



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 28, 2024 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 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 15, 2024 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: AUGUST 2, 2024 SPECIAL COMMISSION MEETING*

D. MINUTES FOR APPROVAL: AUGUST 12, 2024 REGULAR COMMISSION MEETING

E. SP 2312-010 THE RAILYARD

F. PLAT 2409-004 VOSO UNIT 185 FINAL PLAT

G. BUDGETED FINANCIAL ITEMS

1. PURCHASE OF A SPARE MIXER FOR THE WASTEWATER TREATMENT FACILITY FOR THE AMOUNT OF \$42,218.00
2. PURCHASE OF A SPARE GEARBOX FOR THE KRUGER DITCH ROTORS FOR THE AMOUNT OF \$52,231.94
3. PURCHASE OF ONE JOHN DEERE GATOR FOR THE PARKS AND REC DEPARTMENT FOR THE AMOUNT OF \$21,535.00
4. PURCHASE OF ONE JOHN DEERE 5100E TRACTOR FROM EVERGLADES EQUIPMENT FOR PUBLIC WORKS FOR THE AMOUNT OF \$67,369.44

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS

- 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. O2024-60** - 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.

- D. ***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.

5. Public Hearings - Timed - Quasi-Judicial

- 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. O2024-59** - 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.

- C. **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.

- D. **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.

- E. **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.

- F. **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

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

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2024-66** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.286 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 152 AND CR 169, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; ADDRESSED AS 5127 CR 169, WILDWOOD, FL 34785, WHICH IS 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 2409-002 5127 CR 169

The applicant, Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust, has submitted a voluntary annexation application for parcel G15A098. The property to be annexed totals 0.286 acres MOL, and is located at 5127 CR 169, Wildwood, FL 34785.

Staff recommends approval

- B. **ORDINANCE NO. O2024-68** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 740 FEET SOUTH OF THE INTERSECTION OF CR 214 AND CR 209, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA; WHICH IS 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 2410-001 Greatest American Hero

Parcel D19-067

The applicant and property owner, Joseph Martelli (TTEE), has submitted a voluntary annexation for parcel D19-067.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *ESRI SGEA THREE-YEAR RENEWAL FOR ENTERPRISE-WIDE MAPPING SOFTWARE*
- B. *HUEY STREET IMPROVEMENTS PROJECT – CHANGE ORDER 4 IN THE*

AMOUNT OF \$21,500

- C. HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$168,605.16
- D. WELL NO. 3 REPAIR AT THE 501 WATER TREATMENT FACILITY FOR THE AMOUNT OF \$26,971.75
- E. PROPOSAL FROM STANTEC TO PERFORM AN IMPACT FEE STUDY FOR \$48,000

10. General Items for Consideration/Discussion and Other Business

- A. AGREEMENT FOR TRAFFIC LAW ENFORCEMENT IN BEAUMONT CDD

11. Appointments

12. City Manager Reports

- A. LOCAL CONSTRUCTION PROJECTS UPDATE
- B. GRANTS UPDATE REPORT

13. Other Department Reports

- A. INFORMATION TECHNOLOGY DEPARTMENT UPDATE OCTOBER 2024

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

November 5, 2024 - Code Enforcement Meeting at City Hall at 1pm

November 9, 2024 - Wildwood Comedy Club at Warfield Auditorium at 6:30pm

November 11, 2024 - City Commission Meeting at City Hall at 9am

October 28, 2024 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

10/23/2024
01:19 PM

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 09/30/24

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	16,456,763.87	18,515,900.00	327.87	18,515,572.13-	0
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	0.00	1,237,500.00-	0
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,339,194.35	4,870,300.00	0.00	4,870,300.00-	0
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,072,269.64	1,155,000.00	0.00	1,155,000.00-	0
001-313-1010	FRANCHISE TAX- SECO	1,554,050.55	1,760,000.00	181,838.99	1,578,161.01-	10
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	66,911.28	99,000.00	0.00	99,000.00-	0
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	310,392.95	396,000.00	22,397.67	373,602.33-	6
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	29,972.33	0.00	0.00	0.00	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	76,378.35	82,500.00	0.00	82,500.00-	0
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	23,963.39	15,000.00	0.00	15,000.00-	0
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	942,922.02	965,000.00	0.00	965,000.00-	0
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	23,501.96	15,000.00	0.00	15,000.00-	0
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	7,688.57	500.00	0.00	500.00-	0
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	238,066.98	242,000.00	3,963.78	238,036.22-	2
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	427,148.24	385,000.00	0.00	385,000.00-	0
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	907,816.64	896,500.00	0.00	896,500.00-	0
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,449,453.33	1,265,000.00	171,802.47	1,093,197.53-	14
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	0.00	126,500.00-	0
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,645.91	275,000.00	0.00	275,000.00-	0
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	143,386.51	220,000.00	0.00	220,000.00-	0
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,633.68	18,700.00	0.00	18,700.00-	0
001-314-4030	FERRELLGAS LP	1,743.86	1,500.00	144.54	1,355.46-	10
001-314-4040	CIRCLE K STORES	311.99	200.00	24.09	175.91-	12

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	57,398.27	60,500.00	0.00	60,500.00-	0
001-314-4081	LEESBURG GAS UTILITY TAX	122,787.58	99,000.00	0.00	99,000.00-	0
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,988.08	15,000.00	0.00	15,000.00-	0
001-314-4150	CVS	398.98	300.00	0.00	300.00-	0
001-314-4151	AMERIGAS PROPANE	4,572.29	8,000.00	0.00	8,000.00-	0
001-314-4152	LOWE'S PROPANE TAX	1,823.64	2,500.00	106.70	2,393.30-	4
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	322.84	300.00	20.50	279.50-	7
001-314-4160	TECO-PEOPLES GAS	401,221.17	396,000.00	0.00	396,000.00-	0
001-314-4162	GAS SOUTH UTILITY TAX	741.50	440.00	37.19	402.81-	8
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	256,908.06	187,000.00	0.00	187,000.00-	0
001-314-4191	PUBLIX UTILITY TAX	807.89	1,000.00	0.00	1,000.00-	0
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,561.15	5,000.00	0.00	5,000.00-	0
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	2,471.08	200.00	0.00	200.00-	0
001-314-9010	STATE COMMUNICATIONS TAX	843,621.32	908,000.00	0.00	908,000.00-	0
001-331-5000	FEMA GRANT	33,192.46	0.00	0.00	0.00	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	85,014.96	995,785.04-	8
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	48.75	16,451.25-	0
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	0.00	7,500.00-	0
001-335-1800	1/2 CENT SALES TAX	2,184,670.71	2,255,570.00	0.00	2,255,570.00-	0
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,382.24	3,000.00	0.00	3,000.00-	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	19,630.00	739,370.00-	3
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	0.00	500.00-	0
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	320.00	320.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	143,962.95	70,000.00	2,389.50	67,610.50-	3
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	1,270.42	1,270.42	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	467.88	9,532.12-	5

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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10/23/2024
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	4.68-	1,504.68-	0-
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	0.00	100.00-	0
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	18.72-	818.72-	2-
001-350-1000	FINES	85,329.42	30,000.00	2,696.37	27,303.63-	9
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	50.00	1,450.00-	3
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	230.53	2,269.47-	9
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	0.00	100,000.00-	0
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	213.60	4,786.40-	4
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	4,747.50	14,102.50-	25
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.44	18,900.00	0.00	18,900.00-	0
001-369-0050	AUCTION PROCEEDS	3,620.00	10,000.00	0.00	10,000.00-	0
001-369-0052	SPONSORSHIPS	6,000.00	0.00	0.00	0.00	0
001-369-0058	DONATIONS	11,664.25	0.00	0.00	0.00	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	4.46-	304.46-	1-
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	39,451.28	30,000.00	5,485.00	24,515.00-	18
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,156.37	15,000.00	90.00	14,910.00-	1
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	206.67	3,293.33-	6
001-369-3700	MISCELLANEOUS POLICE DONATIONS	5,200.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	7,600.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	12,909.89	10,000.00	4,610.30	5,389.70-	46
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	21,489.96	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	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		36,419,697.02	47,367,960.00	508,107.42	46,859,852.58-	1

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

10/23/2024
01:19 PM

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	51,185.79	53,441.00	4,306.89	49,134.11	8
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	329.50	3,818.50	8
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	2,527.28	28,832.72	8
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	23.75	23.75-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	117.67	117.67-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,196.25	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	120.07	6,879.93	2
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	0.00	2,000.00	0
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	0.00	8,220.00	0
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	0.00	0.00	0
001-511-30-4300	UTILITIES EXPENSE	1,030.21	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	64.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	4,851.87	6,600.00	0.00	6,600.00	0
001-511-30-5500	TRAINING	2,050.00	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:	109,357.30	176,919.00	7,425.16	169,493.84	4
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	428,739.59	556,477.00	21,543.67	534,933.33	4
001-512-10-1500	SICK LEAVE	11,907.39	0.00	0.00	0.00	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	264.36	264.36-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	0.00	0.00	0
001-512-10-2100	FICA EXPENSE	36,482.06	43,130.00	1,652.25	41,477.75	4

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001-512-10-2200	RETIREMENT	133,280.46	148,341.00	5,968.86	142,372.14	4
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	0.00	0.00	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	1,813.70	52,186.30	3
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	235.35	764.65	24
001-512-30-3100	PROFESSIONAL SERVICES	313,915.16	255,000.00	0.00	255,000.00	0
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	0.00	750.00	0
001-512-30-4000	TRAVEL & PER DIEM	8,949.30	13,300.00	1,169.00	12,131.00	9
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	0.00	5,000.00	0
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	8,221.61	15,918.39	34
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	32.34	3,967.66	1
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	306.99	1,000.00	0.00	1,000.00	0
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	0.00	5,800.00	0
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	0.00	2,500.00	0
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	0.00	2,100.00	0
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	0.00	7,250.00	0
001-512-30-5250	FUEL EXPENSE	160.37	500.00	0.00	500.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	2,951.88	6,300.00	835.00	5,465.00	13
001-512-30-5500	TRAINING	5,620.72	13,700.00	0.00	13,700.00	0
	512 EXECUTIVE- CITY MANAGER:	1,066,728.03	1,144,288.00	41,736.14	1,102,551.86	4
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	290,871.37	472,893.00	13,694.49	459,198.51	3
001-513-10-1300	OVERTIME	0.00	500.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	10,033.94	0.00	258.76	258.76-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	396.13	396.13-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	0.00	0.00	0
001-513-10-2100	FICA EXPENSE	25,248.81	36,654.00	1,097.72	35,556.28	3

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001-513-10-2200	RETIREMENT	49,997.39	70,001.00	2,156.08	67,844.92	3
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	2,290.15	73,309.85	3
001-513-10-2500	UNEMPLOYMENT COMPENSATION	377.40	0.00	0.00	0.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	2,000.00	470.69	1,529.31	24
001-513-30-3100	PROFESSIONAL SERVICES	1,030.00	13,380.00	0.00	13,380.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	0.00	35,000.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,475.73	27,710.00	354.00	27,356.00	1
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	5,268.51	7,500.00	235.15	7,264.85	3
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	40,797.88	24,452.12	63
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	0.00	1,600.00	0
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	0.00	7,850.00	0
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	0.00	30,000.00	0
001-513-30-4400	RENTAL & LEASING	2,383.18	7,500.00	1,443.82	6,056.18	19
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	358,999.50	91,000.50	80
001-513-30-4600	REPAIR & MAINTENANCE	28,040.99	30,000.00	0.00	30,000.00	0
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,683.16	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	3,701.71	6,850.00	0.00	6,850.00	0
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	676.48	7,523.52	8
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	0.00	2,100.00	0
001-513-30-5500	TRAINING	2,291.00	10,050.00	0.00	10,050.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	0.00	118,240.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	0.00	16,200.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	0.00	241,640.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	0.00	49,980.00	0

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001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	339,576.44	345,960.00	172,173.19	173,786.81	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	39,093.10	37,536.90	51
	513 CLERK/FINANCE DEPARTMENT:	1,805,250.22	2,219,668.00	634,478.07	1,585,189.93	29
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	628,253.38	962,068.00	25,984.79	936,083.21	3
001-516-10-1300	OVERTIME	0.00	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	19,673.72	0.00	373.48	373.48-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	3,325.56	3,325.56-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	0.00	0.00	0
001-516-10-2100	FICA EXPENSE	53,876.10	72,604.00	2,270.81	70,333.19	3
001-516-10-2200	RETIREMENT	112,305.15	156,201.00	4,701.31	151,499.69	3
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	0.00	0.00	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	4,117.10	141,682.90	3
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	706.04	2,293.96	24
001-516-30-3100	PROFESSIONAL SERVICES	794,762.62	845,000.00	105.00	844,895.00	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	3,064.88	13,000.00	323.24	12,676.76	2
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	0.00	9,000.00	0
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	14,700.00	54,320.00	21
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	719.50	34,480.50	2
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,129.34	2,000.00	0.00	2,000.00	0
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	0.00	5,000.00	0
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	62.79	4,937.21	1
001-516-30-4950	CODE ENFORCEMENT	14,130.72	40,000.00	85.00	39,915.00	0
001-516-30-5100	OFFICE SUPPLIES	1,934.22	7,000.00	0.00	7,000.00	0
001-516-30-5200	OPERATING SUPPLIES	5,092.54	7,000.00	0.00	7,000.00	0

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001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	0.00	1,800.00	0
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	0.00	4,000.00	0
001-516-30-5500	TRAINING	6,929.09	25,000.00	0.00	25,000.00	0
	516 DEVELOPMENT SERVICES:	1,932,085.58	2,411,193.00	57,474.62	2,353,718.38	2
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	210,623.33	274,463.00	8,537.56	265,925.44	3
001-518-10-1500	SICK LEAVE	6,178.18	0.00	1,124.02	1,124.02-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	171.62	171.62-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	0.00	0.00	0
001-518-10-2100	FICA EXPENSE	17,733.46	21,274.00	743.82	20,530.18	4
001-518-10-2200	RETIREMENT	32,154.21	37,411.00	1,340.27	36,070.73	4
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	1,355.29	41,844.71	3
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	117.67	382.33	24
001-518-30-3100	PROFESSIONAL SERVICES	12,452.00	45,000.00	0.00	45,000.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	4,628.13	11,000.00	0.00	11,000.00	0
001-518-30-4000	TRAVEL & PER DIEM	2,081.56	7,500.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	7,530.07	8,500.00	210.18	8,289.82	2
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	0.00	26,310.00	0
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	25.53	250.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,596.64	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	1,057.34	2,500.00	0.00	2,500.00	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	583.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	746.44	1,200.00	0.00	1,200.00	0
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	0.00	7,500.00	0
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	0.00	2,500.00	0
001-518-30-5500	TRAINING	599.00	12,000.00	0.00	12,000.00	0

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001-518-30-5550	LICENSING	13,428.69	50,000.00	0.00	50,000.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTME	392,537.20	553,908.00	13,600.43	540,307.57	2
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	159,628.43	216,128.00	7,979.88	208,148.12	4
001-519-10-1500	SICK LEAVE	6,062.51	0.00	0.00	0.00	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	0.00	0.00	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	0.00	0.00	0
001-519-10-2100	FICA EXPENSE	13,772.74	16,751.00	610.46	16,140.54	4
001-519-10-2200	RETIREMENT	24,462.40	29,460.00	1,087.66	28,372.34	4
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	1,141.31	31,258.69	4
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	82.37	267.63	24
001-519-30-3100	PROFESSIONAL SERVICES	12,951.25	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,578.79	6,650.00	38.00	6,612.00	1
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	0.00	8,500.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,063.83	5,000.00	210.18	4,789.82	4
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	10,915.44	49,484.56	18
001-519-30-4150	ADVERTISING/RECRUITING	8,648.88	8,500.00	0.00	8,500.00	0
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	0.00	500.00	0
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	0.00	2,300.00	0
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	0.00	5,500.00	0
001-519-30-4800	EMPLOYEE PROGRAMS	12,341.09	18,740.00	43.33	18,696.67	0
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	0.00	1,000.00	0
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	0.00	1,500.00	0
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	40.86	4,909.14	1

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001-519-30-5250	FUEL EXPENSE	262.89	600.00	0.00	600.00	0
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	0.00	2,060.00	0
001-519-30-5500	TRAINING	3,676.73	5,330.00	0.00	5,330.00	0
001-519-30-5501	STAFF TRAINING PROGRAMS	707.63	6,650.00	0.00	6,650.00	0
519 HUMAN RESOURCE DEPARTMENT:		351,046.20	448,269.00	22,149.49	426,119.51	5
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,954,476.67	4,992,735.00	141,181.56	4,851,553.44	3
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	0.00	21,565.00	0
001-521-10-1250	ON CALL	11,550.00	13,000.00	375.00	12,625.00	3
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	713.52	19,386.48	4
001-521-10-1300	OVERTIME	147,305.59	160,000.00	7,235.42	152,764.58	5
001-521-10-1500	SICK LEAVE	68,753.71	0.00	396.83	396.83-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	2,674.99	2,674.99-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	0.00	56,000.00	0
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	0.00	0.00	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	18,634.73	81,365.27	19
001-521-10-2100	FICA EXPENSE	274,460.82	378,514.00	13,089.96	365,424.04	3
001-521-10-2200	RETIREMENT	1,094,406.39	1,563,616.00	52,429.61	1,511,186.39	3
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	0.00	0.00	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	20,126.58	735,873.42	3
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	28,241.50	91,758.50	24
001-521-30-3100	PROFESSIONAL SERVICES	31,079.37	52,000.00	210.00	51,790.00	0
001-521-30-3400	OTHER CONTRACTUAL SERVICES	34,875.24	92,000.00	130.00	91,870.00	0
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	0.00	25,000.00	0
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	0.00	17,000.00	0
001-521-30-4000	TRAVEL & PER DIEM	13,591.05	15,000.00	129.36	14,870.64	1

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001-521-30-4100	TELEPHONE EXPENSE	68,048.92	107,000.00	1,088.88	105,911.12	1
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	10,595.95	243,234.05	4
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	0.00	2,000.00	0
001-521-30-4300	UTILITIES EXPENSE	55,336.56	65,000.00	5,090.94	59,909.06	8
001-521-30-4400	RENTAL & LEASING	1,446.58	5,000.00	0.00	5,000.00	0
001-521-30-4600	REPAIR & MAINTENANCE	70,211.80	90,000.00	46.23	89,953.77	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	2,238.74	11,000.00	272.04	10,727.96	2
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	0.00	5,000.00	0
001-521-30-5200	OPERATING SUPPLIES	49,486.06	85,000.00	1,881.08	83,118.92	2
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	70.92	199,929.08	0
001-521-30-5400	SUBSCRIPTIONS/DUES	1,438.60	4,500.00	294.95	4,205.05	7
001-521-30-5500	TRAINING	14,045.20	40,000.00	0.00	40,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	406,583.40	466,400.00	0.00	466,400.00	0
521 POLICE DEPARTMENT:		6,727,992.01	9,721,260.00	304,910.05	9,416,349.95	3
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,251,663.26	1,593,584.00	56,424.15	1,537,159.85	4
001-541-10-1250	ON CALL	6,400.00	6,500.00	250.00	6,250.00	4
001-541-10-1300	OVERTIME	22,268.31	12,000.00	1,258.23	10,741.77	10
001-541-10-1500	SICK LEAVE	52,339.30	0.00	733.81	733.81-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	956.49	956.49-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	0.00	0.00	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	18,863.40	18,863.40-	0
001-541-10-2100	FICA EXPENSE	111,689.49	123,526.00	5,988.09	117,537.91	5
001-541-10-2200	RETIREMENT	232,011.35	247,428.00	12,324.52	235,103.48	5
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	0.00	0.00	0

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001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	9,340.57	271,459.43	3
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	9,413.83	30,586.17	24
001-541-30-3100	PROFESSIONAL SERVICES	190,299.95	300,000.00	0.00	300,000.00	0
001-541-30-3400	OTHER CONTRACTUAL SERVICES	929,517.38	368,100.00	786.25	367,313.75	0
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	328,692.99	450,800.00	0.00	450,800.00	0
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	363.43	7,636.57	5
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	0.00	2,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	25,192.04	24,600.00	549.35	24,050.65	2
001-541-30-4110	IT LICENSING / EQUIPMENT	58,369.96	92,430.00	0.00	92,430.00	0
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	58.12	150.00	0.00	150.00	0
001-541-30-4300	UTILITIES EXPENSE	30,639.69	26,200.00	32.34	26,167.66	0
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	1,209.17	1,331,190.83	0
001-541-30-4400	RENTAL & LEASING	24,472.05	7,580.00	0.00	7,580.00	0
001-541-30-4600	REPAIR & MAINTENANCE	54,563.94	51,500.00	744.22	50,755.78	1
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,600.23	20,000.00	0.00	20,000.00	0
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,000,000.00	0.00	1,000,000.00	0
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	4,791.05	6,000.00	0.00	6,000.00	0
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	1,419.96	2,610.04	35
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	242.52	2,757.48	8
001-541-30-5200	OPERATING SUPPLIES	71,787.44	70,000.00	4,942.66	65,057.34	7
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	0.00	35,000.00	0
001-541-30-5400	SUBSCRIPTIONS/DUES	6,771.51	11,350.00	801.98	10,548.02	7
001-541-30-5500	TRAINING	11,801.56	31,100.00	0.00	31,100.00	0
001-541-60-6115	CITY HALL / ANNEX REHAB	19,543.08	0.00	0.00	0.00	0
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	51,526.72	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	74,069.96	0.00	0.00	0.00	0

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001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	102,616.86	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.	5,170,905.18	6,225,078.00	126,644.97	6,098,433.03	2
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	235,704.18	297,335.00	11,578.65	285,756.35	4
001-549-10-1300	OVERTIME	357.18	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	8,446.78	0.00	0.00	0.00	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	890.67	890.67-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	0.00	0.00	0
001-549-10-2100	FICA EXPENSE	20,836.85	23,048.00	953.92	22,094.08	4
001-549-10-2200	RETIREMENT	37,004.67	40,530.00	1,699.56	38,830.44	4
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	0.00	0.00	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	1,900.66	52,099.34	4
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	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	7,179.80	10,200.00	0.00	10,200.00	0
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	82.70	3,417.30	2
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	1,948.97	3,500.00	0.00	3,500.00	0
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	0.00	52,580.00	0
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,023.15	7,000.00	0.00	7,000.00	0
001-549-30-4400	RENTAL & LEASING	1,582.89	2,500.00	186.51	2,313.49	7
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	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

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001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	0.00	700.00	0
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	0.00	1,500.00	0
001-549-30-5200	OPERATING SUPPLIES	36,297.34	80,000.00	610.81	79,389.19	1
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	0.00	4,000.00	0
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	0.00	800.00	0
001-549-30-5500	TRAINING	575.00	2,500.00	0.00	2,500.00	0
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
549 FLEET MAINTENANCE DEPT:		502,312.21	605,993.00	21,433.67	584,559.33	4
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	658,867.39	1,056,402.00	28,222.65	1,028,179.35	3
001-572-10-1250	ON CALL	5,900.00	6,500.00	250.00	6,250.00	4
001-572-10-1300	OVERTIME	11,799.47	2,000.00	0.00	2,000.00	0
001-572-10-1500	SICK LEAVE	14,672.97	0.00	869.25	869.25-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	433.77	433.77-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	0.00	0.00	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	57,959.88	76,642.00	2,277.83	74,364.17	3
001-572-10-2200	RETIREMENT	100,328.84	171,109.00	4,058.41	167,050.59	2
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	0.00	0.00	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	5,979.09	210,020.91	3
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	3,059.50	9,940.50	24
001-572-30-3100	PROFESSIONAL SERVICES	6,047.10	14,000.00	0.00	14,000.00	0
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,305.28	204,900.00	15,615.20	189,284.80	8
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	0.00	10,150.00	0
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	2.50	4,547.50	0
001-572-30-4100	TELEPHONE EXPENSE	29,180.85	28,500.00	1,255.39	27,244.61	4

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001-572-30-4110	IT LICENSING / EQUIPMENT	43,271.29	44,000.00	0.00	44,000.00	0
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,972.48	25,000.00	173.60	24,826.40	1
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	2.56	150.00	0.00	150.00	0
001-572-30-4300	UTILITIES EXPENSE	39,207.40	40,000.00	159.22	39,840.78	0
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	150.00	6,750.00	2
001-572-30-4600	REPAIR & MAINTENANCE	68,409.99	100,750.00	0.00	100,750.00	0
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	0.00	38,000.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	0.00	10,000.00	0
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	240.00	5,060.00	5
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,740.43	12,000.00	0.00	12,000.00	0
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	169.96	4,830.04	3
001-572-30-4910	SPECIAL EVENTS	133,284.20	170,000.00	6,211.22	163,788.78	4
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	94,441.17	109,400.00	434.00	108,966.00	0
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	0.00	52,500.00	0
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	175.00	2,275.00	7
001-572-30-5100	OFFICE SUPPLIES	2,732.42	4,500.00	0.00	4,500.00	0
001-572-30-5200	OPERATING SUPPLIES	72,040.67	88,500.00	2,598.20	85,901.80	3
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	0.00	25,000.00	0
001-572-30-5280	LANDSCAPING	12,610.55	62,000.00	0.00	62,000.00	0
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	0.00	3,210.00	0
001-572-30-5500	TRAINING	7,393.81	8,500.00	0.00	8,500.00	0
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	8,954.29	0.00	0.00	0.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	0.00	132,100.00	0
	572 PARKS & RECREATION:	1,985,053.72	2,749,013.00	72,334.79	2,676,678.21	3
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-575-10-1200	SALARIES	74,595.83	129,843.00	3,349.73	126,493.27	3
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	5,739.01	10,070.00	256.25	9,813.75	3
001-575-10-2200	RETIREMENT	9,179.83	17,700.00	384.46	17,315.54	2
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	0.00	0.00	0
001-575-30-3100	PROFESSIONAL SERVICES	176.29	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	20,173.73	15,000.00	394.40	14,605.60	3
001-575-30-3450	CLOTHING AND UNIFORMS	845.36	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	3.30	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	0.00	45,000.00	0
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	101.48	4,398.52	2
001-575-30-4600	REPAIR & MAINTENANCE	47,541.00	50,000.00	0.00	50,000.00	0
001-575-30-5100	OFFICE SUPPLIES	504.23	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	18,789.56	20,000.00	0.00	20,000.00	0
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	41,397.55	0.00	0.00	0.00	0
	575 COMMUNITY CENTER:	278,128.55	304,243.00	4,486.32	299,756.68	1
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	215,690.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	3,000,000.00	4,000,000.00	0.00	4,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00	0
	581 Total	18,915,690.00	14,231,880.00	0.00	14,231,880.00	0
	GENERAL FUND Expenditure Totals	39,237,086.20	47,367,960.00	1,306,673.71	46,061,286.29	3

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001 GENERAL FUND	Prior	YTD
Revenues:	36,419,697.02	508,107.42
Expenditures:	39,237,086.20	1,306,673.71
Net Income:	2,817,389.18-	798,566.29-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	252.64	200.00	0.00	200.00-	0
101-366-1350	CONTRIBUTIONS/DUES	1,310.00	2,000.00	0.00	2,000.00-	0
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	300.00	300.00-	50
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
CEMETERY FUND Revenue Totals		2,312.64	66,800.00	300.00	66,500.00-	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:	2,312.64	300.00
Expenditures:	0.00	0.00
Net Income:	2,312.64	300.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	0.00	5,000.00-	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	395,695.00	405,500.00	0.00	405,500.00-	0
104-382-0010	TRANSFER FROM GENERAL	215,690.00	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		628,694.79	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	45,480.57	73,893.00	2,040.08	71,852.92	3
104-550-10-1500	SICK LEAVE	773.95	0.00	51.54	51.54-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	0.00	0.00	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	0.00	0.00	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	160.01	5,498.99	3
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	722.03	24,787.97	3
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	167.14	3,720.86	4
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	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	3,891.36	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
104-550-70-7307	MISC. OTHER PROJECTS	8,679.00	0.00	0.00	0.00	0
550 COMM REDEVELOPMENT DEPT.:		91,771.18	676,400.00	3,140.80	673,259.20	0
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
COMMUNITY REDEVELOPMENT Expenditure		91,771.18	2,606,380.00	3,140.80	2,603,239.20	0

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	0.00
Expenditures:	91,771.18	3,140.80
Net Income:	536,923.61	3,140.80-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	27,312.00	15,000.00	1,120.00	13,880.00-	7
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
BAKER HOUSE Revenue Totals		27,325.58	91,900.00	1,120.00	90,780.00-	1

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	79.09	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		79.09	91,900.00	0.00	91,900.00	0

105 BAKER HOUSE	Prior	YTD
Revenues:	27,325.58	1,120.00
Expenditures:	79.09	0.00
Net Income:	27,246.49	1,120.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	12,271.14	287,728.86-	4
107-361-0000	INTEREST	10,584.59	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		311,780.93	1,274,500.00	12,271.14	1,262,228.86-	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:	311,780.93	12,271.14
Expenditures:	0.00	0.00
Net Income:	311,780.93	12,271.14

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,058,674.96	1,240,000.00	65,683.64	1,174,316.36-	5
108-361-0000	INTEREST	190.95	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	1,058,865.91	3,165,300.00	65,683.64	3,099,616.36-	2

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	372.47	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	621,471.89	0.00	0.00	0.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	1,034,644.36	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	1,034,644.36	3,165,300.00	0.00	3,165,300.00	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,058,865.91	65,683.64
Expenditures:	1,034,644.36	0.00
Net Income:	24,221.55	65,683.64

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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	174,366.58	10,000.00	0.00	10,000.00-	0
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	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		15,874,366.58	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
301-511-60-6201	ANNEX NO. 2 REHAB	41.78	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	850,488.50	325,000.00	0.00	325,000.00	0
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
516 Total		851,048.32	325,000.00	0.00	325,000.00	0

301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	21,713.00	0.00	0.00	0.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	229,393.67	500,000.00	0.00	500,000.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	128,115.87	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	110,940.00	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	383,999.48	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	0.00	0.00	0.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	35,870.00	900,000.00	0.00	900,000.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	76,605.04	0.00	0.00	0.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	70,377.00	400,000.00	0.00	400,000.00	0

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301-541-60-6307	JACKSON ST IMPROVEMENTS	44,389.72	1,500,000.00	0.00	1,500,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	914,631.57	0.00	0.00	0.00	0
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	522,957.69	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	6,837,827.11	0.00	57.78	57.78-	0
301-541-60-6311	MSC ENTRANCE GATE	33,558.95	0.00	0.00	0.00	0
301-541-60-6312	BROKEN OAK DRIVE	437,327.61	0.00	0.00	0.00	0
541 Total		9,855,461.91	3,400,000.00	57.78	3,399,942.22	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	218,417.90	13,000,000.00	0.00	13,000,000.00	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	402,305.89	0.00	0.00	0.00	0
301-572-60-6305	CITY HALL COURTYARD REHAB	12,588.00	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		789,767.79	13,550,000.00	0.00	13,550,000.00	0
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	62,745.05	800,000.00	0.00	800,000.00	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	56.05	99,943.95	0
575 Total		62,745.05	900,000.00	56.05	899,943.95	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	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0
CAPITAL IMPROVEMENT FUN Expenditure To		16,580,777.85	23,575,000.00	113.83	23,574,886.17	0

301 CAPITAL IMPROVEMENT FUND	Prior	YTD
Revenues:	15,874,366.58	0.00

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Expenditures:	<u>16,580,777.85</u>	<u>113.83</u>
Net Income:	706,411.27 -	113.83 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,156,518.87	4,859,723.00	0.00	4,859,723.00-	0
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	11,444.00	251,556.00-	4
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	0.00	30,000.00-	0
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	750.00	9,250.00-	8
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,811,981.41	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)	15,870.00	15,000.00	1,322.50	13,677.50-	9
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	0.00	1,000,000.00-	0
401-343-6100	REUSE WATER OPERATIONS	155,743.72	130,295.00	0.00	130,295.00-	0
401-361-0000	INTEREST EARNINGS	93,441.57	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		12,429,334.84	26,069,230.00	13,516.50	26,055,713.50-	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	152,201.33	194,926.00	7,097.00	187,829.00	4
401-530-10-1500	SICK LEAVE	9,675.56	0.00	58.15	58.15-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	0.00	0.00	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	0.00	0.00	0
401-530-10-2100	FICA EXPENSE	13,713.26	15,111.00	546.68	14,564.32	4
401-530-10-2200	RETIREMENT	24,412.01	26,570.00	975.24	25,594.76	4
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	1,345.77	41,854.23	3
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	376.55	1,223.45	24
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	0.00	3,000.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	0.00	35,000.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	29,600.54	35,750.00	41.00	35,709.00	0
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,876.18	5,400.00	260.10	5,139.90	5
401-530-30-4110	IT LICENSING / EQUIPMENT	39,800.74	45,520.00	7,780.11	37,739.89	17
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,453.13	32,800.00	0.00	32,800.00	0
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	0.00	20,000.00	0
401-530-30-4400	RENTAL & LEASING	2,383.00	3,750.00	1,443.83	2,306.17	38
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	358,999.50	91,000.50	80
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	0.00	31,950.00	0
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,898.67	16,200.00	0.00	16,200.00	0
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	0.00	1,000.00	0
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	636.76	4,863.24	12
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	0.00	2,000.00	0
530 PHYSICAL ENVIRONMENT/ADMIN:		767,875.34	970,277.00	379,560.69	590,716.31	39
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	764,387.98	1,255,075.00	35,916.52	1,219,158.48	3
401-533-10-1250	ON CALL	12,800.00	14,000.00	500.00	13,500.00	4
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	15,771.12	15,000.00	678.38	14,321.62	5
401-533-10-1500	SICK LEAVE	26,918.54	0.00	947.16	947.16-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	248.55	248.55-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	100.00	100.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	0.00	0.00	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	2,388.79	2,611.21	48

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-2100	FICA EXPENSE	68,286.60	94,382.00	3,117.34	91,264.66	3
401-533-10-2200	RETIREMENT	120,604.27	186,626.00	5,558.25	181,067.75	3
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	0.00	0.00	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	6,217.75	237,852.25	3
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	6,001.32	19,498.68	24
401-533-30-3100	PROFESSIONAL SERVICES	125,169.35	186,000.00	0.00	186,000.00	0
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,100.46	259,700.00	94.92	259,605.08	0
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	297.02	10,702.98	3
401-533-30-4000	TRAVEL & PER DIEM	4,213.11	8,000.00	0.00	8,000.00	0
401-533-30-4100	TELEPHONE EXPENSE	35,265.12	30,000.00	778.04	29,221.96	3
401-533-30-4110	IT LICENSING / EQUIPMENT	52,206.96	57,110.00	2,380.00	54,730.00	4
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	0.00	3,500.00	0
401-533-30-4300	UTILITIES EXPENSE	179,993.17	150,000.00	0.00	150,000.00	0
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	160.50	8,839.50	2
401-533-30-4600	REPAIR & MAINTENANCE	206,360.18	160,000.00	963.15	159,036.85	1
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	0.00	6,000.00	0
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	175.00	3,675.00	5
401-533-30-5100	OFFICE SUPPLIES	3,746.39	6,500.00	47.98	6,452.02	1
401-533-30-5200	OPERATING SUPPLIES	162,945.81	231,000.00	102.07	230,897.93	0
401-533-30-5220	WATER METERS	301,216.88	405,000.00	0.00	405,000.00	0
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	0.00	45,000.00	0
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	16,551.25	333,448.75	5
401-533-30-5270	LABORATORY SAMPLES	45,369.00	45,000.00	30.00	44,970.00	0
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	0.00	9,000.00	0
401-533-30-5500	TRAINING	8,137.18	7,600.00	300.00	7,300.00	4
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	26,551.85	839,500.00	0.00	839,500.00	0
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	0.00	220,000.00	0

