
and Design,
email=matthew.tadlock@sumtercou
ntyfl.gov, c=US
Date: 2024.09.10 08:41:33 -04'00'

Purpose and Applicability

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

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

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

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

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

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement No file chosen**Please submit your TIA**

B.4 TRAFFIC IMPACT ANALYSIS.pdf

**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

TO: Kent Markley

FROM: Scott Israelson, P.E., PTOE

DATE: 19 July 2024

RE: Trip Generation Statement
Gamble & Barwick Office Rezoning
Wildwood, FL

Introduction

Traffic Impact Group has been retained to prepare a trip generation statement for a redevelopment in Wildwood, Florida. The property contains a 1,600 SF building and the redevelopment proposes to convert it to an office which requires rezoning. The property is situated in the southwest corner of Gamble Street & Barwick Street. The site has existing full-access driveways to Gamble Street and Barwick Street.

Trip Generation

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development. This is attached to this memo.

Table 1 summarizes the trip generation estimate.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Small Office Building	712	1.6	Th.Sq.Ft. GFA	23	2	1	1	2

According the estimates, the site will generate three trips in the AM and PM peak hours.

Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.

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

The case below was heard on Tuesday, October 1, 2024, 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 future land use map designation from Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.2421 acres of land MOL. The subject property is generally located approximately 336 feet east of N US 301, at 206 Barwick Street, Wildwood, FL 34785.

Case Number: CP 2408-002 Kent's Building
Applicant(s): Lewis K Harrington w/ LKH HOLDINGS, LLC
Owner(s): Kent W. Markley and Pamela C. Markley
Parcel(s): G06L166

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.

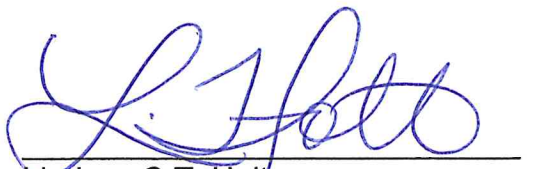
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate, as it respects to O2024-62:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2408-002 Kent's Building

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER RZ 2408-002 Kent's Building

ORDINANCE NUMBER O2024-63

APPLICANTS Lewis K Harrington w/ LKH HOLDINGS, LLC

OWNERS Kent W. Markley and Pamela C. Markley

PROPERTY LOCATION The property is generally located approximately 336 feet east of N US 301, at 206 Barwick Street, Wildwood, FL 34785

PARCEL NUMBER G06L166

DATE October 2, 2024

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from R-3 (City) to C-1 (City) for the parcels listed above on 0.242 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2408-002 (O2024-62).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-1 should be granted based on the following criteria:

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the zoning designation from R-3 (City) to C-1 (City). The applicant states that they intend to use the parcel as commercial and combine them with the adjacent commercial parcel to create a unified site. The proposed rezoning to C-1 is consistent with the proposed future land use designation of commercial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4.

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

The proposed rezoning to C-1 would be compatible with the rest of the other parcels and the existing character of the neighborhood:

FLU Policy 1.1.1(c) outlines standards for commercial development which limits intensity of a FAR of 0.5.

FLU Policy 1.2.1 states that 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. The subject site is located within an area of existing development where public infrastructure, services and utilities are already present.

The proposed zoning change would assist in meeting commercial needs and would result in a logical development pattern. The applicant states that they intend to use the site primarily as office space and/or as a commercial piece of land that provides additional parking to an adjacent parcel.

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

Transportation: Primary access to the property will be from Barwick Street. The trip generation analysis indicates that the proposed amendment will result in an additional three (3) PM Peak Hour trips. The development is expected to generate three (3) AM peak hour trips and 23 daily trips, which is less than the County's threshold for a Minor TIA. The amendment is not expected to degrade the LOS of area roadways.

Potable Water & Sewer: City water and sewer are available to the subject site. There is an 8-inch sanitary sewer line and a 2-inch water line along N. Gamble Street. The applicant/owner will work with the Utilities Department at the construction plan stage to identify if connection is necessary to City water and sewer in the event that the parcel is proposed to operate stand-alone. The applicant would generate approximately 0.238 ERUs for a 712-square-foot office building.

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

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

Justification has been presented to the city to support the proposed conversion, highlighting that the subject parcel is located just a few feet away from an arterial roadway and the proximity to other C-1 zoned parcels shows consistency and an orderly growth pattern for future use of the site. The site has been primarily used to store high-end collectible vehicles for the property owner. The site presents an opportunity for infill redevelopment either by converting the existing garage structure into office space or for creating additional parking area for the existing business at 205 Oxford Street.

The rezoning is necessary to establish the correct zoning designation and permitted land uses to reconcile the current operations at the site.

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

A trip generation analysis was conducted on the maximum development potential and the results of the analysis indicate that the proposed amendment's impact results in a slight increase of traffic and is considered de minimis. Based on the conversion of the existing

building from garage to office space, a maximum of three (3) PM Peak hour trips, three (3) AM Peak hour trips, and 23 daily trips could be generated. If the applicant proposes anything different than what has been presented, a new TIA/TIA Exemption as applicable, will be required to be accepted by Sumter County by the applicant.

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

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW Barwick Street / C-1 (City)
SOUTH	C-1 (City)
EAST	ROW N Gamble Street / RIO (City)
WEST	C-1 (City)

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department for any improvements. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the C-1 Zoning District and the Downtown Design District Standards.

The applicant seeks a favorable recommendation of Ordinance Number O2024-63 (attached) subject to approval of O2024-62, which establishes a Future Land Use appropriate to the proposed zoning. This is the first hearing of Ordinance O2024-63.

DATED: 10/2/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-63

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 G06L166
Kent W. & Pamela C. Markley
0.242 +/-

LEGAL DESCRIPTION

Parcel ID# G06L166

A PORTION OF LOTS 1, 3, 5, 12, AND 13, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF SUMTER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 13; THENCE RUN SOUTH 43°28'28" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GAMBLE STREET (A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 111.89 FEET; THENCE RUN NORTH 46°47'24" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.98 FEET; THENCE RUN NORTH 03°53'35" EAST, A DISTANCE OF 11.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 5, BLOCK 3; THENCE RUN NORTH 48°47'24" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 48.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, BLOCK 13, THENCE RUN 43°06'32" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 3, AND 5, BLOCK 13, A DISTANCE OF 102.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARWICK STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 46°53'28" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 101.05 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from R-3 (City) and to C-1 (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 _____, 2024, 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: _____

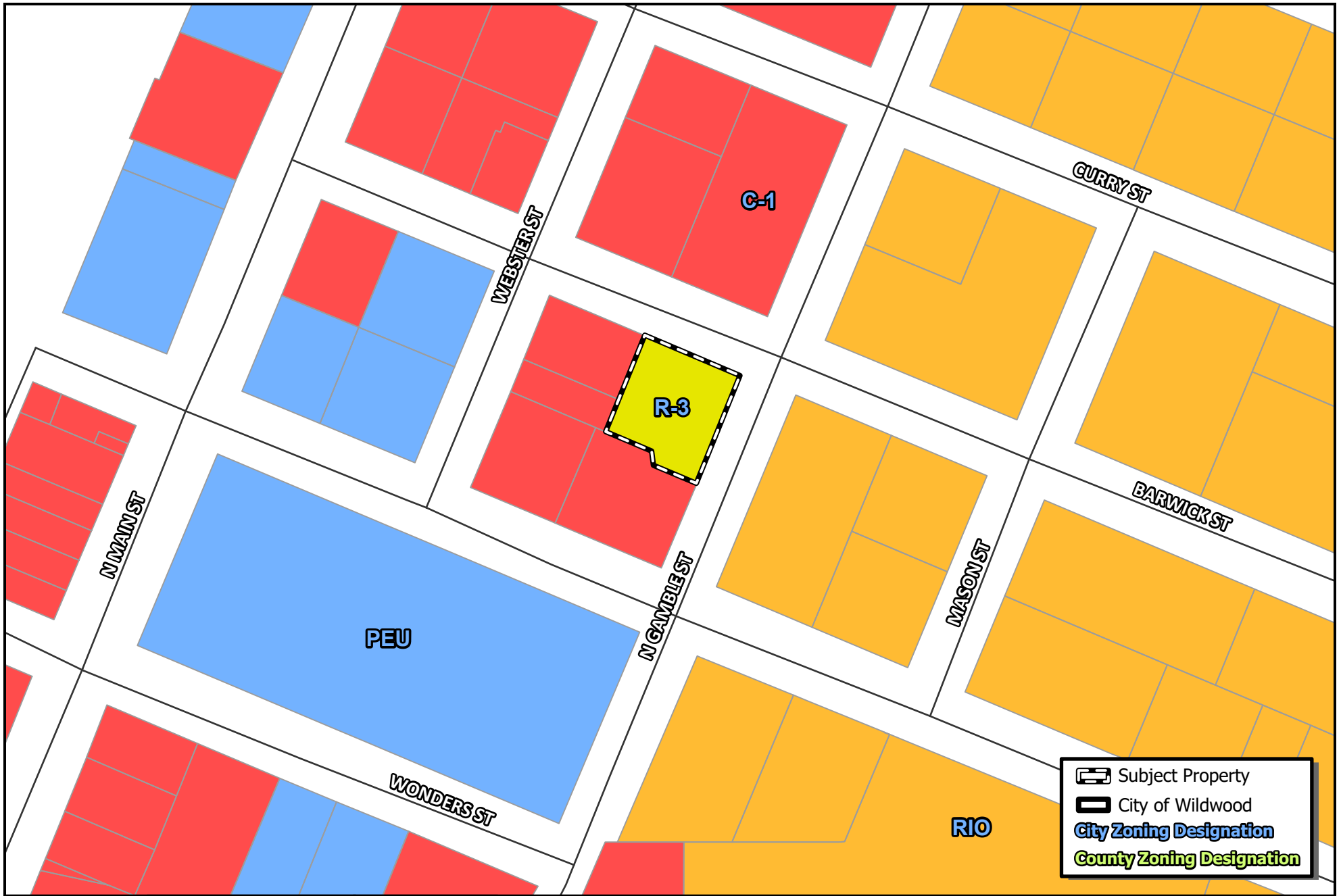
Second Reading: _____

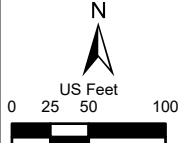
Approved as to form:

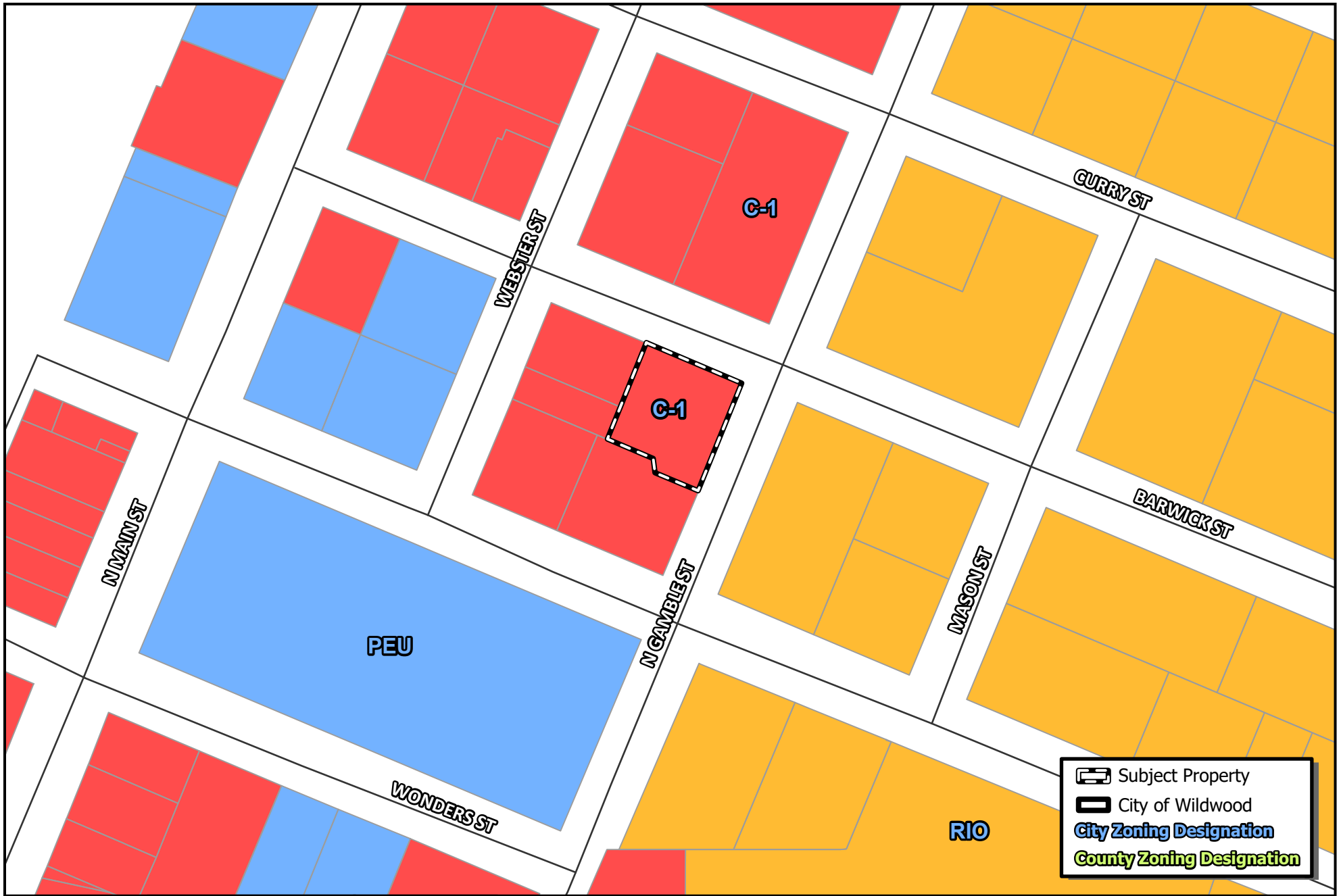
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0.01 0.01 0.02 0.03 Miles	RZ 2408-002 KENT'S BUILDING PARCEL G06L166		MAP 1B
	LOCATION MAP				
	SEP 2024				



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2408-002 KENT'S BUILDING PARCEL G06L166		MAP 3A
	EXISTING ZONING				
	SEP 2024				



	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-63

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

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

The case below was heard on Tuesday, October 1, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to change the zoning designation from R-3 (City) to C-1 (City) for the parcel listed above on 0.242 acres of land MOL. The subject property is generally located approximately 336 feet east of N US 301, at 206 Barwick Street, Wildwood, FL 34785.

Case Number: RZ 2408-002 Kent's Building
Applicant(s): Lewis K Harrington w/ LKH HOLDINGS, LLC
Owner(s): Kent W. Markley and Pamela C. Markley
Parcel(s): G06L166

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.

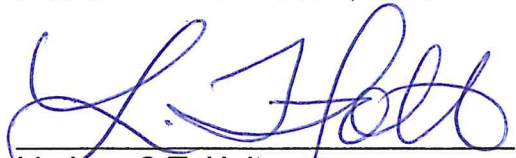
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate, as it respects to O2024-63:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: October 1, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: AN 2408-003 Oxford Professional Plaza

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2408-003 Oxford Professional Plaza
Ordinance	O2024-64
Owner(s)	T-Lynne Properties, LLC
Applicant(s)	Lawrence Breech
Property Location	The subject property is generally located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301.
Parcel(s)	D20-050
Date	October 7, 2024

The applicant has submitted a voluntary annexation application for parcel D20-050. The property to be annexed totals 3.63 acres MOL and is located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301. Annexation into the City is appropriate because the property is contiguous to the City limits and is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave." The property is currently being used for commercial purposes within the Sumter County limits and will be adding an additional building and continue to use the property as commercial once annexed into the City's municipal boundary. The property is already connected to City water and sewer.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-64

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.63 ACRES LOCATED AP APPROXIMATELY 0.36 MILES NORTH OF THE C 472 AND N US 301 INTERSECTION, LOCATED EAST ALONG N US 301, IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by T-Lynne Properties, LCL., is more particularly described as follows:

D20-050

T-Lynne Properties, LLC

3.63 +/-

LEGAL DESCRIPTION

BEGIN AT NW CORNER OF N 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH 512.5 FEET FOR POINT OF BEGINNING;

THENCE RUN EAST 850 FEET, THENCE SOUTH 256.25 FEET; THENCE WEST 850 FEET; THENCE NORTH 256.25 FEET TO BEGINNING, LESS ROAD RIGHT OF WAY

ON WEST SIDE, AND LESS THAT PORTION OF SAID PROPERTY ACQUIRED BY THE STATE OF FLORIDA CONDEMNATION CASE NO. 74-228 CA STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SUMTER COUNTY V. BOYD LEATHERMAN, ET AL. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WATER RETENTION AREA RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN SOUTH 512.5 FEET TO THE POINT OF BEGINNING; THENCE EAST 850 FEET; THENCE SOUTH 512 FEET; THENCE WEST 850 FEET; THENCE NORTH 512 FEET TO THE POINT OF BEGINNING, IN SUMTER COUNTY, FLORIDA, LYING WITHIN 75 FEET EACH SIDE OF A SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S 00°42'39" E RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S 00°03'30" W, 336.62 FEET; THENCE S 89°20'30" E, 634.33 FEET; THENCE S 00°39'30" W, 20 FEET FOR THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE CONTINUE S 00°39'30" W, A DISTANCE OF 200 FEET FOR THE END OF THIS DESCRIBED SURVEY LINE.

FEE SIMPLE RIGHT OF WAY:

THAT PART OF:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE RUN SOUTH A DISTANCE OF 1024.5 FEET; THENCE RUN EAST A DISTANCE OF 850 FEET; THENCE RUN NORTH 1024.5 FEET; THENCE RUN WEST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING BEING IN SUMTER COUNTY, FLORIDA.

LYING EASTERLY AND WITHIN 132 FEET OF A SURVEY LINE ON STATE ROAD 35, SECTION 18010, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LOCATED 12.60 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 22,918.3 FEET AND A CENTRAL ANGLE OF 01°11'00"; THENCE NORTHERLY 473.33 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE N 00°44'00" E, 1382.26 FEET; THENCE N 00°03'30" E, 2183.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY, HAVING A RADIUS OF 11459.2 FEET; THENCE NORTHERLY 153.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'09" TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 20 LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 20 FOR THE END OF THIS SURVEY LINE DESCRIPTION.

PERPETUAL STORM SEWER EASEMENT:

LATERAL DITCH (PIPE) RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

THE NORTH 512.5 FEET OF THE WEST 850 FEET OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LYING NORTHERLY OF AND WITHIN 25 FEET AND SOUTHERLY OF AND WITHIN 20 FEET OF A DITCH SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT BEING ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S00°42'39"E, RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S00°03'30"W, 336.67 FEET TO THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE S 89°20'30" E, 709.33 FEET FOR THE END OF THE SURVEY LINE DESCRIPTION.

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

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

of Wildwood at the time of passage and approval of said laws and ordinances.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

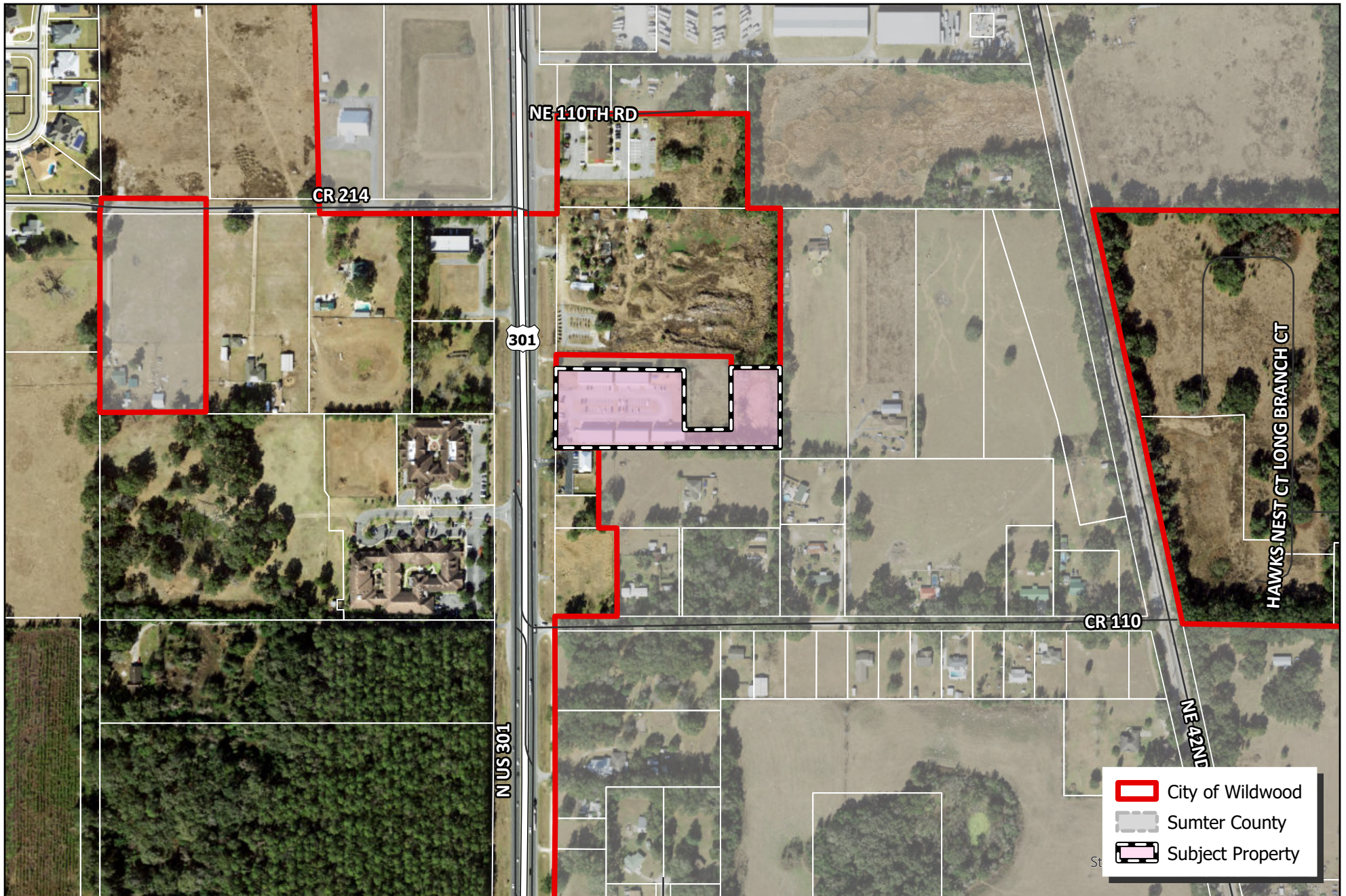
ATTEST: _____
Jessica Barnes, City Clerk

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



AN 2408-003
OXFORD PROFESSIONAL PLAZA
 PARCEL D20-050

MAP 1B
LOCATION
MAP
AUG 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-64

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CN 2408-001 Voluntary Contraction by De-annexing 230.23 Acres of Land (Villages and Buffalo Hide)

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Summary:

A voluntary contraction petition has been submitted for review and consideration on behalf of the Villages Land Operating Company, LLC and Buffalo Hide and Cattle Company, LLC to de-annex approximately 230.23 acres more or less of real property generally located north of E C-470 and west of Marsh Bend Trail, and south of Sumter County Road 526 and west of SE 42nd Drive.

Background:

On March 14, 2022, the City of Wildwood City Commission adopted an ordinance approving a large annexation of approximately 566.65 acres of land under the provisions of Ordinance O2022-16 in which the 230.23 acres subject to de-annexation are included. The annexation was not challenged, and the annexation area became part of the City of Wildwood jurisdiction upon its second and final hearing. In August 2024, The Villages Land Operating Company, LLC and Buffalo Hide and Cattle Company, LLC petitioned the City of Wildwood to initiate the contraction and de-annexation process for the Property.

Staff Analysis:

In submitting the petition, the Owner(s) of the Property has established that the Property fails to meet the criteria of Chapter 171.043, Florida Statutes as follows:

1. The Property has not been developed for urban purposes and is currently vacant property;
2. The Property does not lie between the City of Wildwood and an area to be serviced by the City of Wildwood services;
3. The contraction of this Property will not result in a portion of the City of Wildwood becoming non-contiguous with the rest of the municipality; and
4. The Owner of the Property expressly consents to the contraction/de-annexation outlined in this Ordinance

Pursuant to Section 171.051, Florida Statutes, upon the de-annexation process, the Property shall be excluded from the existing boundaries of the City of Wildwood, Florida, from the

effective date of this Ordinance.

Pursuant to Section 166.031(3), Florida Statutes, the City of Wildwood Charter, will be amended to redefine the boundaries of the City of Wildwood to exclude the subject 230.23 acres of land.

Upon approval, the City Manager, or his designee, shall ensure the Property de-annexed by this Ordinance is removed from the City of Wildwood Comprehensive Plan in compliance with that certain Interlocal Service Boundary and Joint Planning Agreement between the City of Wildwood and Sumter County dated April 14, 2009, and removed from the map of the city limits of the City of Wildwood in an expeditious manner.

Finally, pursuant to Section 171.091, Florida Statutes, within thirty (30) days of the adoption of this Ordinance, the City Clerk shall file this Ordinance with the Clerk of the Circuit Court of Sumter County, the Chief Administrator of Sumter County, the Department of State and with such other agencies and entities as may be required by law or otherwise desirable.

The Ordinance has been reviewed by the City Attorney, and the City of Wildwood has complied with all notice requirements of the Florida Statutes that pertain to this Ordinance.

Staff Recommendation/Suggested Motion:

Staff recommends approval for Ordinance O2024-65 to contract and de-annex the subject 230.23 acres of land in accordance with the petition request by the Owner(s) of the Property and/or representatives.

A handwritten signature in black ink, appearing to read "Melanie D. Strickland".

Melanie D. Strickland, AICP, CPM
Development Services Director
City of Wildwood

ORDINANCE NO. O2024-65

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING APPROXIMATELY 230.23 ACRES MORE OF LESS OF REAL PROPERTY, GENERALLY LOCATED NORTH OF E C 470 AND WEST OF MARSH BEND TRAIL, AND SOUTH OF SUMTER COUNTY ROAD 526 AND WEST ON SE 42ND DRIVE, MORE PARTICULARLY AND LEGALLY DESCRIBED ON COMPOSITE EXHIBIT A AS EXHIBIT A-1 AND EXHIBIT A-2, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR THE AMENDMENT OF CITY'S JOINT PLANNING AREA; PROVIDING FOR IMPLEMENTATION, APPORTIONMENT AND NOTICE TO APPROPRIATE AGENCIES; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, THE VILLAGES LAND OPERATING COMPANY, LLC, a Florida limited liability company and BUFFALO HIDE AND CATTLE COMPANY, LLC, a Florida limited liability company (collectively referred to as the "Owner") own certain real property located in the City of Wildwood, Sumter County, Florida, more particularly described illustrated as Exhibit A-1 and Exhibit A-2 on Composite Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property was annexed into the City of Wildwood by Ordinance No. O2022-16 adopted on March 14, 2022 as part of the large annexation which included a total of approximately 566.65 acres of land; and

WHEREAS, the Owner has requested that the City of Wildwood to contract and de-annex the Property; and

WHEREAS, the Property fails to meet the criteria of Chapter 171.043, Florida Statutes, specifying the character of an area that may be annexed upon the proposal of a municipality; and

WHEREAS, the Property has not been developed for urban purposes and is currently vacant property; and

WHEREAS, the Property does not lie between the City of Wildwood and an area to be served by the City of Wildwood services; and

WHEREAS, the contraction of this Property will not result in a portion of the City of Wildwood becoming noncontiguous with the rest of the municipality; and

WHEREAS, the Owner of the Property expressly consents to the contraction/de-annexation outlined in this Ordinance; and

WHEREAS, the City of Wildwood has complied with all notice requirements of the Florida Statutes that pertain to this Ordinance; and

WHEREAS, it is the opinion of the City Commission of the City of Wildwood that it would be in the best interests of the citizens of the City of Wildwood that the Property described herein be contracted from the municipal boundaries of the City of Wildwood.

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Wildwood, shall be redefined and excluded the subject Property.

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

SECTION 1. The foregoing recitals are true and correct and are hereby fully incorporated by this reference.

SECTION 2. The Property, as described and illustrated in Composite Exhibit "A" shall be and is hereby de-annexed from the City of Wildwood, Florida pursuant to Section 171.051, Florida Statutes. Composite Exhibit "A" is attached hereto and incorporated herein by this reference. The Property shall be excluded from the existing boundaries of the City of Wildwood, Florida, from the effective date of this Ordinance.

SECTION 3. Pursuant to Section 166.031(3), Florida Statutes, the City of Wildwood Charter, is hereby amended to redefine the boundaries of the City of Wildwood to exclude the Property described in Section 2 of this Ordinance described and illustrated in Composite Exhibit "A." The City Manager, or his designee, shall ensure the Property de-annexed by this Ordinance is removed from the City of Wildwood Comprehensive Plan in compliance with that certain Interlocal Service Boundary and Joint Planning Agreement between City of Wildwood and Sumter County dated April 14, 2009, and removed from the map of the city limits of the City of Wildwood in an expeditious manner. The City Manager, or his designee, are hereby authorized and directed to legally describe and map the revised city limits of the City of Wildwood and to take any and all appropriate actions or propose actions to the City Commission as may be authorized in accordance with controlling law.

SECTION 4. Pursuant to Section 171.091, Florida Statutes, within thirty (30) days of the adoption of this Ordinance, the City Clerk shall file this Ordinance with the Clerk of the Circuit Court of Sumter County, the Chief Administrator of Sumter County, the Department of State and with such other agencies and entities as may be required by law or otherwise desirable.

SECTION 5. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 6. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Wildwood, Florida.