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401-533-60-6350	LOOP/UPGRADE WATER MAINS	268,622.90	900,000.00	0.00	900,000.00	0
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	212,245.00	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
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:		3,703,945.26	10,445,973.00	105,152.40	10,340,820.60	1
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,098,002.74	1,784,364.00	52,513.75	1,731,850.25	3
401-535-10-1250	ON CALL	18,700.00	19,500.00	750.00	18,750.00	4
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	30,321.50	19,500.00	1,096.89	18,403.11	6
401-535-10-1500	SICK LEAVE	47,850.49	0.00	848.81	848.81-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	2,832.16	2,832.16-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	200.00	200.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	0.00	0.00	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	3,329.52	8,670.48	28
401-535-10-2100	FICA EXPENSE	100,533.39	130,601.00	4,700.61	125,900.39	4
401-535-10-2200	RETIREMENT	182,326.47	282,391.00	8,585.31	273,805.69	3
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	0.00	0.00	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	8,963.36	311,776.64	3
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	11,955.57	38,844.43	24
401-535-30-3100	PROFESSIONAL SERVICES	149,009.04	190,000.00	0.00	190,000.00	0
401-535-30-3400	OTHER CONTRACTUAL SERVICES	298,602.44	992,000.00	251.93	991,748.07	0
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	227.34	13,772.66	2
401-535-30-4000	TRAVEL & PER DIEM	6,494.85	8,000.00	0.00	8,000.00	0
401-535-30-4100	TELEPHONE EXPENSE	23,700.52	23,000.00	778.03	22,221.97	3

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-4110	IT LICENSING / EQUIPMENT	65,707.57	55,250.00	910.00	54,340.00	2
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,409.67	3,000.00	0.00	3,000.00	0
401-535-30-4300	UTILITIES EXPENSE	517,170.40	450,000.00	679.39	449,320.61	0
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	9.00	74,991.00	0
401-535-30-4600	REPAIR & MAINTENANCE	635,949.47	700,000.00	3,717.03	696,282.97	1
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	0.00	15,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	0.00	180,000.00	0
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	175.00	4,925.00	3
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	470.92	5,029.08	9
401-535-30-5200	OPERATING SUPPLIES	259,927.59	330,000.00	2,235.65	327,764.35	1
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	2,617.44	62,382.56	4
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	4,220.16	223,779.84	2
401-535-30-5270	LABORATORY SAMPLES	127,977.00	300,000.00	0.00	300,000.00	0
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	0.00	5,000.00	0
401-535-30-5500	TRAINING	8,423.94	10,000.00	300.00	9,700.00	3
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	441,798.91	778,000.00	0.00	778,000.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	46,594.00	157,000.00	0.00	157,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	113,852.12	1,800,000.00	0.00	1,800,000.00	0
401-535-60-6330	CR 209 LS UPGRADES	286,900.74	0.00	0.00	0.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	964,402.33	182,700.00	0.00	182,700.00	0
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	281,660.38	645,000.00	0.00	645,000.00	0
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	79,982.17	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	3,316,861.29	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:		10,098,000.59	10,663,646.00	112,367.87	10,551,278.13	1

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	170,000.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	347,935.50	355,210.00	0.00	355,210.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	110,531.26	113,380.00	56,328.98	57,051.02	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,979.38	24,710.00	0.00	24,710.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BB	24,083.78	21,240.00	10,978.54	10,261.46	52
582 DEBT SERVICE:		684,529.92	684,540.00	67,307.52	617,232.48	10
UTILITY FUND Expenditure Totals		15,254,351.11	26,069,230.00	664,388.48	25,404,841.52	3

401 UTILITY FUND	Prior	YTD
Revenues:	12,429,334.84	13,516.50
Expenditures:	15,254,351.11	664,388.48
Net Income:	2,825,016.27 -	650,871.98 -

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 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	38,836.54	0.00	0.00	0.00	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	4,000,000.00	0.00	4,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	5,000,000.00	0.00	5,000,000.00-	0
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	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		9,038,836.54	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	854,219.51	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		854,219.51	143,750,000.00	0.00	143,750,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	9,038,836.54	0.00
Expenditures:	854,219.51	0.00
Net Income:	8,184,617.03	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	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		265.69	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	10,000.00	10,000.00	0.00	10,000.00	0
INDUSTRIAL FUND Expenditure Totals		10,000.00	53,840.00	0.00	53,840.00	0

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	265.69	0.00
Expenditures:	10,000.00	0.00
Net Income:	9,734.31-	0.00

CITY OF WILDWOOD
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	17.61	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		17.61	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	330.76	0.00	0.00	0.00	0
404-533-70-7352	ASHLEY WTP PROJECT	231,325.00	0.00	0.00	0.00	0
533 Total		231,655.76	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		231,655.76	51,100.00	0.00	51,100.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	17.61	0.00
Expenditures:	231,655.76	0.00
Net Income:	231,638.15-	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	14.19	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		14.19	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	330.19	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		330.19	154,500.00	0.00	154,500.00	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	14.19	0.00
Expenditures:	330.19	0.00
Net Income:	316.00-	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,990,895.22	3,437,000.00	11,328.00	3,425,672.00-	0
408-361-0000	INTEREST EARNED	482.78	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		1,991,378.00	8,787,200.00	11,328.00	8,775,872.00-	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	357.01	0.00	0.00	0.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	27,500.00	2,800,000.00	0.00	2,800,000.00	0
408-533-70-7352	ASHLEY WTP UPGRADES	277,000.00	0.00	0.00	0.00	0
533 Total		304,857.01	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	222,961.58	224,930.00	0.00	224,930.00	0
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	0.00	31,100.00	0
582 Total		256,029.60	256,030.00	0.00	256,030.00	0
WATER SDC FEES Expenditure Totals		560,886.61	8,787,200.00	28,958.40	8,758,241.60	0

408 WATER SDC FEES	Prior	YTD
Revenues:	1,991,378.00	11,328.00
Expenditures:	560,886.61	28,958.40
Net Income:	1,430,491.39	17,630.40-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	5,726,336.40	7,150,000.00	67,609.00	7,082,391.00-	1
409-361-0000	INTEREST EARNED	1,161.04	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		5,727,497.44	17,100,500.00	67,609.00	17,032,891.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-3401	DEVELOPER REIMBURSEMENTS	176,523.84	0.00	0.00	0.00	0
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	362.30	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
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	431,091.99	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	1,350,083.09	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	126,477.22	0.00	0.00	0.00	0
535 Total		2,084,538.44	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	1,000,000.00	15,000,000.00	0.00	15,000,000.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	4,464.17	4,540.00	0.00	4,540.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	69,809.23	69,830.00	0.00	69,830.00	0
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	0.00	290.00	0
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMA	1,002.05	970.00	0.00	970.00	0
582 Total		75,585.02	75,630.00	0.00	75,630.00	0

WASTEWATER SDC FEES Expenditure Totals		3,160,123.46	17,100,500.00	0.00	17,100,500.00	0
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409 WASTEWATER SDC FEES		Prior	YTD
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CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

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Revenues:	5,727,497.44	67,609.00
Expenditures:	3,160,123.46	0.00
Net Income:	2,567,373.98	67,609.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.57	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		137.57	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:	137.57	0.00
Expenditures:	0.00	0.00
Net Income:	137.57	0.00

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING OCTOBER 28 2024

Grand Totals	Prior	YTD
Revenues:	83,510,525.33	679,935.70
Expenditures:	77,015,925.32	2,003,275.22
Net Income:	6,494,600.01	1,323,339.52 -

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
July 15, 2024 9:00 AM
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	Absent
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Lynzey McClellan	Assistant CFO	Present
Jason Martin	Assistant Utilities Director	Present
Melissa Tuck	HR Director	Present

Mayor Wolf called the meeting to order at 9 a.m.

2. Item(s) for Discussion

A. Stantec Revenue Sufficiency Analysis Presentation

Andy Burnham of Stantec addressed the Commission to provide a presentation on the revenue sufficiency analysis (RSA) he and his staff recently completed for Wildwood. He noted that this was an update of the RSA that they had done a year ago to assist in analysis of the city's utility rates as the city began the planning process for the new wastewater treatment plant. In this update, Stantec reviewed the city's revised capital improvement plan, including revised cost projections for the wastewater treatment plant project, revised growth projections, recent revenue levels, and new projections for operating expenses.

Burnham stated that the analysis incorporated several goals for the total revenues of the utility

system, including maintaining a reserve balance equal to six months of operating and maintenance expenses, a debt service coverage ration of 1.5%, and the resources to cover the debt service on the new wastewater treatment plant with a total cost estimate of \$150M. Burnham said that the RSA revealed that the city should continue the 4-year plan of 20% wastewater rate increases which was started after the previous RSA, along with the water and reuse rates to increase each year based upon a CPI index. He also recommended that the city review and update the system development charges in FY25 to reflect current capacity costs, and perform an annual RSA to account for changes in growth, timing, and operational costs. He was able to show the commission what a typical utility bill would like under those conditions and how a typical bill would compare to other local utility companies.

City Manager McHugh commented that these results were the worst case scenario as staff continued to seek grants and work through the value engineering process with the CMAR to try to reduce the cost of the facility. Commissioner Elliott commented that, in theory, the expense of development should be placed upon that development and not the existing residents, and it seemed that was not happening in this case. He suggested that impact fees should be increased to move more toward that. Burnham stated that those fees could be increased, but first a study must be conducted to justify the increase.

B. FY25 Budget Presentation

Assistant City Manager/CFO Cassandra Smith addressed the commission to provide a presentation on the FY25 budget. She stated that the budget preparation process was focused on utilities, and the wastewater treatment plant project in particular. Smith stated that taxable value had increased over the prior year by 14%. She stated that the draft budget being presented assumed maintaining the FY24 millage rate of 2.8287, which was above the rolled-back rate of 2.6499. Therefore, the rate would be represented as a tax increase of 6.75%. Smith provided an overview of the anticipated revenues and expenditures of the General Fund, and the included new personnel and capital requests that had been included in the draft budget. She stated that if the current millage rate was maintained, there would be sufficient funds to transfer \$4M to the wastewater treatment plant project, \$10M to the CIP fund, and still maintain a 25% reserve in the General Fund.

Smith then reviewed the draft budget for the Utility Revenue fund. She stated this budget had been prepared utilizing the recommendations provided by Stantec, which meant an increase in wastewater rates of 20% and increase in water and reuse rates of 5.3%, which was the CPI factor for FY25. After reviewing the anticipated revenues and expenditures for the year and proposed new personnel and capital equipment, Smith stated that the projected reserve at the end of FY25 was projected to be approximately 23.8% of the operating budget, which while lower than desired, was projected to be lower in the early years of the wastewater treatment plant project.

Smith then reviewed the Utility Capital Project fund, which would be tracking the wastewater treatment plant project. She identified the anticipated funding sources for the project and discussed the timing of the expenditures. It was anticipated that the City would need to issue project bonds before the end of FY25 in order to finance the project. Grants and internal transfers would be maximized to try to reduce the amount to be bonded.

Smith next provided an overview of the Capital Project Fund for FY25. She noted that a budget transfer of \$10M from the General Fund was programmed for the year. She reviewed the anticipated capital projects for the year, the largest of which was the Millennium Park improvement project. To wrap up the presentation, Smith correlated the Capital Project Fund programmed projects with the City's adopted Strategic Plan.

C. Full-Service Odor and Corrosion Control Program for the City's Sanitary Sewer Collections System

Assistant Utilities Director Jason Martin presented a proposal for a full-service odor and corrosion control program for the city's sanitary sewer collections system. Martin explained that Kimley-Horn had been contracted to review options to address odor issues within the wastewater system due to the high number of complaints from residents. Various lower cost options had been attempted with no success. Martin presented a recommendation from Kimley-Horn to contract a company to provide a full-service program. All equipment would be installed and owned by the contracted company and the city would be billed based upon the amount of wastewater flow. Based on current conditions, staff estimated the annual cost to the city would be somewhere between \$600K - \$720K. The draft budget presented to the commission included this program. Following brief discussion, the general consensus of the commission was to include the program in the FY25 budget.

D. HR Budget Presentation

HR Director Melissa Tuck addressed the commission to provide a personnel presentation on recommendations for the FY25 budget. She reminded the commission of the strategic goals related to personnel included in the city's adopted Strategic Plan. The first recommendation, which was included within the proposed budget, was to provide staff with a 3.4% cost of living adjustment (COLA) and to increase all pay ranges by the same percentage, to be effective on October 1st. Merit-based increases would continue as normal, with pay grades 120-128 eligible for a maximum 3% increase and all other pay grades receiving lump-sum increases of \$200 per point earned on their review.

Tuck then informed the commission that the city's insurance broker had secured a no-rate increase for all employee benefits. Additionally, a new medical plan had been identified that could provide dependent/family coverage at a significantly lower cost to employees without any additional expense to the city. On some plans, the employee could pay more than 50% less than they were paying under the other plans. The hope was that this would make recruiting qualified individuals much easier.

E. Wastewater Capacity and Concurrency

City Attorney Joshua Bills addressed the Commission to provide a presentation on wastewater capacity and the concurrency process. Due to an increasing concern over wastewater demand, city staff asked the city attorney's office to review the city's options for limiting the approval of new requests for service. Bills stated he would review five potential pathways for addressing the issue and the legal ramifications of each.

1. Moratorium. Bills stated a moratorium would act as a blanket denial for all development requests. This approach could potentially carry the greatest risk of legal challenges.
2. Comp Plan Amendments taken on a case-by-case basis. This methodology involves not recommending approval of any new Comprehensive Plan amendment applications until the wastewater system has sufficient capacity to take on more demand. This would allow for a more lenient standard of review, although legal challenges could exist, particularly in the case of recently annexed properties.
3. Rezonings taken on a case-by-case basis. The city's Comprehensive Plan and LDRs already contain numerous provisions that indicate the issuance of development orders where concurrency does not exist is inappropriate. The commission would be able to rely on these provisions to make its own findings that rezoning is inconsistent with specific policies and objectives of the comp plan and LDRs.

4. Developer's Agreements. This would require all new developments to enter into a developer's agreement with the city, which would outline the timing for provision of infrastructure and services. However, risks exist here in that the city could be in breach of contract if it fails to provide the needed infrastructure in the stated timeframe; also, the developer could argue that delaying infrastructure undercuts the value of the property.

5. Utility Capacity Queue Agreements. This would require the adoption of a regulatory structure and require developers to enter into utility queue agreements. This would be similar to Developer's Agreements but would also require the regulatory structure adoption.

Bills' conclusion is that several of the options may need to be implemented on a case-by-case basis, but the use of rezoning denials is the clearest method based on the current provisions in the Comprehensive Plan and LDRs.

3. Adjournment

With no further business to attend to, the meeting was adjourned at 10:58 a.m.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Jessica Barnes, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
August 2, 2024 4:30 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	Absent
Joshua Bills	City Attorney	Absent
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present

Mayor Wolf brought the meeting to order at 4:30 p.m., dispensing with the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

None.

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

A. Local State of Emergency Declaration - Invest 97L

Mayor Wolf read the title of Resolution No. R2024-14, a resolution declaring a local state of emergency for the incoming tropical storm currently referred to as Invest 97L. No comments offered or received. Vote 5-0.

RESULT:	Adopted
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

9. Financial & Contracts & Agreements

None.

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

None.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 4:31 p.m.

RESULT:	Adjourned
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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Jessica Barnes, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 12, 2024 9:00 AM
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
Courtney Kellem	Parks & Recreation Director	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the consent agenda. Items A - K were voted on together. No 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

- A. Minutes for Approval: April 29, 2024 Special Meeting
- B. Expenditure Report
- C. PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat
- D. PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12
- E. PLAT 2406-001 VOSO Unit 235 Final Plat
- F. PLAT 2406-002 VOSO Unit 248 Final Plat
- G. PLAT 2406-003 VOSO Unit 237 Final Plat
- H. PLAT 2406-004 VOSO Unit 247 Final Plat
- I. Right-of-way Deed by Villages Community Development District No. 13 - Widmann Place
- J. Perpetual Easement – Masters Avenue Monitoring Well Site
- K. Utility Easement - Wildwood Sumter Holdings, Inc. (Triumph South)

3. Presentations and/or Proclamations

- A. 2024 2nd Quarter Team Impact Award
Chief Parmer presented the 2nd Quarter Team Impact Award to members of the Traffic Unit, including Sergeant Garth Layne, Officer Todd Peck, and Officer Michael Cosseboom. Parmer stated that these officers exemplified the mission to educate, prevent, and enforce. Commander Sam Bass of the Wildwood American Legion Tri-City Post 18 then presented the officers with challenge coins and thanked them for their service.

4. Public Hearings - Timed - Legislative

- A. Swear in City Staff and Public Speakers
Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.
- B. CP 2309-002 Wildwood East
Development Services Director Melanie Strickland stated that the applicant for CP 2309-002 Wildwood East requested that the item be continued. A motion to continue the item was offered by Commissioner Green. No further comments were offered or discussed. Vote 5-0.

RESULT: Continued

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

C. 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 sought approval from the City Commission for a Small Scale Comprehensive Plan Amendment 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. No further comments were offered or discussed. Vote 5-0.

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

D. 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 applicant sought approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for a portion of parcel D17-069 on 0.17 acres of land MOL. No further comments were offered or discussed. Vote 5-0.

RESULT:	Adopted
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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2309-002 Wildwood East

Development Services Director Melanie Strickland stated that the applicant of RZ 2309-002 Wildwood East requested that the item be continued. A motion to continue the item was offered by Commissioner Green. No further comments were offered or discussed. Vote 5-0.

RESULT:	Continued
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

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 sought approval from the City Commission for a Zoning Map amendment 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. No further comments were offered or discussed. Vote 5-0.

RESULT:	Adopted
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

C. 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 applicant 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 on 0.17 acres of land MOL. No further comments were offered or discussed. Vote 5-0.

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

6. Public Forum - 4 minute time limit

Mary Wimberly asked the commission members for an update on the storm drainage issue with the Home Depot storm water retention pond. She thanked the city for moving expediently in helping relieve the flooding problem, but she is concerned that the height of hurricane season is yet to come. Wimberly asked if the city had identified the problem to prevent future instances of flooding. Mayor Wolf stated that the city is working diligently to fix the issue. City Manager McHugh stated that he would provide additional information during his report.

7. Ordinances First Reading Only (No Vote)

A. AN 2405-001 7202 Marsh Bend Trail

Mayor Wolf read aloud Ordinance No. O2024-46, AN 2405-001 7202 Marsh Bend Trail. The applicant submitted a voluntary annexation application for parcel K09A010. The property to be annexed totals 7.121 acres and is generally located west along Marsh Bend Trail approximately 0.13 miles north of E C 470. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: August 26, 2024
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B. CP 2402-003 Wildwood Oaks

Mayor Wolf read aloud Ordinance No. O2024-47, CP 2402-003 Wildwood Oaks. The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Institutional (City) to

Central Mixed Use (City) for parcel G05-183 on 4.681 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 26, 2024
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C. RZ 2402-003 Wildwood Oaks

Mayor Wolf read aloud Ordinance No. O2024-48, RZ 2402-003 Wildwood Oaks. The applicant sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from INS (City) to CMU (City) for parcel G05-183 on 4.681 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 26, 2024
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D. CP 2403-001 Wildwood Micro Hospital

Mayor Wolf read aloud Ordinance No. O2024-49, CP2403-001 Wildwood Micro Hospital. The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for parcel G19-003 on 44.0 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 26, 2024
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E. RZ 2403-001 Wildwood Micro Hospital

Mayor Wolf read aloud Ordinance No. O2024-50, RZ 2403-001 Wildwood Micro Hospital. The applicant sought approval from the City of Wildwood City Commission to change the zoning designation from M-1 (City) to C-3 (City) for parcel G19-003 on 44.0 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 26, 2024
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F. Updated Parks and Recreation Fee Schedule

Mayor Wolf read aloud Ordinance No. O2024-52, providing an updated Parks & Recreation Fee Schedule. The Parks and Recreation Department has seen a steady increase in facility usage over the last several years. In 2023, the Department made over 1,500 reservations, and that number is expected to increase with the addition of the Warfield Auditorium to our available rental spaces. The increased demand for city facilities has required additional maintenance and other costs associated with upkeep and staffing. To continue providing quality facilities to the public, the Department recommends the approval of the updated fee schedule. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: September 9, 2024
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8. Resolutions for Approval

A. Updated Parks and Recreation Co-Sponsorship Policy

Mayor Wolf read the title of Resolution R2024-15, a resolution providing for an updated Parks and Recreation Co-Sponsorship Policy. Due to numerous inquiries received by the city regarding fee waivers for the reservation and use of the city's parks and recreation facilities, staff prepared requirements for all outside organizations and governmental agencies that

must be met in order for the fees, including staff coordination, to be waived. No comments were offered or received. Vote 5-0.

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

B. Updated Parks and Recreation Rules and Regulations for Facility Rentals

Mayor Wolf read the title of Resolution R2024-16 providing for updated Parks and Recreation rules and regulations for facility rentals. The updated Rental Rules and Regulations include revisions to multiple sections. Public feedback and concerns from city staff about the rental process were considered while drafting the new policies, and the updated rules and regulations clearly and concisely state important rental information. 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

9. Financial & Contracts & Agreements

A. Intent to Award the CR 501 WTP Iron Filter Project to SGS Contracting Services, Inc for the Amount of \$2,715,700.00

Assistant Utilities Director Jason Martin presented an intent to award the CR 501 WTP Iron Filter Project to SGS Contracting Services, Inc. On July 10, 2024, five bids were received for the project with SGS Contracting being the lowest responsive bidder for the amount of \$2,715,700.00. No 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

B. Kimley Horn Work Authorization No. 10 - CR 501 WTP Iron Filter Construction Administration for the Amount of \$58,500.00

Assistant Utilities Director Martin presented Kimley Horn Work Authorization No. 10 - CR 501 WTP Iron Filter Construction Administration for the amount of \$58,500.00. Staff sought approval of Work Authorization No. 10 for Kimley Horn to administer construction phase services for the CR 501 water treatment facility iron filtration project. Services include, but are not limited to, FDEP permitting, shop drawing reviews, RAI responses, and pay application and change order reviews. Commissioner Elliott commented that city staff should watch the project closely. Martin responded that the city has a project manager that checks the field daily. No other comments were offered or received. Vote 5-0.

RESULT:	Approved
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

C. Replacement of Two Hach Composite Samplers for the Continental WWTP for the Amount of \$22,204.00

Assistant Utilities Director Martin presented a request to purchase two Hach composite sampler replacements for the Continental WWTP for the amount of \$22,204.00. On June 21, 2024, the Continental Wastewater Treatment Facility was struck by lightning, damaging multiple pieces of equipment. Two of those pieces of equipment were Hach composite samplers. These are critical machines used to take raw and effluent samples throughout the day at timed intervals. This sampling is a requirement of our FDEP permit for the wastewater treatment plant. Commissioner Elliott questioned if these particular units were the only ones the city can use. Martin stated that the city has standardized equipment specifications to simplify and make the replacement process more economical. No other 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

D. Amendment and Renewal of Agreements with the Heart of Florida for Biosolids Disposal

Assistant Utilities Director Martin presented a request to approve an amendment and renewal of agreements with the Heart of Florida for biosolids disposal. The Heart of Florida price per ton for disposal has increased from the originally approved contract on April 13, 2020, of \$47.09 per ton to the currently requested \$60.00 per ton. This company is one of the few that are authorized disposal sites listed in the city's wastewater FDEP permit. Commissioner Elliott questioned if there was information available to assure that the price quoted was competitive. Martin stated that there are only three approved disposal sites approved by the FDEP permit and no other sites are accepting at this point, or they are much further away and less economical to transfer to. No further comments were offered or received. Vote 5-0.

RESULT:	Approved
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

E. Kimley-Horn Amendment 2 for Work Authorization #36 for Clay Drain Rd & Signature Dr. in the Amount of \$69,900.00

Public Works Director Jeremy Hockenbury presented a request to approve Kimley-Horn Amendment 2 for Work Authorization #36 for Clay Drain Rd & Signature Dr. in the amount of \$69,900.00. After completing the initial roadway design and drainage analysis for Clay Drain Road and Signature Drive, Kimley-Horn determined that additional services are necessary to finalize the design of the project. The requested additional services include Underdrain System

Evaluation, Plan Revisions, and Bid Document Preparation. 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

- F. Huey Street Improvements Project Payment Application #1 in the Amount of \$476,100.49
Public Works Director Hockenbury presented a request to approve Huey Street Improvements Project Payment Application #1 in the amount of \$476,100.49. The city's contractor, Art Walker, requested payment for site work performed through June 30, 2024. The project is approximately 20% completed. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

- G. Jackson Street Improvements Project Work Authorization #11 for Bidding and Construction Support Services in the Amount of \$50,000
Public Works Director Hockenbury presented a request to approve Jackson Street Improvements Project Work Authorization #11 for bidding and construction support services in the amount of \$50,000. The Jackson Street Improvements project design and permitting was completed by Kimley-Horn and Associates Inc. The city is now ready to proceed with the bidding and construction. The attached Work Authorization #11 was requested from Kimley-Horn to provide bidding and construction services for the project. No 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

- H. Lake Deaton Pier Improvements Project Pay Application #3 in the Amount of \$191,638.19
Public Works Director Hockenbury presented a request to approve the Lake Deaton Pier Improvements Project Pay Application #3. The city's contractor, Fender Marine, requested payment in the amount of \$191,638.19 for site work performed through July 12, 2024. The project is now 100% complete. Commissioner Elliott asked if Tropical Storm Debby had caused any damage at Lake Deaton. Hockenbury stated that everything had held up during the storm. No other comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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- I. Construction Contract with Garney Companies, Inc for the Wastewater Treatment Plant Project
City Manager Jason McHugh presented a request to approve a construction contract with Garney Companies, Inc for the wastewater treatment plant project. The city issued RFQ #2024-04 in October 2023 to select a new contractor for the expansion of the city's Water Reclamation Facility (wastewater treatment plant). Pursuant to the recommendation of the selection committee, the City Commission authorized the City Manager to begin contract negotiations with the top-ranked firm, Garney Companies, Inc, at the November 27, 2023, meeting of the City Commission. The City Commission later approved a contract covering preconstruction activities. The project is progressing as agreed to in the preconstruction contract, and a construction services contract will need to be approved for Garney to engage in any construction activities. The construction contract, among other items, establishes the framework for future amendments to cover specific construction-related activities such as Guaranteed Maximum Prices (GMPs) for Phases 1-3, the installation of the dissolved oxygen equipment that is currently on order, or any other construction-related activities that are necessary at the wastewater plant and associated infrastructure. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Elliott
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. Pepper Tree Village - No Street Parking Request

City Manager Jason McHugh brought forth a request from the Pepper Tree Village Homeowners Association for the city to enact a no street parking provision for their neighborhood streets. If approved, staff would have signs placed throughout the neighborhood indicating the no street parking rule, which would be incorporated into the parking ordinance at a later date. Commissioner Elliott asked if there had been parking in Pepper Tree Village prior to the enactment of the current ordinance. McHugh stated that the prior version of the ordinance disallowed parking, with the current version allowing it unless signage indicated otherwise. No other 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

11. Appointments

A. Designation of the City of Wildwood's Voting Delegate for the FLC 2024 Annual Business Session

City Manager McHugh stated that each year the city designates a voting delegate for the Florida

League of Cities annual business session. He stated that the delegate generally rotated between the three commissioners that typically attend the conference. Elliott stated that he was particularly interested in the topics being covered at the business meeting this year and would be honored to serve as the delegate this year. No other discussion. Vote 5-0.

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

12. City Manager Reports

A. Set FY 25 Third Budget Workshop for August 19, 2024 at 9:00am

City Manager McHugh requested that the third budget workshop be set for August 19th at 9 a.m. General consensus agreed.

B. Local Construction Projects Update

McHugh commented that the current construction update was in the agenda packet.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported that he had attended a Lake-Sumter MPO meeting and also spoke with Representative Daniel Webster about grant possibilities. He also had attended a "Know Before You Go" webinar for the Florida League of Cities annual conference and is looking forward to going. He encouraged everyone to pay attention to the upcoming legislative session.

Commissioner Green reported that he had attended an East Central Florida Regional Planning Commission policy meeting where they reviewed upcoming policy debates include the Live Local Act. He reminded that the city should seek grant funds before using General Fund financing for projects.

15. City Attorney Reports

City Attorney Ashley Hunt asked the Commission to amend the agenda in order to discuss and make decisions on the recent flooding at Woodlane Meadows. Motion and second made. 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

Hunt stated that he had been working with the city manager and city engineers to identify the correct steps in correcting the recent flooding which appears to have been caused by a failure in the Home Depot storm water retention pond. One current proposal was for the city to pump the Home Depot stormwater pond to Millennium Park so that testing on the Home Depot pond could be done. However, the city's engineer did not recommend that course of action as it may result

in issues at developments near the park. If flooding at the park caused damage to homes in that area, the city could be liable for the damage. They also were not confident that SWFMD, the regulating agency, would allow such action.

Another proposed action was for a temporary pond to be dug at Millennium Park or at the outparcel by Home Depot, which was owned by the same owners, Acorn Investment. Hunt stated that he had communicated with the attorneys for Home Depot, and they had indicated a willingness to work with the city on a solution, but they had stopped short of accepting responsibility for the incident.

McHugh stated that the number one priority of the city was to find solutions to the flooding, acknowledging that flooding had never been an issue in Woodlane Meadows until the Home Depot stormwater pond was constructed. Commissioner Elliott agreed with McHugh and stated that the city needed to determine who was responsible and needed guidance from the city's engineers and lawyers to determine financial responsibility. Mayor Wolf stated that based on historical data, it was not a city problem but an engineering issue with the Home Depot stormwater pond.

A Home Depot legal representative, Julie Kendrick Shrader, addressed the commission, requesting that the city assist in drawing down the Home Depot stormwater pond to prevent further flooding in the event of additional rainfall. The request involved providing a city location to where the water could be directed. McHugh asked Dwayne Booth, an engineer hired by the city to review the problem, to speak to the Commission about their analysis. Booth discussed the soil in the area of flooding and its ability to percolate water. Booth ultimately recommended that another pond be dug to hold the drainage. Mayor Wolf stated that would be preferable to pumping to Millennium Park. Elliott suggested the commission empower McHugh to work with the engineers to provide the best solution. Commissioner Green suggested that an agreement be drafted outlining what the city was willing to do and clarify liability. Hunt stated that you can't prevent being sued but that an agreement could ensure the best protection. Commissioner Flores asked if the water could be pumped into water trucks and moved further away. McHugh stated that was one of many options, but ultimately, the commission needed to decide if the city is going to help Home Depot or tell them that they need to fix it on their own. Mayor Wolf stated that he was not in favor of using taxpayer dollars to fix the problem generated by one development. After much discussion, Commissioner Elliott made a motion that the commission favorably act upon the request by Home Depot to assist in draining their pond and that the city work with them to help with a long-term solution; Commissioner Green seconded the motion. In discussion following the motion, Mayor Wolf stated that voting aye would be going against the engineer's recommendation, which was to not pump water to Millennium Park. Hunt added that he would need to know what components would be included in such an agreement and whether it would require Home Depot to acknowledge fault. Commissioner Elliott modified his motion to include the city manager work with legal to include that in the agreement; Commissioner Green seconded the amended motion. Commissioner Flores stated that Home Depot should be responsible for their own problem and the city should be solely concerned with taking care of its citizens (Woodlane Meadows) ie: pumping the Woodlane Meadows pond. After discussion, a vote was taken and the motion failed 1-4.

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

16. Adjournment

With no further business to attend to, the meeting was adjourned at 10:40 a.m.

RESULT:	Adjourned
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
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: SP 2312-010 The Railyard

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval upon resolution of the outstanding fire comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2312-010 The Railyard
Parcel Number	G06L152, G06L154, G06L156, G06L165
Acreage	0.34 Acres, MOL
Property Location	The property is generally located at the southwest intersection of Wonders Street and US 301.
Owner	City of Wildwood
Applicant	Austin Guenther with The Railyard, LLC / 3G

The applicant is seeking approval from the City of Wildwood City Commission for a Private-Public Partnership Downtown Revitalization Project proposing 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 on 0.34 acres MOL, as per the attached plans.

Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop, outdoor seating, and amenity areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vault, site lighting and four on-street parking spaces along Wonders Street of which two of them will be Florida ADA Accessible parking spaces. The remaining required parking spaces will be provided by the newly completed parking garage.

SP 2312-010 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 10/22/2024

A handwritten signature in black ink, appearing to read 'wendythen'.

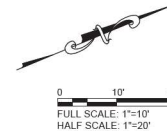
Wendy Then, AICP, CFM
Assistant Director Development Services



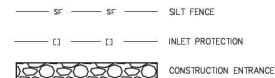
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0 0 0.010.010.01  Miles	SP 2312-010 THE RAILYARD PARCELS G06L152, G06L154, G06L156 & G06L165	MAP 1B LOCATION MAP OCT 2024
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GENERAL DEMOLITION NOTES

1. SEE GENERAL NOTES SHEET C0.10 FOR UTILITY PROVIDERS AND THEIR CONTACT INFORMATION.
2. SEE SHEET C1.00 FOR EXISTING FEATURES LEGEND AND DEFINITIONS.
3. ALL OTHER EXISTING UNDERGROUND UTILITIES TO REMAIN UNLESS INDICATED IN PLANS.
4. TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
5. REFER TO M.E.P. PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
6. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE AREA OF DEMOLITION TO BE CLEARED AND GRUBBED PER FDOT INDEX STD SECTION 110. UNLESS OTHERWISE NOTED.
7. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
8. POTENTIAL UTILITY CONFLICT LOCATION - CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
9. VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
10. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
11. REMOVE EXISTING IRRIGATION WITHIN THE PROPOSED DEVELOPMENT AREA. CAP AND/OR REDROUTE EXISTING MAINLINE AND VALVES, AS NECESSARY, TO INSURE A FULLY FUNCTIONING SYSTEM FOR THE REMAINING CAMPUS.



LEGEND



GENERAL NOTES:

1. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
2. ALL PUBLIC/PRIVATE UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A UTILITY MAINTENANCE PLAN THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY WHEN CONDITIONS APPLY.
3. SEE SURVEY SHEET FOR EXISTING FEATURES LEGEND AND DEFINITIONS.

EROSION CONTROL NOTES:

1. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
3. ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.
4. SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL EMPLOY BMP(S) SUCH AS: WATER MISTING OF DRY SOILS, ETC.