DONE AND ORDAINED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

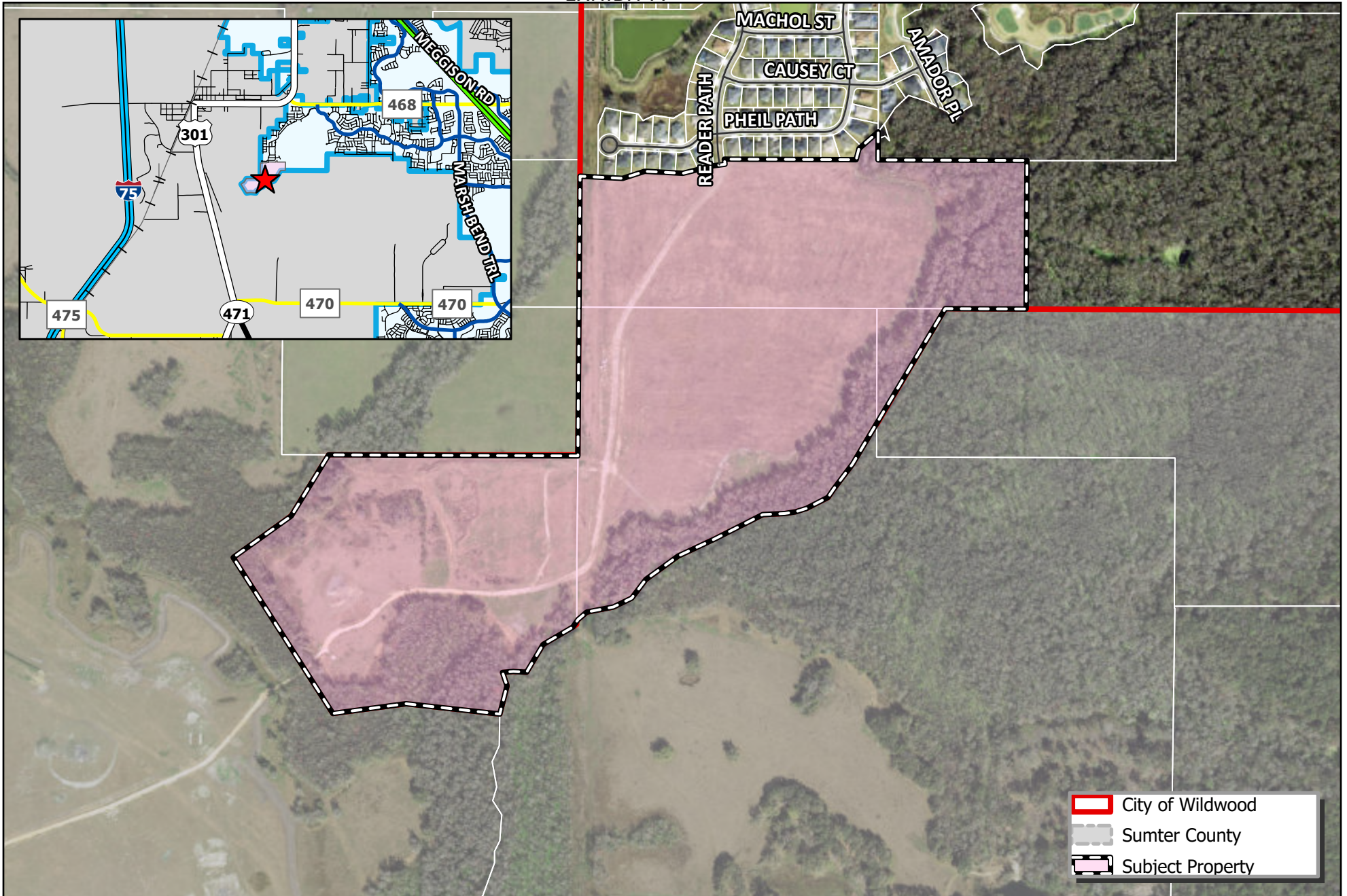
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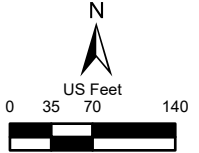
Second Reading: _____

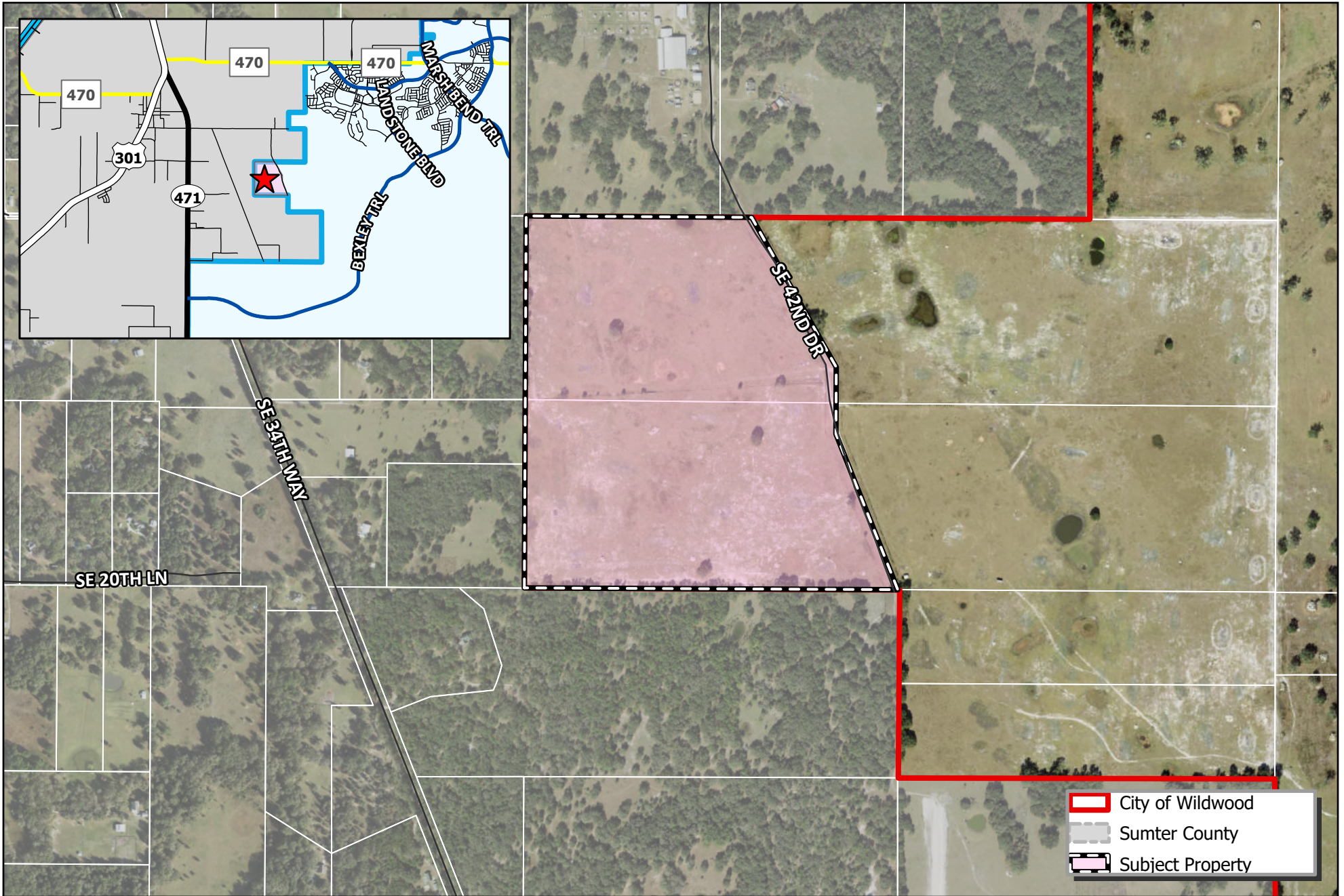
Approved as to form:

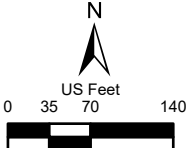
City Attorney

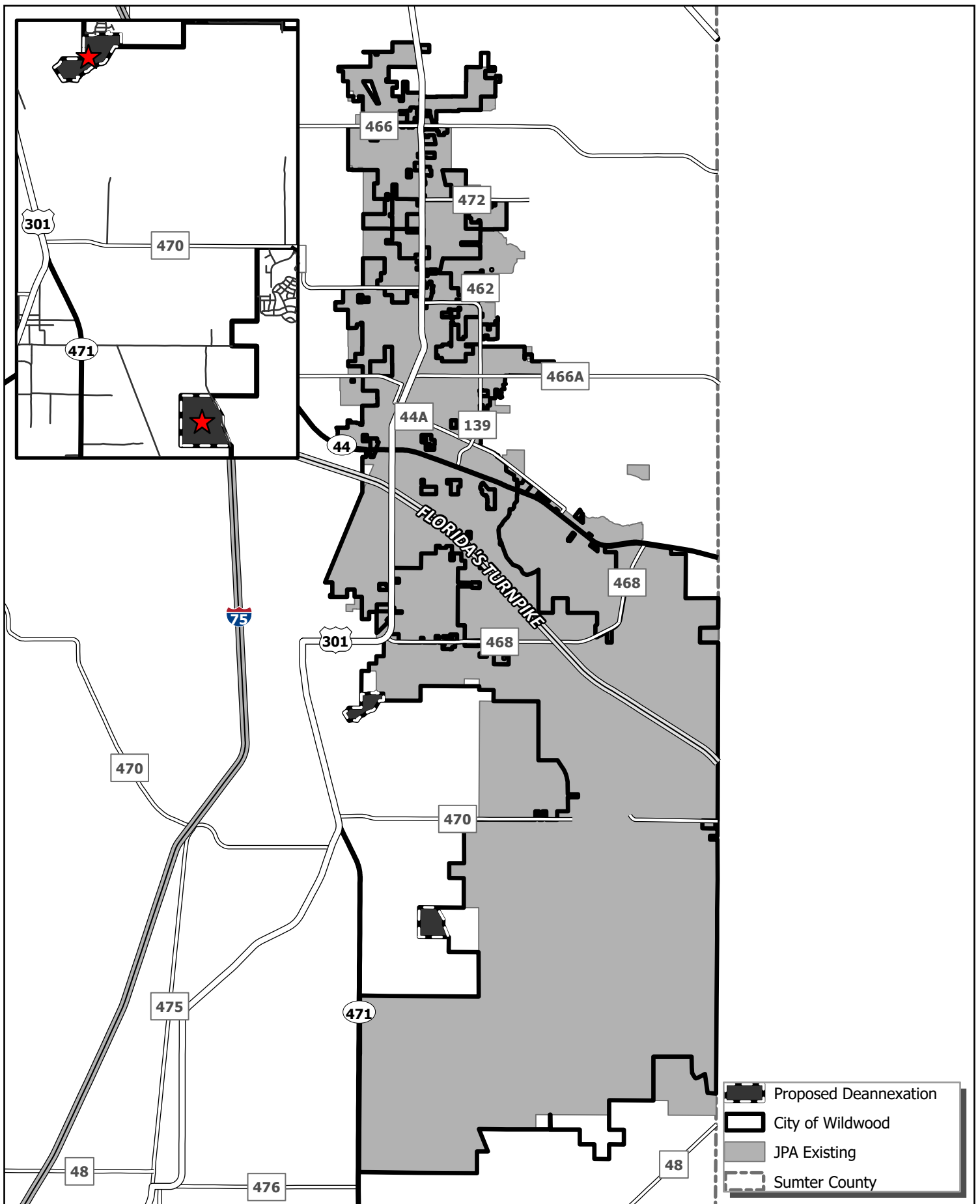
EXHIBIT A

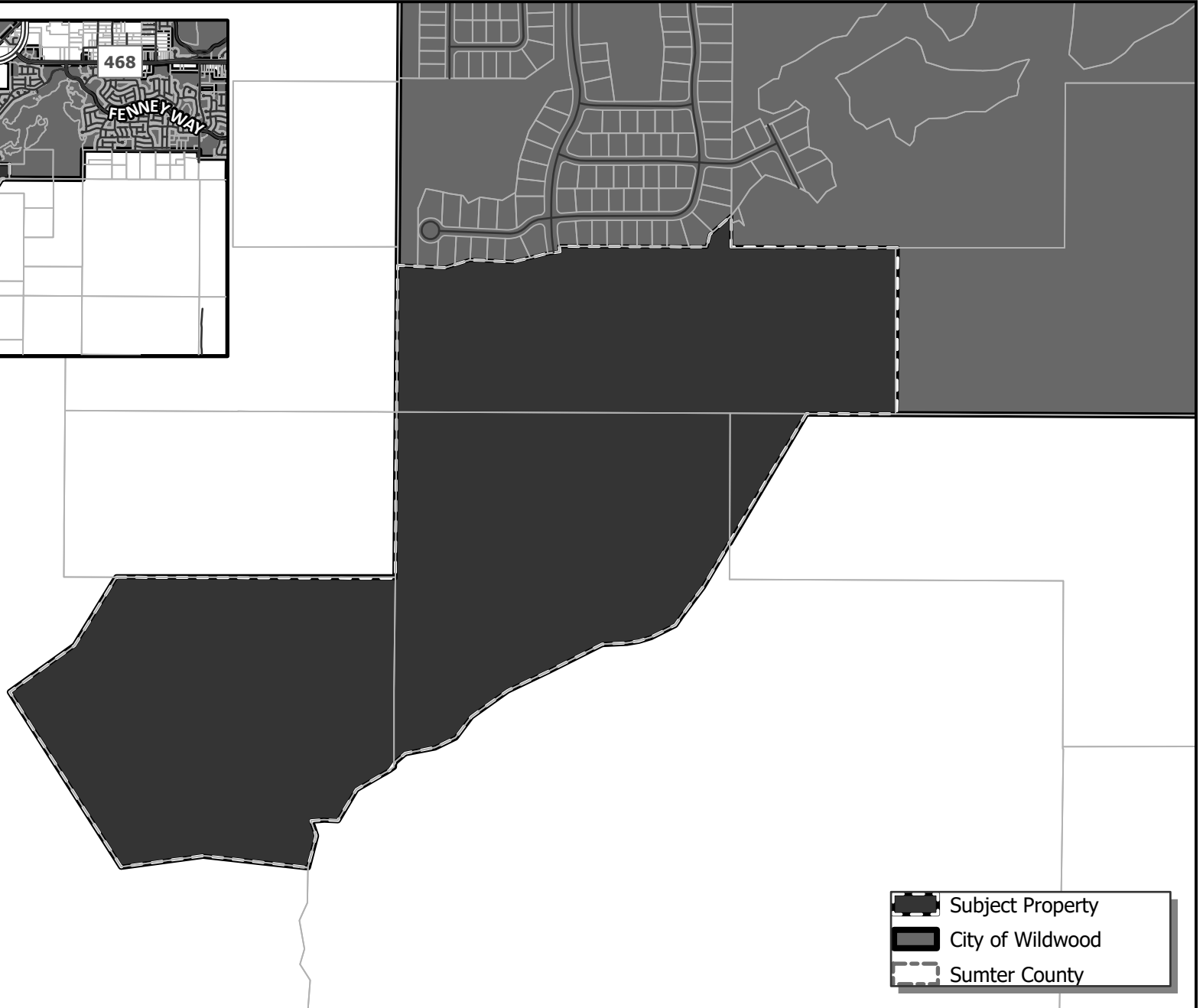
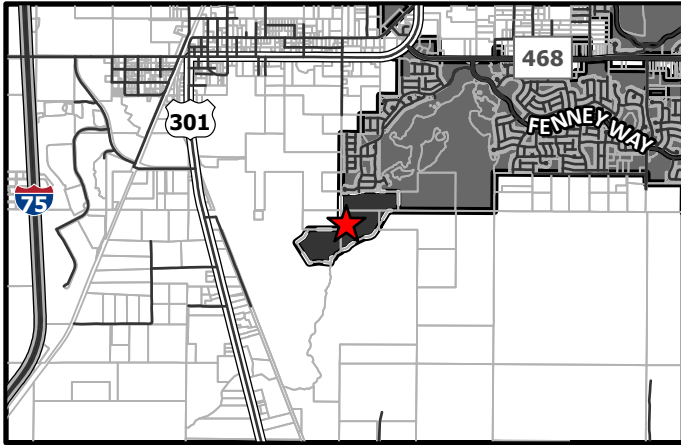