COMMUNITY SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: E86691

PROJECT

WILDCWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDCWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

SUBMITTAL	12/27/2024
ISSUED FOR PERMIT	06/28/2024
ISSUED FOR PERMIT	06/27/2024
CITY RAJ 2 RESPONSE	06/28/2024
CITY RAJ 3 RESPONSE	07/28/2024
CITY RAJ 4 RESPONSE	08/28/2024
CITY RAJ 5 RESPONSE	08/28/2024
COUNTY RAJ 1 RESP	08/12/2024

PROJECT NUMBER R210999.03

DATE 12/27/2024

DRAWN CDA

CHECKED JTC

APPROVED AJL

REGISTRATION SEAL

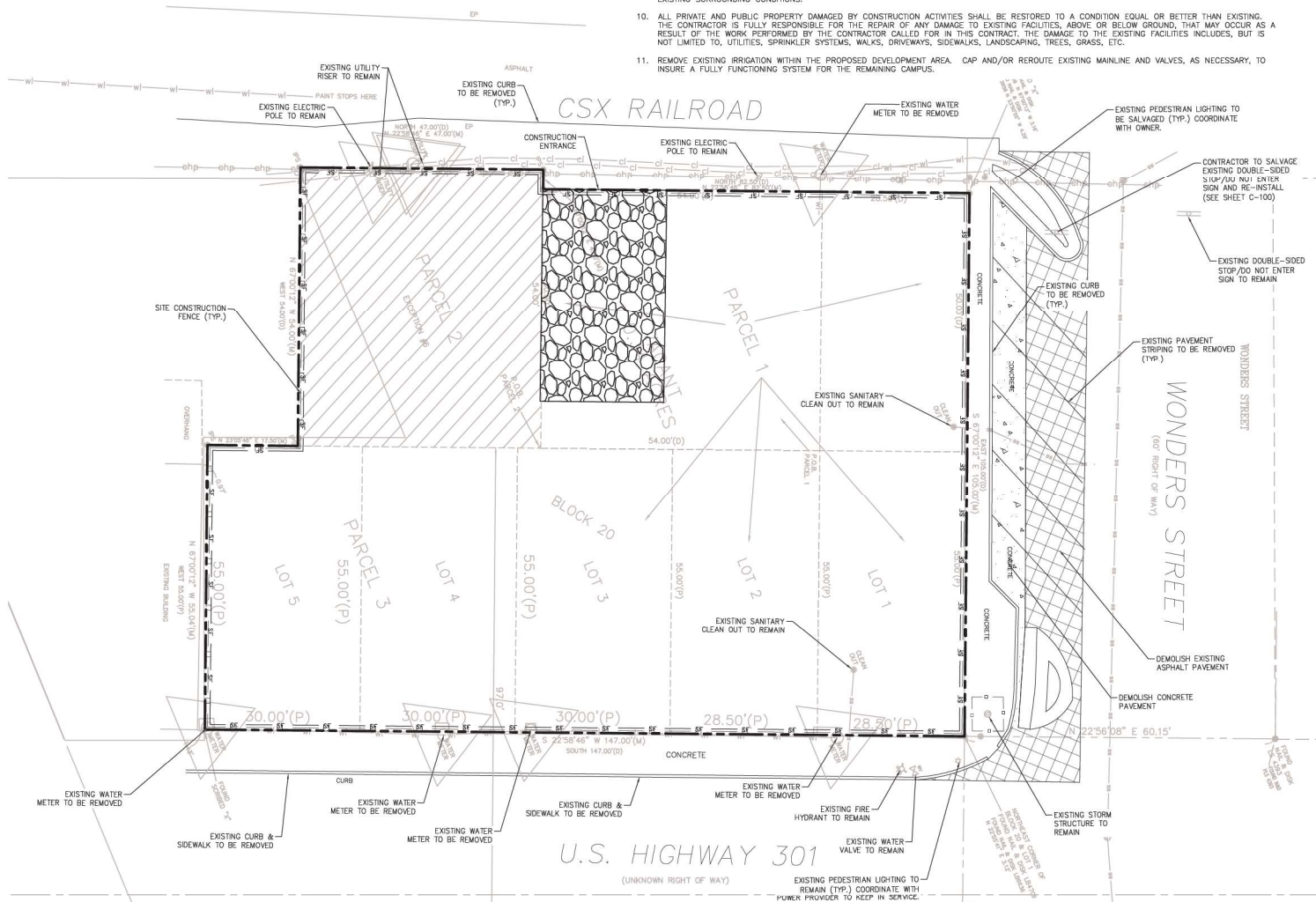
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EROSION CONTROL
AND DEMOLITION
PLAN

SHEET NUMBER

C-040

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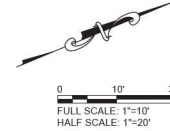


- NOTES:
1. ALL PROPOSED ADA RAMPS TO BE INSTALLED WITH THIS CONTRACT.
 2. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
 - 2.1. RAMPS MAXIMUM SLOPE 1:12 (8.33%).
 - 2.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2.0%.
 3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL CROSSWALKS WITH NO STOP CONTROL SHALL BE 6' WIDE SPECIAL EMPHASIS WITH PEDESTRIAN CROSSING SIGNS BOTH SIDES.
 5. WHERE SIDEWALKS AT CURB, CONTRACTOR SHALL

6. INSTALL ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP.
7. PROPER SIGNAGE SHALL BE INSTALLED BY CONTRACTOR AT ALL INTERSECTING AND TERMINATED ROADS WITHIN THE PROJECT BOUNDARIES PER LOCAL GOVERNING REQUIREMENTS.
7. THE RESTORATION OF SIDEWALKS, CONCRETE CURB, DRIVEWAYS AND SIMILAR ITEMS REQUIRES A SAW CUT TO BE MADE AT THE NEAREST JOINTS AND ALL CONCRETE WITHIN THE AREA TO BE REMOVED AND REPLACED. PLEASE REFER TO CITY'S ESM SECTION 4.06.F.1
8. SIDEWALK REQUIREMENTS:
 - THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
 - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK

9. EXCEEDS 1:20 IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
9. SIDEWALK CURB RAMP REQUIREMENTS:
 - A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
 - THE CROSS SLOPE MUST NOT EXCEED 2%
 - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
 - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.
10. ALL CONSTRUCTION IN THE FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS (INDEXES), THE FOOT STANDARD

SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY ACCOMMODATION MANUAL.



PLAN LEGEND:	
	PROJECT PROPERTY LINE
	EXISTING FEATURE
	PROPOSED IMPROVEMENTS
	PROPOSED CURB RAMP (FDOT TYPE)
	PROPOSED STORM STRUCTURES
	CONCRETE SIDEWALK / DRIVES

SITE DATA NOTES

PARCEL ID	G06L152 G06L154 G06L156 G06L165
PROJECT ACREAGE	0.34 ACRES (14,748.31 SF)
HISTORIC IMPERVIOUS AREA:	0.33 ACRES (14,293 SF) 0.97 ISR INCLUDES COMPACTED PARKING AREA
MAXIMUM IMPERVIOUS SURFACE RATIO EXPRESSED AS A PERCENT OF THE TOTAL SITE AREA, AS WELL AS PROPOSED STANDARDS FOR INDIVIDUAL LOTS.	0.75 MAXIMUM ISR PROPOSED: 0.28 ACRES (12,110 SF) = 0.82 ISR
FLOOR AREA RATIO	MIN. = 0.31 MAX. = 0.50
BUILDING HEIGHT	29-FOOT
NUMBER OF SEATS	300 SEATS
OCCUPANCY LOAD	
PROPOSED NUMBER OF EMPLOYEES	20 EMPLOYEES
FUTURE LAND USE DESIGNATION	COM
ZONING DESIGNATION	C-1
EASEMENTS	NO KNOWN EASEMENTS SEE SURVEY
ON-SITE SOILS	PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, THE SITE SOIL ARE MAPPED AS (62) URBAN LAND, 0 TO 2 PERCENT SLOPES.
BUILDING SETBACKS	FRONT YARD - 10' SIDE YARD - 12' REAR YARD - 0'
PARKING SPACES PROVIDED	2 REGULAR PARKING SPACES 2 ADA PARKING SPACES 4 SPACES TOTAL
SERVICES/UTILITY PROVISION	WATER: CITY OF WILDWOOD SANITARY SEWER: CITY OF WILDWOOD ELECTRIC: DUKE ENERGY STORMWATER MANAGEMENT: PRIVATE ON-SITE STORM SEWERS THAT DISCHARGE TO EXISTING STORMWATER SYSTEM FEMA FLOOD MAP: PARCEL IS LOCATED IN ZONE X ROAD RIGHT-OF-WAY AND POSTED SPEED LIMITS: MAIN ST. - 35 MPH WONDERS ST. - 25 MPH

COMMUNITY SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398
CERTIFICATE OF AUTHORIZATION: E88691
PROJECT
WILDWOOD COMMERCIAL SITE
101 S. MAIN STREET
WILDWOOD FL, 34705

ISSUED FOR PERMIT

CONSULTANTS

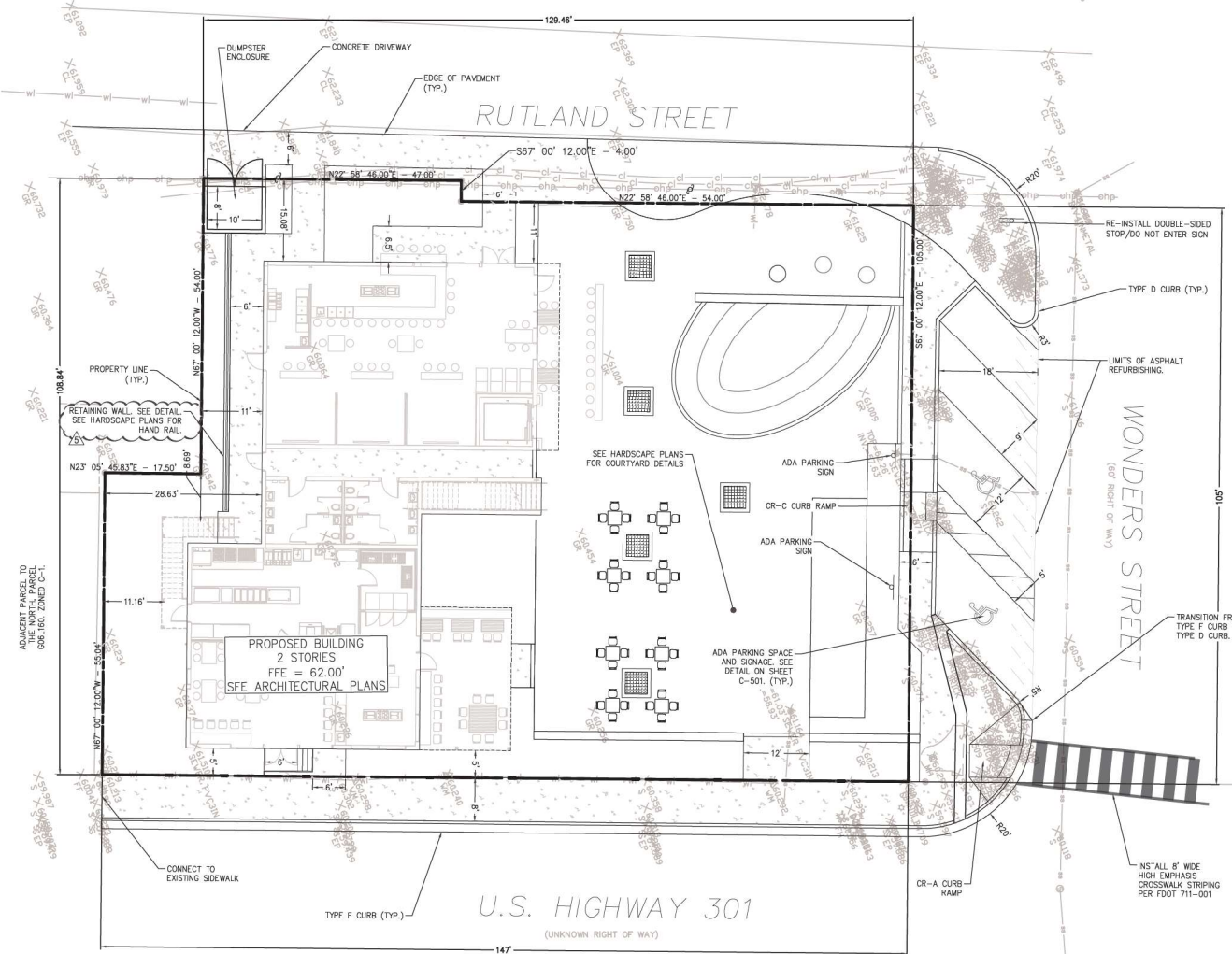
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CITY RAI 1 RESP.	09/12/2024

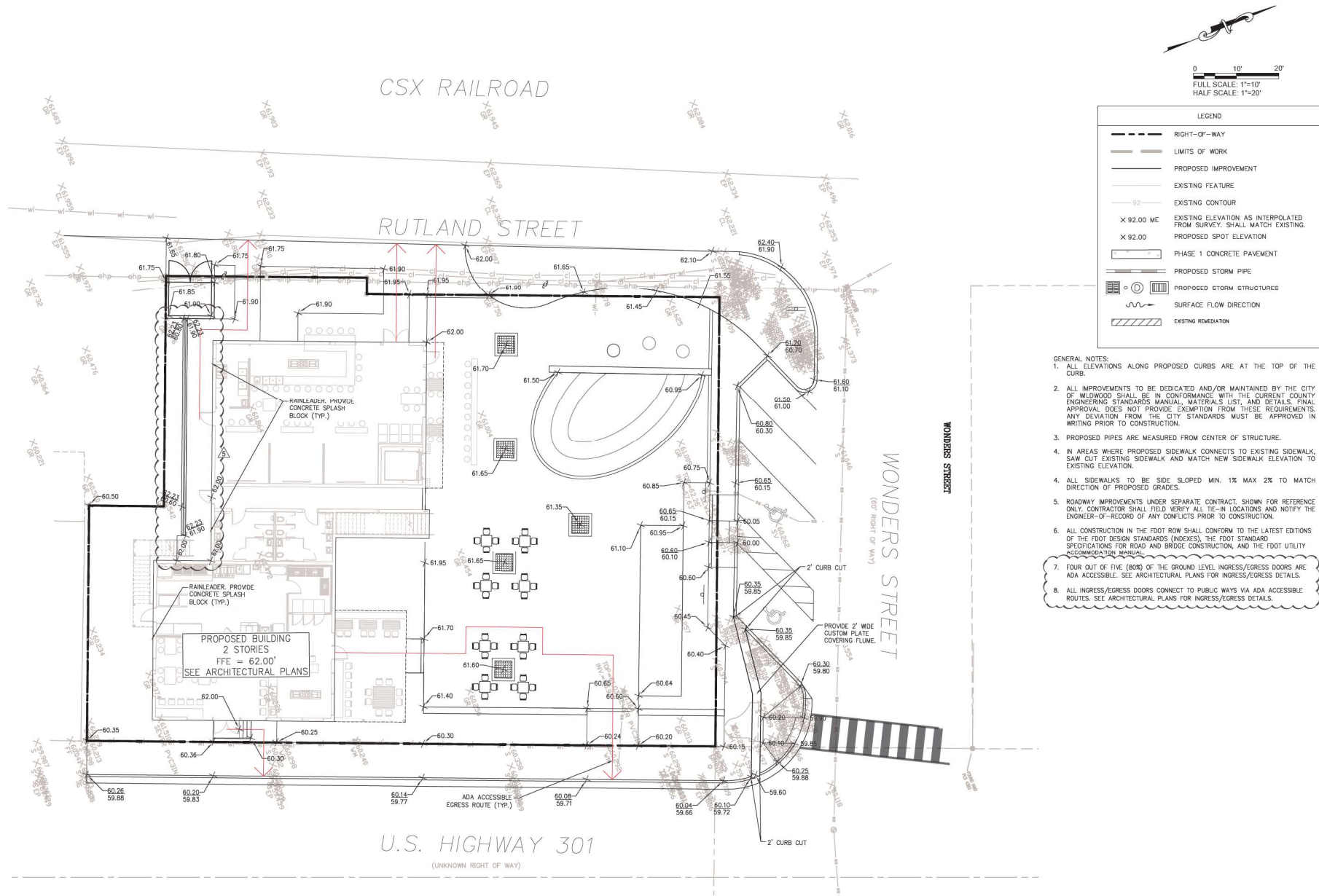
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DATE	12/27/2024
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CHECKED	JTC
APPROVED	AJS
REGISTRATION	SEAL

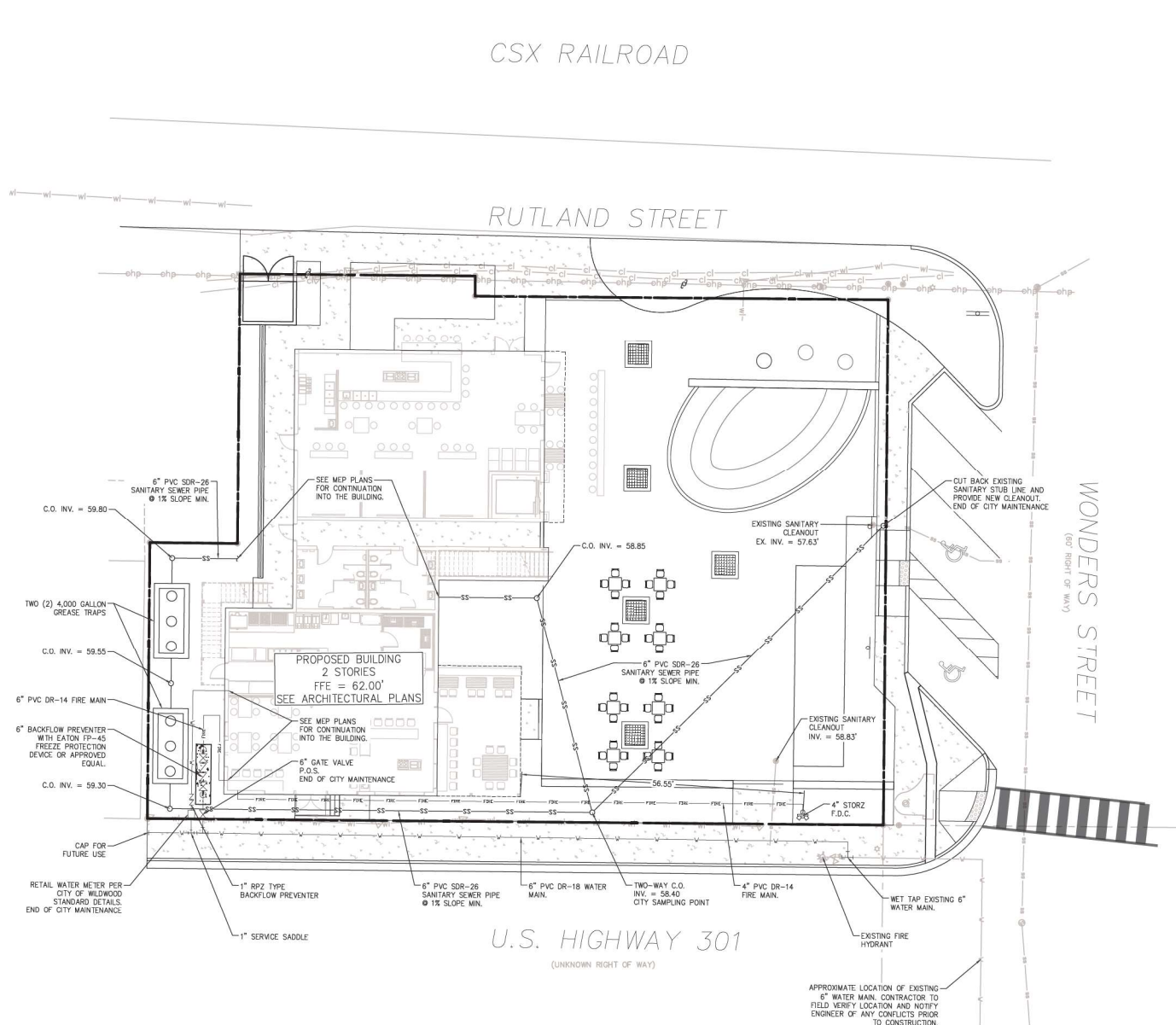
SHEET TITLE
SITE PLAN

SHEET NUMBER
C-100

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LEGEND

	RIGHT-OF-WAY
	LIMITS OF WORK
	EXISTING FEATURE
	PROPOSED IMPROVEMENT
	WATER SERVICE
	IRRIGATION SERVICE
	SANITARY SERVICE

UTILITIES NOTES:

1. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES", [F.A.C. 69A-60.005(2)].
2. ALL FITTINGS, VALVES, AND HYDRANT BRANCHES SHALL BE REPAIRED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS, PER NFPA 24: 8.6.1.
3. CORROSION PROTECTION FOR ALL UNDERGROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY REPAIRED AGAINST ASPHALT OR OTHER CORROSIVE MATERIAL AFTER INSTALLATION IN ACCORDANCE WITH NFPA 24: 10.8.3.5.
4. THE MINIMUM DEPTH OF COVER TO PREVENT MECHANICAL DAMAGE SHALL BE 30-INCHES MEASURED FROM THE FINAL GRADE TO THE TOP OF THE COVER. ALL GAS MAINS AND FIRE AND WATER MAINS PIPE UNDER VEHICULAR TRAFFIC AREAS SHALL BE BURIED AT A MINIMUM DEPTH OF 3-FEET; IN ACCORDANCE WITH NFPA 24: 8.6.1.
5. PRIOR TO CONSTRUCTION, ALL MEASURES WILL BE TAKEN TO NOTIFY UTILITY PROVIDERS TO FIELD MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL.
6. ALL PROPOSED UTILITY POINT OF CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS FROM THE APPROVED PLANS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD FOR DESIGN ALTERATION. TO ACCOMMODATE THE DISCOVERED FIELD CONDITIONS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE CONNECTION.
7. ALL CONSTRUCTION IN THE FOOT ROAD SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS (INDEXES), THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY CONSTRUCTION MANUAL.

GREASE TRAP CAPACITY

300 SEATS	NUMBER OF SEATS IN DINING AREA (S)
25 GAL/SEAT	GALLONS OF WASTEWATER PER SEAT (GS)
12 HOURS	NUMBER OF HOURS ESTABLISHMENT IS OPEN (HR)
1.0	LOADING FACTOR - 1.0 MAIN HIGHWAY (LF)
TOTAL CAPACITY OF GREASE TRAP IN GALLONS (C)	
$(C) = (S) \times (GS) \times (HR/12) \times (LF)$	
$C = 7,500$ GALLONS REQUIRED	
TOTAL CAPACITY PROVIDED = 8,000 GALLONS	

[illegible]

PROJECT NUMBER R210999

DATE: 12/27/20

DRAWN: CDA

CHECKED: JTC

APPROVED: AJS

REGISTRATION

SEAL

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SHEET TITLE _____

UTILITY PLAN

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OLIVIERO TOSCANI

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C-400

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20250115 09:00:03 - PLANNING AND DESIGN SERVICES, INC. (PDS) - 10000 W. BOULEVARD, SUITE 100, BOCA RATON, FL 33433 - (561) 990-0000

COMMUNITY SOLUTIONS GROUP


gai consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398
CERTIFICATE OF AUTHORIZATION: E88691

PROJECT
WILWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILWOOD FL 34785

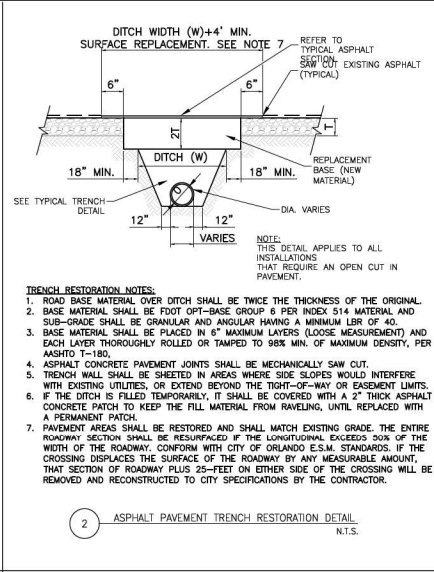
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PERMIT

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ISSUED FOR PERMIT	03/27/2025
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CITY RA 2 RESPONSE	07/08/2025
CITY RA 3 RESPONSE	08/20/2025
CITY RA 4 RESPONSE	08/20/2025
COUNTY RA 1 RESP.	09/13/2025

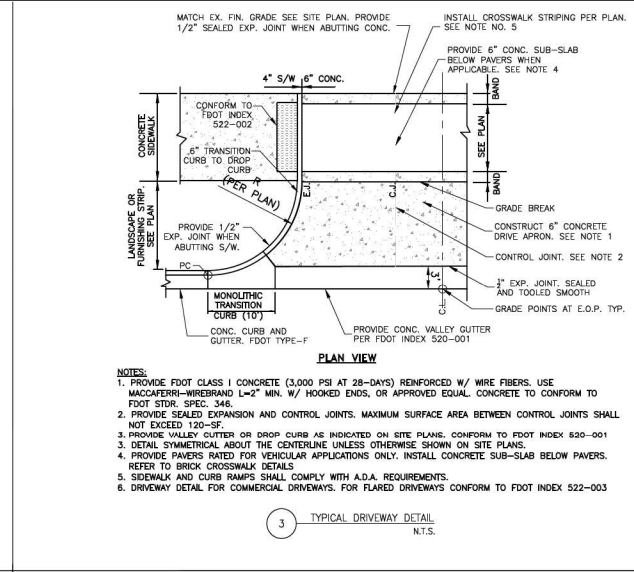
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DATE	12/27/2024
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CHECKED	JTC
APPROVED	AJS
REGISTRATION	SEAL

SHEET TITLE	DETAILS
SHEET NUMBER	C-500

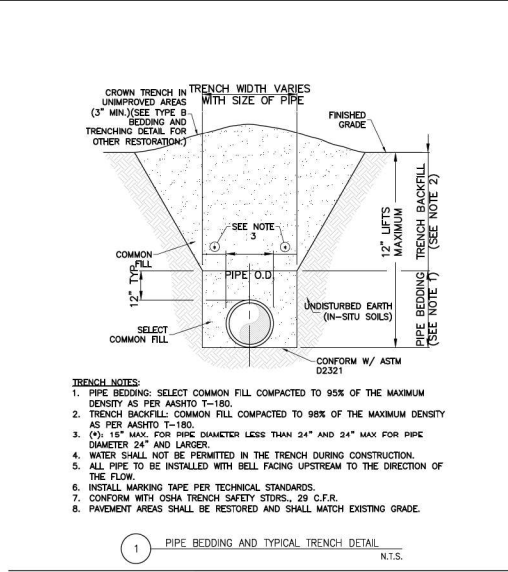
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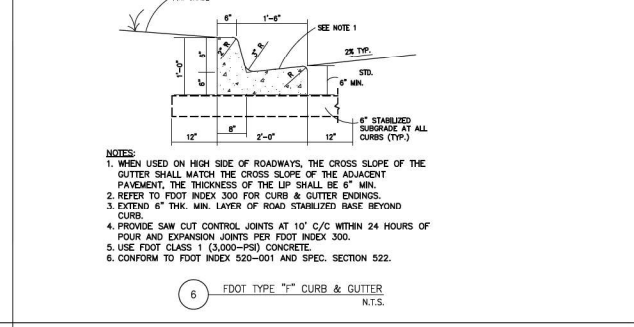
2 ASPHALT PAVEMENT TRENCH RESTORATION DETAIL
N.T.S.



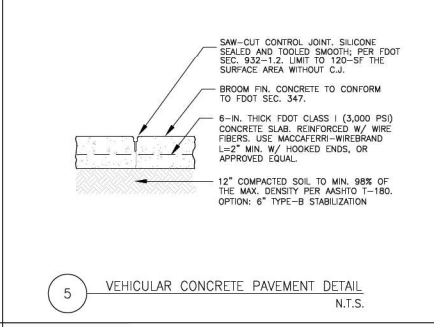
3 TYPICAL DRIVEWAY DETAIL
N.T.S.



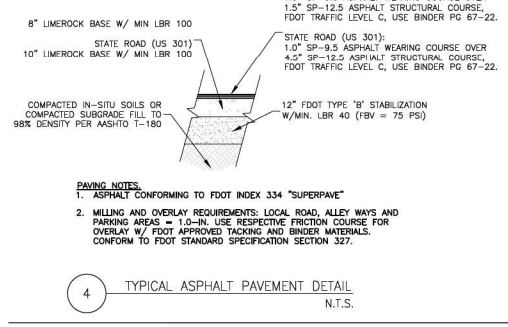
1 PIPE BEDDING AND TYPICAL TRENCH DETAIL
N.T.S.



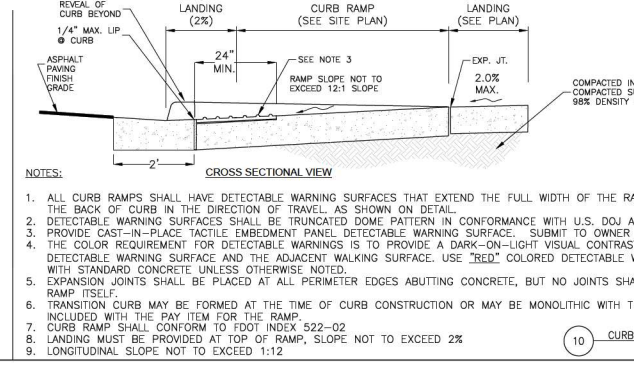
6 FDOT TYPE "f" CURB & GUTTER
N.T.S.



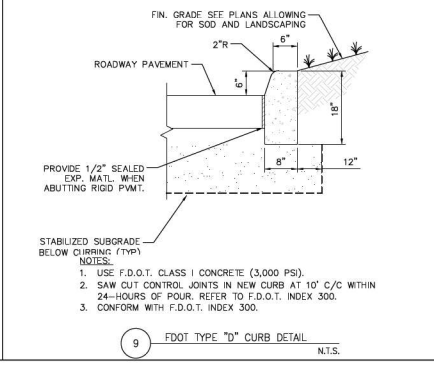
5 VEHICULAR CONCRETE PAVEMENT DETAIL
N.T.S.



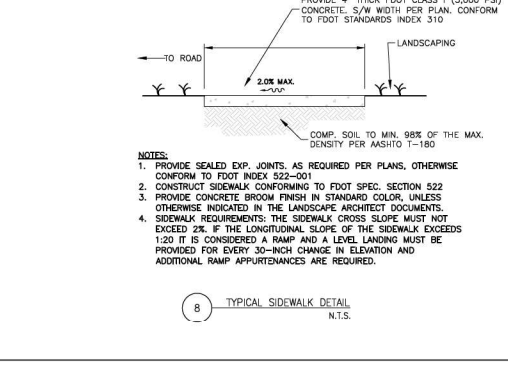
4 TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.



10 CURB RAMP DETAIL
N.T.S.



9 FDOT TYPE "d" CURB DETAIL
N.T.S.



8 TYPICAL SIDEWALK DETAIL
N.T.S.

NOTE: ACCESS FOR MONITORING THE INLET AND OUTLET PIPE FITTINGS OR BUSTLES SHALL BE PROVIDED FROM MANHOLES. CLEANSKITS SHALL BE INSTALLED BEFORE THE FIRST GREASE INTERCEPTOR AND WITHIN THE FEET AFTER THE LAST INTERCEPTOR IN THE SERIES. NOTE D: THE OUTLET PIPE CENTERLINE ELEVATION SHALL BE 2 1/2" OF THE TOTAL CAPACITY OF THE GREASE TRAP. THE ELEVATION SHALL BE CALCULATED AS FOLLOWS: $(2.5)(C) = (D)$ $(7.48)(A) = (D)$	DESIGN CALCULATIONS: $(15)(C)(3)(48)(12)(1) = (C)$ (C) = TOTAL CAPACITY OF GREASE TRAP IN GALLONS (3) = NUMBER OF SEATS IN DINING AREA (3) = GALLONS OF WASTE WATER PER SEAT (USE 25 GALLONS) (48) = NUMBER OF HOURS ESTABLISHMENT IS OPEN (12) = LADING FACTOR - (2.0 WITH INTERSTATE HIGHWAYS, 1.2 OTHER FREEWAYS, 1.25 OTHER FREEWAYS AND 1.50 OTHER FREEWAYS AND 0.75 OTHER HIGHWAYS) (A) = AREA OF THE GREASE TRAP IN FEET (D) = ELEVATION OF CENTERLINE OF OUTLET PIPE
NOTE:	
1. EFFICIENT CLEAN OUT NO.1 PRIOR TO CONNECTION TO BUILDING SANITARY SEWER. 2. SANITARY SEWER CLEAN OUT NO.2, AFTER CONNECTION TO EFFLUENT SIDE OF GREASE TRAP AND AFTER CLEAN OUT NO.1 3. SAMPLE POINT CLEAN OUT NO.3, AFTER GREASE TRAP EFFICIENT CLEAN OUT NO.1 AND SANITARY SEWER CLEAN OUT NO.2. 5 FT MINIMUM DISTANCE BETWEEN CLEAN OUT NO.2 AND NO.3, UNLESS OTHERWISE APPROVED BY CITY. 4. SANITARY SEWER CLEAN OUT NO.2 CAN BE UN-DIRECTIONAL TO ADJUST FOR CONNECTION FROM BUILDING. 5. GREASE OIL SEPARATOR MUST HAVE A MINIMUM VOLUME OF 1,250 GALLONS.	
CITY OF WILMOUTH 1000 Main Street WILMOUTH, WISCONSIN 54981 DATE _____ DATE _____ CITY OF WILMOUTH SEWER DEPARTMENT GREASE OIL SEPARATOR	

CONSULTANTS

[illegible]

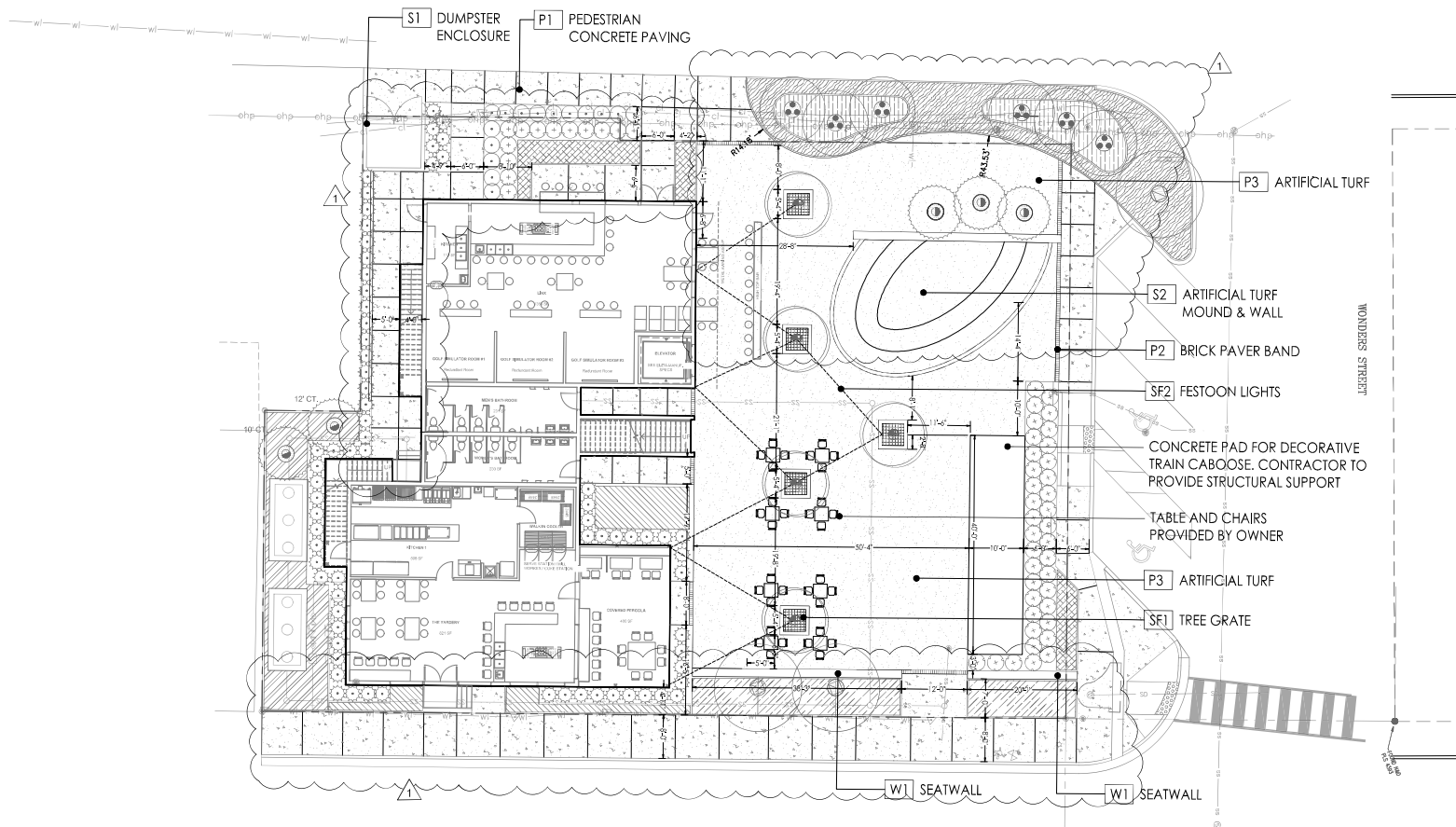
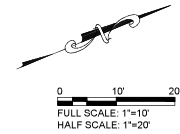
PROJECT NUMBER	R210999.03
DATE:	12/27/2023
DRAWN:	IDM
CHECKED:	AP
APPROVED:	KO
REGISTRATION	SEAL

SHEET TITLE

HARDSCAPE PLAN

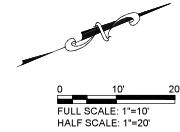
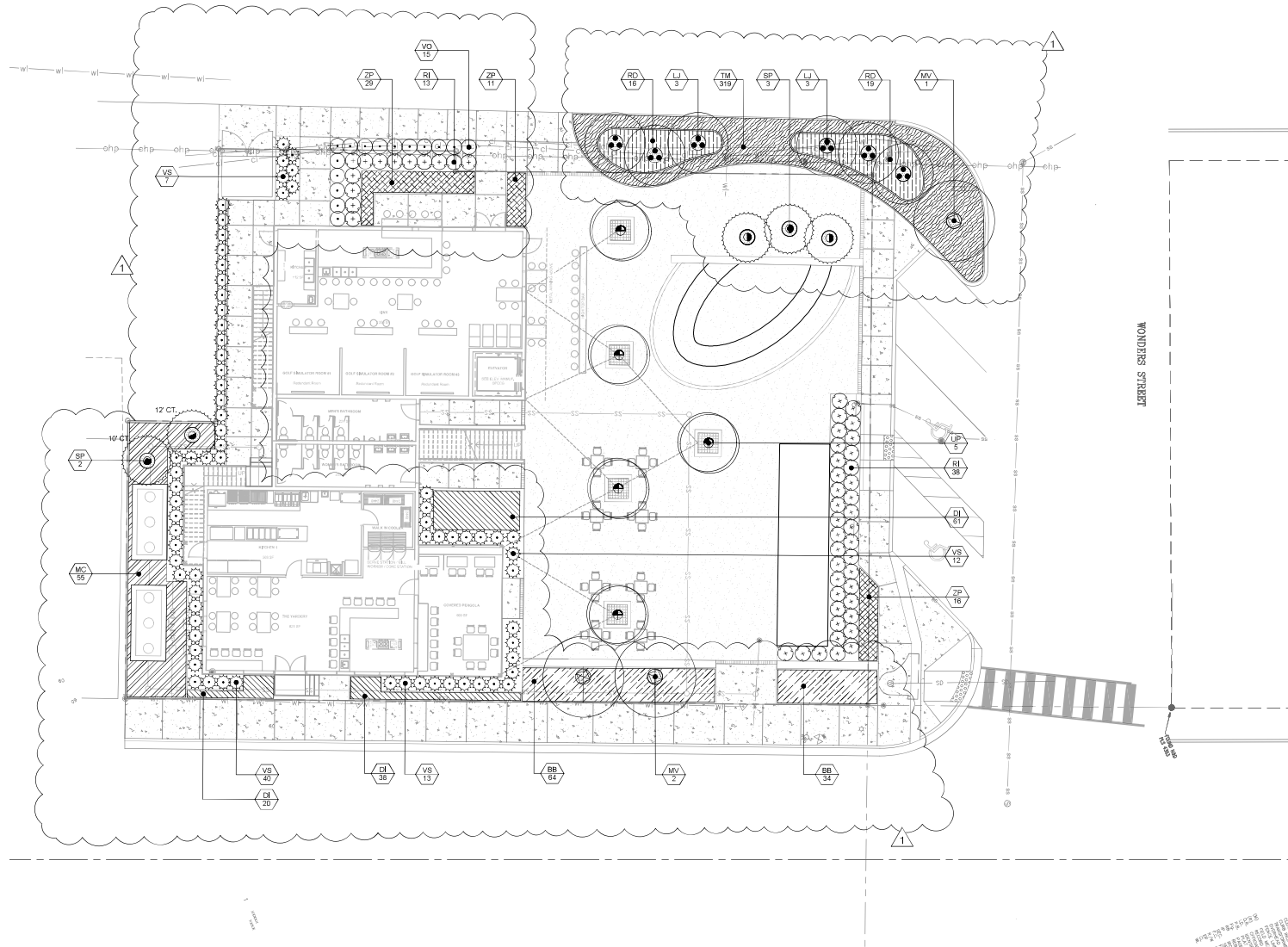
SHEET NUMBER
L-110

A GAI CONSULTANTS, INC. SERVICE GROUP



\\GACCONSULTANTS\LOCAL\BUPROJ\2021\B210999.03 - WILWOOD RAILYARD COMMERC\CAD\LA PRODUCTION DRAWINGS\B210999.03\110 - HARDSCAPE PLANING.dwg
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

\\G:\ARCHITECT\LOCAL\BUPRO\2017\0219996303 - WILKWOOD PARKWAY COMMERCIAL\LANDSCAPE\PRODUCTION\BUPRO\20190903\200 - LANDSCAPE PLAN & DETAILS.dwg
This drawing was produced with computer-aided drafting technology and is therefore to be printed on a computer-aided plotting device.