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CN 2408-001 EXHIBIT A-1 PARCELS G31-001, JO1-002A, K06-007 & K06-008	MAP 1B LOCATION MAP AUG 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CN 2408-001		MAP 1B
			EXHIBIT A-2		LOCATION MAP
			PARCELS K20-019 & K20-010		AUG 2024

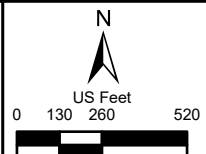




-  Subject Property
-  City of Wildwood
-  Sumter County



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



CN 2408-001

EXHIBIT A-1

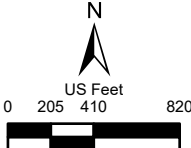
PARCELS G31-001, JO1-002A, K06-007 & K06-008

MAP 1A

**LOCATION
MAP**

AUG 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CN 2408-001	MAP 1A
			EXHIBIT A-2	LOCATION
	PARCELS K20-019 & K20-010		MAP	
				AUG 2024

-  Area to be de-annexed
-  Current VOSO Boundary

The Villages®

The Villages of Southern Oaks De-Annexation

April 2024



Graphic Scale

1" = 2,000'

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301

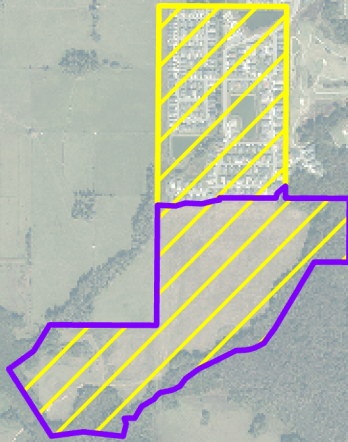


EXHIBIT
A-1

470



CFB | CLYMER
FARNER
BARLEY

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 01 OF 07

LEGAL DESCRIPTION:

A PORTION OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, AND A PORTION OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 585.80 FEET TO THE SOUTHWEST CORNER OF VILLAGES OF SOUTHERN OAKS UNIT NO. 140, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 22 THROUGH 22E OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 140 THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) RUN SOUTH 87°10'58" EAST, A DISTANCE OF 190.55 FEET; 2) THENCE RUN NORTH 72°33'13" EAST, A DISTANCE OF 103.67 FEET; 3) THENCE RUN SOUTH 87°10'58" EAST, A DISTANCE OF 170.89 FEET; 4) THENCE RUN NORTH 76°20'01" EAST, A DISTANCE OF 143.21 FEET; 5) THENCE RUN NORTH 82°13'57" EAST, A DISTANCE OF 50.00 FEET; 6) THENCE RUN NORTH 07°46'03" WEST, A DISTANCE OF 22.49 FEET; 7) THENCE RUN SOUTH 89°45'13" EAST, A DISTANCE OF 588.81 FEET; 8) THENCE RUN NORTH 14°26'17" EAST, A DISTANCE OF 51.55 FEET; 9) THENCE RUN NORTH 48°57'09" EAST, A DISTANCE OF 113.77 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°22'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 125.06 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 30°52'18" WEST, A DISTANCE OF 601.81 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 6 AND THE CENTERLINE (THREAD) OF SHADY BROOK; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID CENTERLINE OF SHADY BROOK THE FOLLOWING 21 COURSES AND DISTANCES: 1) RUN SOUTH 30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'51" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET;

(CONTINUED ON SHEET 2)

TYLER P. TRACZ
License Number
6962
STATE OF
FLORIDA
Professional
Surveyor and Mapper

TYLER P. TRACZ FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6962

JOB S01122.1024

SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC 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 AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT.



CFB | CLYMER
FARNER
BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDLWOOD, FL 34785
(352) 746-5126 189498

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 02 OF 07

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 1)

9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'50" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'57" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 14) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 15) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 16) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 17) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 18) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 19) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 20) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 21) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET, MORE OF LESS, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4013, PAGE 804, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF SHADY BROOK, RUN ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET; 2) THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; 3) THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; 4) THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; 5) THENCE RUN NORTH 31°28'06" EAST, A DISTANCE OF 320.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 89°46'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1114.32 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°25'16" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 95.030 ACRES, MORE OR LESS.

SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION



CFB
**CLYMER
FARNER
BARLEY**
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 746-5126 LBB498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMMER PINKSTAFF\DWL3D FILES\2022-09-07 MOTIP CONVEYANCE\MOTIP CONVEYANCE.DWG :03 9/14/2022 3:07 PM BY: DSMITH

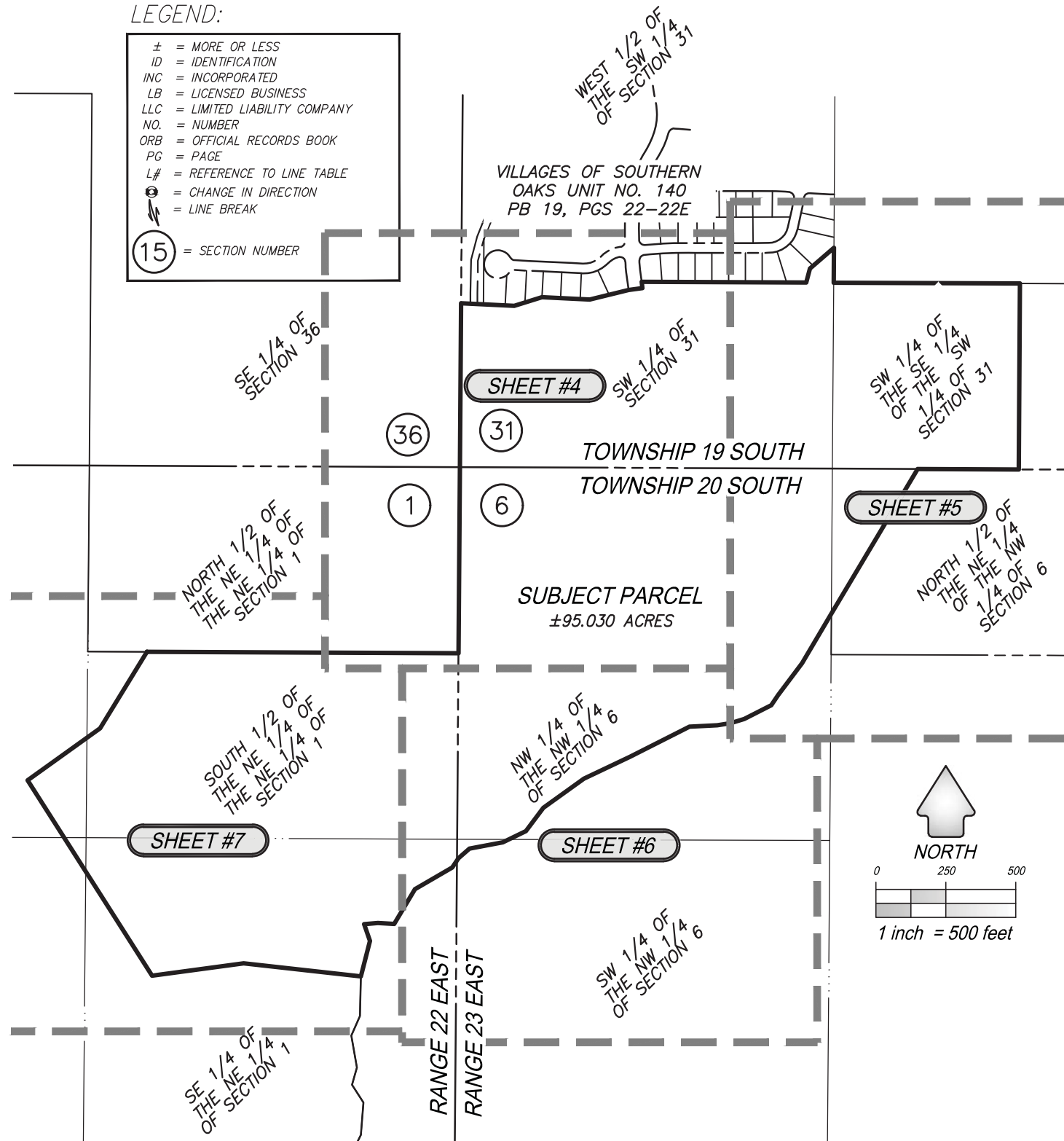
SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

KEY MAP

EXHIBIT "A-1"
SHEET 03 OF 07

LEGEND:

- ± = MORE OR LESS
- ID = IDENTIFICATION
- INC = INCORPORATED
- LB = LICENSED BUSINESS
- LLC = LIMITED LIABILITY COMPANY
- NO. = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- L# = REFERENCE TO LINE TABLE
- ↻ = CHANGE IN DIRECTION
- = LINE BREAK
- (15) = SECTION NUMBER



SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

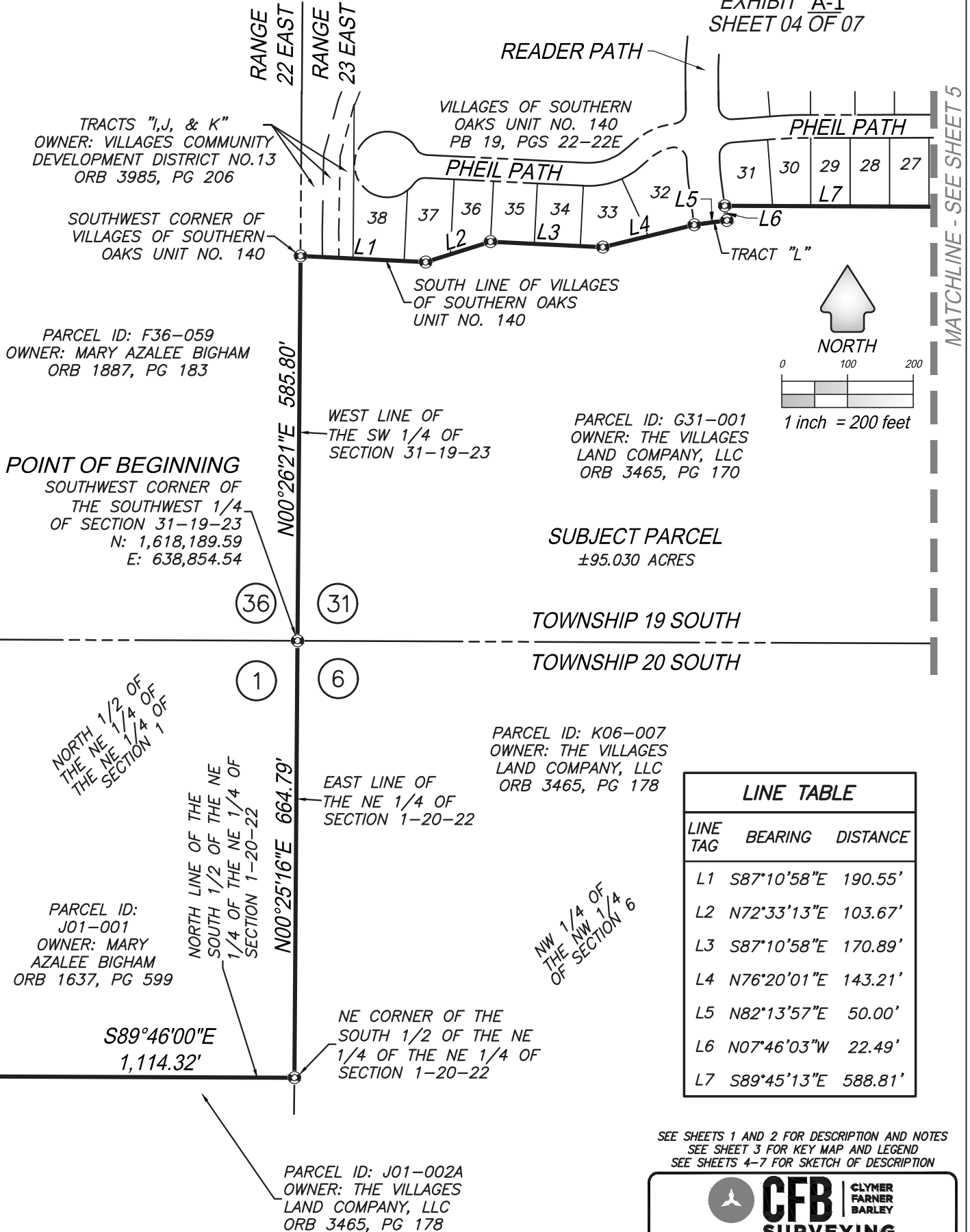


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CLYMER
FARNER
BARLEY
SURVEYING

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 746-5126 LB8498

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 04 OF 07



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S87°10'58"E	190.55'
L2	N72°33'13"E	103.67'
L3	S87°10'58"E	170.89'
L4	N76°20'01"E	143.21'
L5	N82°13'57"E	50.00'
L6	N07°46'03"W	22.49'
L7	S89°45'13"E	588.81'

SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 05 OF 07

MATCHLINE - SEE SHEET 4

VILLAGES OF SOUTHERN
OAKS UNIT NO. 140
PB 19, PGS 22-22E

EAST LINE OF THE WEST
1/2 OF THE SW 1/4 OF
SECTION 31-19-23

PARCEL ID: G31-400
OWNER: VILLAGE COMMUNITY
DEVELOPMENT DISTRICT 12
ORB 3528, PG 104

NE CORNER OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

SOUTH LINE OF
VILLAGES OF
SOUTHERN OAKS
UNIT NO. 140

S00°22'44"W 125.06'

S89°45'13"E 665.79'

NW CORNER OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

NORTH LINE OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

PARCEL ID: G31-001
OWNER: THE VILLAGES
LAND COMPANY, LLC
ORB 3465, PG 170

PARCEL ID: G31-011
OWNER: BIGHAM
PROPERTIES, LLC
ORB 4254, PG 348

SUBJECT PARCEL
±95.030 ACRES

SW 1/4 OF
THE SE 1/4
OF THE SW
1/4 OF
SECTION 31

SOUTH LINE OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

EAST LINE OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

TOWNSHIP 19 SOUTH
TOWNSHIP 20 SOUTH

N89°46'01"W 361.14'

SE CORNER OF THE
SW 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 31-19-23

EAST LINE OF THE NW
1/4 OF THE NW 1/4
OF SECTION 6-20-23

PARCEL ID: K06-008
OWNER: THE VILLAGES
LAND COMPANY, LLC
ORB 3757, PG 668

NORTH 1/2 OF
THE NE 1/4
OF THE NW
1/4 OF
SECTION 6

PARCEL ID: K06-007
OWNER: THE VILLAGES
LAND COMPANY, LLC
ORB 3465, PG 178

PARCEL ID: K06-002
OWNER: BIGHAM PROPERTIES, LLC
ORB 4254, PG 348

INTERSECTION POINT OF
THE EAST LINE OF THE
NW 1/4 OF THE NW 1/4
OF SECTION 6-20-23 AND
CENTERLINE OF SHADY BROOK

NW 1/4 OF
THE NW 1/4
OF SECTION 6

S30°39'11"W 206.13'

S36°48'33"W 143.00'

CENTERLINE (THREAD)
OF SHADY BROOK

LINE TABLE

LINE TAG	BEARING	DISTANCE
L7	S89°45'13"E	588.81'
L8	N14°26'17"E	51.55'
L9	N48°57'09"E	113.77'
L10	S34°04'51"W	43.09'
L11	S63°06'48"W	108.78'
L12	S72°59'03"W	51.27'

MATCHLINE
SEE SHEET 6



NORTH

0 100 200



1 inch = 200 feet

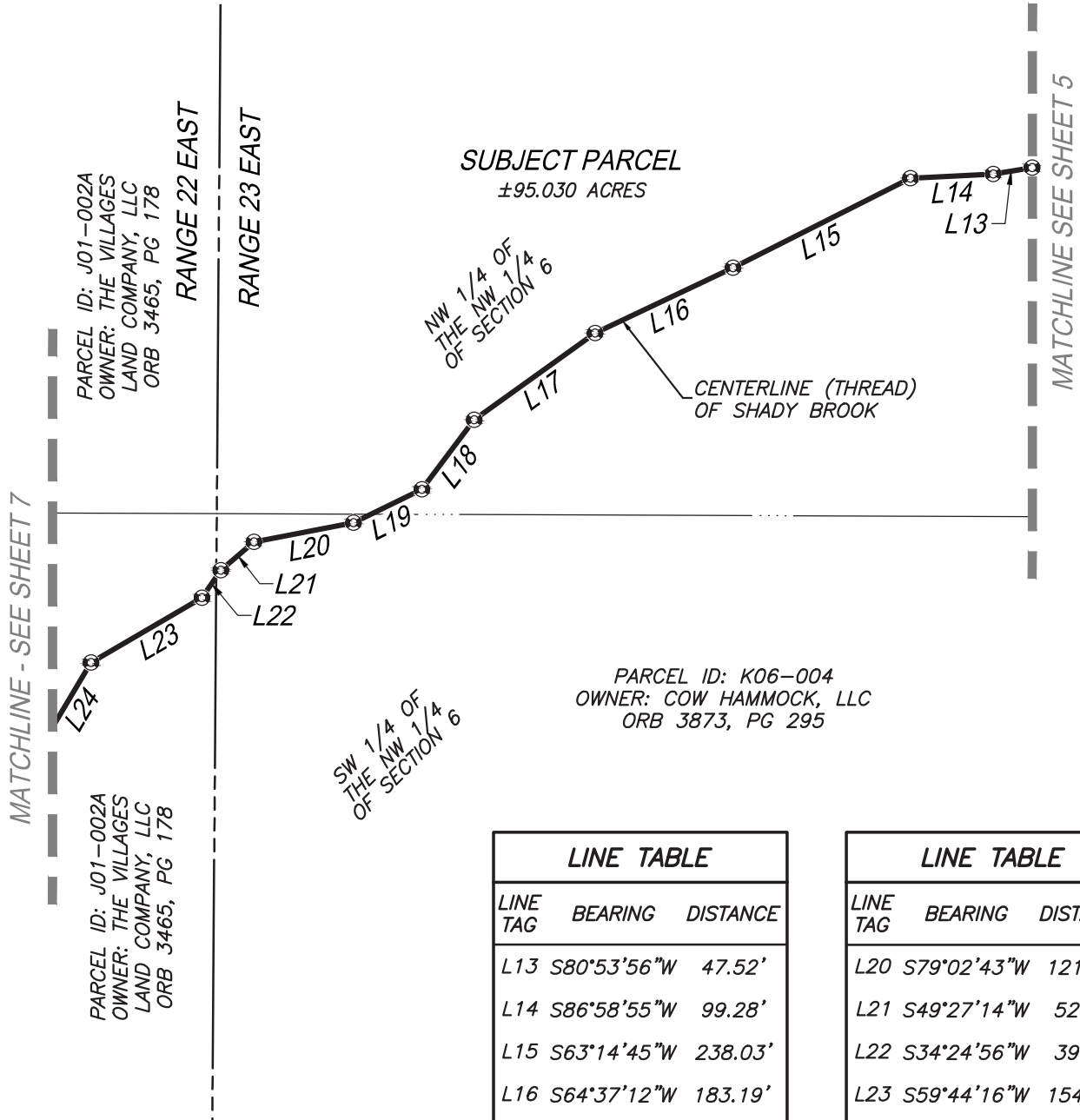
SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION



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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 06 OF 07

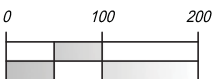


LINE TABLE		
LINE TAG	BEARING	DISTANCE
L13	S80°53'56"W	47.52'
L14	S86°58'55"W	99.28'
L15	S63°14'45"W	238.03'
L16	S64°37'12"W	183.19'
L17	S54°17'50"W	178.15'
L18	S36°57'57"W	104.22'
L19	S64°03'19"W	91.46'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L20	S79°02'43"W	121.33'
L21	S49°27'14"W	52.20'
L22	S34°24'56"W	39.92'
L23	S59°44'16"W	154.04'
L24	S30°49'44"W	144.25'



NORTH



1 inch = 200 feet

SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION



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BARLEY
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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 07 OF 07

NW 1/4 OF
THE NE 1/4
OF SECTION 1

PARCEL ID: J01-069
OWNER: THE VILLAGES
LAND OPERATING
COMPANY, LLC
ORB 4013, PG 804

PARCEL ID: J01-001
OWNER: MARY AZALEE BIGHAM
ORB 1637, PG 599

NORTH LINE OF THE
SOUTH 1/2 OF THE NE
1/4 OF THE NE 1/4 OF
SECTION 1-20-22

SOUTH 1/2 OF
THE NE 1/4 OF
THE NE 1/4 OF
SECTION 1

PARCEL ID: J01-002A
OWNER: THE VILLAGES
LAND COMPANY, LLC
ORB 3465, PG 178

SUBJECT PARCEL
±95.030 ACRES

SW 1/4 OF
THE NE 1/4
OF SECTION 1

EASTERLY LINE OF
ORB 4013, PG 804

PARCEL ID: J01-069
OWNER: THE VILLAGES LAND
OPERATING COMPANY, LLC
ORB 4013, PG 804

S82°17'56"W
330.46'

EASTERLY LINE OF
ORB 4013, PG 804

N83°38'24"W 421.03'

CENTERLINE (THREAD)
OF SHADY BROOK

MATCHLINE
SEE SHEET 4

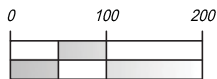
MATCHLINE - SEE SHEET 6

LINE TABLE

LINE TAG	BEARING	DISTANCE
L24	S30°49'44"W	144.25'
L25	N87°27'56"W	58.62'
L26	S85°40'21"W	48.94'
L27	S18°42'44"E	63.68'
L28	S14°30'36"W	130.54'



NORTH



1 inch = 200 feet

SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION



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-  Area to be de-annexed
-  Current VOSO Boundary

The Villages®

The Villages of Southern Oaks De-Annexation

April 2024



Graphic Scale
1" = 2,000'

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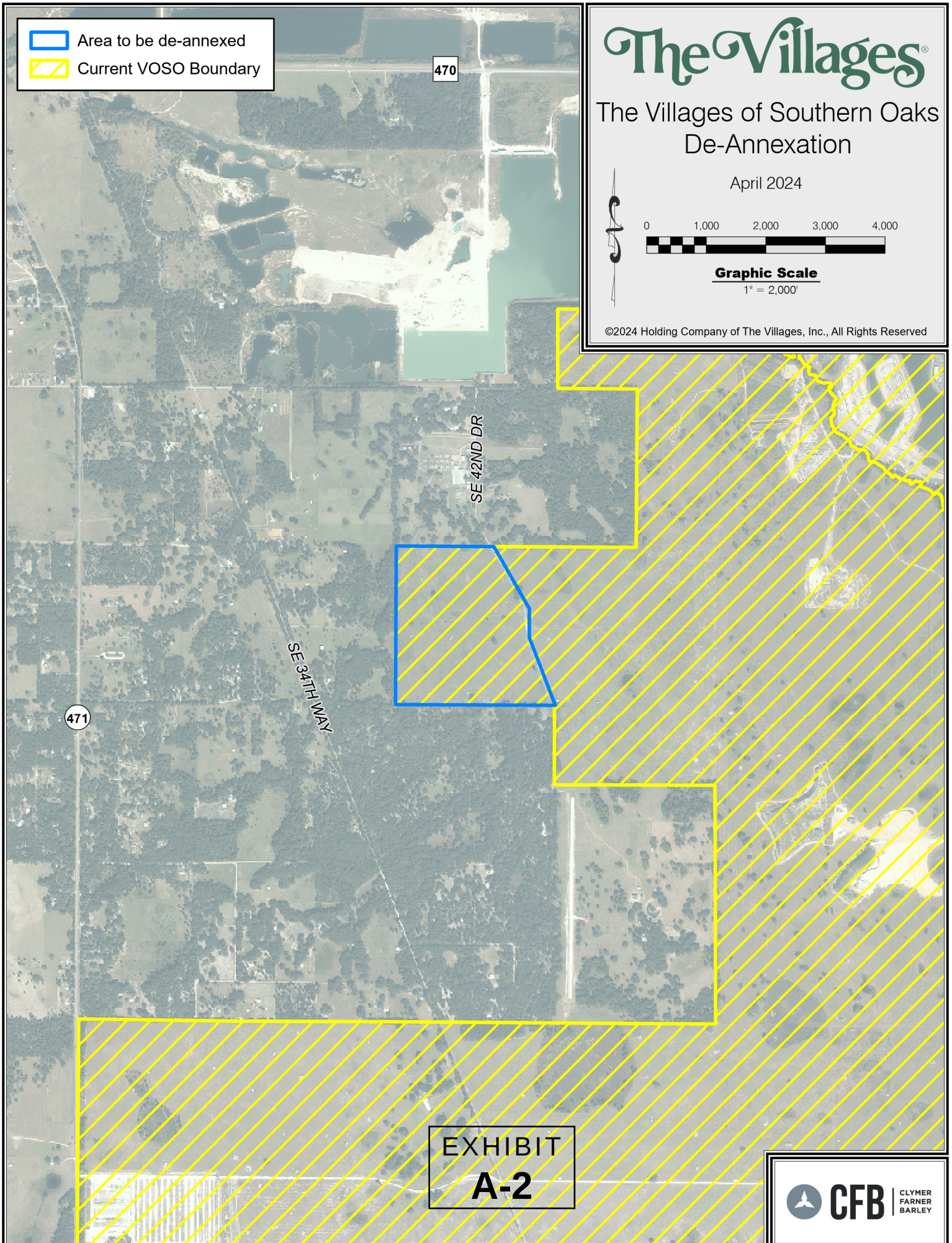


EXHIBIT
A-2



CFB

CLYMER
FARNER
BARLEY

PDF 8.5x11 - FB.PSM (255 Black).ctb
DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMTER\WUNZ\DWG\WUNZ SURSKETCH.DWG -01 11/10/2020 2:25 PM BY: HBLAIR

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-2"
SHEET 01 OF 02

LEGAL DESCRIPTION

PARCEL 4: TRACT 35

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART LYING EASTERLY OF THE EASTERLY BOUNDARY OF THE 100 FEET WIDE ACCESS EASEMENT AS DESCRIBED BELOW: TOGETHER WITH AND SUBJECT TO A MUTUAL, NONEXCLUSIVE EASEMENT, 100 FEET IN WIDTH, FOR INGRESS, EGRESS, AND UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERN BOUNDARY OF THE INGRESS, EGRESS AND UTILITIES EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA, AT THE POINT OF INTERSECTION BETWEEN THE SOUTHERN BOUNDARY OF COUNTY ROAD 526 AND THE WESTERN BOUNDARY OF THE BRENDA R. AND DORIS L. SOVERCOOL LOT, AS RECORDED IN O.R. BOOK 645, PAGE 388; THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY OF THE SOVERCOOL LOT TO ITS POINT OF INTERSECTION WITH THE SOUTHERN BOUNDARY OF THE SOVERCOOL LOT; THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TO A POINT 505 FEET NORTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHEASTERLY TO A POINT IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 BEING THE POINT OF INTERSECTION OF A LINE 2,240 FEET EAST OF THE WESTERN BOUNDARY OF SECTION 20, AND A LINE 1,040 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHERLY TO A POINT IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 BEING THE POINT OF INTERSECTION OF A LINE 2,240 FEET EAST OF THE WESTERN BOUNDARY OF SECTION 20, AND A LINE 1,520 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHEASTERLY TO THE POINT OF INTERSECTION BETWEEN THE NORTHERN BOUNDARY LINE OF SECTION 29 WITH THE NORTH-SOUTH HALF SECTION LINE OF SECTION 29; THENCE SOUTHERLY ALONG THE NORTH-SOUTH HALF SECTION LINE OF SECTION 29 TO THE POINT OF ENDING 100 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 29, THE 100 FOOT WIDE INGRESS, EGRESS AND UTILITIES EASEMENT LIES WEST OF, AND PARALLEL WITH THE AFORE DESCRIBED EASTERN BOUNDARY OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT.

AND

PARCEL 5: TRACT 37

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART LYING EASTERLY OF THE EASTERLY BOUNDARY OF THE 100-FOOT-WIDE ACCESS EASEMENT AS DESCRIBED BELOW: TOGETHER WITH AND SUBJECT TO A MUTUAL, NONEXCLUSIVE EASEMENT, 100 FEET IN WIDTH, FOR INGRESS, EGRESS, AND UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERN BOUNDARY OF THE INGRESS, EGRESS AND UTILITIES EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA, AT THE POINT OF INTERSECTION BETWEEN THE SOUTHERN BOUNDARY OF COUNTY ROAD 526 AND THE WESTERN BOUNDARY OF THE BRENDA R. AND DORIS L. SOVERCOOL LOT, AS RECORDED IN O.R. BOOK 645, PAGE 388; THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY OF THE SOVERCOOL LOT TO ITS POINT OF INTERSECTION WITH THE SOUTHERN BOUNDARY OF THE SOVERCOOL LOT; THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TO A POINT 505 FEET NORTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHEASTERLY TO A POINT ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 BEING THE POINT OF INTERSECTION OF A LINE 2,240 FEET EAST OF THE WESTERN BOUNDARY OF SECTION 20, AND A LINE 1,040 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHERLY TO A POINT IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 BEING THE POINT OF INTERSECTION OF A LINE 2,240 FEET EAST OF THE WESTERN BOUNDARY OF SECTION 20, AND A LINE 1,520 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 20; THENCE SOUTHEASTERLY TO THE POINT OF INTERSECTION BETWEEN THE NORTHERN BOUNDARY LINE OF SECTION 29 WITH THE NORTH-SOUTH HALF SECTION LINE OF SECTION 29; THENCE SOUTHERLY ALONG THE NORTH-SOUTH HALF SECTION LINE OF SECTION 29 TO THE POINT OF ENDING 100 FEET SOUTH OF THE EAST-WEST HALF SECTION LINE OF SECTION 29, THE 100 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT LIES WEST OF, AND PARALLEL WITH THE AFORE DESCRIBED EASTERN BOUNDARY OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT.