COMMUNITY
SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-6396

CERTIFICATE OF AUTHORIZATION: EB8951

PROJECT
WILKWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILKWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/07/2023
ISSUED FOR PERMIT	10/06/2024
ISSUED FOR PERMIT	09/27/2024

PROJECT NUMBER R210999.03

DATE: 12/07/2023

DRAWN: ECM

CHECKED: AP

APPROVED: KO

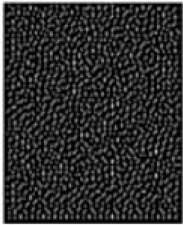
RECREATION

SEAL

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L-200

A GAY CONSULTANTS, INC. SERVICE GROUP

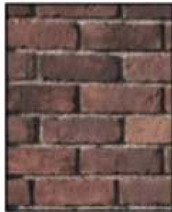


Cast Iron
Railing and
Awnings



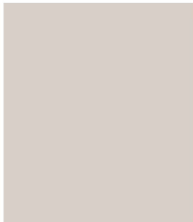
Black
Aluminum
Storefront

Metals



EL DORADO
TundraBrick
Hartford

Brick



Concrete
Stairs

Concrete

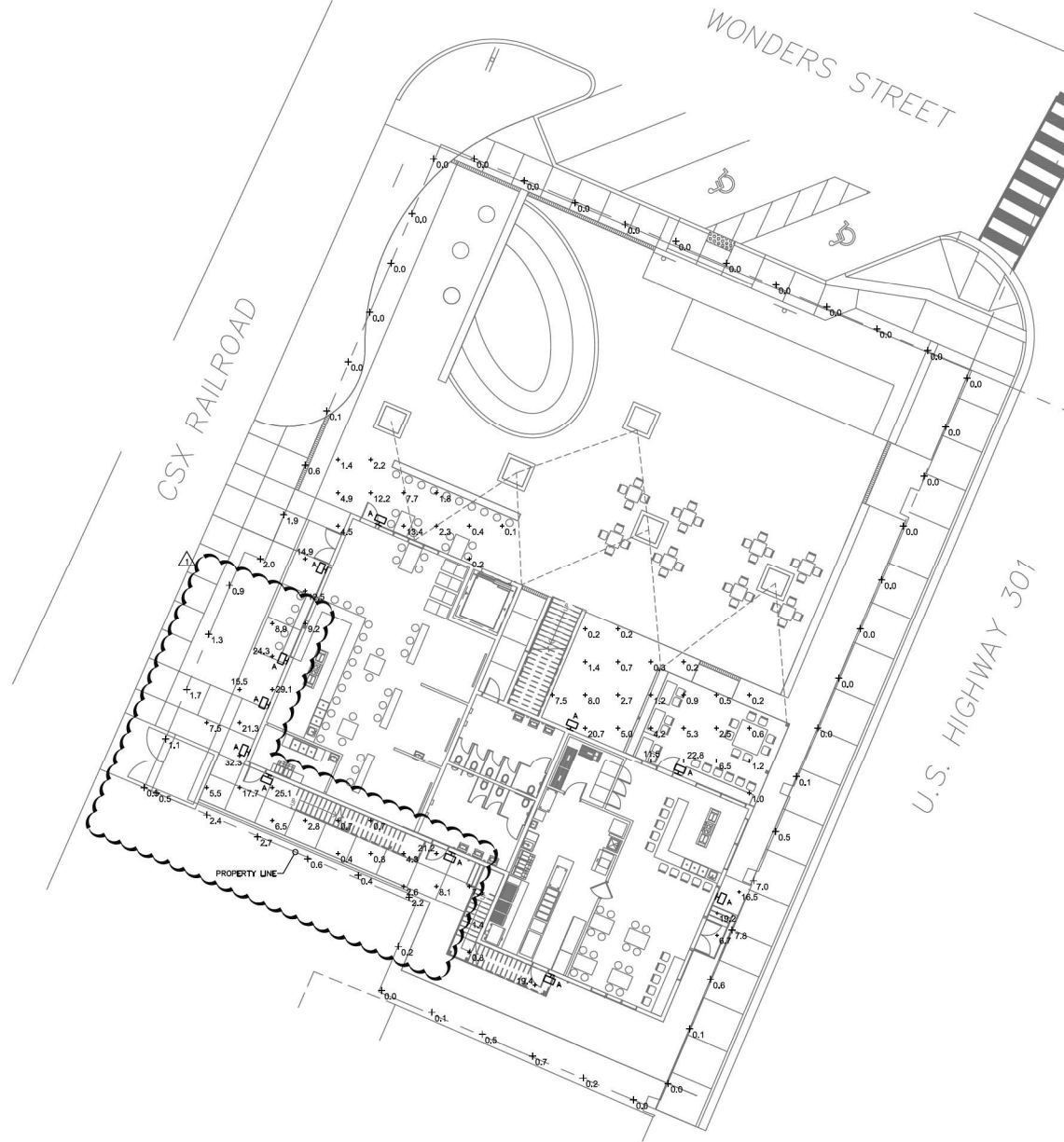


8L1	SCHEDULES, STATISTICS AND FIXTURE CUT SHEETS - LIGHTING
8L2	SITE PLAN - LIGHTING PHOTOMETRICS

Symbol	Tag	Description	Lamp	Lamp Qty.	Watts
	A	WALL MOUNTED FULL CUT-OFF LED WALL LED LIGHT FIXTURE MOUNTED @ 7'-0" AFG	LED	1	40

Label	CalcType	Average	Max	Min	Average / Min	Max / Min
PROPERTY BOUNDARY	Illuminance	0.5 fc	7.9 fc	0.0 fc	N/A	N/A

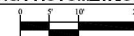
of 285



1
SL2

SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1"=10'-0"



Rev	Date	Description	By
1	4/7/2024	PERMIT COMMENTS	WTS

	Wood T. Brault, P.E. License No. 558 State of Florida 317 E. 1st Street St. Petersburg, FL 33701 (727) 325-7877 wood@woodlighting.com
--	---

	Wood T. Brault, P.E. License No. 558 State of Florida 317 E. 1st Street St. Petersburg, FL 33701 (727) 325-7877 wood@woodlighting.com
--	---

NO NEW OR RE-EXISTING SIGNAGE SHALL BE PLACED ON THIS PROJECT WITHOUT THE APPROVAL OF THE CITY OF ST. PETERSBURG.	PROVIDED COPIES OF THE DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SIGNED AND SEALED AND THE SIGNATURE MATCHES THE ANY ELECTRONIC COPIES.
---	--

Electric Services, Inc. 1748 U.S. Highway 441 Leesburg, FL 34748-7655 (PH) 352-787-1322 (FAX) 352-787-7871 CA 69435 : EC #1415	
--	--

Wildwood Railroad Site Lighting 101 South Main Street Wildwood, FL 34785	
--	--

SHEET TITLE: SITE PLAN - LIGHTING PHOTOMETRICS	DRAWN JEN	CHECKED WTS
DATE 07/03/2024		
PROJECT NUMBER E2400.27		
DRAWING NUMBER SL2		
CAD FILE E2400.27_SL1		

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 a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Private-Public Partnership Downtown Revitalization Project proposing 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. Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop and outdoor seating areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vaults, site lighting and on-site parking spaces on .034 acres MOL. The subject property is generally located at the generally located at the southwest intersection of Wonders Street and US 301.

Case: SP 2312-010 The Railyard

Applicant(s): Austin Guenther with The Railyard, LLC / 3G

Owner(s): City of Wildwood

Parcel(s): G06L152, G06L154, G06L156, G06L165

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.

Dated: September 3, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2409-004 VOSO Unit 185 Final Plat

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number PLAT 2409-004 VOSO Unit 185 Final Plat

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

Acreage 8.09 +/-

Property Location The subject property is generally located east along Marsh Bend Trail and approximately 0.15 miles south of McNeill Dr.

Parcel K03-005

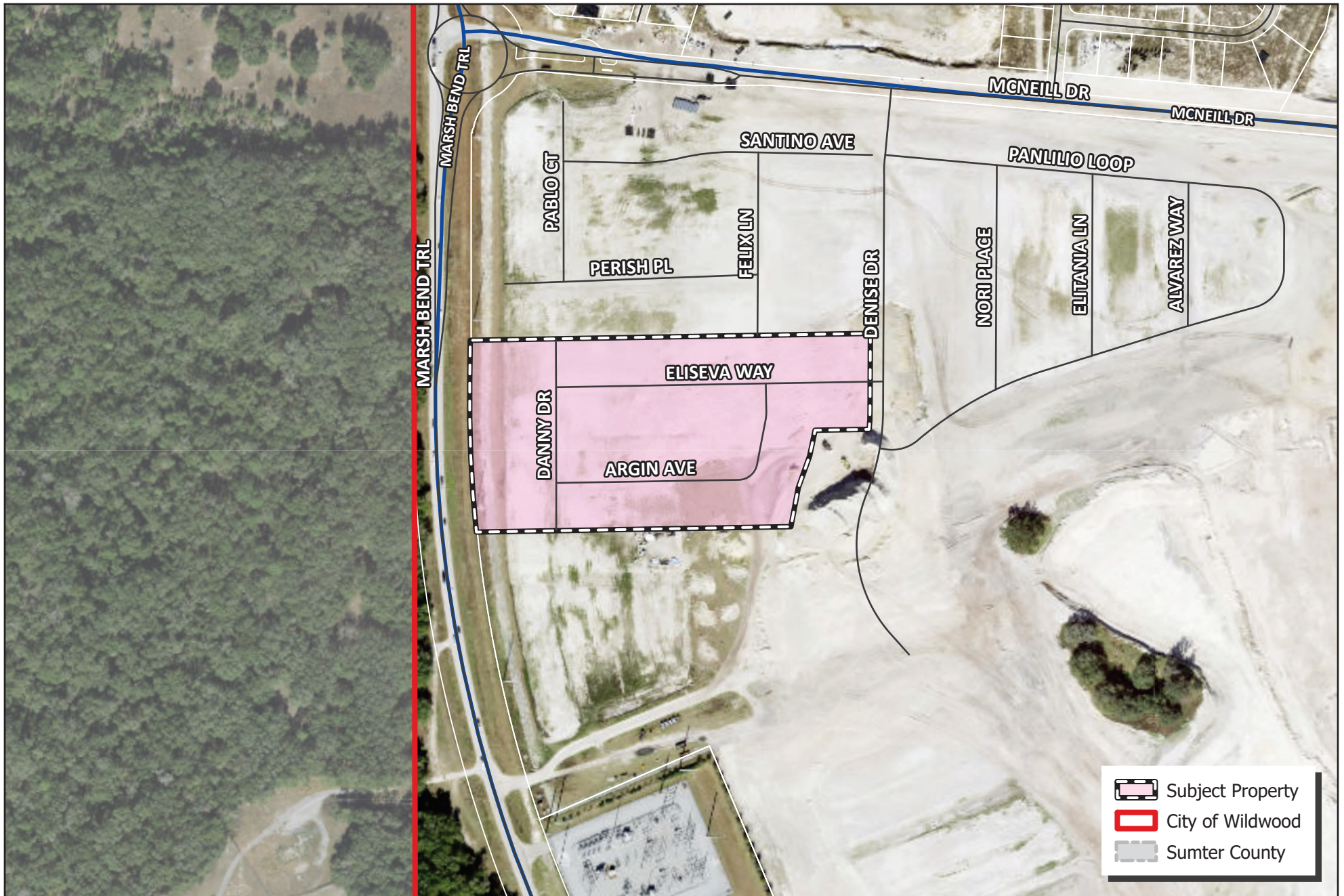
Date October 14, 2024

The applicant is seeking approval from the City Commission for the VOSO Unit 185 Final Plat, a subdivision consisting of 44 lots and 3 tracts, per the attached plans.

Plat 2409-004 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 0.00 0.01 0.02 0.03 0.04 Miles	PLAT 2409-004 VOSO - UNIT 185 FINAL PLAT PARCEL K03-005	MAP 1B LOCATION MAP SEP 2024
--	--	---	---	---

CONVEYANCE, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF THE SUBDIVISION
ARE TO BE RECORDED IN THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.
OF BOOK _____ PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 185

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____
PAGE _____

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. 185, 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" AND "C" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

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

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

3601 KIESSL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

BY: MARTIN L. DZIRO, MANAGER

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: SPENCER R. NOVAK, CHAIR

3601 KIESSL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

BY: MARTIN L. DZIRO, MANAGER

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. DZIRO, 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

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SPENCER R. NOVAK, THE 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.

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BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

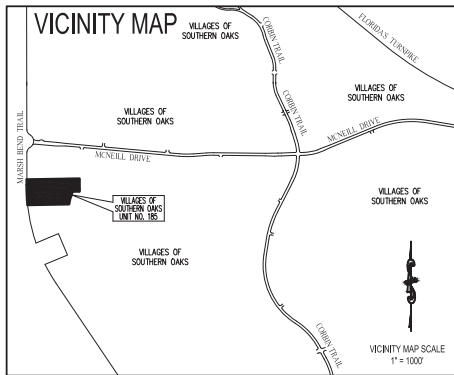
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20
SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "E", VILLAGES OF SOUTHERN OAKS
UNIT NO. 144, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21,
PAGES 22, 22A THROUGH 22D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID
POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MONTELL DRIVE OF SAID
PLAT; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT "E" AND ALONG SAID
NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES: RUN S84°45'37"E, 55.01 FEET;
THENCE S83°27'43"E, 189.99 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY LINE AND
NORTHERLY RIGHT OF WAY LINE RUN S05°12'23"W, 43.00 FEET TO A POINT ON THE
SOUTHERLY RIGHT OF WAY LINE OF SAID MONTELL DRIVE; THENCE ALONG SAID SOUTHERLY
RIGHT OF WAY LINE RUN S84°48'37"E, 227.51 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE
DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", AN ARC DISTANCE OF 31.42
FEET TO THE POINT OF TANGENCY; THENCE S05°12'23"W, 114.93 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 55.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
04°55'04", AN ARC DISTANCE OF 45.06 FEET TO THE POINT OF TANGENCY; THENCE
S00°16'16"W, 305.73 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°16'16"W,
173.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING
A RADIUS OF 47.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 05°04'04", AN ARC DISTANCE OF 42.01 FEET; THENCE
A NON-TANGENT LINE RUN S89°00'00"W, 121.39 FEET; THENCE S11°51'33"W, 58.66
FEET; THENCE S19°29'40"W, 75.86 FEET; THENCE S10°52'24"W, 88.97 FEET; THENCE
S89°00'00"W, 705.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE EASTERLY, HAVING A RADIUS OF 2,920.00 FEET AND A CHORD BEARING AND
DISTANCE OF N02°04'16"W, 338.30 FEET TO WHICH A RADIAL LINE BEARS S84°02'30"W.
SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL
(FORMERLY COUNTY ROAD NO. 501 PER SUMTER COUNTY RIGHT OF WAY MAP); THENCE
ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES: RUN NORTHERLY
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°38'31", AN ARC
DISTANCE OF 338.49 FEET TO THE POINT OF TANGENCY; THENCE N00°40'01"E, 92.17 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN N89°00'01"E, 897.41 FEET TO
THE POINT OF BEGINNING.

CONTAINING 8.09 ACRES, MORE OR LESS.



44 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPERT
OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUSPLANTED 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 TRACT "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 144, PLAT BOOK 21, PAGES
22 THROUGH 22D AS BEING S83°27'43"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) TRACT "A" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9) TRACTS "B" AND "C" 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 OREGON 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 OREGON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS,
OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS
LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES
LOCATED ON OR ADJACENT TO TRACT A OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR,
TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT C OF THE SUBDIVISION.
- 10) 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. 4/07
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

WITNESSES:

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

3601 KIESSL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

BY: MARTIN L. DZIRO, MANAGER

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. DZIRO, 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

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SPENCER R. NOVAK, THE 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.

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STATE OF FLORIDA
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STATE OF FLORIDA
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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, THE 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: _____

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, THE 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.

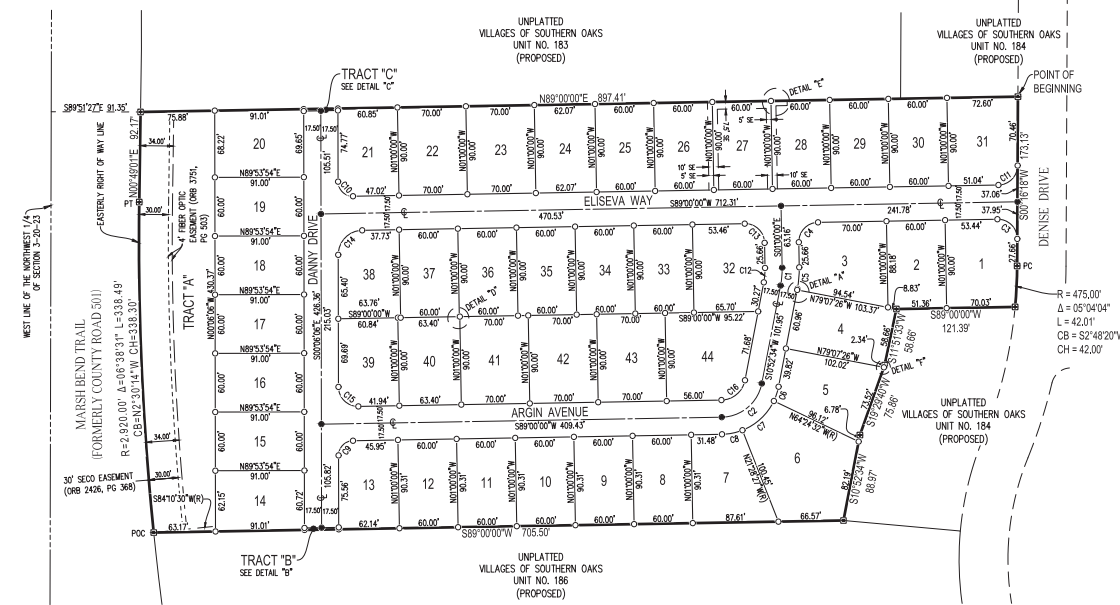
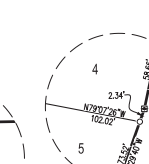
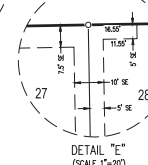
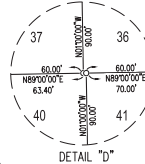
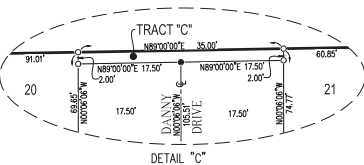
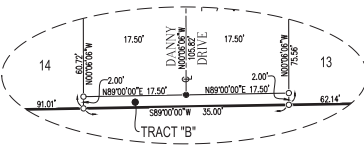
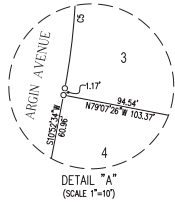
PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4401 NE 83RD ROAD - WILDWOOD, FL 34785
(904) 764-7070 - 133686

VILLAGES OF SOUTHERN OAKS UNIT NO. 185

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK
PAGE



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,454	0.733
B	70	0.002
C	70	0.002



CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	88.00'	11°52'35"	18.45'	N04°56'17"E 18.41'
C2	42.50'	78°07'25"	57.85'	N49°56'17"E 53.56'
C3	20.00'	91°16'18"	31.86'	N45°21'51"W 28.60'
C4	20.00'	90°00'00"	31.42'	S44°00'00"W 28.28'
C5	106.50'	11°52'35"	22.08'	N04°56'17"E 22.04'
C6	60.00'	14°42'54"	15.41'	N18°14'01"E 15.37'
C7	60.00'	42°56'06"	44.96'	N47°03'31"E 43.92'
C8	60.00'	20°28'26"	21.44'	N78°45'44"E 21.33'
C9	15.00'	89°06'06"	23.33'	S44°26'57"W 21.05'
C10	15.00'	90°53'54"	23.80'	S45°33'03"E 21.38'
C11	20.00'	88°43'42"	30.97'	N44°38'09"E 27.97'
C12	71.50'	11°52'35"	14.82'	N04°56'17"E 14.79'
C13	20.00'	90°00'00"	31.42'	N46°00'00"W 28.28'
C14	25.00'	89°06'06"	38.88'	S44°26'57"W 35.08'
C15	20.00'	90°53'54"	31.73'	S45°33'03"E 28.51'
C16	25.00'	78°07'25"	34.09'	N49°56'17"E 31.51'

LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.P.M.) FOUND AS NOTED.
●	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.P.M.) OR 5/8" IRON PIN AND CAP SET LB #408.
●	INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) LB #408 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 177.08(9) FLORIDA STATUTES. (SEE NOTE #5).
C#	INDICATES CURVE NUMBER IN CURVE TABLE.
L#	INDICATES LINE NUMBER IN LINE TABLE.
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE).
CH	INDICATES CHORD BEARING.
CH	INDICATES CHORD DISTANCE.
L	INDICATES ARC LENGTH.
OR#	INDICATES OFFICIAL RECORDS BOOK.
PC	INDICATES POINT OF CURVATURE.
PCC	INDICATES POINT OF COMING.
R	INDICATES RADIUS LENGTH.
R#	INDICATES RADIAL LINE.
PCC	INDICATES POINT OF COMPOUND CURVATURE.
PC	INDICATES POINT OF REVERSE CURVATURE.
PT	INDICATES POINT OF TANGENCY.
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
DE	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, CABLE, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING H.A.C. AND "SMA" EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVARIANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SOON MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE.

PREPARED BY: **CFB** **OLYMER FARMER RABLEY**
SURVEYING
4400 NE 83RD ROAD, WILDWOOD, FL 34785
(904) 764-2010, (904) 764-2011

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of a Spare Mixer for the Wastewater Treatment Facility for the Amount of \$42,218.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Xylem Water Solutions
Effective Date: 10/16/2024 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 24/25 fiscal year budget. Funds for this purchase can be found in account 401-535-60-6400 (Capital Improvement, Machinery & Equipment).

HISTORY/FACTS/ISSUES:

Mixers in the oxidation ditches are a necessary piece of equipment for the treatment process at the wastewater treatment plant. This request is to purchase a spare mixer for the existing ditches. Flygt/Xylem is the City's sole source provider. See attached sole source letter and quote.



**Xylem Water Solutions USA, Inc.
Flygt Products**

October 7, 2024

455 Harvest Time Drive
Sanford, FL 32771
Tel (407) 880-2900
Fax (407) 880-2962

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD FL 34785-4047

Quote # 2024-APO-1195
Project Name: Pumps 2024
Job Name:

A Flygt Preventive Maintenance Contract is available for this order. Please contact your Xylem Service Center for more information.

4660.412-2060057

Qty	Part Number	Description	Unit Price	Extended Price
1	4660.412-1222	Flygt Model SR-4660 Submersible Mixer, Stainless steel (ASTM 304), equipped with a 460 Volt / 3 phase / 60 Hz 15 HP 580 RPM motor, Prop 11 ° with Jet ring, 50 Ft. length of SUBCAB 4G6+2x1,5 submersible cable	\$ 40,446.00	\$ 40,446.00

4660.412-2060057 Price **\$ 40,446.00**

Total Price **\$ 40,446.00**

Freight Charge **\$ 1,772.00**

Total Price **\$ 42,218.00**

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

As of October 14, 2024, all orders must meet a minimum dollar value of \$1,200. Xylem reserves the right to refuse to process any order that does not meet the minimum order value requirement. Xylem will support order adjustments to meet the minimum order value threshold.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.
Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per IncoTerms 2020)
See Freight Payment (Delivery Terms) below.

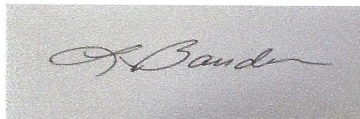


Taxes: State, local and other applicable taxes are not included in this quotation.
Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.
Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.
Terms of Delivery: PP/Add Order Position
Terms of Payment: 100% N30 after invoice date.
Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.
Time of Delivery: Approx. 12-14 working weeks after receipt of order.
Validity: This Quote is valid for ninety (90) days.
Schedule: Please consult your local Flygt Branch Office to get fabrication and delivery lead times.
COVID 19: Delivery lead-times may be impacted by the current COVID-19 virus pandemic relative to transportation logistics.

Please feel free to call if you have any questions or if you require assistance.

Sincerely,

TeJay Brown
Sales Representative



Lesla Bondesen
Senior Customer Support Specialist
Phone: 704-227-5019

lesa.bondesen@xylem.com





**Xylem Water Solutions USA, Inc.
Flygt Products**

Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2024-APO-1195
Customer Name: CITY OF WILDWOOD
Job Name:
Total Amount: \$ 40,446.00
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____



August 5th 2021
City of Wildwood

Subject: Flygt Products – Sales & Service

Please be advised the Xylem Water Solutions USA, Inc. the only authorized vendor for Flygt Products and is the only authorized service repair and warranty organization in the State of Florida; (East of the Apalachicola River). Their staff is properly trained to provide you the best service available.

Thank you for your interest in Flygt Products. Do not hesitate to call me if you have any questions regarding distribution or any other matter.

Very truly yours,



Dave Moffitt



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of a Spare Gearbox for the Kruger Ditch Rotors for the Amount of \$52,231.94

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Veolia Water Technologies, Inc.
(dba Kruger)

Effective Date: 10/16/2024 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 24/25 fiscal year budget. Funds for this purchase can be found in account 401-535-60-6400 (Capital Equipment, Machinery and Equipment).

HISTORY/FACTS/ISSUES:

Staff is requesting approval to purchase a spare gearbox for the Krugar ditches from Veolia Water Technologies, Inc. (dba Kruger) for the amount of \$52,231.94. Attached is a letter from DESMI stating that the UNI-MAX gearbox, which was originally installed, is no longer a supported piece of equipment. Staff contacted Kruger and were supplied with a quote for a Nord gearbox supported by Kruger. Lastly, attached is the sole source letter and quote from Veolia / Kruger.



QUOTE

QUOTE NO. 100324

DATE: 10.03.24

Veolia Water Technologies, Inc. (dba Kruger)
1500 Garner Road, Suite C
Raleigh, North Carolina 27610 USA
PHONE 888-578-4378 FAX 919-661-4568
EMAIL: usmunicipalsupport@veolia.com

EXPIRATION DATE: 11.03.24
THIS QUOTE IS VALID FOR 30 DAYS

To Wayne Bouchard
City of Wildwood
Wastewater Manager
Office # 352-330-1349
Cell # 352-303-4680
wbouchard@wildwood-fl.gov

FROM: Tony Cook
Customer Solutions Manager
Mobile: 919.931.9044
Email: tony.cook@veolia.com

SALES PERSON	JOB	PAYMENT TERMS	DELIVERY TERMS	DELIVERY SCHEDULE
AAC	Wildwood, FL WWTP	Net 30 Days	DDP Prepaid & Add Destination	IN STOCK; ARIZONA
QTY	PART NUMBER AND DESCRIPTION		UNIT PRICE	LINE TOTAL
1	VEOLIA PARTS SCOPE OF SUPPLY: NORD SK49320 GEARBOX, RIGHT SIDE OUTPUT SHAFT MPN CMSPGU334348 REPLACEMENT FOR OBSOLETE DESMI MANUFACTURED DRIVE. INCLUDES (1) BOGE COUPLING MPN FXFAGU202626 (1) TAPER LOCK BUSHING MPN FPRDSS310387 (1) FASTENERS, SET OF 12, MPN FXFAGU202412 ***SCOTT GEOGHEGAN REQUESTED ANOTHER RIGHT SIDE GEARBOX OUTPUT SHAFT, IDENTICAL TO MARCH 2024 & JULY 2024 PURCHASE ORDER***			\$45,499.62
1	SPLASH GUARD PROTECTANT BARRIER BARRIER WITH NEW ALUMINUM BRACKET MPN CMABRT331927 + MPN FABKGU363250 WARRANTY NOT INCLUDED WITHOUT KRUGER SERVICE TEAM INSTALLATION OR WITNESS. OTHERWISE BUYER ASSUMES ALL RESPONSIBILITY AFTER STARTUP. *Confidential, Do not share with third parties*			\$2,953.15
			SUBTOTAL	\$ 48,452.77
			ESTIMATED FREIGHT	\$3,779.17
ALL PRICES SUBJECT TO COST AND AVAILABILITY AT TIME OF ORDER.			SALES TAX	If applicable
PRICES QUOTED ABOVE DO NOT INCLUDE SHIPPING, BROKERAGE,			TOTAL	\$52,231.94

ALL PRICES SUBJECT TO COST AND AVAILABILITY AT TIME OF ORDER.
PRICES QUOTED ABOVE DO NOT INCLUDE SHIPPING, BROKERAGE,
CUSTOMS DUTIES & FEES, START UP SERVICES, APPLICABLE TAXES.
MINIMUM ORDER \$50.00.

~~401-535-30-41600~~
spare for ~~North + South~~ ditch
for ~~the~~ *for*

Gearbox for Kruger
Rotor

be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade or failure to enforce any term shall be used to modify the Agreement. If any of these terms is unenforceable, such term shall be limited only to the extent necessary to make it enforceable, and all other terms shall remain in full force and effect. Buyer may not assign or permit any other transfer of the Agreement without Seller's prior written consent. The Agreement shall be governed by the laws of the State of North Carolina without regard to its conflict of laws provisions.

12. Veolia takes all issues surrounding probity and confidentiality very seriously in all of its dealings with competitors and stakeholders. In this spirit and for the sake of transparency, we inform you that the publicly traded parent company Veolia Environnement S.A., recently acquired a 29.9% interest in Suez S.A ("Suez") and launched a public bid for the remainder of Suez' share capital. Consistent with our commitment to competition law compliance, Veolia will continue to act entirely independent of Suez until all relevant antitrust approvals of Veolia's acquisition of Suez have been obtained and we will of course let you know if this would change before the end of the tender proceedings. Specifically, none of Veolia's representatives sit on the board of Suez, Veolia has no influence over the strategy or operations of Suez, and Veolia has no access to competitively sensitive information about Suez's operations. Accordingly, Veolia's ongoing project to acquire Suez will have no effect on our participation in, or response to, this tender.

Quotation prepared by: _____

Tony Cook

To accept, sign here and return*: _____

Purchase Order Number to reference (Optional): _____

Preferred email address to receive invoice (Optional): _____

PLEASE NOTE:

A signed Quotation is required to process order.
If you submit a PO, please reference Veolia Water Technologies, Inc. (dba Kruger) Quotation number to process order.

Veolia Water Technologies, Inc (dba Kruger) - The Quote is for Parts Only. The pricing is expressly contingent upon the items in this quotation & are subject the attached Veolia Water Technologies, Inc. (dba Kruger) Standard Terms of Sale for Parts Orders as detailed herein. No additional terms contained within Owner's and/or Engineer's Plans & Specifications shall apply to nor become a part of this Quote.