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC 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. SKETCH IS SUBJECT TO REVISION UPON COMPLETION OF A BOUNDARY SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST HAS A BEARING OF NORTH 00°16'44" EAST.
4. COURSES SHOWN HEREON DENOTED WITH (D) ARE PER LEGAL DESCRIPTION ALL OTHER COURSES, ALONG WITH ACREAGE, SHOWN HEREON ARE PER A BOUNDARY SURVEY BEING CONDUCTED BY THIS FIRM.

James H. Blair

The seal appearing on this document was authorized by James H. Blair, PSM #6917 on 11/10/2020

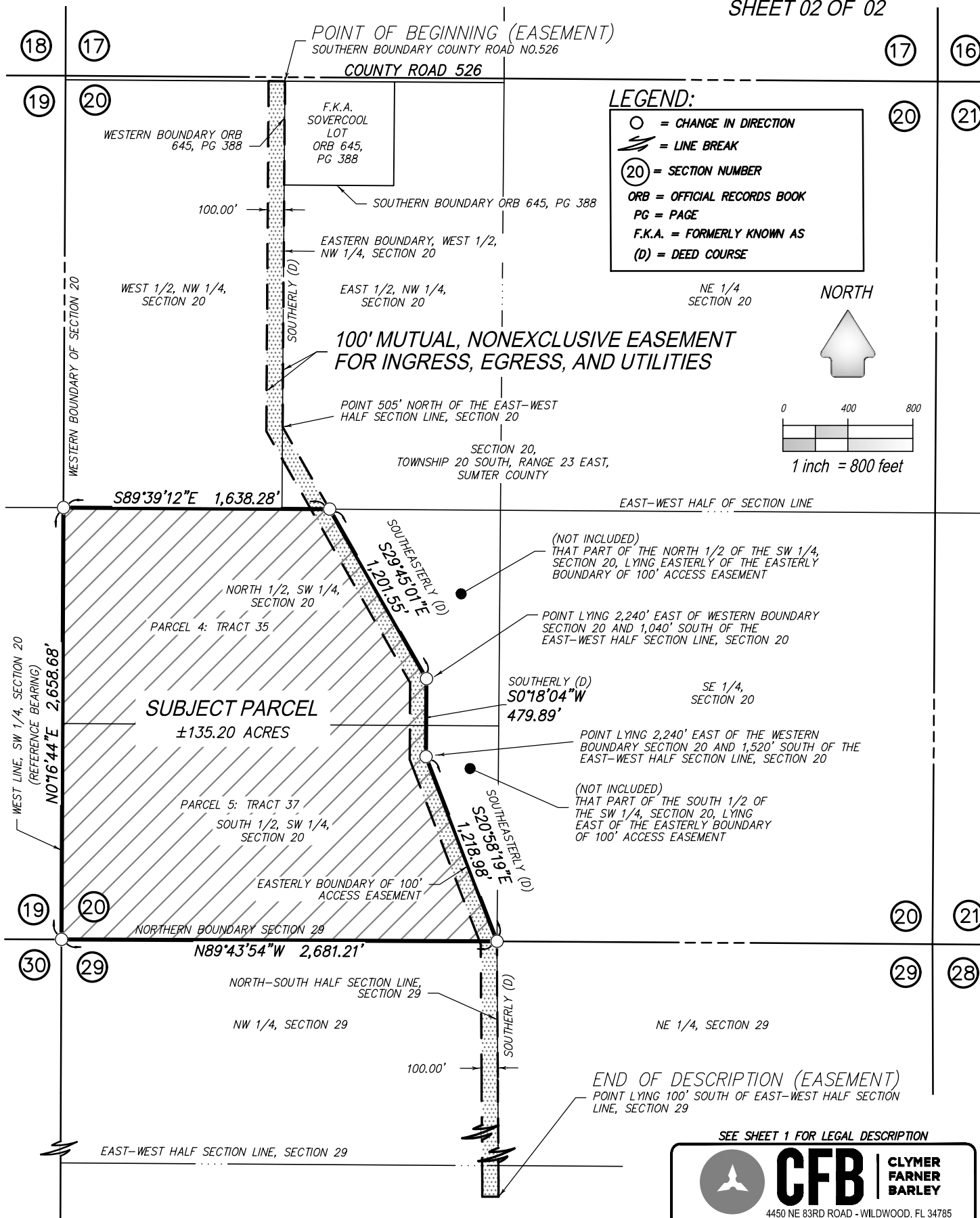
JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

SEE SHEET 2 FOR SKETCH OF



SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "A-2"
SHEET 02 OF 02



SEE SHEET 1 FOR LEGAL DESCRIPTION



CFB

**CLYMER
FARNER
BARLEY**

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-65

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 9 in the Amount of \$320,636.53

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: DB Civil Construction LLC
Effective Date: 10/02/2024 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted project in the 23/24 fiscal year budget. Funds are available in account 401-535-60-6770 (SR 44 FM / CCC Decommissioning).

HISTORY/FACTS/ISSUES:

On June 26, 2023, the City awarded the Continental WWTF Decommissioning and SR 44 Force Main project to DB Civil Construction LLC. Attached is Pay Application No. 9 for this project in the amount of \$320,636.53. The project engineer, Kimley-Horn and Associates, and City staff have reviewed the pay application, confirmed its accuracy, and recommend approval to pay DB Civil Construction LLC the amount of \$320,636.53.

CONTRACTOR APPLICATION FOR PAYMENT

CONTRACTOR:

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

PROJECT:

Continental Country Club WWTF

ENGINEER:

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

OWNER:

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

APPLICATION NO:

9

Distribution to:

DBCC PROJECT NO:

2309☒ OWNER

APPLICATION DATE:

09/30/24☐ CONTRACTOR

PERIOD FROM:

08/01/24☒ ENGINEER

PERIOD TO:

09/30/24☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 3,434,899.00
2. NET CHANGE BY CHANGE ORDERS	\$ (536,970.84)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 2,897,928.16
4. TOTAL COMPLETED & STORED TO DATE	\$ 2,852,678.16
(Page 2, Revised Total Completed to Date + Page 3, Total for Reimbursement)	
5. RETAINAGE:	
5 % of Completed Work & Stored Material (5% x Line 4)	\$ 142,633.91
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 2,710,044.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from previous G702)	\$ 2,389,407.72
8. CURRENT PAYMENT DUE (Line 6 less Line 7)	\$ 320,636.53
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 187,883.91

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through **9** inclusive, and (2) title to all materials and equipment incorporated in said work or otherwise listed is or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER)

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

CONTRACTOR: DB CIVIL CONSTRUCTION LLC

By: Julius Kulisius, Sr Proj. Manager

Date:

9/30/2024

ENGINEER'S APPROVAL FOR PAYMENT

By:

Date:

Reviewed By: HEATH SMITH Date: 9/26/24

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.

- ☒ NO EXCEPTIONS TAKEN
- ☐ CORRECTIONS NOTED
- ☐ REJECTED
- ☐ VERIFY & MAKE CORRECTIONS
- ☐ RESUBMIT
- ☐ FOR INFORMATION ONLY

Kimley»Horn

9 Pay Application #		9 Project Name: Continental Country Club WWTF				PERIOD ENDING 9/30/2024						
No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
						QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
GENERAL												
1	MOBILIZATION	1	LS	\$ 233,000.00	\$ 233,000.00	1.00	\$ 233,000.00		\$ -	1.00	\$ 233,000.00	100.0%
2	MAINTENANCE OF TRAFFIC	1	LS	\$ 20,000.00	\$ 20,000.00	0.92	\$ 18,400.00	0.08	\$ 1,600.00	1.00	\$ 20,000.00	100.0%
3	ENVIRONMENTAL PROTECTION	1	LS	\$ 25,000.00	\$ 25,000.00	0.92	\$ 23,000.00	0.03	\$ 750.00	0.95	\$ 23,750.00	95.0%
4	SURVEY LAYOUT AND RECORD DRAWINGS	1	LS	\$ 45,000.00	\$ 45,000.00	0.90	\$ 40,500.00		\$ -	0.90	\$ 40,500.00	90.0%
5	PROFESSIONAL SITE VIDEO	1	LS	\$ 1,939.00	\$ 1,939.00	1.00	\$ 1,939.00		\$ -	1.00	\$ 1,939.00	100.0%
6	RESTORATION, COMPLETE	1	LS	\$ 80,000.00	\$ 80,000.00	0.75	\$ 60,000.00	0.23	\$ 18,400.00	0.98	\$ 78,400.00	98.0%
7	DEWATERING	1	LS	\$ 40,000.00	\$ 40,000.00	0.95	\$ 38,000.00	0.05	\$ 2,000.00	1.00	\$ 40,000.00	100.0%
CCC LIFT STATION												
8	LIFT STATION SITE WORK	1	LS	\$ 100,000.00	\$ 100,000.00	0.95	\$ 95,000.00	0.03	\$ 3,000.00	0.98	\$ 98,000.00	98.0%
9	CCC LIFT STATION	1	LS	\$ 540,000.00	\$ 540,000.00	0.80	\$ 432,000.00	0.18	\$ 97,200.00	0.98	\$ 529,200.00	98.0%
10	CAST IN PLACE SCREENING STRUCT	1	LS	\$ 65,000.00	\$ 65,000.00	0.95	\$ 61,750.00	0.03	\$ 1,950.00	0.98	\$ 63,700.00	98.0%
11	CCC PARKSON FLOW THROUGH SCREEN	1	EA	\$ 330,000.00	\$ 330,000.00	-	\$ -	0.98	\$ 323,400.00	0.98	\$ 323,400.00	98.0%
12	LIFT STATION ELECT/ INSTRUMENTATION	1	LS	\$ 260,000.00	\$ 260,000.00	0.55	\$ 143,000.00	0.43	\$ 111,800.00	0.98	\$ 254,800.00	98.0%
13	8" SDR-26 PVC GRAVITY MAIN	74	LF	\$ 240.00	\$ 17,760.00	-	\$ -	74.00	\$ 17,760.00	74.00	\$ 17,760.00	100.0%
14	ELECTRICAL SERVICE ALLOWANCE	1	AL	\$ 10,000.00	\$ 10,000.00	-	\$ -	0.50	\$ 5,000.00	0.50	\$ 5,000.00	50.0%
FORCE MAIN												
15	8" DR 18 C900 PVC FORCE MAIN (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	12,350	LF	\$ 62.00	\$ 765,700.00	11,903.00	\$ 737,986.00	447.00	\$ 27,714.00	12,350	\$ 765,700.00	100.0%
16	8" GATE VALVE	23	EA	\$ 3,500.00	\$ 80,500.00	14.00	\$ 49,000.00	7.00	\$ 24,500.00	21.00	\$ 73,500.00	91.3%
17	ABOVE GROUND AIR RELEASE VALVE	18	EA	\$ 6,000.00	\$ 108,000.00	17.00	\$ 102,000.00	1.00	\$ 6,000.00	18.00	\$ 108,000.00	100.0%
18	8" RESTRAINED PLUG	1	EA	\$ 800.00	\$ 800.00	-	\$ -	1.00	\$ 800.00	1.00	\$ 800.00	100.0%
19	8" DR 18 C900 FUSIBLE PVC DIRECTIONAL DRILL (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	6,400	LF	\$ 98.00	\$ 627,200.00	6,400.00	\$ 627,200.00	-	\$ -	6,400.00	\$ 627,200.00	100.0%
20	REMOVE TIE IN TO EXISTING 8" FM	1	EA	\$ 4,400.00	\$ 4,400.00	-	\$ -	1.00	\$ 4,400.00	1.00	\$ 4,400.00	100.0%
21	OPEN CUT ROADWAY RESTORATION ASPH PAVT. 2"	57	SY	\$ 160.00	\$ 9,120.00	57.00	\$ 9,120.00		\$ -	57.00	\$ 9,120.00	100.0%
22	OVERLAY ASPH CONC, 1" AVERAGE DEPTH, TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE)	4	TON	\$ 1,200.00	\$ 4,800.00	4.00	\$ 4,800.00		\$ -	4.00	\$ 4,800.00	100.0%
23	TRANSITION TAPER	283	SY	\$ 50.00	\$ 14,150.00	283.00	\$ 14,150.00		\$ -	283.00	\$ 14,150.00	100.0%
24	DRIVEWAY RESTORATION (ASPHALT)	48	SY	\$ 110.00	\$ 5,280.00	48.00	\$ 5,280.00		\$ -	48.00	\$ 5,280.00	100.0%
25	DRIVEWAY RESTORATION (CONCRETE)	140	SY	\$ 90.00	\$ 12,600.00	140.00	\$ 12,600.00		\$ -	140.00	\$ 12,600.00	100.0%
26	DRIVEWAY RESTORATION (OTHER)	62	SY	\$ 40.00	\$ 2,480.00	62.00	\$ 2,480.00		\$ -	62.00	\$ 2,480.00	100.0%
27	SIDEWALK RESTORATION	38	SY	\$ 90.00	\$ 3,420.00	-	\$ -	38.00	\$ 3,420.00	38.00	\$ 3,420.00	100.0%
28	PAYMENT AND PERFORMANCE BONDE	1	LS	\$ 28,750.00	\$ 28,750.00	1	\$ 28,750.00		\$ -	1	\$ 28,750.00	100.0%
SUMMARY OF CONTRACT ITEMS					\$ 3,434,899.00		\$ 2,739,956.00		\$ 649,694.00		\$ 3,389,649.00	98.7%
CHANGE ORDER												
CO1 a	Lift Station Wet Well revision performed by C&R Technical	1	LS	\$ 39,010.45	\$ 39,010.45	1	\$ 39,010.45		\$ -	1	\$ 39,010.45	100.0%
CO2	Owner Purchased Materials	1	LS	\$ (575,981.29)	\$ (575,981.29)	0.458	\$ (263,799.43)	0.542	\$ (312,181.86)	1.000	\$ (575,981.29)	100.0%
				\$ -	\$ -	0	\$ -		\$ -	-	\$ -	#DIV/0!
				\$ -	\$ -	0	\$ -		\$ -	-	\$ -	#DIV/0!
				\$ -	\$ -	0	\$ -		\$ -	-	\$ -	#DIV/0!
SUMMARY OF CO					\$ (536,970.84)		\$ (224,788.98)		\$ (312,181.86)		\$ (536,970.84)	
SUMMARY OF ALL CHANGE ORDERS					\$ (536,970.84)		\$ (224,788.98)		\$ (312,181.86)		\$ (536,970.84)	
REVISED CONTRACT TOTAL					\$ 2,897,928.16		\$ 2,515,166.02		\$ 337,612.14		\$ 2,852,678.16	98.4%

Pay Application # 9
Project Name: Continental Country Club WWTF
Period Ending: 9/30/2024

STORED MATERIALS

DESCRIPTION	AMOUNTS				UNIT	UNIT PRICE	QUANTITIES			
	ON HAND LAST PERIOD	RCV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD			ON HAND LAST PERIOD	RCV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD
HAYES PIPE SUPPLY, INC.	\$ -	\$ -	\$ -	\$ -						-
INV# 1029100	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ -	\$ -	\$ -	\$ -						-
INV# 1030	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ 67,841.70	\$ -	\$ (67,841.70)	\$ -						-
INV# 1058078	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ -	\$ -	\$ -	\$ -						-
INV# 1060014	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ 33,021.00	\$ -	\$ (33,021.00)	\$ -						-
INV# 1069063	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ 12,361.00	\$ -	\$ (12,361.00)	\$ -						-
INV# 1069064	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
SUBTOTAL	\$ 113,223.70	\$ -	\$ (113,223.70)	\$ -						-
SALES TAX 6%	\$ 6,793.42	\$ -	\$ (6,793.42)	\$ -						-
TOTAL	\$ 120,017.12	\$ -	\$ (120,017.12)	\$ -						-
TOTAL FOR REIMBURSEMENT THIS PERIOD				\$ -						-

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Change Order No. 4 in the Amount of \$44,057.16

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: DB Civil Construction, LLC
Effective Date: 10/2/2024 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division.

BUDGET IMPACT: This is a budgeted project in the 23/24 fiscal year budget. Funds are available in account 401-535-60-6770 (SR 44 FM / CCC Decommissioning).

HISTORY/FACTS/ISSUES:

On June 26, 2023, the City awarded the Continental WWTF Decommissioning and SR 44 Force Main project to DB Civil Construction LLC. During the installation of the forcemain there were conflicts with newly installed stormwater structures in the FDOT right of way. Attached is Change Order No. 4 for this project in the amount of \$44,057.16 to divert the force main under the storm drains in conflict. Also, included in the change order is the addition of a Geotextile mat to the slopes surrounding the lift station to prevent erosion on the slopes. The project engineer, Kimley-Horn and Associates, and City staff have reviewed the change order, confirmed its accuracy, and recommend approval of change order No. 4 for the amount of \$44,057.16. With this change, the project remains under the original contract price.

CONTINENTAL COUNTRY CLUB - CHANGE ORDER NO. 4 SUMMARY

ITEM #	DESCRIPTION	UNIT	QTY	UNIT PRICE	BID AMOUNT
ROADWAY & DRAINAGE IMPROVEMENTS		DB Civil			
6	RESTORATION, COMPLETE	LS	1	\$ (1,600.00)	\$ (1,600.00)
15	8" DR 18 C900 PVC FORCE MAIN (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	LF	-415	\$ 62.00	\$ (25,730.00)
17	ABOVE GROUND AIR RELEASE VALVE	EA	2	\$ 6,000.00	\$ 12,000.00
19	8" DR 18 C900 FUSIBLE PVC FORCE MAIN, DIRECTIONAL DRILL (INCLUDING FITTINGS AND RESTRAIN	LF	375	\$ 98.00	\$ 36,750.00
ADDITIONAL ITEMS		UNIT	QTY	UNIT PRICE	BID AMOUNT
--	40 LF OF 8" DIP INSTALLATION	LS	1	\$ 15,458.26	\$ 15,458.26
--	SLOPE STABILIZATION	LS	1	\$ 7,178.90	\$ 7,178.90
Total Change Order No.4					\$ 44,057.16
Contract Price after Change Order No. 1-3					\$ 2,897,928.16
Contract Price after Change Order No. 4					\$ 2,941,985.32

SECTION 00850 – CONTRACT CHANGE ORDER

Change Order No. 4Date of Issuance: 10/1/2024Effective Date: 10/1/2024

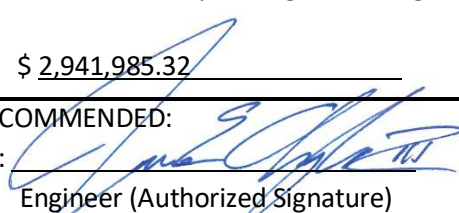
Project: CCC WWTF Lift Station – SR 44 Force Main	Owner: City of Wildwood	Owner's Contract No.:
Contract: CCC WWTF Lift Station – SR 44 Force Main		Date of Contract: July 6 th , 2023
Contractor: DB Civil Construction, LLC		Engineer's Project No.: 142173365

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

Slope Stabilization geotextile supply and installation, 375 LF of open cut installation replaced by HDD installation, removal of associated restoration, addition of 40 LF of DIP installation for storm conflicts and (2) additional ARVS

Attachments (list documents supporting change):

CHANGE ORDER NO. 4 SUMMARY TABLE, DB CIVIL CHANGE ORDER REQUESTS

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>3,434,899.00</u>	Original Contract Times: ☐ Working days ☒ Calendar days Substantial completion (days or date): <u>4/13/24</u> Ready for final payment (days or date): <u>5/13/24</u>
[Increase][Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : \$ <u>536,970.84</u>	[Increase][Decrease] from previously approved Change Orders No. <u>1</u> To No. <u>3</u> : Substantial completion (days): <u>10/25/2024</u> Ready for final payment (days): <u>11/22/2024</u>
Contract Price prior to this Change Order: \$ <u>2,897,928.16</u>	Contract Times prior to this Change Order: Substantial completion (days or date): <u>10/25/2024</u> Ready for final payment (days or date): <u>11/22/2024</u>
[Increase][Decrease] of this Change Order: \$ <u>44,057.16</u>	[Increase][Decrease] of this Change Order: Substantial completion (days or date): <u>N/A</u> Ready for final payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>2,941,985.32</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>10/25/2024</u> Ready for final payment (days or date): <u>11/22/2024</u>
RECOMMENDED: By:  Engineer (Authorized Signature) Date: <u>10/1/2024</u> Approved by Funding Agency (if applicable): _____	ACCEPTED: By: _____ Owner (Authorized Signature) Date: _____
	ACCEPTED: By: <u>Dalton Baylor</u> Contractor (Authorized Signature) Date: <u>10/01/2024</u> Date: _____

END OF SECTION

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request for Blanket Purchase Agreement with Ferguson Waterworks for Water Meters in the Amount of \$300,000

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Ferguson Waterworks
Effective Date: 10/14/2024 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds are available in account 401-533-30-5220 (Water Meters).

HISTORY/FACTS/ISSUES:

The Finance Department is requesting approval to issue a blanket purchase order with Ferguson Waterworks in the amount of \$300,000. Utility department staff calculated the cost of water meter purchases based upon known projected developments during this fiscal year. The purpose of this blanket purchase order is to allow staff to remain ahead of the demand for the meter purchases for these developments.

In 2021, Ferguson Waterworks purchased Sunstate Meter Company and is now the direct supplier of the city-standard Neptune Meters. Attached is the sole source letter.

October 2, 2024

Mr. John Cornell

City of Wildwood

711 Huey Street

Wildwood, FL 34785

Hello,

Please note that Ferguson Waterworks, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

Terry D. Gullett

Terry D. Gullett
Senior Territory Manager
Neptune Technology Group, Inc.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request for a Workshop on October 21, 2024 at 9 AM

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 a workshop be set for October 21, 2024, at 9 AM.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Development Services Department Report Update

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached report includes an overview of the services provided and development applications processed during the third and fourth quarters of FY 23/24 by the Development Services Department. Additionally, the report highlights code compliance efforts and what types of projects staff will be working on over the next quarter.

The purpose of this update is to highlight trends in growth and development for both residential and commercial projects as well as emphasize compliance of all projects in accordance with applicable state and local regulations.

The Code Compliance Division of Development Services has been dedicated to preventing unsightly and unsafe neighborhood conditions by proactively educating residents and investigating complaints to ensure compliance with state statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Development Services Department

3rd & 4th Quarter FY 23-24 Update



The Planning and Zoning Division of Development Services is tasked with coordinating all land development activity within the city and implementing proactive planning and best management practices based on adopted state statutes, the city's adopted 2050 Comprehensive Plan, and the city's Land Development Regulations.

The department continues to receive, process, and review development applications for significant residential and commercial projects throughout diverse areas of the City of Wildwood, providing a substantial indication that the construction industry in our area remains strong.

The department reviews all new development applications including annexations, small-scale and large-scale comprehensive plan amendments, rezonings, special exceptions, site plans, and subdivisions. The department prepares and presents cases before the Project Review Committee, Planning and Zoning Board, and City Commission.

Planning Applications

Apply for Planning entitlements and permits including Site Plan Review, Planned Development Review, and Conditional Use Permits. You will submit your application, plan set, and any required corrections online. Once available, approved plans can be downloaded online.

Staff presented a combined number of 250 applications for consideration by the Project Review Committee, the Local Planning Agency, the Planning and Zoning Board/Special Magistrate, the Code Enforcement Board/Special Magistrate, and the City Commission meetings during the third and fourth quarters of FY 23-24.

Planning Applications



To help with the continuous flow of new applications, DSD recently added two new planners to the team. Their individual experiences and expertise in the planning field have been most helpful in the review and processing of incoming inquiries and applications received by the department; specifically, multiple daily inquiries relating to wastewater capacity issues, JPA annexations, and utility connection determinations.

The department's technical division continues to serve a vital role in data management and compliance with state and local requirements by providing parcel-data useful information depicted on GIS maps used for the various agendas, presentations, and newspaper ads.

This past September, City staff attended the 2024 Florida American Planning Association's Conference in Tampa, arming staff with updated best management practice tools in the planning field. We learned about diverse topics ranging from Green Development and Resiliency to Affordable Housing, Artificial Intelligence applications, and new legislation.



This segways into the month of October where we celebrate Community Planning Month. The American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions. The City of Wildwood has already faced challenges in the provision of utilities and affordable housing; therefore, having guidance and continuous education on these essential topics helps elevate the planning field and practice.



Did you know that Florida's most recent legislative session produced over 30 bills that came into effect on October 1? Most notably, **HB 1049** requires Flood Disclosure in the Sale of Real Property. Additionally, there were several bills relating to expediting approval of Residential Building Permits (**HB 267 & SB 812**), and **SB 1526** relates to Local Regulation of Nonconforming or Unsafe Structures. This is of special interest as Floridians are still dealing with storm events during a very active hurricane



season, and Florida residents are experiencing higher than national average insurance costs.

During the 3rd quarter, our department has made great strides in progressing toward the completion of the 2024 Wildwood Housing Needs Study. Study results are slated for the Commission Workshop on October 21, 2024. The City of Wildwood continues to remain committed to providing fair housing opportunities that create inclusive environments, recognize actions to enforce local, state, and federal laws, acknowledge that housing plays a critical role in communities, and that fair housing is integral to the ethical commitment of all citizens.

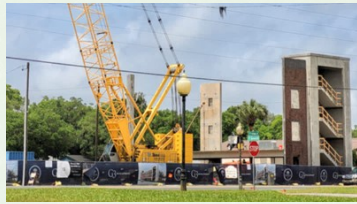
Staff has worked with housing-expert consultant, Laura Smith, and her team with GAI on performing Tasks 1 & 2 of the Housing Needs Analysis. The results will be presented at the October 21 City Workshop meeting. The goals for the first round of tasks are to determine how much housing is available and whether the city is providing an adequate variety and number of housing products.

A big focus in the coming months and prior to the end of 2024 will be on the City's Downtown Redevelopment. On the heels of the recent completion of the Main Street Parking Garage, the Railyard, a Private-Public Partnership Downtown Revitalization Project, is expected to be considered by the City Commission by December 2024. The project proposes the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants. This addition to Main Street is expected to foster a more vibrant downtown scenery for the enjoyment of the residents.

Downtown Redevelopment



The
Railyard



Parking
Garage



Welcome to Wildwood



City Staff is actively promoting the beginning steps of the implementation of its adopted Master Plan and continuously coordination with the Florida Department of Transportation (FDOT).

Potential Design Strategies

PRELIMINARY NEAR-TERM CONCEPT

Main Street (US 301)



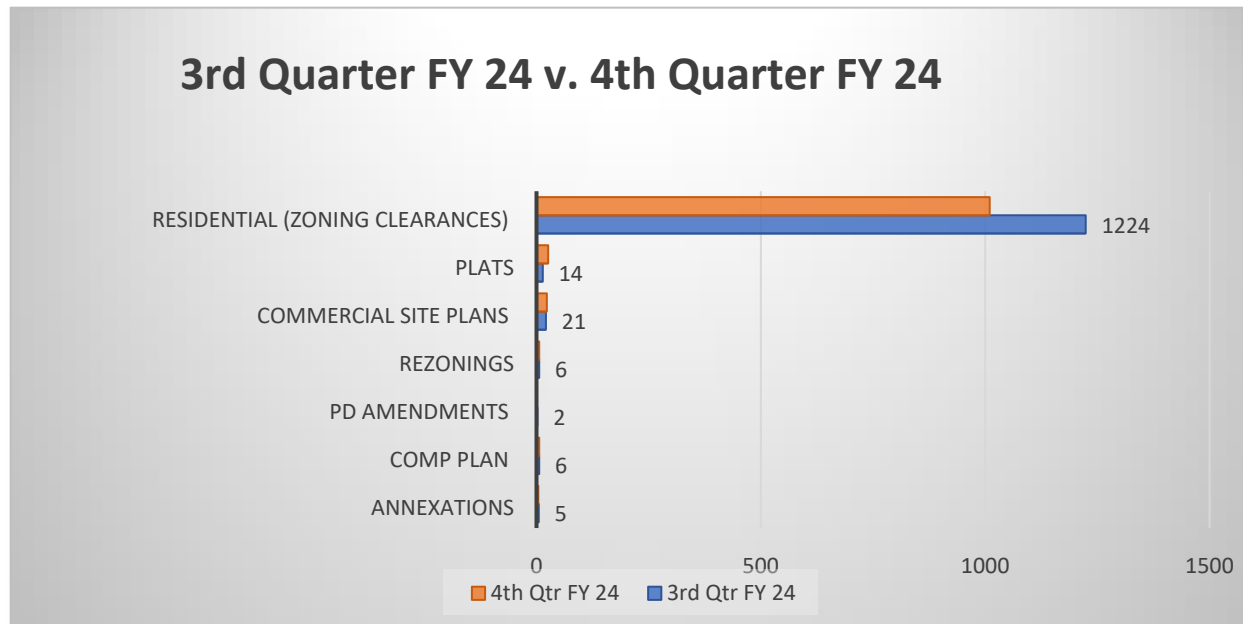
- **Add Medians** - in conjunction with roundabouts for U-Turns
- **Widen Sidewalks** - by removing bicycle lanes (requires FDOT concurrence)
- **Add Parallel Parking** - on west side by narrowing median

Welcome to Wildwood



The Development Services Department is in close contact and coordination with Sumter County Public Works on all traffic-related matters including Traffic Impact

Methodologies, Traffic Impact Analysis, Studies, requested TIA Exemptions, and required Proportionate Share Agreements for projects proposed to be developed within the City. Most recently we have been coordinating needed improvements for the Wildwood Oaks project proposed along Hwy 466A/Cleveland Avenue in the vicinity of Powell Road and US Hwy 301.