VEOLIA WATER TECHNOLOGIES, INC. (DBA KRUGER) - STANDARD TERMS OF SALE - PARTS ORDERS

1. **APPLICABLE TERMS.** These terms govern the purchase and sale of the equipment and related services, if any (collectively, "Equipment"), referred to in Seller's purchase order, quotation, proposal or acknowledgment, as the case may be ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
2. **PAYMENT.** Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation provides otherwise, freight, storage, insurance and all taxes, duties or other governmental charges relating to the Equipment shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders are subject to credit approval.
3. **DELIVERY.** Delivery of the Equipment shall be in material compliance with the schedule in Seller's Documentation. Unless Seller's Documentation provides otherwise, Delivery terms are DDP, Prepaid & Add Destination
4. **OWNERSHIP OF MATERIALS.** All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Equipment. Buyer shall not disclose any such material to third parties without Seller's prior written consent.
5. **CHANGES.** Seller shall not implement any changes in the scope of work described in Seller's Documentation unless Buyer and Seller agree in writing to the details of the change and any resulting price, schedule or other contractual modifications. This includes any changes necessitated by a change in applicable law occurring after the effective date of any contract including these terms.
6. **WARRANTY.** Subject to the following sentence, "Supplier warrants to Purchaser that the Equipment shall materially conform to the description in Supplier's RFP and shall be free from defects in material and workmanship. Supplier shall have no other liability to Purchaser under warranty, tort or any other legal theory. If Purchaser gives Supplier prompt written notice of breach of this warranty within ninety days (90) on electrical supplies, one (1) year on mechanical supplies from delivery, (the "Warranty Period"). Supplier shall, at its sole option and as Purchaser's sole remedy, repair or replace the subject parts or refund the purchase price thereof. If Supplier determines that any claimed breach is not, in fact, covered by this warranty, Purchaser shall pay Supplier its then customary charges for any repair or replacement made by Supplier and there shall be a thirty-five percent (35%) re-stocking charge. Supplier's warranty is conditioned on Purchaser's (a) operating and maintaining the Equipment in accordance with Supplier's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Supplier. Supplier's warranty does not cover damage caused by chemical action or abrasive material, misuse or improper installation. THE WARRANTIES SET FORTH IN THIS SECTION ARE SUPPLIER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO THE LIMITATION OF LIABILITY BELOW. SUPPLIER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE."
7. **INDEMNITY.** Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller of any claim, and (b) providing reasonable cooperation in the defense of any claim.
8. **FORCE MAJEURE.** Neither Seller nor Buyer shall have any liability for any breach (except for breach of payment obligations) caused by extreme weather or other act of God, strike or other labor shortage or disturbance, fire, accident, war or civil disturbance, delay of carriers, failure of normal sources of supply, act of government or any other cause beyond such party's reasonable control.
9. **CANCELLATION.** If Buyer cancels or suspends its order for any reason other than Seller's breach, Buyer shall promptly pay Seller for work performed prior to cancellation or suspension and any other direct costs incurred by Seller as a result of such cancellation or suspension.
10. **LIMITATION OF LIABILITY.** NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, AND SELLER'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE EQUIPMENT SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE EQUIPMENT. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.
11. **MISCELLANEOUS.** If these terms are issued in connection with a government contract, they shall be deemed to include those federal acquisition regulations that are required by law to be included. These terms, together with any quotation, purchase order or acknowledgement issued or signed by the Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may



Veolia Water Technologies, Inc. (dba Kruger)

4001 Weston Parkway
Cary, NC 27513

TELEPHONE 919-677-8310
FACSIMILE 919-677-0082

Prepared for: City of Wildwood

2/15/2024

Attention: Mr. Wayne Bouchard, Wastewater Director

Veolia Water Technologies doing business as Kruger is the sole engineering design proprietor of the Kruger Oxidation Ditch system. All parts associated with the Kruger Oxidation Ditch system have been engineered based on Kruger's specifications and recommendations which include the following:

Kruger Inlet Distributors/Weir Gates and Drive Components

Kruger Nord Rotor Drive Systems

Kruger Ditch Aluminum Decking

Kruger Proprietary Software/Programming for SCADA and PLC on Kruger Installations

Installation services will be performed by a contractor authorized by Kruger to perform services on its proprietary Ditch equipment.

Veolia Water Technologies is the sole source of sales, distribution and service provider of Kruger equipment for the US municipal market.

If you have any questions or concerns, please feel free to contact me.
Thank you,

PLEASE NOTE:
This Letter is valid through
December 31, 2024.

Tony Cook
Customer Solutions Manager
WATER TECHNOLOGIES
office : +1 919 653-4557 / cell : +1 919 931-9044 / fax : +1 919 661-4568
Kruger Inc. / 1500 Garner Road, Suite C / Raleigh, NC 27610 / USA
Tony.Cook@Veolia.com

11 September 2023

Discontinuing of the DESMI UNI-MAX gearbox product range

To whom it may concern

The product range of DESMI UNI-MAX gearboxes and related products for mainly sewage plants has been a part of the DESMI product portfolio for many years and has served the market with reliable solutions.

However, over time we have observed changes in customer preferences and market demands that have led to decreased demand for these products. This change in demand has made it increasingly challenging to maintain the dedicated production facilities and to retain the supply of parts and items from our sub-suppliers.

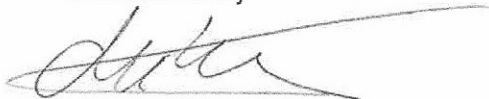
Consequently, it has been decided to discontinue this product line as follows:

- New orders can be placed until the 1st October 2023
- Production of the products will be discontinued by the end of 2023.
- After this period, it will only be possible to order spare parts for existing installations, limited to parts that are still obtainable from sub-suppliers. In this respect you have to expect longer lead times for available spare parts.

While we understand that discontinuing the UNI-MAX products may impact your operations, we are committed to working closely with you to ensure a smooth transition.

We will continue to provide support, maintenance, and service for existing units according to the terms of our warranty and service agreements. Our customer service team will be available to answer any questions you might have and to provide assistance.

Yours sincerely



Michael Wøhlk
Head of Product management

MARINE & OFFSHORE

DESMI Danmark A/S
Tagholm 1
DK-9400 Nørresundby
Denmark

INDUSTRY

Tlf. salg: +45 7244 0250
Tlf. service: +45 7023 6363
Web: www.desmi.com
www.pumpeservice.dk

ENVIRO. CLEAN

DEFENCE & FUEL

CVR-nr.: 29798362
VAT-nr.: 29798362
Bank: Danske Bank SWIFT/BIC (DABADKKK)
DKK: 3100-3110277369, IBAN DK7430003110277369
EUR: 3100-3110277466, IBAN DK7430003110277466

UTILITY

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of One John Deere Gator for the Parks and Rec Department for the Amount of \$21,535.00

REQUESTED ACTION: Staff recommends approval.

CONTRACT: FSA23-VEH21.0 Vendor/Entity: Everglades Equipment
Effective Date: Termination Date:
Managing Division/Department:

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

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of one John Deere Gator from Everglades Equipment for the amount of \$21,535.00 for the Parks and Rec Department. This will be purchased through Florida Sheriffs Contract #FSA23-EQU21.0 Heavy Equipment.

Quote Summary**Prepared For:**

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD, FL 34785
Business: 352-330-1330
CSMITH@WILDWOOD-FL.GOV

Prepared By:

Crowe Michael
Everglades Equipment Group
1800 Us Highway 441
Leesburg, FL 34748
Phone: 352-315-1016
mcrowe@evergladesfarmequipment.com

Quote Id: 31841748
Created On: 16 October 2024
Last Modified On: 16 October 2024
Expiration Date: 15 November 2024

Equipment Summary	Suggested List	Selling Price	Qty	Extended
2024 JOHN DEERE GATOR™ XUV825M S4 (Model Year 2024) - 1M0825MBTRM071385	\$ 22,914.85	\$ 21,535.00 X	1 =	\$ 21,535.00
Equipment Total				\$ 21,535.00

Quote Summary

Equipment Total	\$ 21,535.00
SubTotal	\$ 21,535.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 21,535.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 21,535.00

Salesperson : X _____

Accepted By : X _____

Quote Id: 31841748

Customer: CITY OF WILDWOOD

2024 JOHN DEERE GATOR™ XUV825M S4 (Model Year 2024) - 1M0825MBTRM071385				
Hours:	0			Suggested List
Stock Number:	C248150			\$ 22,914.85
				Selling Price
				\$ 21,535.00
Code	Description	Qty	Unit	Extended
57ECM	2024 JOHN DEERE \$ GATOR, 825M S4 MY24	1	\$ 20,699.00	\$ 20,699.00
Standard Options - Per Unit				
0202	COUNTRY CODE- US	1	\$ 0.00	\$ 0.00
0505	BUILD TO ORDER	1	\$ 0.00	\$ 0.00
1060	TIRES,HARD SURF,STEEL,14"YEL	1	\$ 183.00	\$ 183.00
2007	BENCHSEAT,HP GATOR BLK	1	\$ 0.00	\$ 0.00
2350	PARK POSITION IN TRANSMISSIO	1	\$ 0.00	\$ 0.00
2500	COMPONENT, 825M EPAS(G&Y)S4	1	\$ 0.00	\$ 0.00
3003	BOX SPRAY LINERBRAKE/TAILGHT	1	\$ 0.00	\$ 0.00
3100	MANUAL LIFT	1	\$ 0.00	\$ 0.00
4000	OPS W/ NET	1	\$ 0.00	\$ 0.00
4030	ROOF, BLACK ROOF 4P POLY	1	\$ 792.00	\$ 792.00
4199	LESS REAR PROTECTION PKG	1	\$ 0.00	\$ 0.00
4249	LESS HEAVY-DUTY BRUSHGUARD	1	\$ 0.00	\$ 0.00
	Standard Options Total			\$ 975.00
Dealer Attachments				
BUC10608	Front turn signal light kit	1	\$ 109.14	\$ 109.14
BM22290	Drawbar and ball mount for 51mm (2 in.) receiver hitch	1	\$ 56.71	\$ 56.71
	Dealer Attachments Total			\$ 165.85
	Value Added Services Total			\$ 0.00
Other Charges				
	Freight	1	\$ 1,075.00	\$ 1,075.00
	Other Charges Total			\$ 1,075.00
	Suggested Price			\$ 22,914.85
Customer Discounts				
	Customer Discounts Total		\$ -1,379.85	\$ -1,379.85
Total Selling Price				\$ 21,535.00



GOVERNMENT AGENCY INFORMATION

Invoice to:	City of Wildwood	Ship to:	City of Wildwood Fleet
Address:	100 N Main St	Address:	717 Huey St
City, State, Zip:	Wildwood FL 34785	City, State, Zip:	Wildwood FL 34785
Contact Name:	Steve Watson	Contact Name:	Steve Watson
Phone:	352-303-0459	Phone:	352-303-0459

VENDOR <u>Everglades Equipment Group</u> <u>138 Professional Way</u> <u>Wellington, FL 33414</u>	DELIVERING DEALER <u>Everglades Equipment Group</u> <u>1800 US Hwy 441 Leesburg, FL</u> Contact : Michael Crowe (407) 607-7158
---	--

Florida Sheriffs Contract
Contract # FSA23-EQU21.0 Heavy Equipment
Effective Date: Oct 1, 2023 - Sept. 30, 2025

Date:

(Price valid for 30 days)

****Discounts off MSRP prices on non-spec options per contract**

[illegible]

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Purchase of One John Deere 5100E Tractor from Everglades Equipment for Public Works for the Amount of \$67,369.44

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Sourcewell Ag 082923-DAC Vendor/Entity: Everglades Equipment
 (PG BA CG 76)
 Effective Date: Termination Date:
 Managing Division/Department:

BUDGET IMPACT: Budgeted in FY25 line item 001-541-60-6400

HISTORY/FACTS/ISSUES:

Fleet Services is requesting approval for the purchase of one John Deere 5100E tractor from Everglades Equipment in the amount of \$67,369.44 for the Public Works Department. This will be purchased through Sourcewell Ag 082923-DAC (PG BA CG 76) contract.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Everglades Equipment Group
 1800 US Highway 441
 Leesburg, FL 34748
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Everglades Equipment Group
 1800 Us Highway 441
 Leesburg, FL 34748
 352-315-1016
 leads+63909@leads.podium.com

Quote Summary
Prepared For:

CITY OF WILDWOOD
 100 N MAIN ST
 WILDWOOD, FL 34785
 Business: 352-330-1330
 CSMITH@WILDWOOD-FL.GOV

Delivering Dealer:
Everglades Equipment Group

Crowe Michael
 1800 Us Highway 441
 Leesburg, FL 34748
 Phone: 352-315-1016
 mcrowe@evergladesfarmequipment.com

Quote ID: 31841773
Created On: 16 October 2024
Last Modified On: 18 October 2024
Expiration Date: 15 November 2024

Equipment Summary	Suggested List	Selling Price	Qty	Extended
2024 JOHN DEERE 5100E Cab Tractor - 1P05100ECR5080718	\$ 82,966.91	\$ 67,369.44 X	1 =	\$ 67,369.44
Contract: Sourcewell Ag 082923-DAC (PG BA CG 76)				
Price Effective Date:				
Equipment Total				\$ 67,369.44

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 67,369.44
Trade In	
SubTotal	\$ 67,369.44
Est. Service Agreement Tax	\$ 0.00
Total	\$ 67,369.44
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 67,369.44

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 31841773 **Customer Name:** CITY OF WILDWOOD

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Everglades Equipment Group
 1800 US Highway 441
 Leesburg, FL 34748
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Everglades Equipment Group
 1800 Us Highway 441
 Leesburg, FL 34748
 352-315-1016
 leads+63909@leads.podium.com

2024 JOHN DEERE 5100E Cab Tractor - 1P05100ECR5080718

Hours: 23

Suggested List *

Stock Number: C258022

\$ 82,966.91

Contract: Sourcewell Ag 082923-DAC (PG BA CG 76)

Selling Price *

Price Effective Date:

\$ 67,369.44

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
697RP	2024 JOHN DEERE 5100E TRACTOR CAB	1	\$ 78,776.00	19.00	\$ 14,967.44	\$ 63,808.56	\$ 63,808.56
Standard Options - Per Unit							
182A	LESS AUTOTRAC/ GREENSTAR HAR.	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
183N	JDLINK MODEM	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	UNITED STATES COUNTRY	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	5E FT4 PR ENGLISH OM	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	LESS PACKAGE	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	5E FT4 12/12 TRANSMISSION	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
1799	LESS LOADER PREP PACKAGE	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
1950	LESS APPLICATION	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	5E FT4 CAB STD	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
2110	MECHANICAL SUSPENSION SEAT	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
3025	EXHAUST CORNER POST CAB	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
3320	DUAL REAR SCV	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
3400	LESS MID SCV	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
3820	DUAL SPEED PTO	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
5112	18.4-30 IN.8PR R1BIAS	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	FRONT AXLE MFWD	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
6118	12.4-24 IN.8PR R1BIAS	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Technology Options/Non-Contract/Open Market							
1880	LESS RECEIVER	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00

Selling Equipment

Quote Id: 31841773 **Customer Name:** CITY OF WILDWOOD

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Everglades Equipment Group
 1800 US Highway 441
 Leesburg, FL 34748
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Everglades Equipment Group
 1800 Us Highway 441
 Leesburg, FL 34748
 352-315-1016
 leads+63909@leads.podium.com

1900	LESS DISPLAY	1	\$ 0.00	19.00	\$ 0.00	\$ 0.00	\$ 0.00
Technology Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments/Non-Contract/Open Market							
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	8	\$ 155.10	19.00	\$ 29.47	\$ 1,005.04	\$ 1,005.04
AL222926	Antenna	1	\$ 164.57	19.00	\$ 31.27	\$ 133.30	\$ 133.30
SW40EU1	OEM Fakra to Motorola	1	\$ 13.66	19.00	\$ 2.60	\$ 11.06	\$ 11.06
0	Antenna Adapter - Factory Antenna to Aftermarket Radio						
R262449	Front Weight Support, 55kg (121 lb)	1	\$ 675.88	19.00	\$ 128.42	\$ 547.46	\$ 547.46
BSJ10110	3rd Rear SCV (Upgrade from 2 rear SCV)	1	\$ 1,221.00	19.00	\$ 231.99	\$ 989.01	\$ 989.01
Strobe Lights	Open Market Strobe Lights	1	\$ 500.00	0.00	\$ 0.00	\$ 500.00	\$ 500.00
SWJHD16	Open Market Radio	1	\$ 375.00	0.00	\$ 0.00	\$ 375.00	\$ 375.00
35BT							
Dealer Attachments Total			\$ 4,190.91		\$ 630.04	\$ 3,560.87	\$ 3,560.87
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 82,966.91		\$ 15,597.48	\$ 67,369.43	\$ 67,369.43

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 17, 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

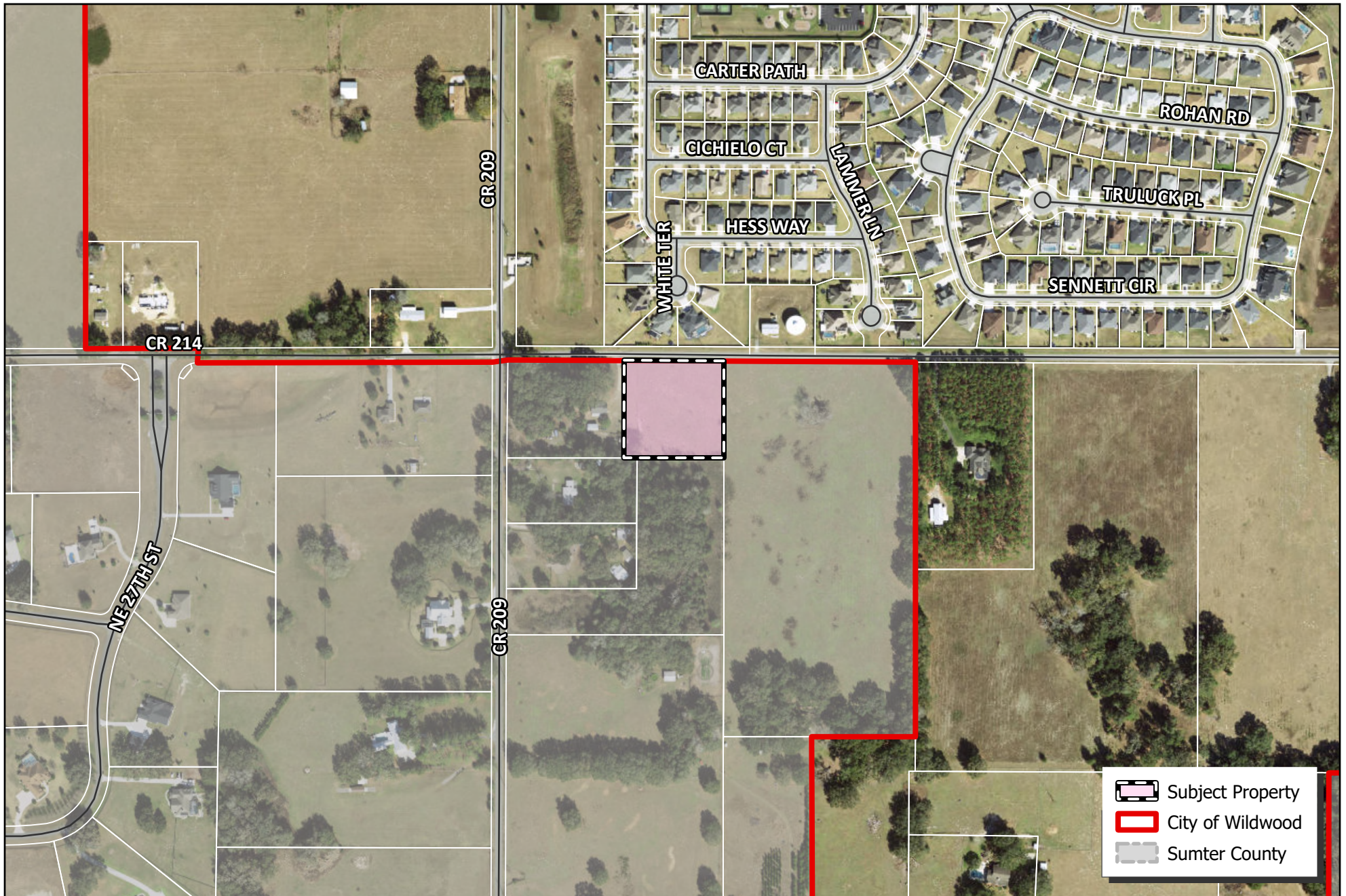
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

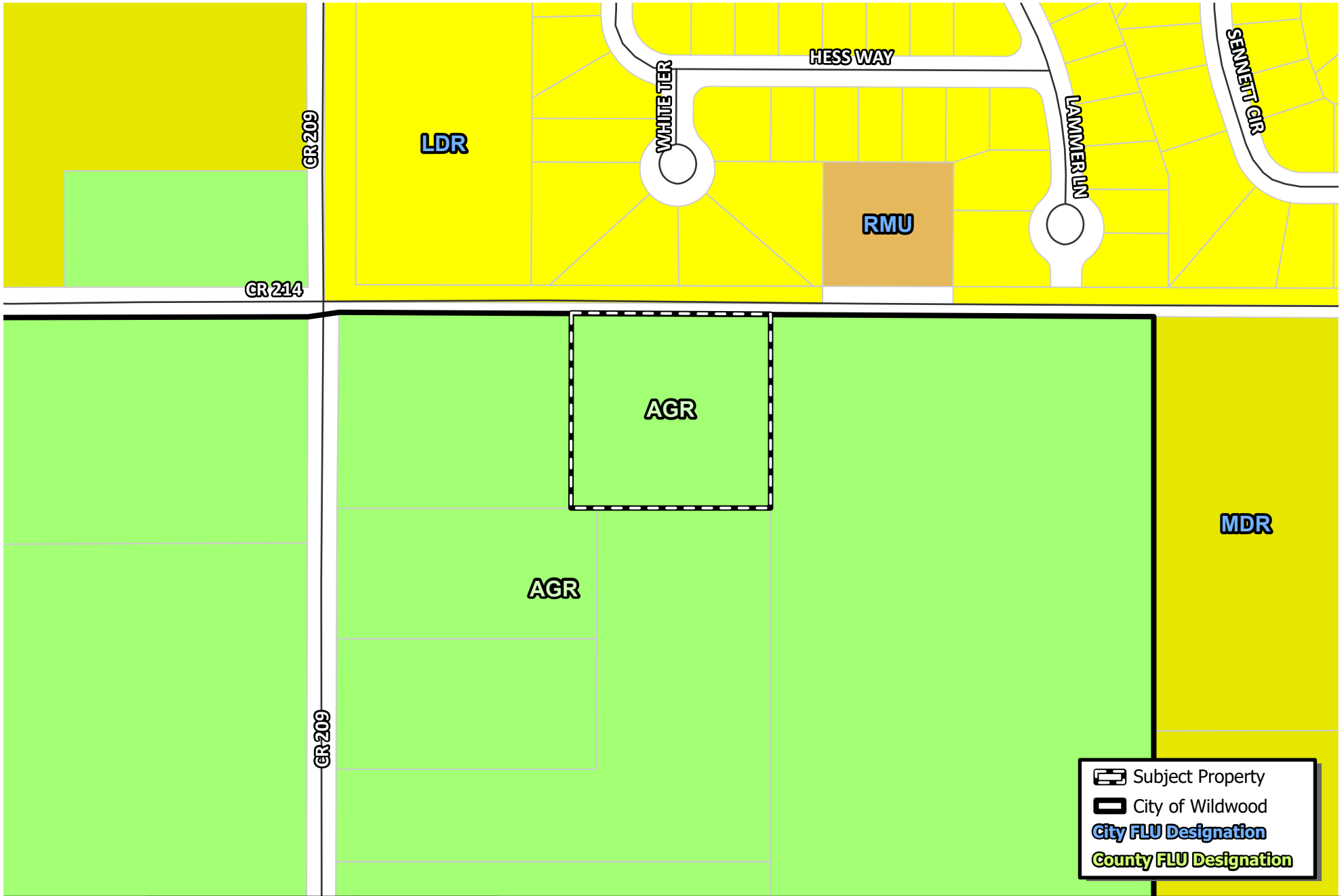
Second Reading: _____

Approved as to form:

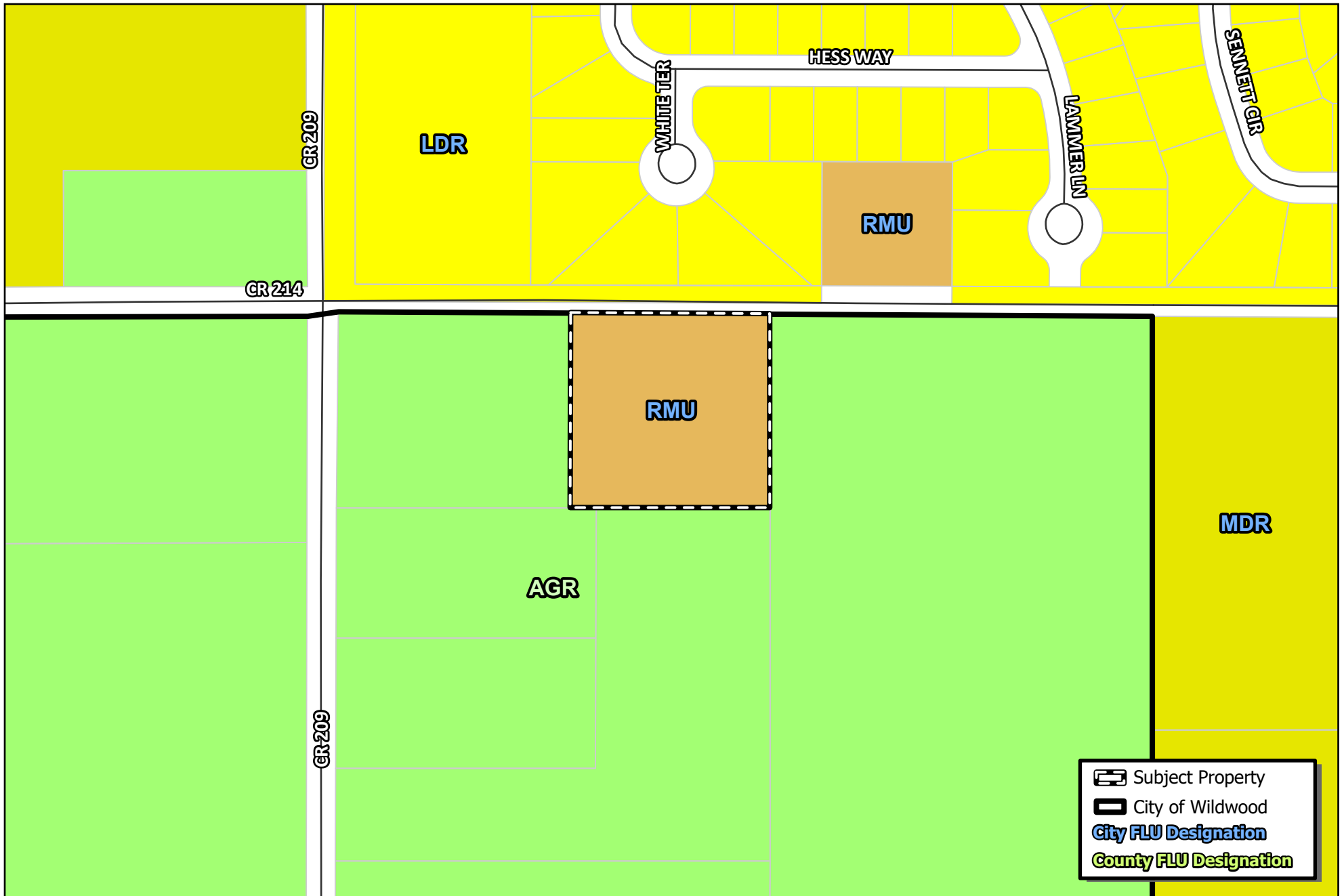
City Attorney

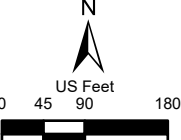


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 00.001 0.01 0.03 0.04 0.06  Miles	CP 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031	MAP 1B LOCATION MAP AUG 2024
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Subject Property
 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
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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: O2024-58

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.

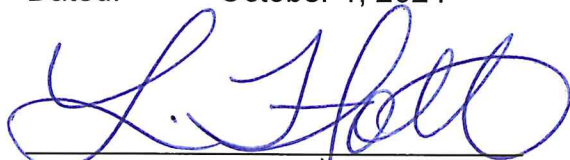
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ 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: 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	10/1/2024

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: 10/1/2024



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, 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 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: _____

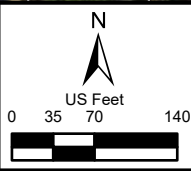
Second Reading: _____

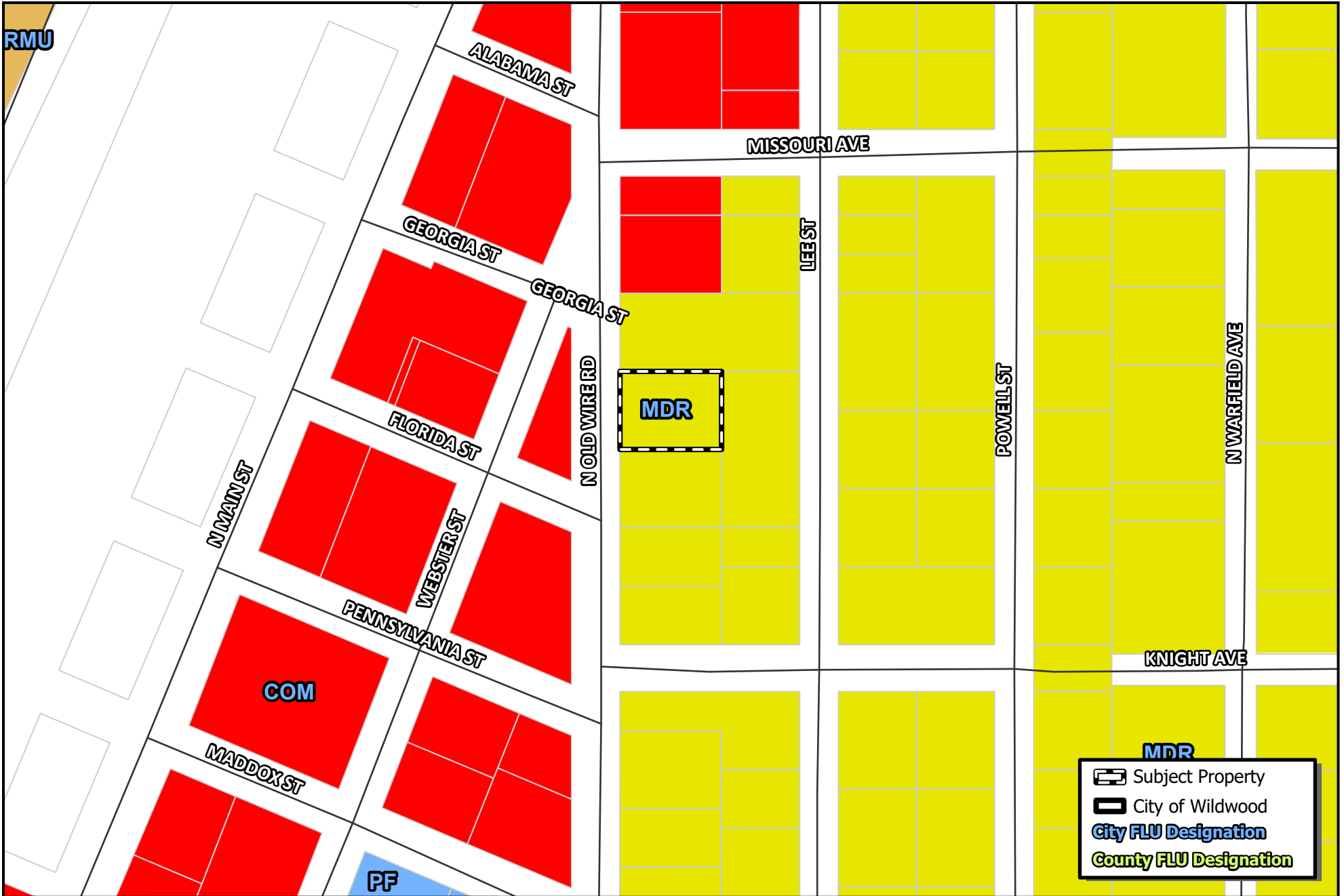
Approved as to form:

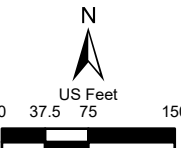
City Attorney

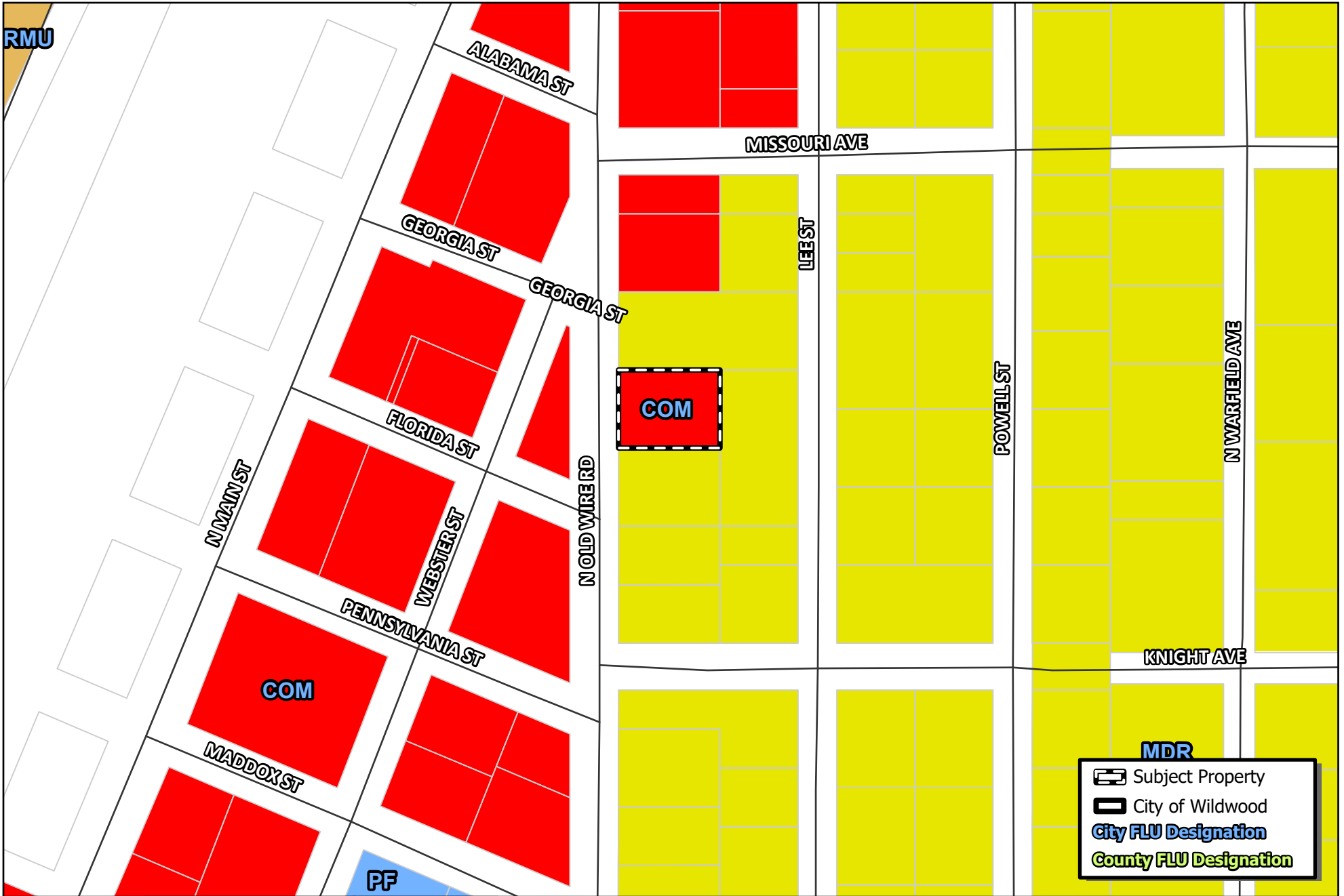
Exhibit A

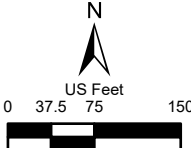


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CP 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 1B
			LOCATION MAP
			AUG 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2408-001 OLD WIRE WEST PARCEL G05D061		MAP 2A EXISTING LAND USE AUG 2024
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 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



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

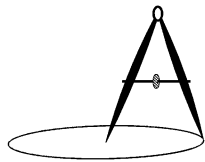
[FDOT Roadway Design - Florida Greenbook](#)

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

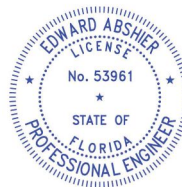
Dear Ms. Strickland:

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: 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 14, 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 second and final 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