We are happy to report the following activity within our department:

3rd Quarter FY 23/24 Applications Processed:

- Annexations – 5
- Comprehensive Plan Amendments – 6
- Planned Development Amendments – 2
- Rezoning – 6
- Commercial Site Plans – 21
- Residential Subdivision Plats – 14

3rd Quarter FY 23/24 Residential - Zoning Clearances Issued:

- Twisted Oaks SFD – 75
- Grand Oaks Manor SFD – 2
- Triumph South SFD – 55
- VOSO/Middleton – 879
- New Single Family Detached/Mobile Homes – 1
- Accessories and Miscellaneous – 189

4th Quarter FY 23/24 Applications Processed:

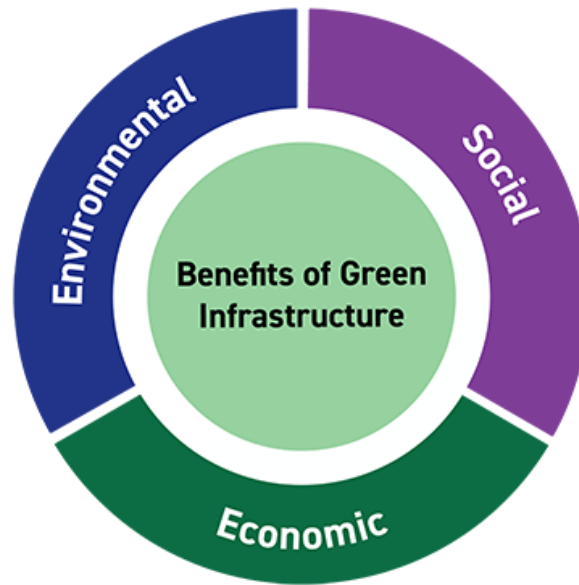
- Annexations – 4
- Comprehensive Plan Amendments – 6
- Planned Development Amendments – 0
- Rezoning – 6
- Commercial Site Plans – 23
- Residential Subdivision Plats – 26

4th Quarter FY 23/24 Residential - Zoning Clearances Issued:

- Twisted Oaks SFD – 46
- Twisted Oaks TH – 3
- Wildwood Landing SFD – 19
- VOSO/Middleton – 710
- New Single Family Detached/Mobile Homes – 4
- Accessories and Miscellaneous – 228

Residential reviews and zoning clearances (new home site plan reviews) within The Villages®/Middleton developments have maintained a steady increase during the 3rd and 4th quarters of 2024. As expected, a spike in single-family residential construction has been noted as the development focus continues on the southern area of the city.

Benefits of Green Infrastructure



Green infrastructure captures, absorbs, and reduces runoff; filters stormwater; and delivers other environmental, social, and economic benefits. Investing in green infrastructure restores wildlife habitat and enhances natural systems while improving the health of residents through greater access to green space. It can improve community resiliency and provide economic stability by adding green local jobs, reducing infrastructure costs, and decreasing property damage from flooding.



Source: <https://www.epa.gov/green-infrastructure/benefits-green-infrastructure>

Code Compliance
Division of Development Services Department
April 2024 – June 2024
Update

The Code Compliance Division of Development Services is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with State Statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Code Compliance Case Response:

- New code cases opened: 32
- Code cases closed: 23
- Active code cases: 88
- Case investigations and field inspections: 172
- Lien search requests completed: 221
- Property maintenance/unsafe structure violations: 6
- Nuisance violations (derelict vehicles/overgrown lots): 1
- Utility violations (no water/sewer connection or failure to pay): 4
- Junk and debris accumulation violations: 2
- Work without building permits: 1
- Sign violations: 18
- Cases with daily fines/liens: 25

Voluntary compliance of code violations: 36

Code Compliance reviewed and approved 18 sign permits for new businesses within the city.

This quarter, the most common issues were failing to maintain home exteriors and improperly using feather flags.

Code Highlight: Accumulation of Junk and Debris – Outside Storage – Overgrown Properties

City of Wildwood Code of Ordinances, Chapter 15: Solid Waste and Weeds

The purpose of this division is to ensure that:

- 1) All real property located in the city shall be maintained in a manner so that it is clear of rubbish, debris, litter, and unsightly and unsanitary matters.
- 2) All real property located in the city shall be maintained so that it does not constitute a hazard or threat to the general health, safety, and welfare of the public.
- 3) All real property located in the city shall be maintained in a manner so that the plants, brush, and grass are not overgrown to the extent that the growth is a threat to the general health, safety, and welfare of the public.

Litter means any garbage, rubbish, trash, refuse, can, bottle, box, container, paper, tobacco product, tire, appliance, mechanical equipment or part, building or construction material, tool, machinery, wood, motor vehicle or motor vehicle part, vessel, aircraft, farm machinery or equipment, sludge from a waste treatment facility, water supply treatment plant, or air pollution control facility, or substance in any form resulting from domestic, industrial commercial, mining, agricultural, or governmental operations.

It is unlawful for any person to throw, discard, place, or deposit litter in any manner or amount or intentionally refuse to remove the litter after being ordered to do so:

- 1) In or on any public highway, road, street, alley, or thoroughfare, including any portion of the right-of-way thereof, or any other public lands, except in containers or area lawfully provided therefor; when any litter is thrown or discarded from a motor vehicle, the operator or owner of the motor vehicle, or both, shall be deemed in violation of this division; or
- 2) In or on any freshwater lake, stream, canal, wetlands, or pond; when any litter is thrown or discarded from a boat, the operator or owner of the board, or both, shall be deemed in violation of this division; or
- 3) In or on any private property, real or personal, unless prior consent of the owner has been given and unless such litter will not cause a public nuisance or be in violation of any other state or local law, rule, or regulation; or
- 4) In or at any public transportation, park, recreation or sport facilities or grounds, except in containers or areas lawfully provided therein and designated therefor.



Code Compliance
Division of Development Services Department
July 2024 – September 2024
Update

The Code Compliance Division of Development Services is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with State Statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Code Compliance Case Response:

- New code cases opened: 24
- Code cases closed: 17
- Active code cases: 62
- Case investigations and field inspections: 146
- Lien search requests completed: 215
- Property maintenance/unsafe structure violations: 3
- Nuisance violations (derelict vehicles/overgrown lots): 0
- Utility violations (no water/sewer connection or failure to pay): 1
- Junk and debris accumulation violations: 5
- Work without building permits: 2
- Sign violations: 13
- Cases with daily fines/liens: 25

Voluntary compliance of code violations: 36

Code Compliance reviewed and approved 18 sign permits for new businesses within the City.

This quarter, the most common issue was excessive outdoor storage of junk and debris. Excessive storage of junk and debris can be unsafe for several reasons:

- **Fire Hazards:** Piles of junk, particularly flammable materials like wood, paper, or fabric, increase the risk of fire. In case of a fire, debris can fuel the flames, making it harder to control and putting nearby properties at risk.
- **Pest Infestations:** Junk and debris can attract pests like rodents, insects, and snakes. These creatures may carry diseases and cause damage to

property or electrical systems.

- **Obstruction and Trip Hazards:** Excessive debris can block pathways, emergency exits, or obstruct utilities. It can also pose a tripping hazard, leading to potential injuries for residents or visitors.
- **Structural Damage:** Over time, heavy or improperly stored junk can damage the ground or structures. The weight of accumulated debris can also put stress on buildings, fences, or other structures, leading to collapses.
- **Environmental Concerns:** Junk and debris can lead to pollution, especially if materials like chemicals, plastics, or metals are involved. They can contaminate the soil, water supply, and harm wildlife.
- **Health Hazards:** Accumulated junk can collect mold, dust, and other allergens, negatively affecting air quality and posing respiratory issues for people nearby.
- Overall, keeping outdoor areas free of excess junk and debris helps maintain safety, cleanliness, and compliance with local regulations.

On September 7, 2024, the Wildwood Street Sweepers teamed up with the Rock of Ages Church for a community cleanup event. Over 30 volunteers participated, removing more than 5,000 pounds of litter and debris from the city's roadways. The group enjoyed a productive day of teamwork, which concluded with a luncheon provided by the Rock of Ages Church.

A cleaner environment fosters a sense of community pride. Residents feel more connected to their surroundings when they see well-maintained streets and parks, which encourages them to continue keeping the area clean.



DEVELOPMENT PROJECTS OF NOTE

During the 3rd and 4th quarters, the Development Services Department issued twenty-six (26) development permits.

Recently completed projects include Home Depot, Mister Car Wash, Lucky U, Livano Multi-Family, Oxford Professional Park—VIP Dentistry, and Villas at Wildwood PH 1-2.



7368 Powell Road



5949 Seven Mile Drive

Staff also recently toured projects currently under construction and expected to be completed within the coming months. As none have received certificates of occupancy. Those projects included Leo at Wildwood and Twisted Oaks. We look forward to being able to gain insight into the operation of these types of development as the units become occupied.



7-Eleven Convenience Store/Gas
Located at the corner of US 301 and CR 472



Twisted Oaks
Located at 9088 Wildlight Trail



**Leo at Wildwood
Located on CR 472**

NEXT STEPS

Over the next quarter, DSD will continue working on some significant projects. Downtown Master Plan improvements and the Housing Needs Assessments will remain a key focus, along with the timely processing and review of development applications.

- Downtown Masterplan Improvements
- Design District Standards Updates/Rewrite
- CRA Façade Grants
- Engineering Design Phase of the Main Street Complete Streets Program
- Affordable Housing Initiative – Housing Needs Study Report
- Utility Capacity Calculations and Projections
- Transportation Studies

Development Services Department Contact Information

Development Services Department

100 N. Main Street

Wildwood, FL 34785

352-330-1334

devsvcsinfo@wildwood-fl.gov

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Human Resources Department Report 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 Human Resources Department Report Update.



TO: Jason McHugh, City Manager
FROM: Melissa Tuck, HR/Risk Director
RE: Human Resources Department Update
Date: October 14, 2024

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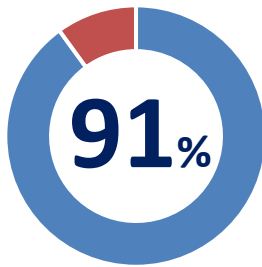
Updates and Events

- The HR Department hosted the Employee Appreciation Lunch on Thursday, July 25, 2024.
- In July, we collaborated with the Police Department to hire 13 crossing guards to cover the Middleton and Wildwood schools.
- Several Leadership trainings were held. Melanie Strickland and Wendy Then from DSD spoke about Planning and City Government, and in September we learned about Automated Intelligence.
- In August, Jodi Mann joined the team as an HR Assistant. She brings 30+ years of HR experience along with a huge amount of energy and we are thrilled to have her.
- During August-September we conducted Open Enrollment, with 100% of employees signing up for benefits within the first 10 days. A new dependent-only medical plan was added with 16 employees opting in.
- HR applied for an received a 10K Wellness Grant through Blue Cross Blue Shield. This money will be used to support ongoing wellness initiatives as well as fund the new Employee Fitness Reimbursement program.



HR By the Numbers - October 2024

The City is averaging nearly 6 hires per month since April 1, 2024. That is an increase from the average of 4 per month during the fiscal year's first quarter October 1, 2023 – January 31, 2024.



Of Offers Accepted since April 2024

34

New Hires since April 1, 2024

**Average number of days from the
date of offer letter to the date of hire:**

for non-PD applicants

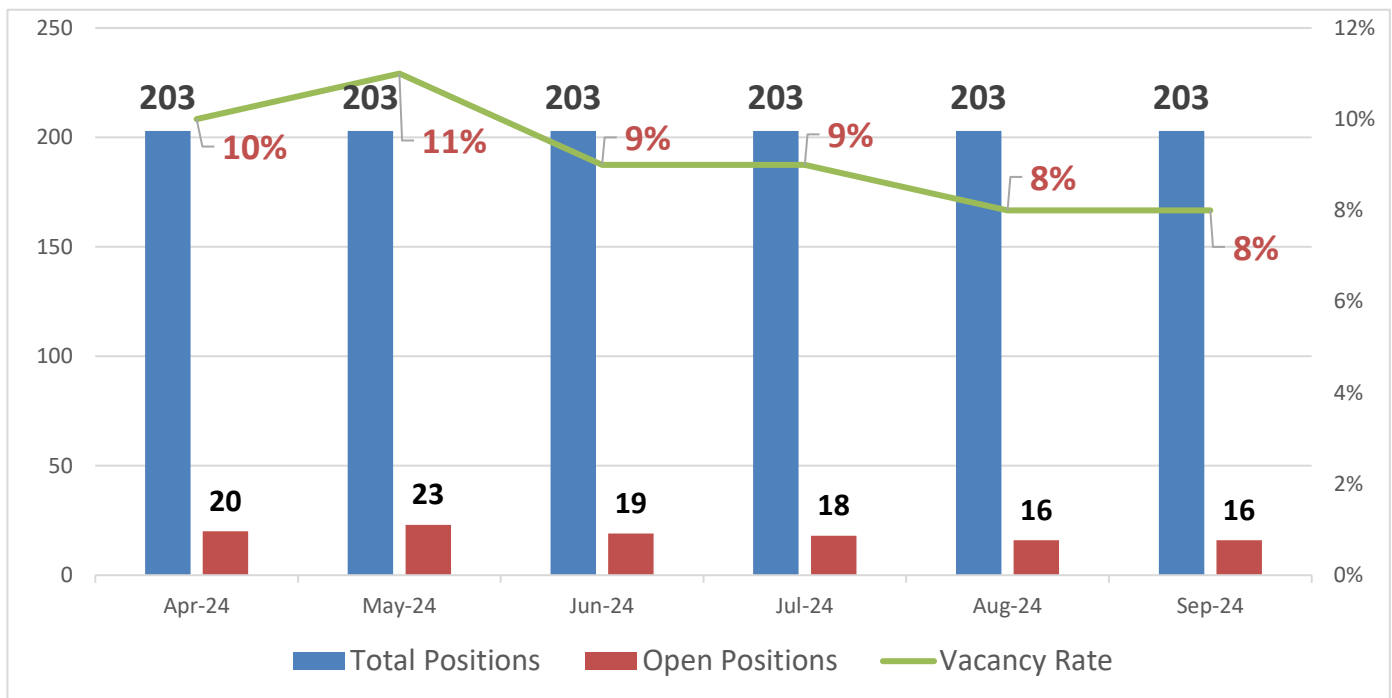
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Decrease in Vacancy Rates

As seen below, between April and September 2024, the City of Wildwood has seen a consistent decline in vacancy rates, alongside a decrease in turnover across all departments. This improvement can be largely attributed to the City's effective performance management and retention strategies. With the introduction of a competitive salary structure for every position, we anticipate that this positive trend in reducing vacancies will continue.

Vacancy Rate: April 2024-September 2024





Increase in Job Posting Views/Applicants

The Job Postings/Applicants Per Month saw an exponential increase in July 2024 when the average number of views jumped from 285 to 407, while number of applications went from 78 in June to 157 in July.

The job postings that had the most applicants in July were Recreation Supervisor (31), HR Assistant (24), School Crossing Guard (24), and Custodian (20).

Job Posting Views/Applicants Per Month: April-September 2024