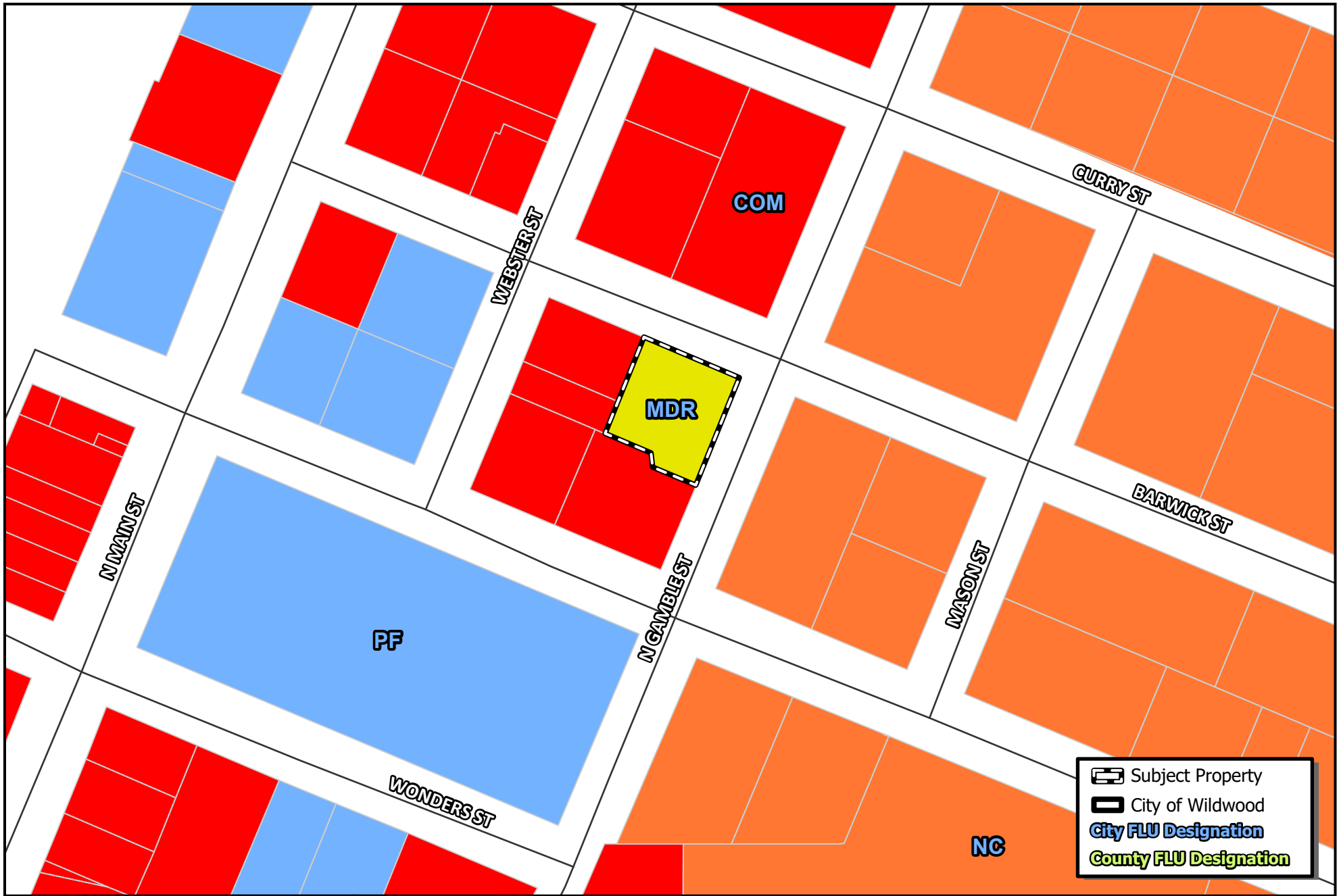


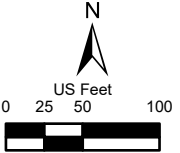
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

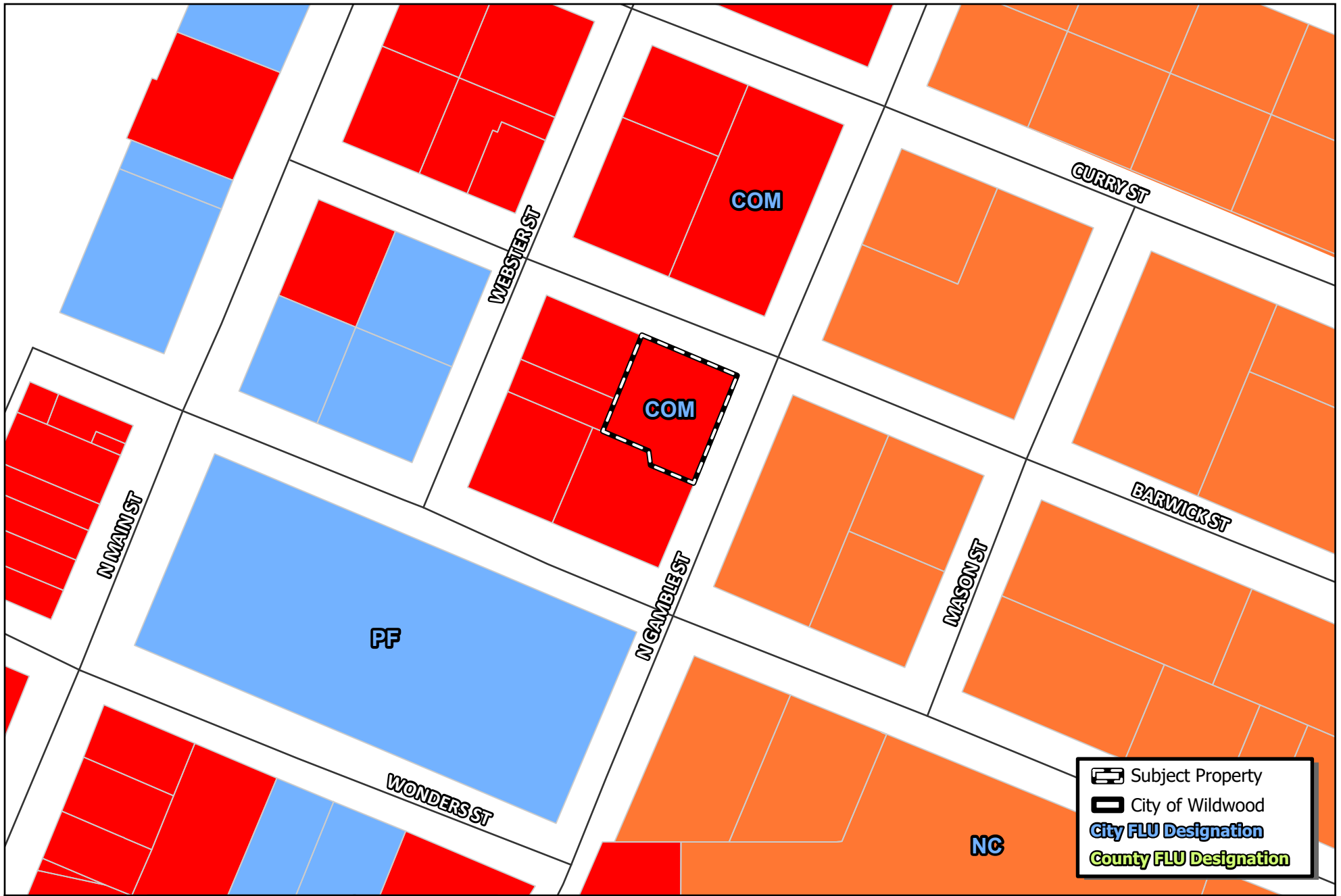


CP 2408-002
KENT'S BUILDING
 PARCEL G06L166

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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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: O2024-62

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 #1272255

Date Submitted: 8/30/2024

First Name*	Last Name*	Email Address*
Wendy	Then	wthen@wildwood-fl.gov

Name of Project:*

CP/RZ 2408-002 Kent's Building

Phone*	Parcel Number*
3523301334	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.

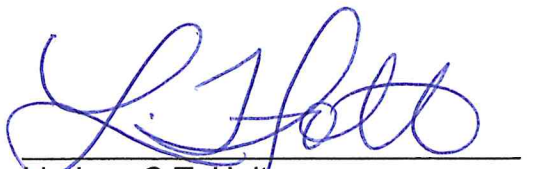
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate, as it respects to O2024-62:

☒ 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: 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

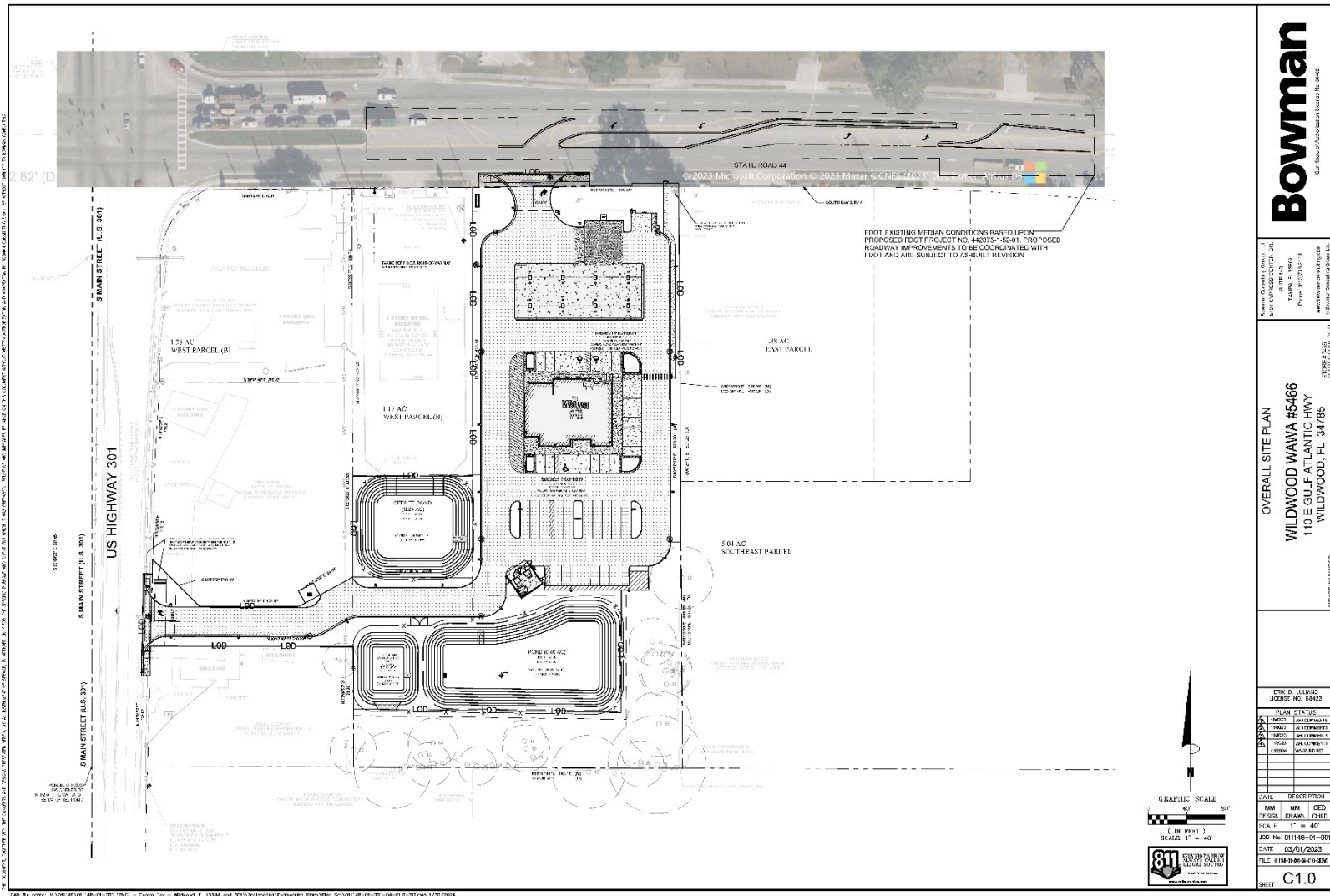
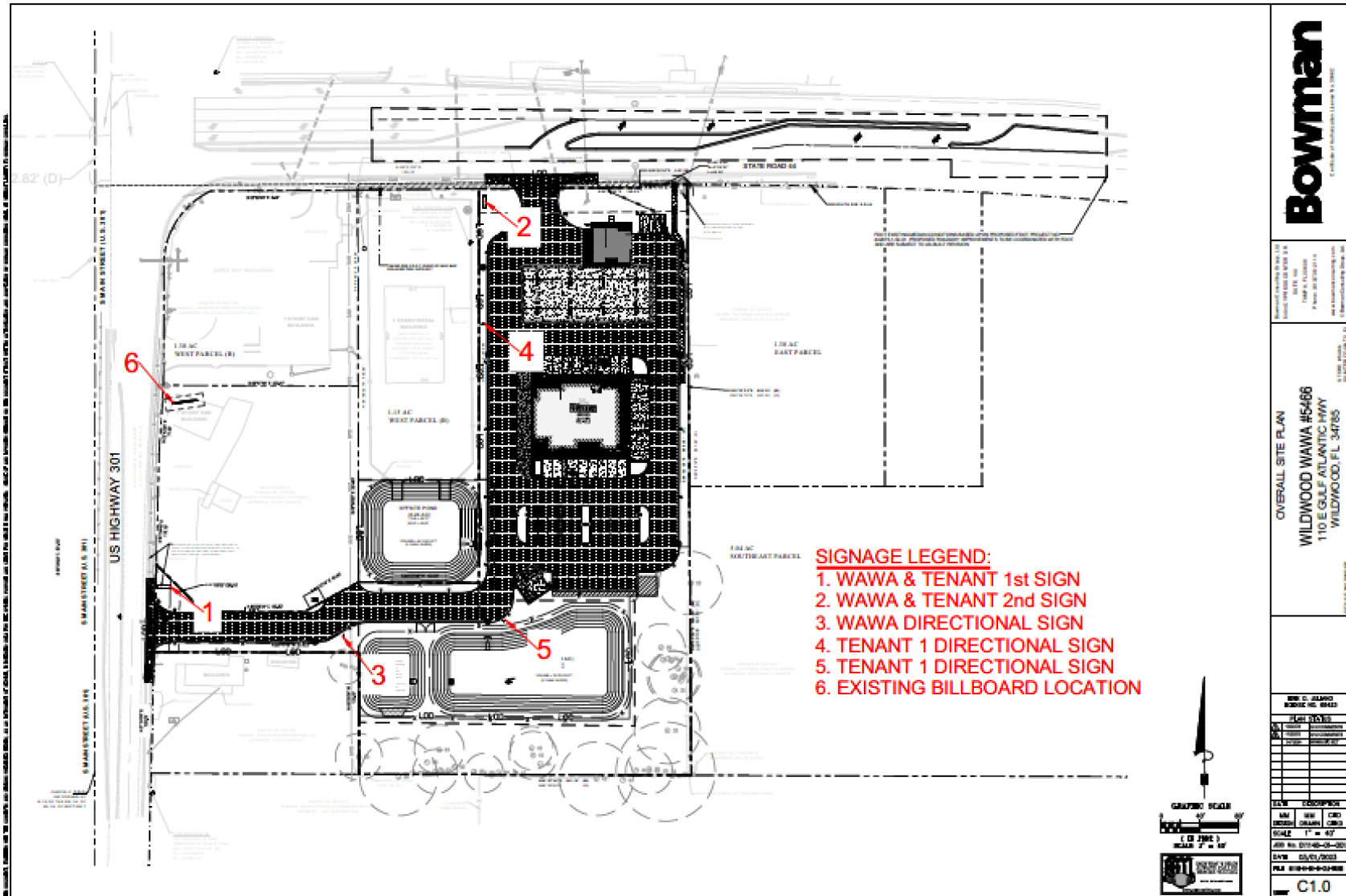
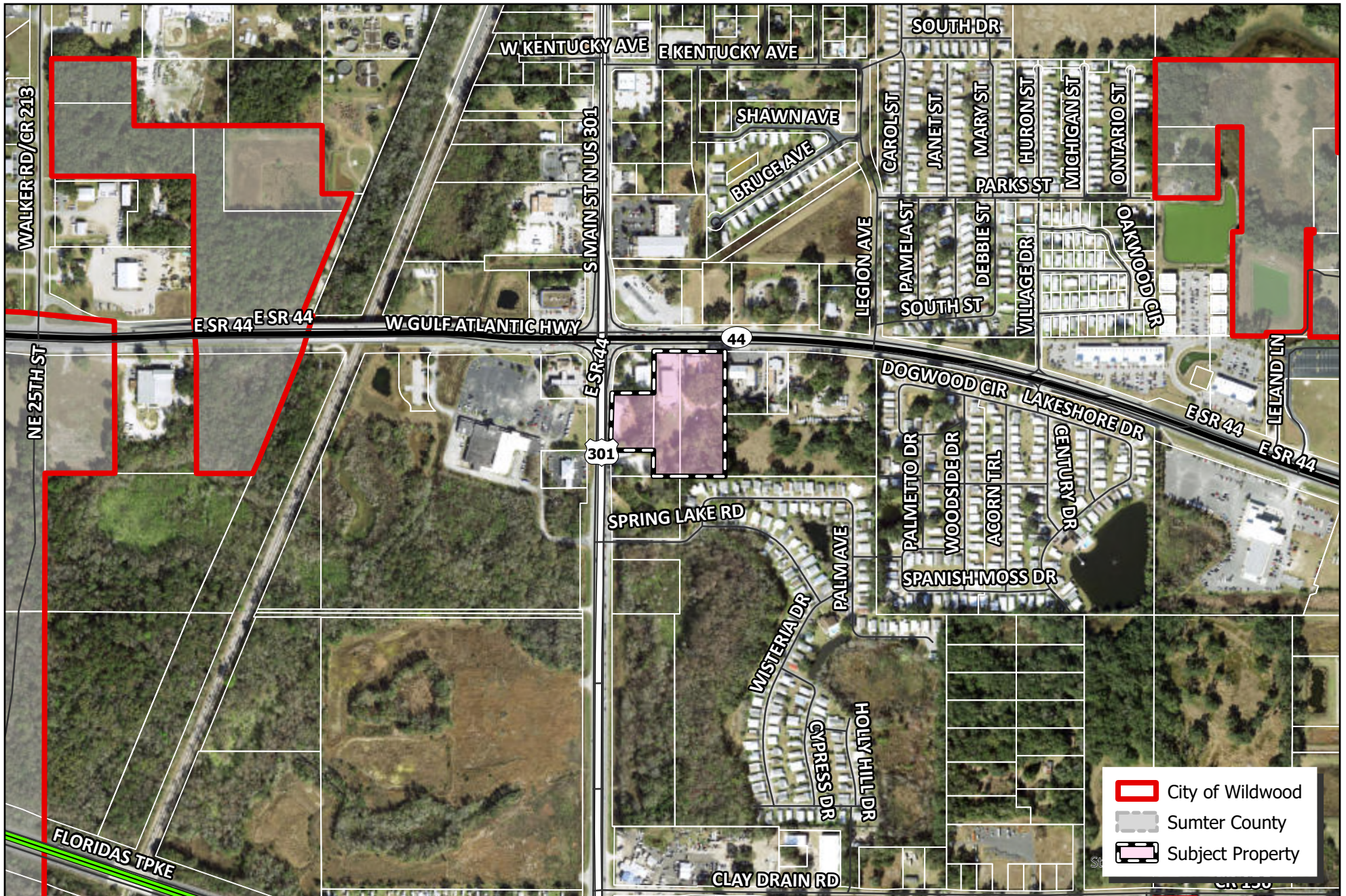


EXHIBIT "C" **Signage**





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.02 0.03 0.04 0.05 0.06 0.07 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: **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 17, 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

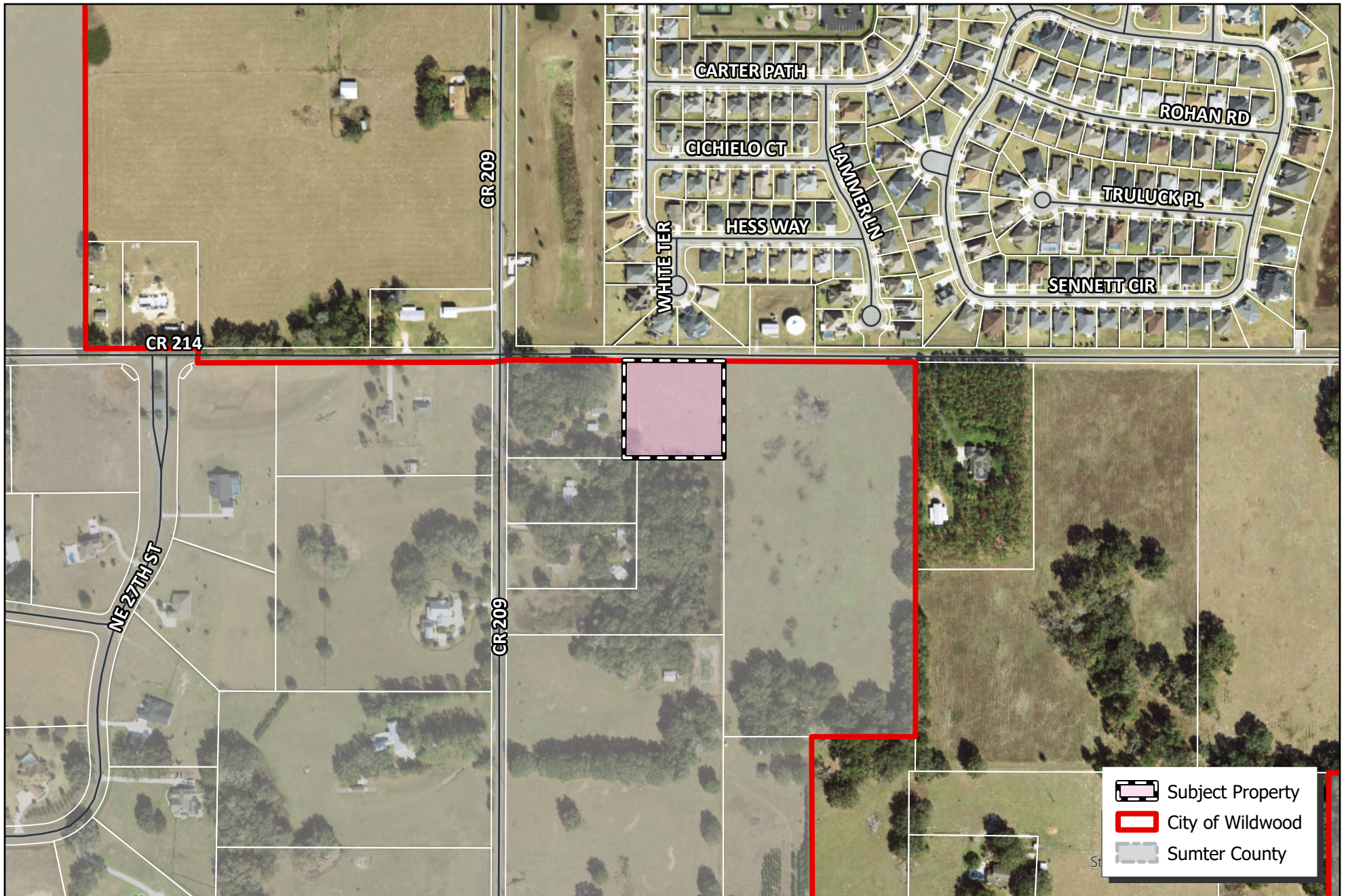
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

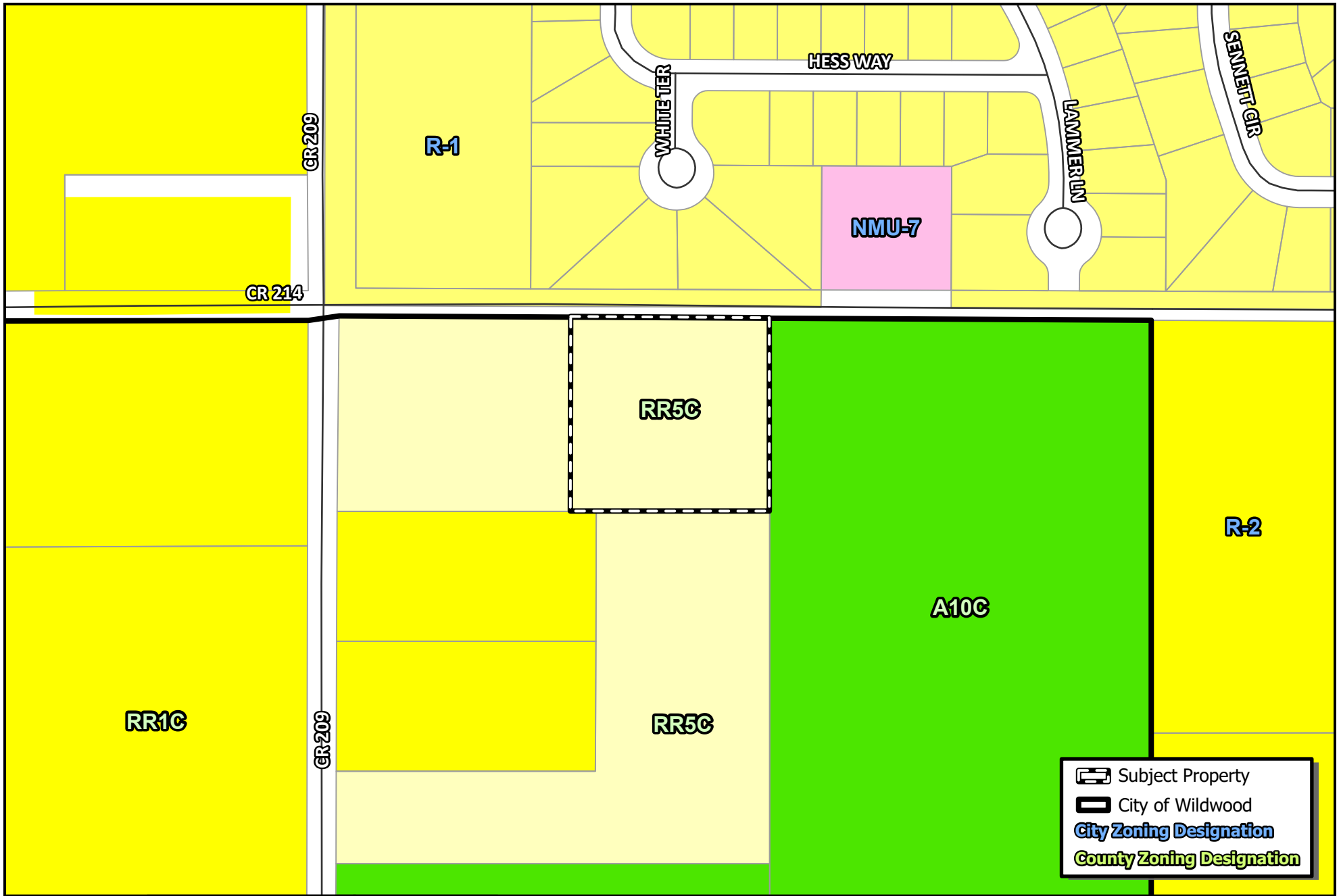
Second Reading: _____

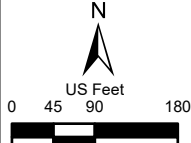
Approved as to form:

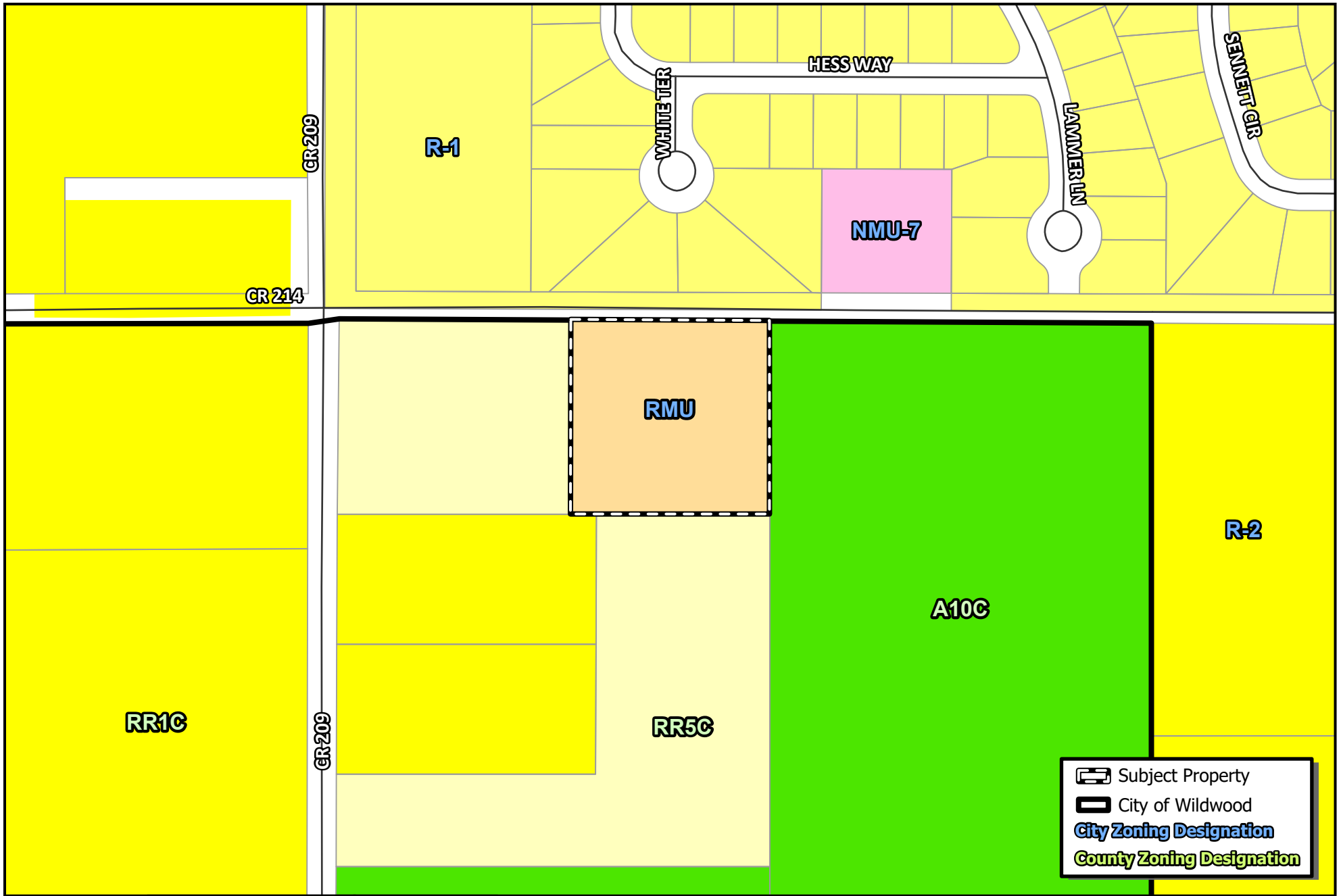
City Attorney

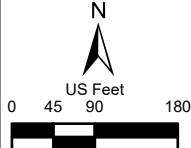


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 00.00 0.01 0.03 0.04 0.06  Miles	RZ 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031	MAP 1B LOCATION MAP AUG 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031		MAP 3A
			EXISTING ZONING		AUG 2024



 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: **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	10/1/2024

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: 10/1/2024



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

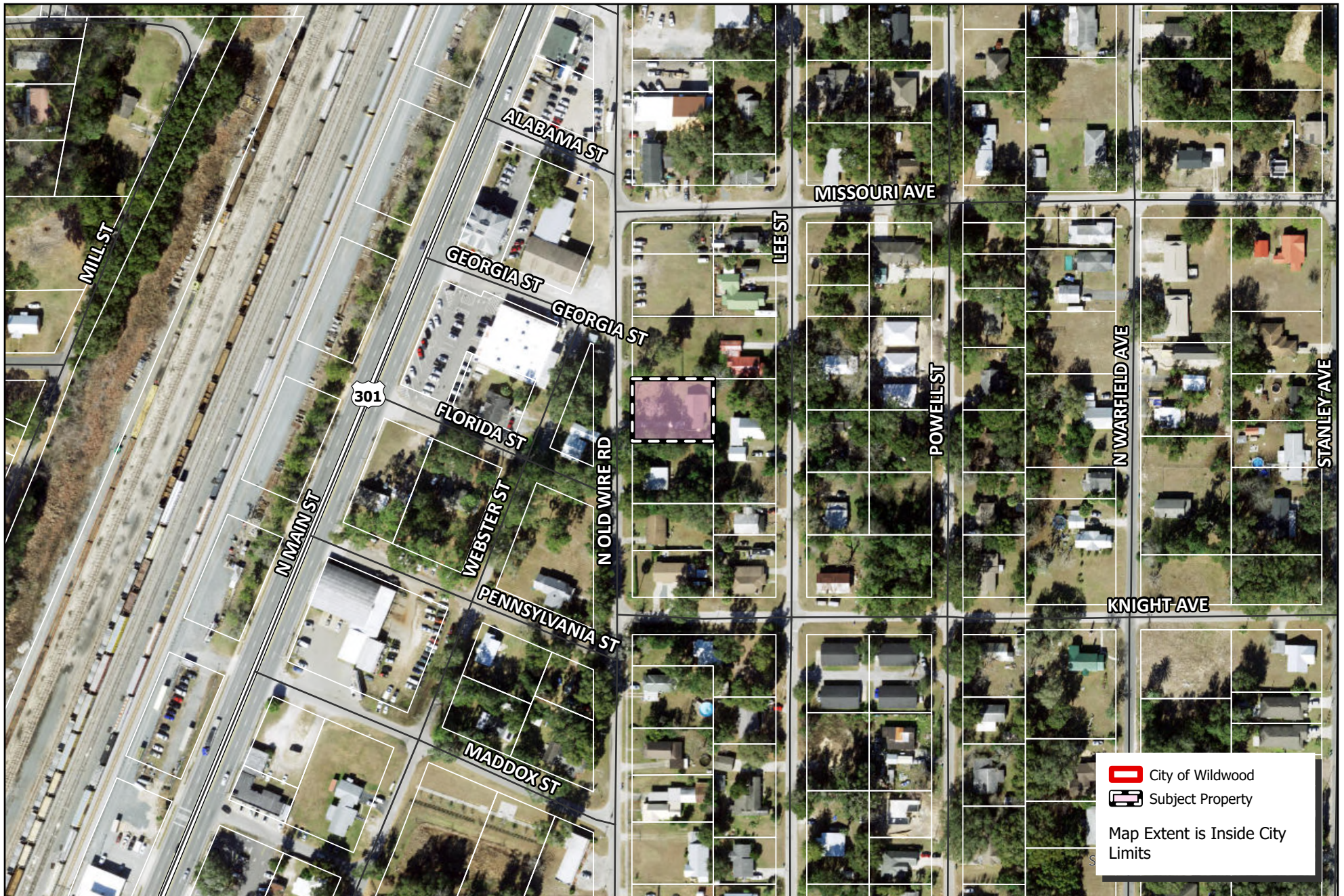
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

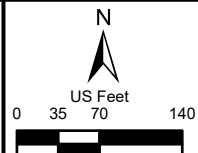
Second Reading: _____

Approved as to form:

City Attorney

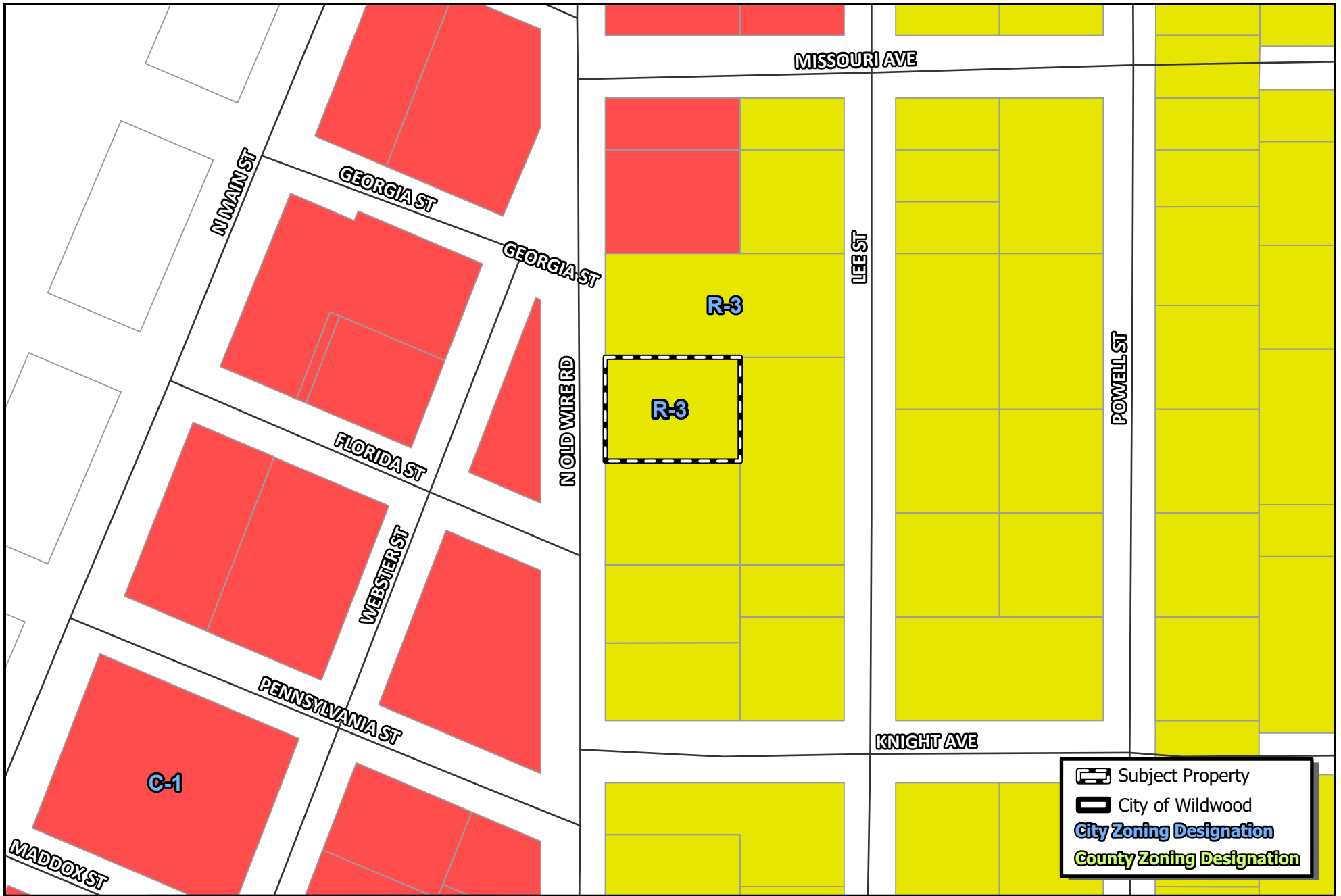


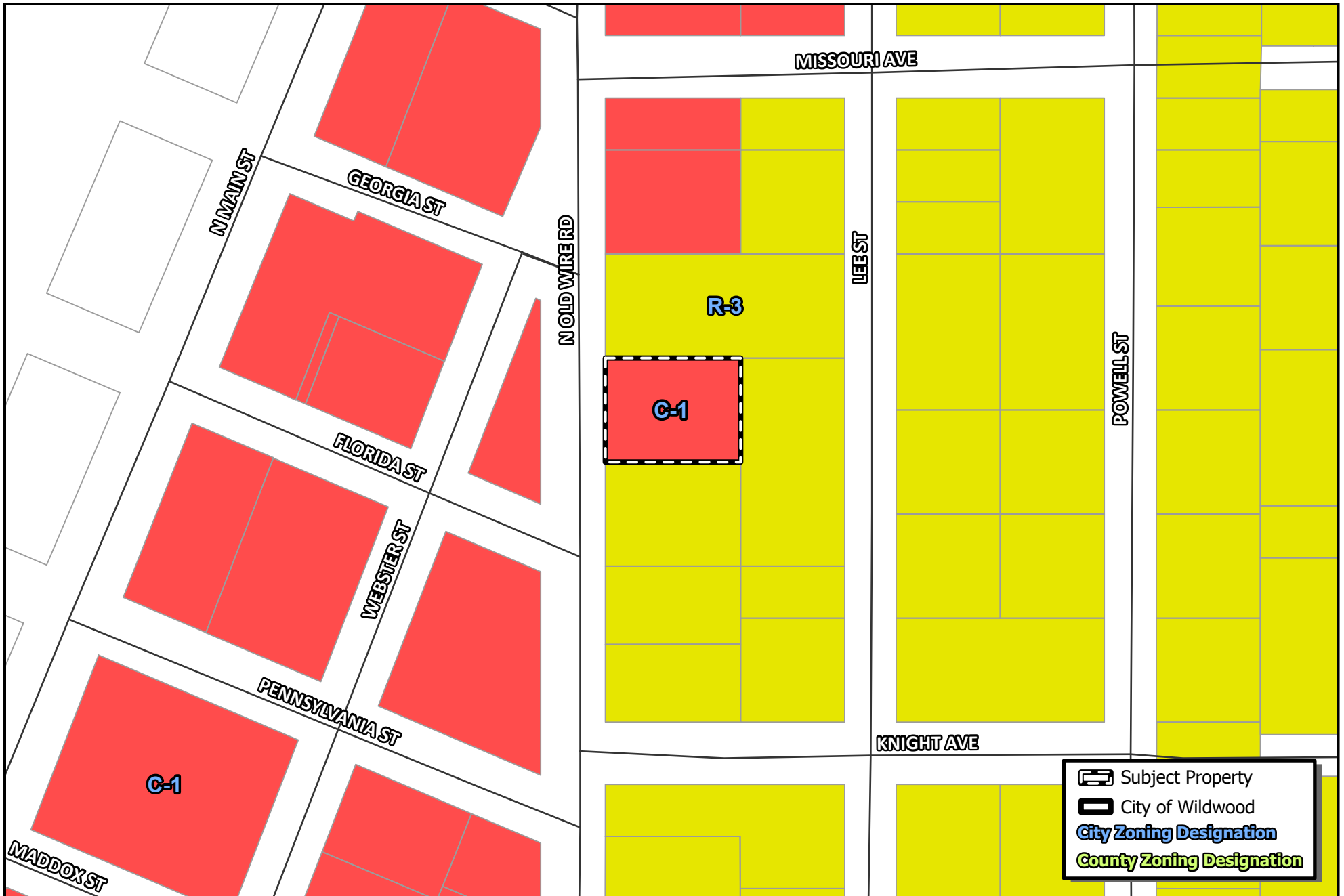
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

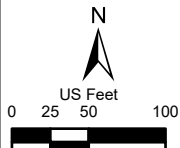


RZ 2408-001
OLD WIRE WEST
 PARCEL G05D061

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 3B
			PROPOSED ZONING
			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: **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 14, 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 second and final public hearing of Ordinance O2024-63.

DATED: 10/14/2024



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: _____

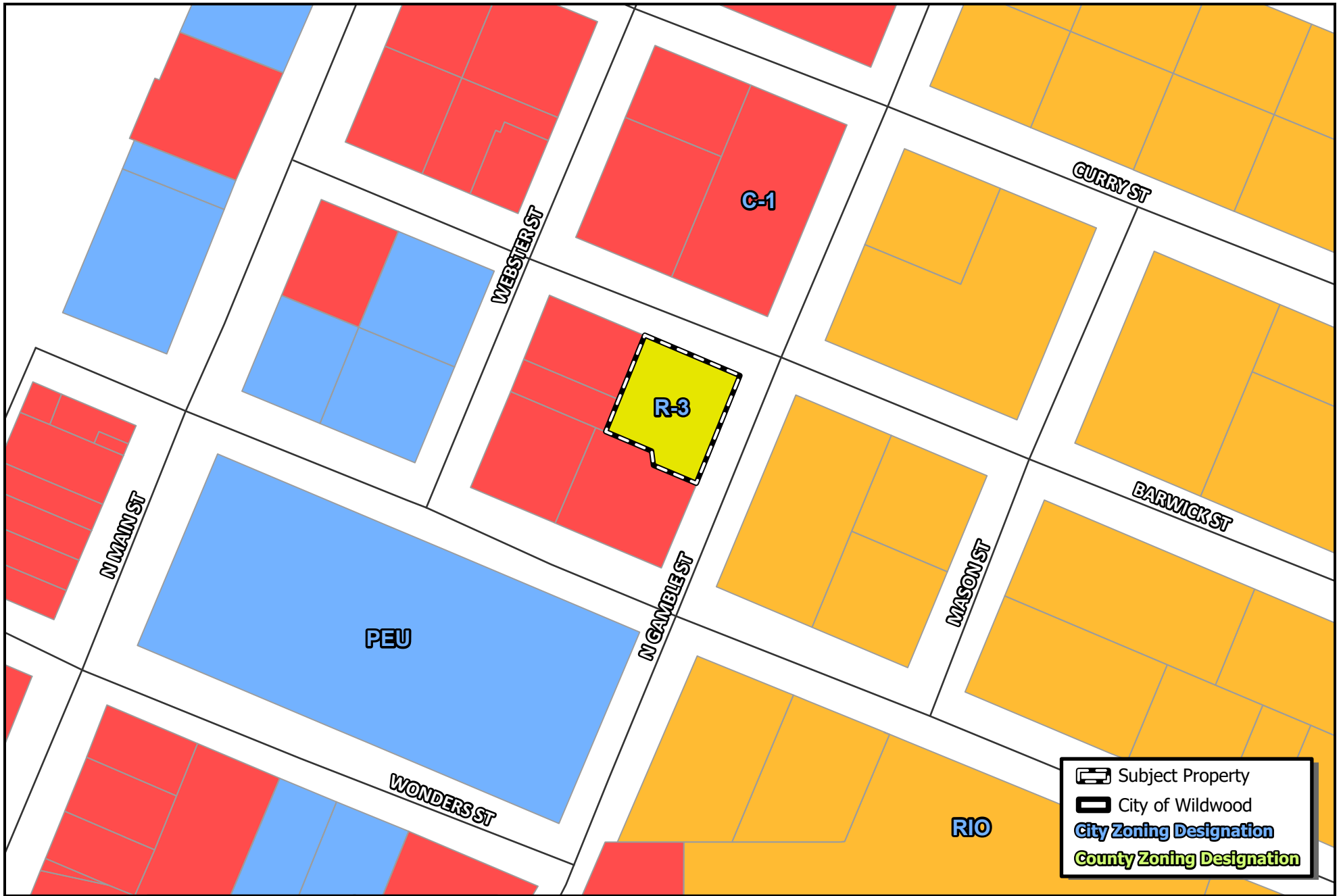
Second Reading: _____

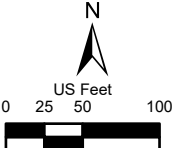
Approved as to form:

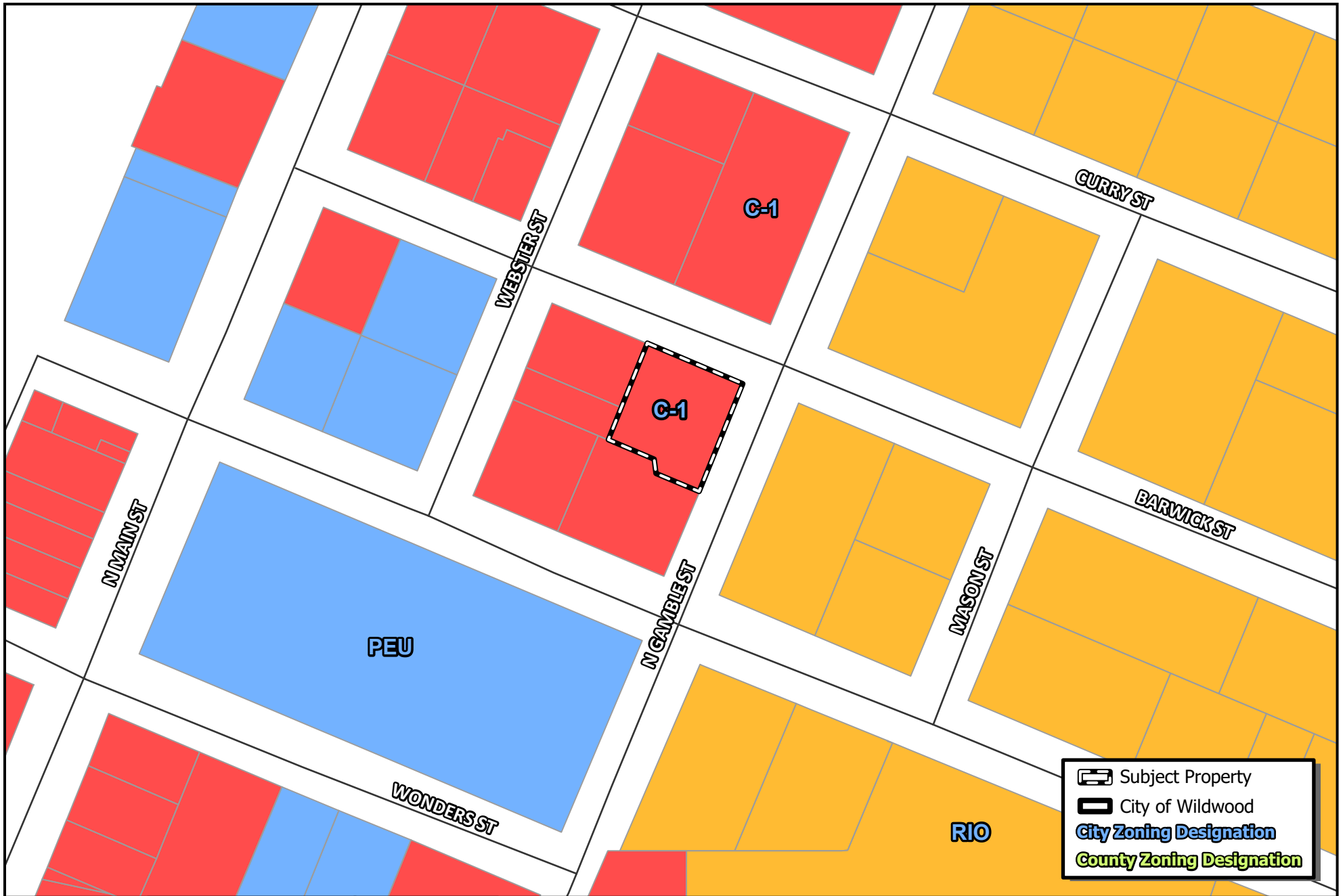
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 00.01 0.01 0.02 0.03 Miles	RZ 2408-002	MAP 1B
			KENT'S BUILDING	LOCATION
			PARCEL G06L166	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
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	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.

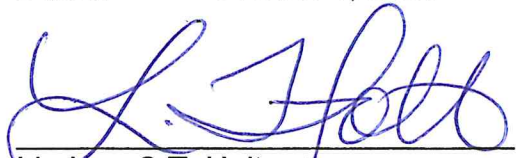
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate, as it respects to O2024-63:

☒ 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 21, 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

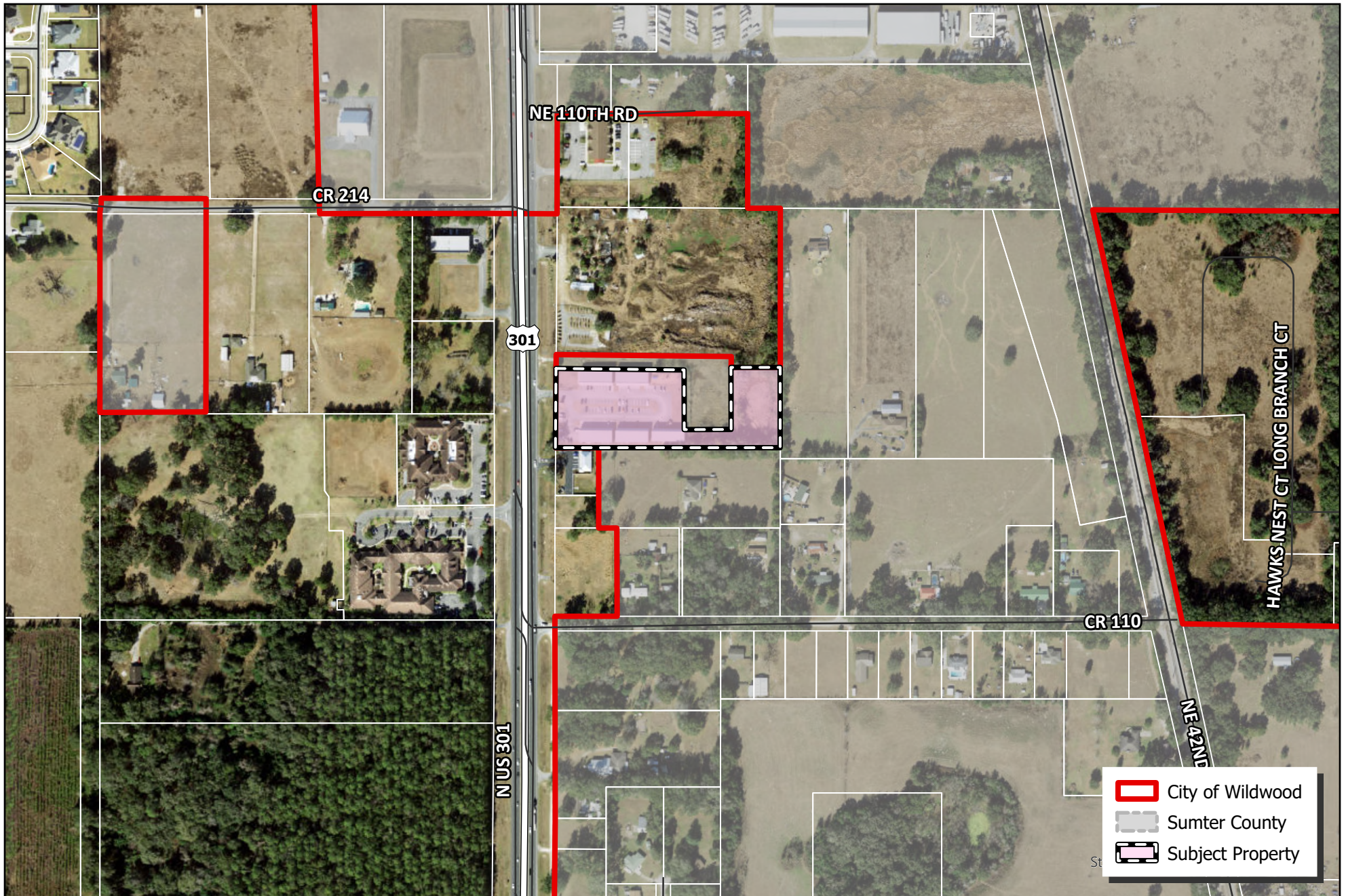
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

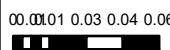
Second Reading: _____

Approved as to form:

City Attorney



City of Wildwood
 Sumter County
 Subject Property

 WILDWOOD FLORIDA	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
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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: O2024-64

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.

This is the second and final reading of Ordinance O2024-65.

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

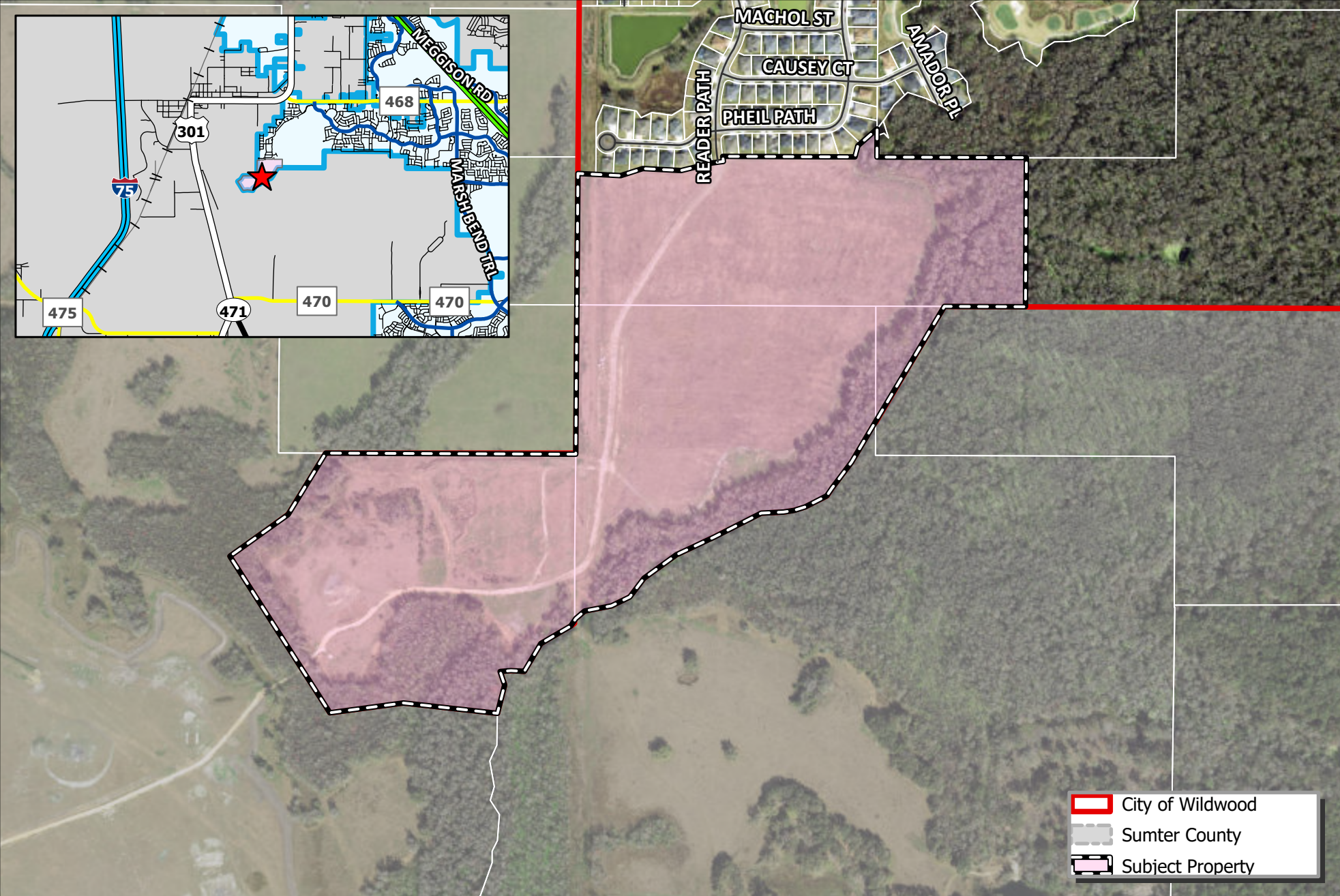
First Reading: _____

Second Reading: _____

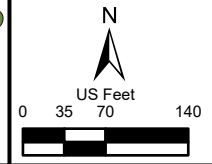
Approved as to form:

City Attorney

EXHIBIT A

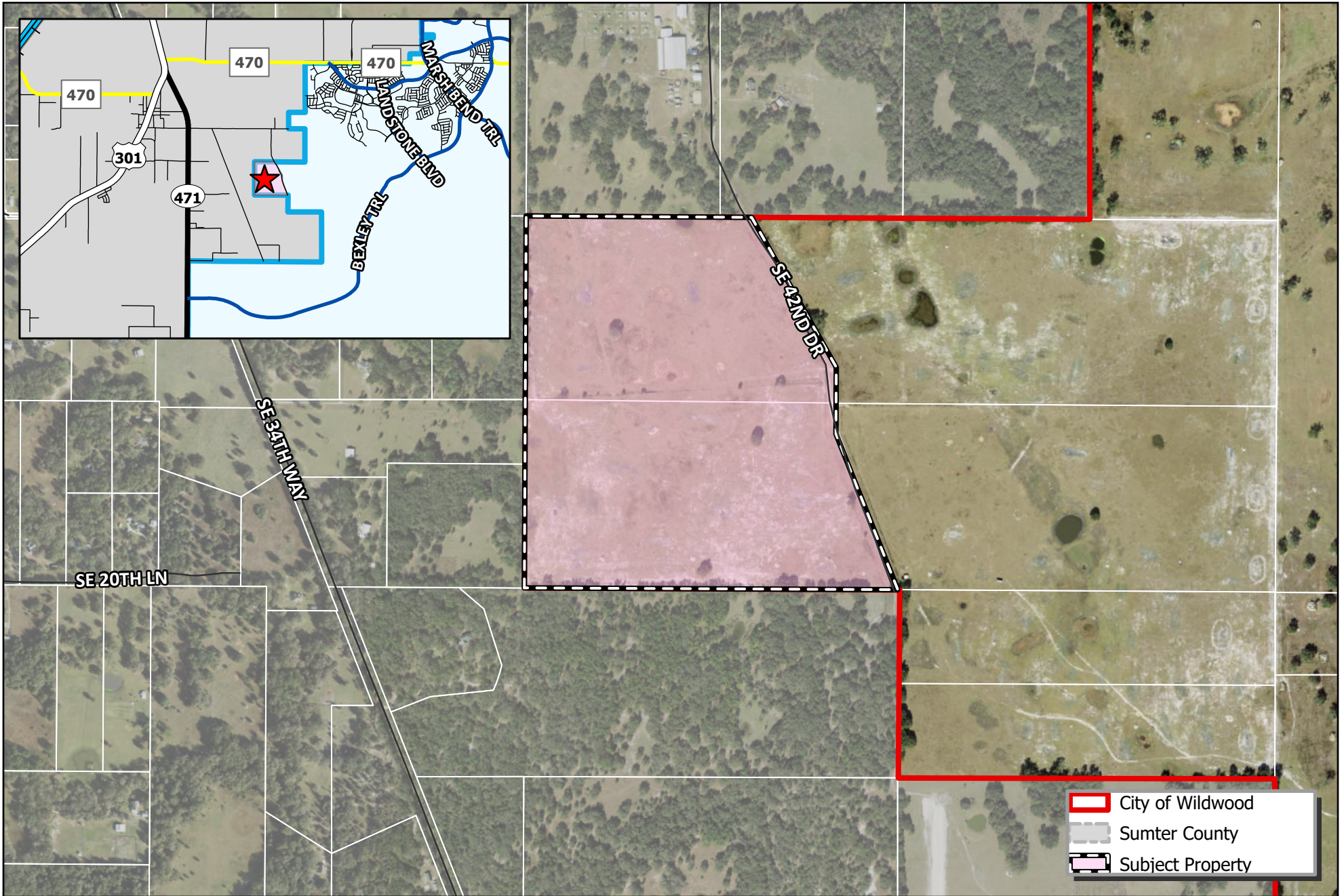


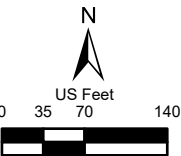
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CN 2408-001
EXHIBIT A-1
PARCELS G31-001, JO1-002A, K06-007 & K06-008

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 35 70 140	CN 2408-001 EXHIBIT A-2 PARCELS K20-019 & K20-010	MAP 1B LOCATION MAP AUG 2024
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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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301

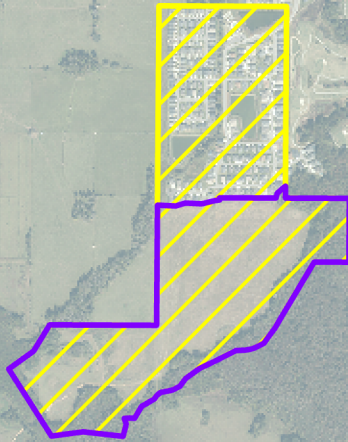


EXHIBIT
A-1

470



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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 SOUTHWEST 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.



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(352) 746-5126 LBB498

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



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(352) 746-5126 LBB498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMMIT\STAFF\DWL3D FILES\2022-09-07 MOTIP CONVEYANCE\MOTIP CONVEYANCE.DWG :03 9/14/2022 3:07 PM BY: DSMITH

SKETCH FOR DESCRIPTION

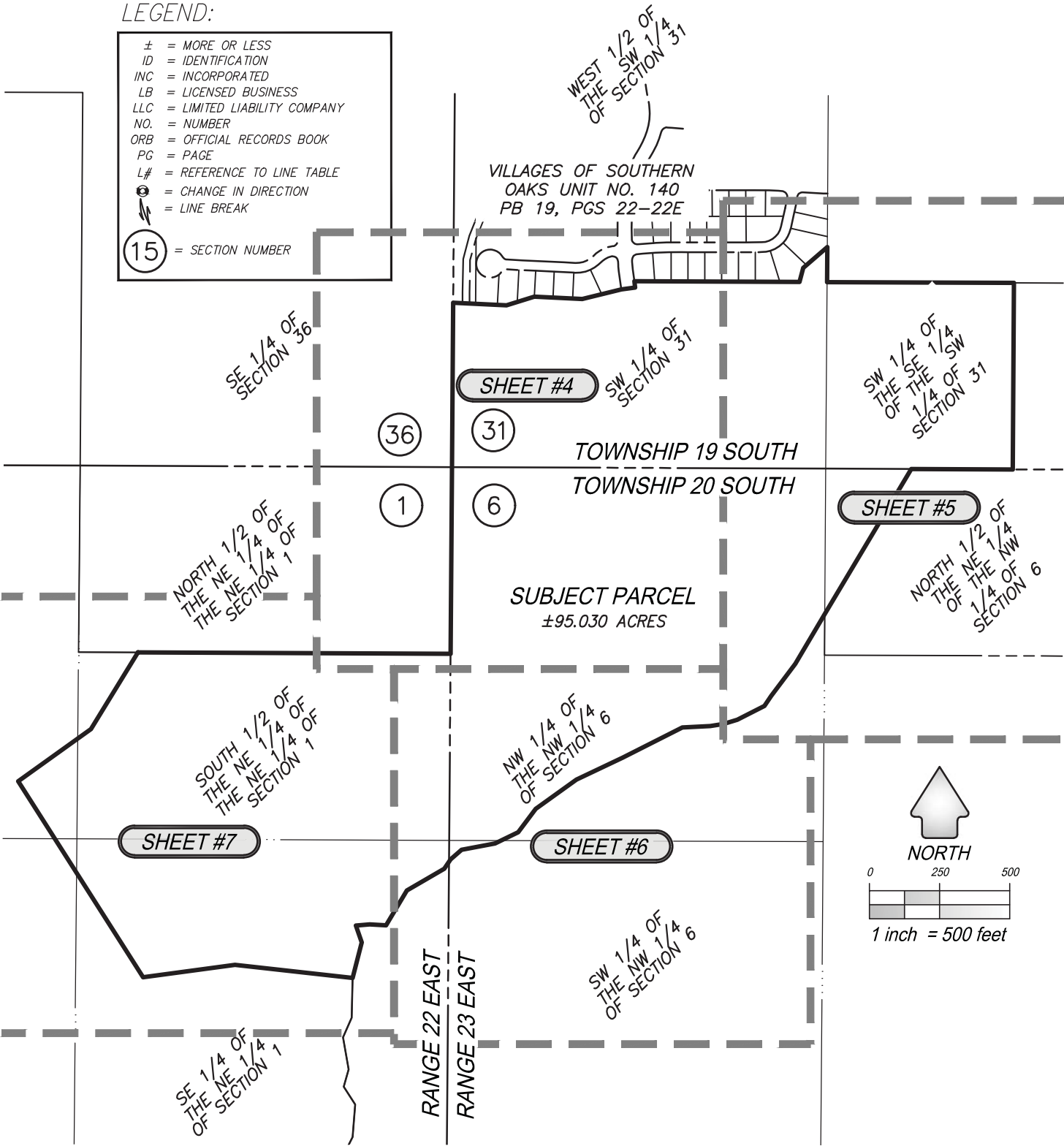
(NOT A FIELD SURVEY)

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

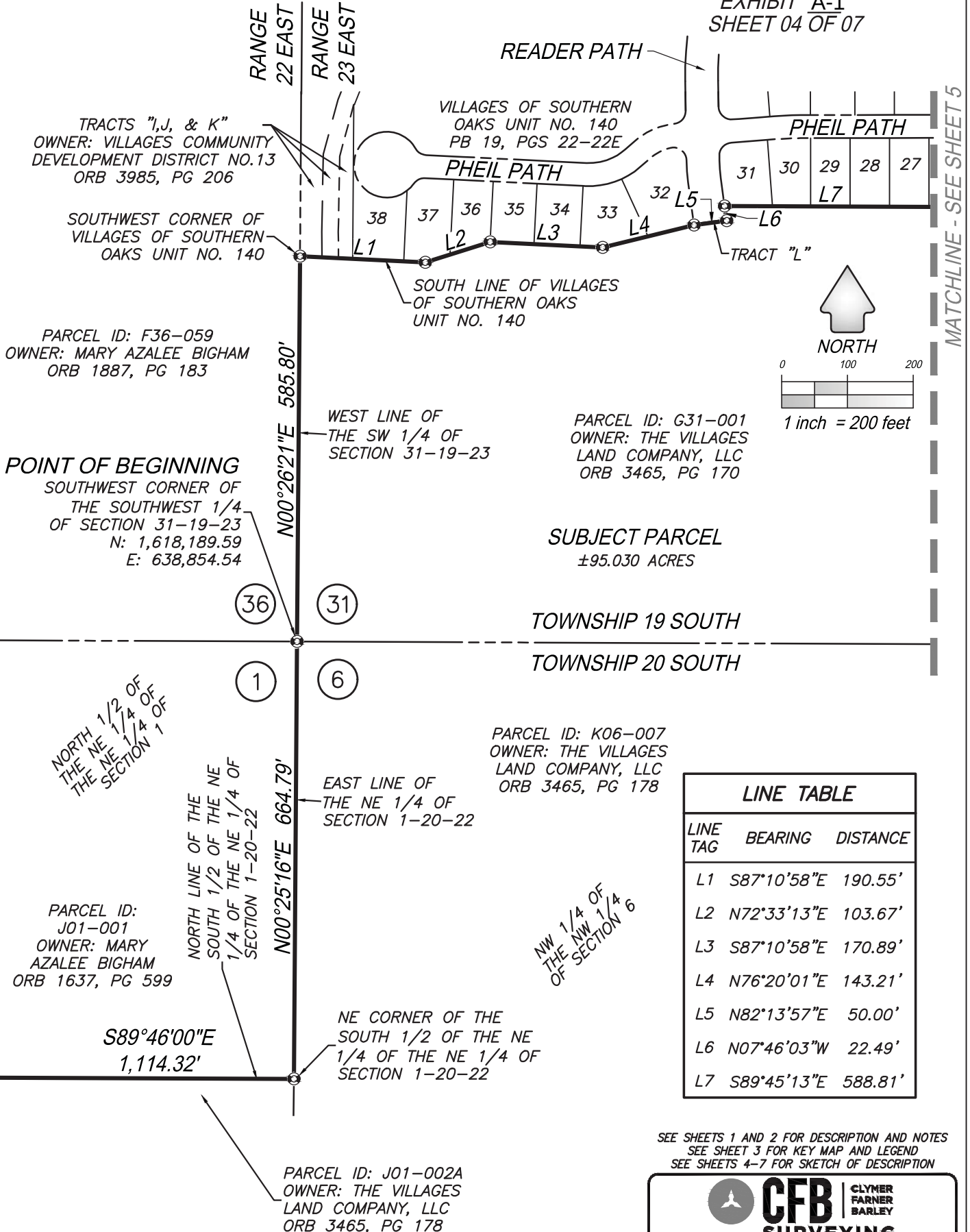


SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A-1"
SHEET 04 OF 07



DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMMIT\PKIN\STAFF\GWL3D FILES\2022-09-07 MOTIP CONVEYANCE\WOTIP CONVEYANCE.DWG :05 9/14/2022 2:53 PM BY: DSMITH

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

S00°22'44"W 125.06'

S89°45'13"E 665.79'

SOUTH LINE OF
VILLAGES OF
SOUTHERN OAKS
UNIT NO. 140

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



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



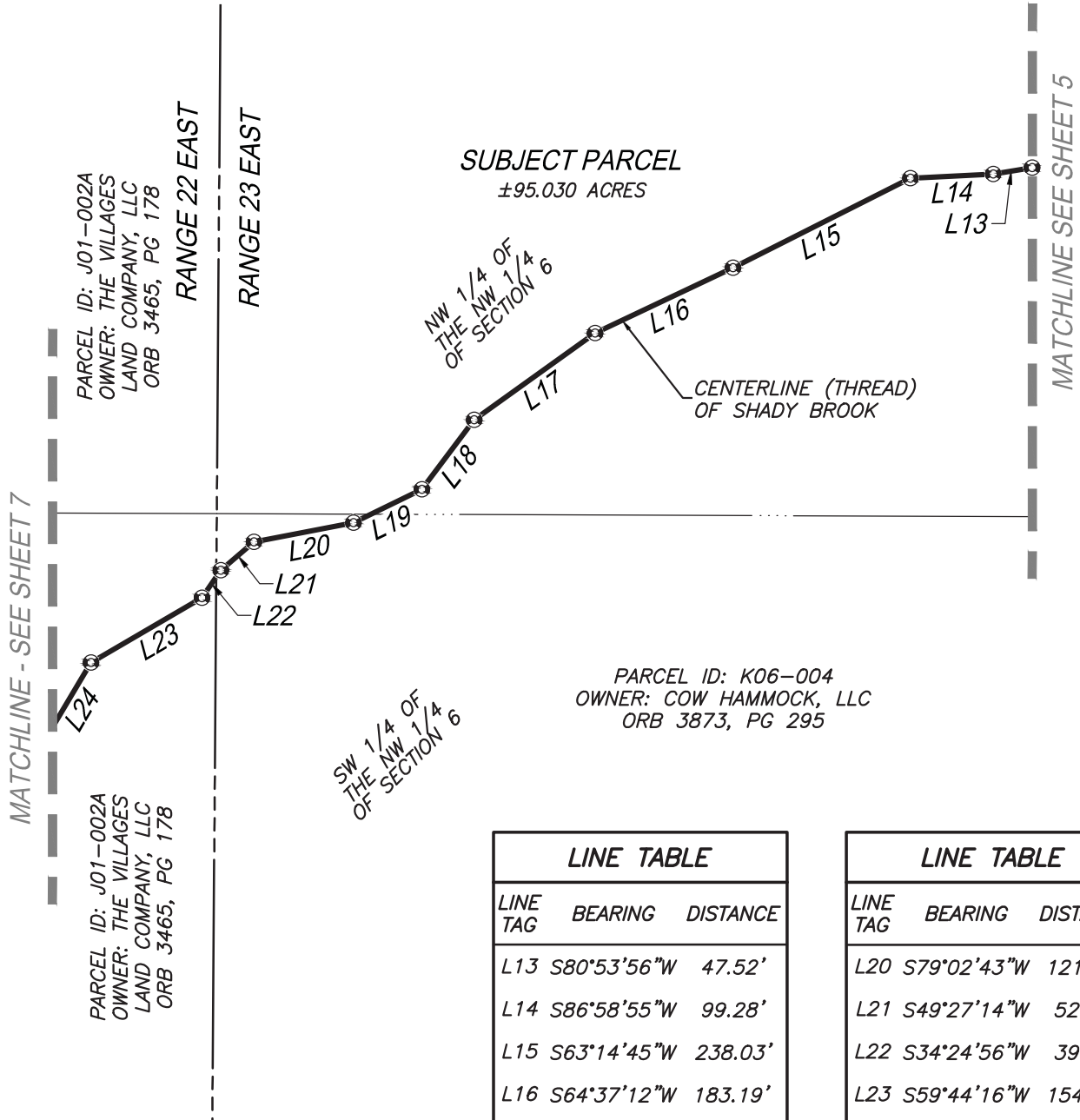
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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

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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(352) 746-5126 LB9498

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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(352) 746-5126 LB8498

-  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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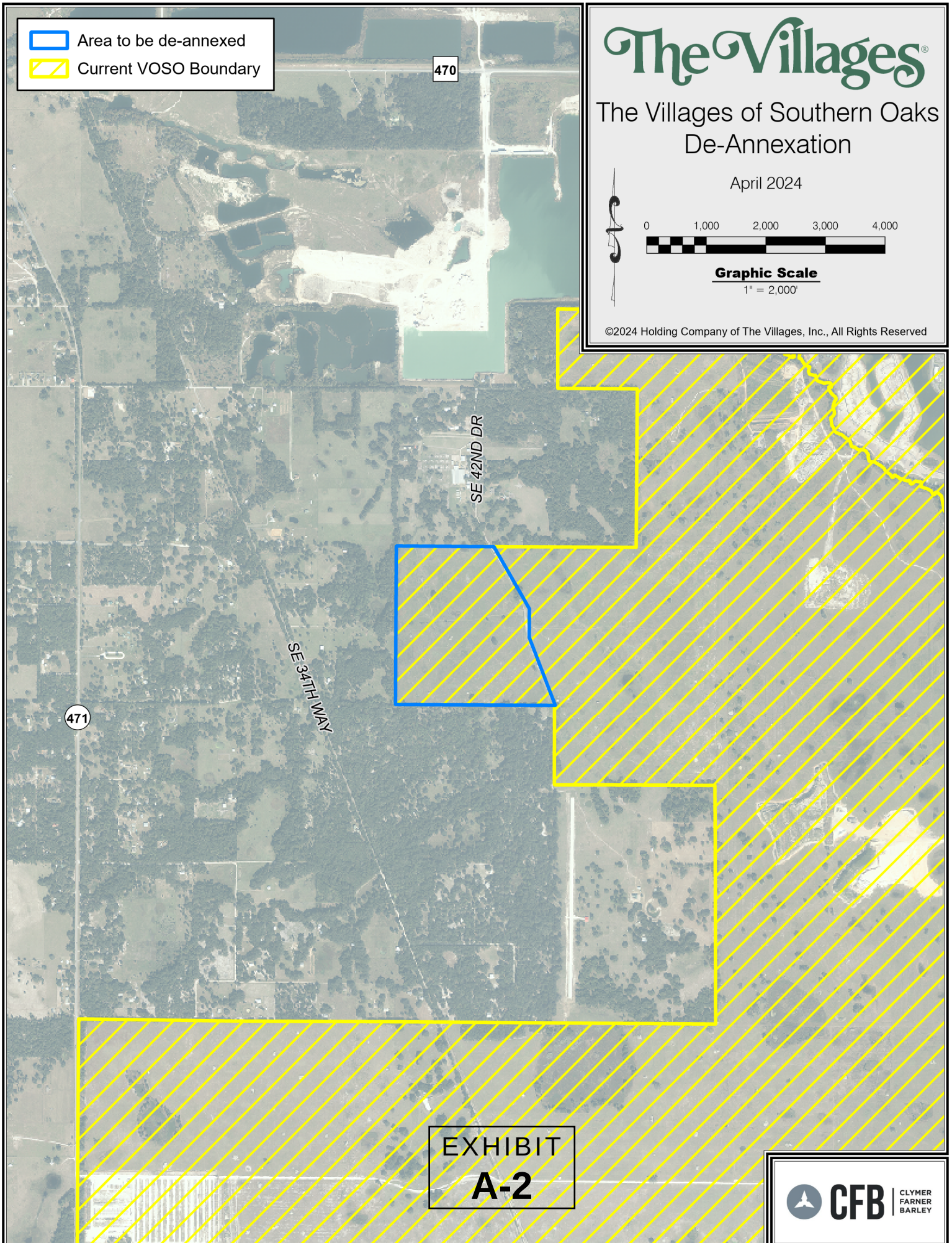


EXHIBIT
A-2



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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

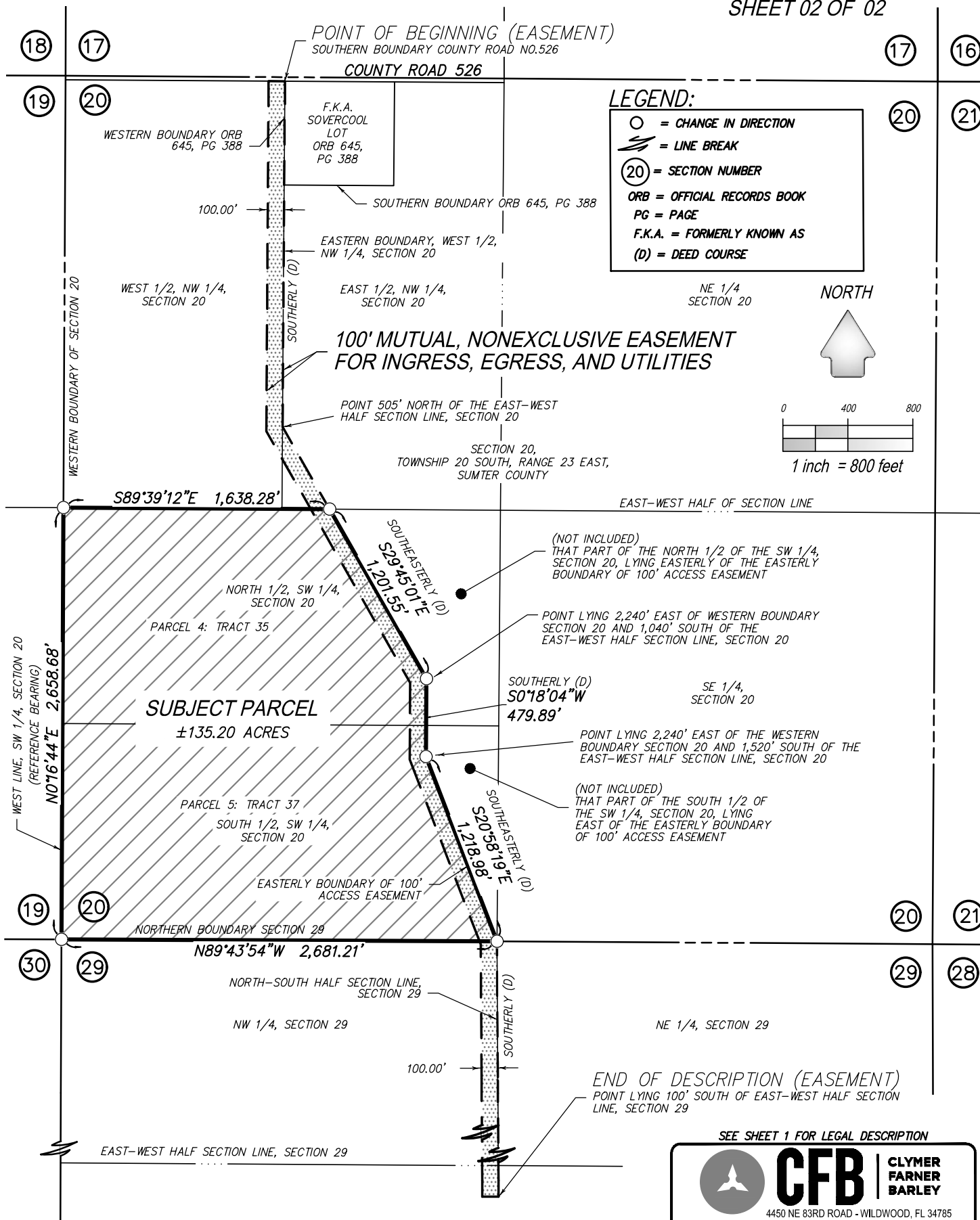
JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

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: AN 2409-002 5127 CR 169

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2409-002 5127 CR 169
Ordinance	O2024-66
Owner(s)	The Young Family Revocable Trust
Applicant(s)	Dorothy Joy Messenger-Young, TTEE
Property Location	The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169
Parcel(s)	G15A098
Date	October 21, 2024

The applicant has submitted a voluntary annexation application for parcel G15A098. The property to be annexed totals 0.286 acres MOL and is located at the northeast corner of the intersection of CR 152 and CR 169. Annexation into the City is appropriate because the property is within the City’s Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a “pocket” or “enclave.”

The property consists of a single-family residence within the Sumter County limits, and the applicant has been undergoing an extensive building addition that has required multiple building permits extensions and which do not appear to be in compliance with the County's setback requirements for the R6M zoning district.

Upon annexation into the City and establishment of a City's future land use designation and zoning district, the applicant may be required to process a variance to reconcile any setback discrepancies currently existing at the site. The applicant will continue to use the property as a single-family residence once annexed into the City’s municipal boundary.

DATED: 10/22/2024

A handwritten signature in cursive script, appearing to read 'Wendy Then', written in dark ink.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-66

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.286 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 152 AND 169, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; ADDRESSED AS 5127 CR 169, WILDWOOD, FL 34785, WHICH IS 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 located at the northwest corner of the intersection of CR 503 and 503D, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust, dated 2/18/2015, is more particularly described as follows:

Parcel G15A098

Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust

0.286 +/-

LEGAL DESCRIPTION

Lots 9 and 10, Block E PLAT NO. 1 OF ORANGE HOME, according to the Plat thereof as recorded in Plat Book 1, Page 101 ½, Public Records of Sumter County, Florida.

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 ordinances 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 is 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

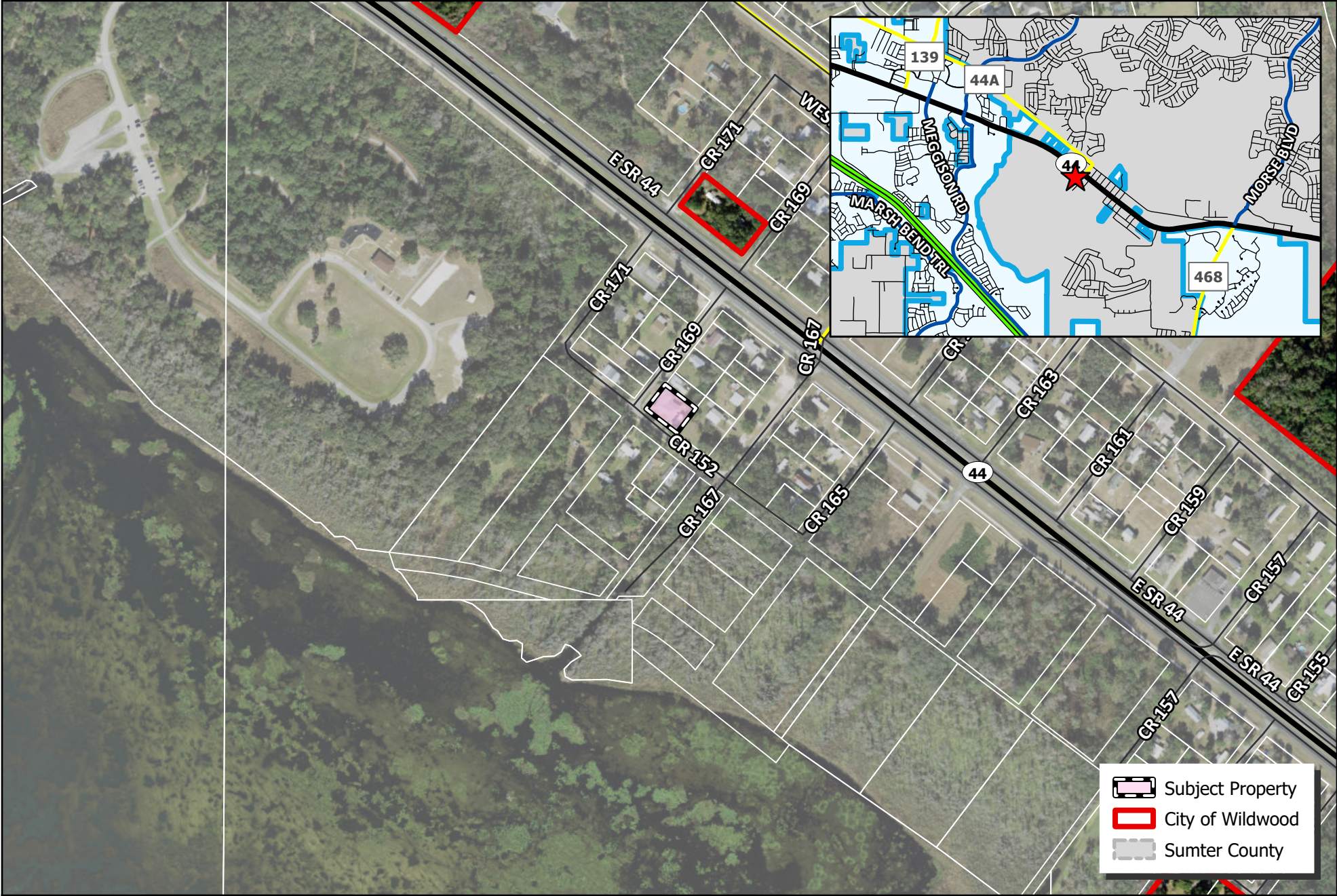
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.03 0.04 0.06 Miles	AN 2409-002 5127 CR 169 PARCEL G15A098	MAP 1B LOCATION MAP OCT 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-66

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from 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.

LEGAL DESCRIPTION: LOTS 9 AND 10,
BLOCK E, PLAT NO. 1 OF ORANGE HOME,
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 1, PAGE 101 1/2,
PUBLIC RECORDS OF SUMTER COUNTY,
FLORIDA.



5127 CR 169
WILDWOOD, FL.

LONG
SURVEYING,
INC.

POINTS OF INTEREST
FENCES OVER SIDE AND REAR LOT LINES
CONC. OVER SIDE LOT LINE
WALLS AND PILARS OVER LOT LINES

DRAWN BY:
KZR AK

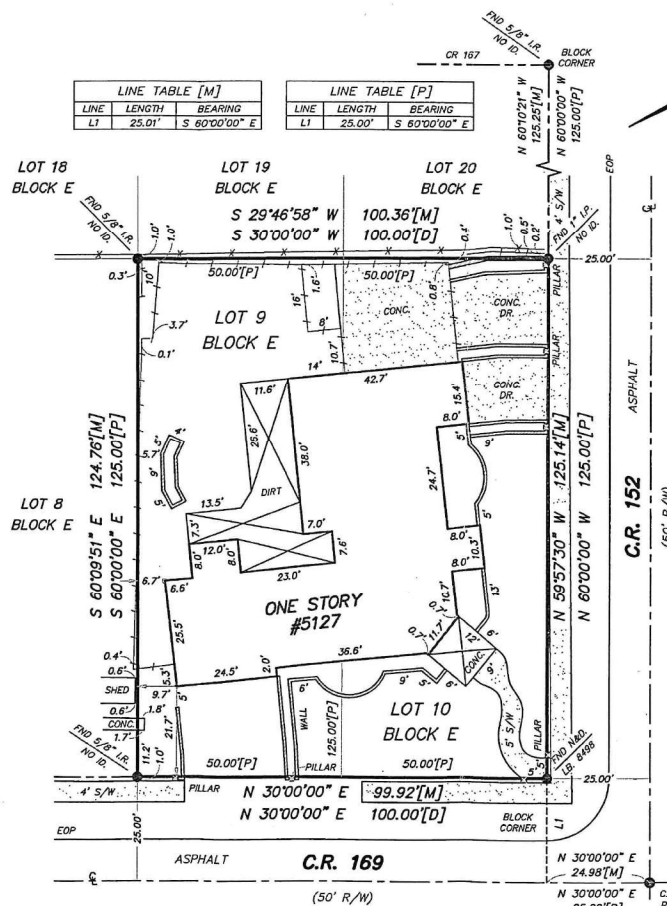
CHECKED BY:
BRETT

CERTIFIED TO:
DOROTHY J. MESSENGER

COMMUNITY NO:
120296
PANEL:
0153
FLOOD ZONE:
X
SUFFIX:
D
F.I.R.M. DATE:
09/27/13

SURVEY NO.
134184
FIELD DATE:
06/05/24

Boundary Survey



SCALE: 1"=30'

- A/C - AIR CONDITIONER
- A.E. - ACCESS EASEMENT
- B.C. - BLOCK CORNER
- BLK - BLOCK
- C.B. - CONCRETE BLOCK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- F.C.C. - FOUND CROSS CUT
- F.F.E. - FINISHED FLOOR ELEVATION
- FND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- L.E. - LANDSCAPE EASEMENT
- M - MEASURED
- M.E. - MAINTENANCE EASEMENT
- NSD - NAIL AND DICK
- P - PLAT
- P.E. - PEDESTRIAN EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.I. - POINT OF INTERSECTION
- PK NAIL - PARKER-KALON COMPANY NAIL
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R.P. - RADIAL POINT
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- U.E. - UTILITY EASEMENT
- W.F.S. - WOOD FRAME STRUCTURE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTERLINE
- — — — — BARB WIRE FENCE
- — — — — WOOD FENCE
- — — — — CHAIN LINK FENCE
- — — — — PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON
THE CENTERLINE OF C.R. 169 BEING
N 30°00'00" E ASSUMED

- NOTES:
- 1) This survey is based on the legal description as provided by the Client.
 - 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land.
 - 3) Do not reconstruct property lines from building ties.
 - 4) No tooling or overhangs have been located except as shown.
 - 5) No improvements or utilities have been located except as shown.
 - 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper.

Long Surveying, Inc.
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 Fax 407-330-9775

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 47C, Florida Administrative Code, pursuant to Section 473.05, Florida Statutes.



LOUIS RAMIREZ, S.S. NO. 6304

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: AN 2410-001 Greatest American Hero

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2410-001 Greatest American Hero
Ordinance	O2024-68
Owner(s)	Joseph C Martelli (TTEE)
Applicant(s)	Joseph Martelli
Property Location	The subject property is generally located approximately 740 feet south of the intersection of CR 214 and CR 209.
Parcel(s)	D19-067
Date	October 21, 2024

Applicant and owner Joseph Martelli has submitted a voluntary annexation for parcel D19-067. The property to be annexed totals approximately 5.00 acres of land and is located approximately 740 feet south of the intersection of CR 214 and CR 209.

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

Upon completing the annexation process, the applicant will proceed with the small-scale comprehensive plan amendment and rezoning applications. The applicant intends to apply for Low Density Residential (R-1) Zoning Designation, which is compatible with adjacent uses and allows for the erection of a single-family home on the site. City water is currently available at the north east corner of the intersection of CR214 and CR 209, however, it has been determined that the cost to extend lines to the subject parcel is too significant to justify requiring connection. The applicant has received a temporary waiver of the requirement to connect to City utilities per Section 19-26 and 19-27.

Dated: 10/21/2024

A handwritten signature in black ink, appearing to be 'MP' followed by a stylized flourish.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-68

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 740 FEET SOUTH OF THE INTERSECTION OF CR 214 AND CR 209, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA; WHICH IS 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 located approximately 740 feet south of the intersection of CR 214 and CR 209, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Joseph C Martelli (TTEE), is more particularly described as follows:

Parcel D19-067
Joseph C Martelli (TTEE)
5.00 +/-

LEGAL DESCRIPTION

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 19, A DISTANCE OF 748.00 FEET TO THE POINT OF BEGINNING OF

THIS DESCRIPTION: 1) THENCE RUN SOUTH 89 DEGREES 44 MINUTES AND 32 SECONDS EAST A DISTANCE OF 439.42 FEET; 2) THENCE RUN NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST A DISTANCE OF 417.42 FEET TO THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 19; 3) THENCE RUN SOUTH 89 DEGREES 44 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE AND AN EXTENSION THEREOF, A DISTANCE OF 269.76 FEET, TO THE EAST LINE OF THE WEST 709.18 FEET OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 19; 4) THENCE RUN SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF WEST 709.18 FEET OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, A DISTANCE OF 565.75 FEET; 5) THENCE RUN NORTH 89 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 709.18 FEET TO THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 19; 6) THENCE RUN NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST ALONG THE SAID WEST LINE OF THE NORTHWEST $\frac{1}{4}$, A DISTANCE OF 148.33 FEET TO CLOSE, LESS SUBSURFACE RIGHTS.

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 ordinances 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 is 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

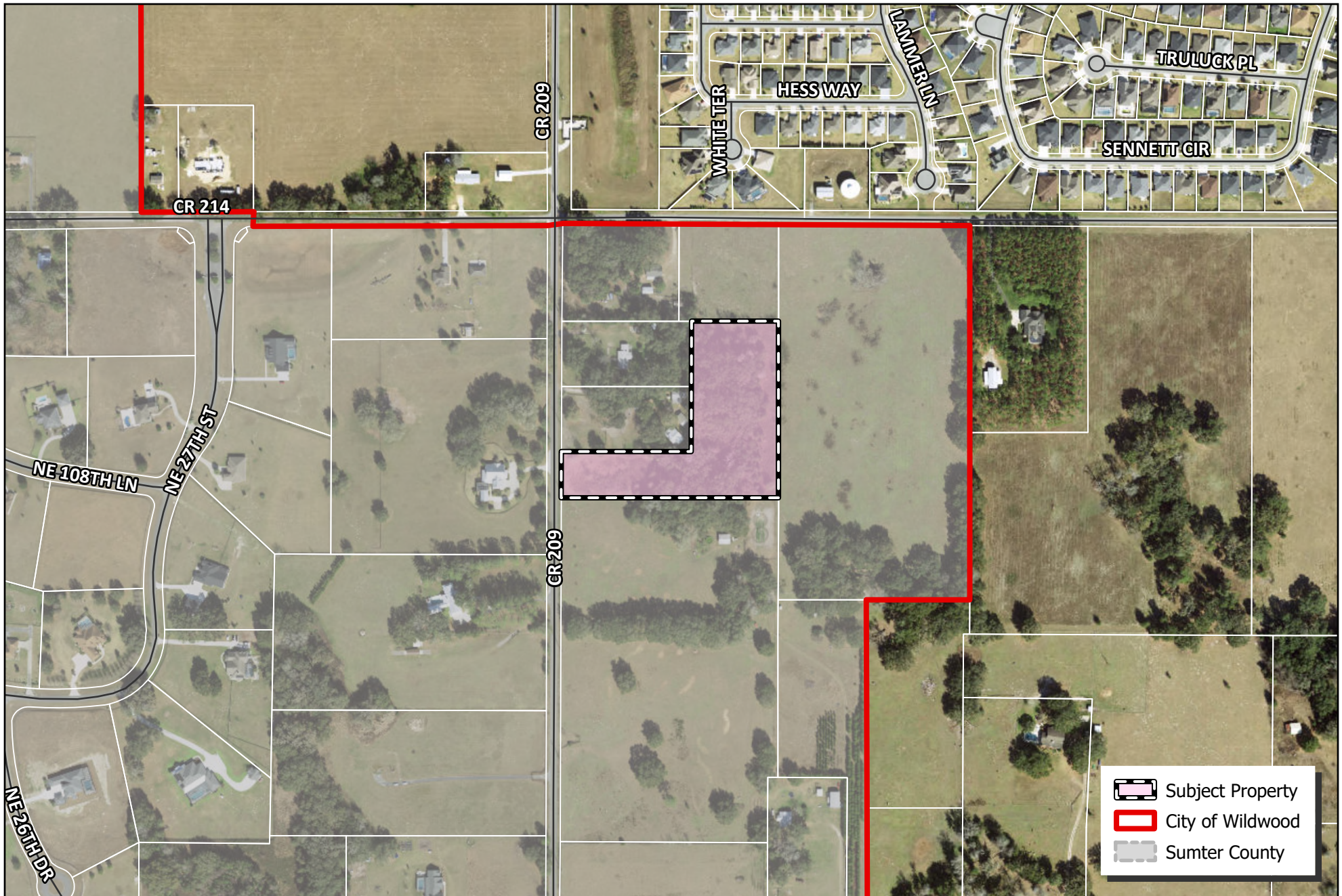
ATTEST: _____
Jessica Barnes, City Clerk

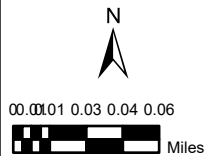
First Reading: _____

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	 0.00 0.01 0.03 0.04 0.06 Miles	AN 2410-001		MAP 1B
			GREATEST AMERICAN HERO		LOCATION
			PARCEL D19-067		MAP
					OCT 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-68

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from 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.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: ESRI SGEA Three-year Renewal for Enterprise-wide Mapping Software

REQUESTED ACTION: Staff recommends approval of the item.

CONTRACT:

Vendor/Entity: ESRI, Inc.

Effective Date: 10/18/24

Termination Date: 10/17/27

Managing Division/Department: Development Services / IT

BUDGET IMPACT: The annual cost is \$29,300 per year. Funds for FY 25 are budgeted and available in Development Services operating budget under 001-516-30-4110.

HISTORY/FACTS/ISSUES:

Staff recommends approving the attached three-year quote from Environmental Systems Research Institute, Inc. (ESRI) for a Small Government Enterprise Agreement (SGEA) Annual Subscription for the City of Wildwood. ESRI provides the professional mapping software utilized by the City, Sumter County, and the State of Florida. Pricing falls under the Small Municipal and County Government Enterprise Agreement program. The Information Technology department has consulted third-party resellers and confirmed that they cannot offer Enterprise Agreements (as done with Microsoft) and that this program is exclusively available through ESRI, Inc.

Due to the City's population growth, it is necessary to transition from the Small Local Government Cloud-Based EA Program (which has a single tier for populations up to 15,000 at \$15,000 annually) to Program Level One of the Small Municipal and County Government EA Program for populations up to 25,000. While the product list is fixed and non-negotiable, the ability to deploy unlimited quantities of core Esri products, along with their cloud tenant, will help the City manage costs as it expands its GIS usage to Public Works (CityWorks, Pavement Express), Utilities (Diamond Maps), and Parks and Recreation (CivicRec).

The quote outlines the annual amount due each year (\$29,300) for our three-year renewal agreement, which includes both software and maintenance for the term of the agreement.

For more details, please visit ESRI's Government Enterprise Agreement page at <https://www.esri.com/en-us/industries/enterprise-agreement/government>.



August 12, 2024

Silas Daniel
City of Wildwood
100 N Main St
Wildwood, FL 34785-4047

Dear Silas,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.
- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.
- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.
- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.
- The organization will provide an annual report of installed Esri software to Esri.
- Esri software and updates that the organization is licensed to use will be automatically available for downloading.
- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

"THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.
3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.
4. Send the purchase order and agreement to the address, email or fax noted below:

Esri
Attn: Customer Service SG-EA
380 New York Street
Redlands, CA 92373-8100

e-mail: service@esri.com
fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Zach Hernandez



Quotation # Q-528648

Date: August 12, 2024

Customer # 382609 Contract #

City of Wildwood
Development Services Dept
100 N Main St
Wildwood, FL 34785-4047

ATTENTION: Silas Daniel
PHONE: 352-330-1330 x119
EMAIL: sdaniel@wildwood-fl.gov

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 8/12/2024 To: 2/8/2025

Material	Qty	Term	Unit Price	Total
168177	1	Year 1	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 2	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 3	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
Subtotal:				\$87,900.00
Sales Tax:				\$0.00
Estimated Shipping and Handling (2 Day Delivery):				\$0.00
Contract Price Adjust:				\$0.00
Total:				\$87,900.00

Upon acceptance of the offer, City of Wildwood agrees to commit to the three-year term. Esri will invoice City of Wildwood for the annual fee in advance of each renewal year. Invoices are to be paid within thirty (30) days of receipt of the invoice.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Zach Hernandez	Email: zhernandez@esri.com	Phone: 909-369-4654 x4654
The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf , and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.		

Esri Use Only:

Cust. Name _____

Cust. # _____

PO # _____

Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-1)

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities**Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced

ArcGIS Desktop Standard

ArcGIS Desktop Basic

ArcGIS Desktop Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS
Schematics, ArcGIS Workflow Manager, ArcGIS Data
Reviewer

Enterprise Software and Extensions

ArcGIS Enterprise (Advanced and Standard)

ArcGIS Monitor

ArcGIS Enterprise Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS
Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers

ArcGIS Image Server

Developer Tools

ArcGIS Runtime Standard

ArcGIS Runtime Analysis Extension

Limited Quantities

One (1) Professional subscription to ArcGIS Developer

Two (2) ArcGIS CityEngine Single Use Licenses

50 ArcGIS Online Viewers

50 ArcGIS Online Creators

10,000 ArcGIS Online Service Credits

50 ArcGIS Enterprise Creators

2 ArcGIS Insights in ArcGIS Enterprise

2 ArcGIS Insights in ArcGIS Online

5 ArcGIS Location Sharing User Type Extension (Enterprise)

5 ArcGIS Location Sharing User Type Extension (Online)

6 ArcGIS Advanced Editing User Type Extension (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	2
Number of Tier 1 Help Desk individuals authorized to call Esri	2
Maximum number of sets of backup media, if requested*	2
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Huey Street Improvements Project – Change Order 4 in the Amount of \$21,500

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6308

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Change Order 4 (CO 4) in the amount of \$21,500 for changes in the original scope of work associated with plan revision (No.4) by Kimley-Horn, which proposes installing a new ditch bottom inlet structure (Structure number EX-H03), to maintain the intended flow of the storm water system. Kimley Horn staff reviewed CO 4 and recommended approval.



Art Walker Construction, Inc.

P.O. Box 267 ♦ Lowell, FL 32663

Phone: 352-629-1466

Email: office@artwalkerconstruction.com

Kimley»Horn

☒ NO EXCEPTIONS TAKEN

☐ CORRECTIONS NOTED

☐ REJECTED

☐ VERIFY & MAKE CORRECTIONS

☐ RESUBMIT

☐ FOR INFORMATION ONLY

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

Reviewed By: MARIO PETROLA, P.E. Date: 10/2/24

10/2/2024

Kimley Horn

Attn: Mario Petrola

1700 SE 17th St., Ste 200

Ocala, FL 34471

RE: Huey Street Improvements
Change Order Request No. 4b

We hereby propose the following prices for additional removal and replacement of inlet EX H-03.

Item No.	Item Description	Quantity	UM	Unit Price	Ext. Amount
1	Inlets, (DT BOT), Type D, <10'	1	EA	\$ 11,350.00	\$ 11,350.00
2	Dual Water Service Connection	1	EA	\$ 6,530.00	\$ 6,530.00
3	Single Post Sign, F&I Ground Mount, Up to 12 sf (S4-2P)	2	EA	\$ 585.00	\$ 1,170.00
4	Single Post Sign, F&I Ground Mount, Up to 12 sf (R1-6C)- Credit for Installation Only	-5	EA	\$ 50.00	\$ (250.00)
5	Structure Modification/Invert Adjustments (MH-H01, H-02 & H-01)	3	EA	\$ 300.00	\$ 900.00
6	Structure Modification/Grate El Adjustment (H-08)	1	EA	\$ 1,800.00	\$ 1,800.00

Total Change Order Request:	\$ 21,500.00
------------------------------------	---------------------

Notes:

1. Supplier of precast inlet indicates approximate lead time of 6 weeks once receiving approved submittals.
2. An additional five (5) days must be added to the contract for additional work.
3. Pay item 4 includes credit for installation only. signs were already special ordered.
4. Pay items 5 & 6 - Structure modifications and adjustments only include structures that require being modified as of today, there may be more in the future.

Tim Walker

Tim Walker

Art Walker Construction, Inc.

Tim.Walker@Artwalkerconstruction.com

Kimley Horn



MEMORANDUM

To: Mr. Jeremy Hockenbury, City of Wildwood Public Works Director
From: Mario Petrola Vega, P.E.; Kimley-Horn and Associates, Inc.
Date: October 2, 2024
RE: ***Huey Street Improvements – Review of Change Order No. 4***
Kimley-Horn Project Number 142173391

As requested, Kimley-Horn assessed the proposal of a new inlet structure item from Change Order No. 4 submitted by Art Walker, LLC (DBCC) for the Huey Street Improvements project. The subject change order is associated with the recent plan revision (No.4) generated by Kimley-Horn which proposes installing a new ditch bottom inlet structure (Structure number EX-H03) to maintain the intended flow of the storm system for the improved road.

The approach for this structure has changed based on the following reasons:

1. The original survey performed by Clymer Farner Barley on 10/06/2021 and revised on 01/18/2024, did not pick up any invert elevations as the structure was considered inaccessible.
2. Invert elevation data regarding this structure and used on the design for this project was based on As-Builts plans performed on 01/22/2024 by Noble Surveying & Mapping, LLC. This As-Builts plan was part of the Huey Parking and Pond project.
3. Once on-site, new invert out elevation data was found, having a +0.49' elevation difference in comparison to what was drawn on the plans for the Huey Street Improvements Project.

Considering newly acquired data, it is proposed to replace the existing structure with a new one, designed and manufactured based on the updated invert elevations. This replacement aims to improve the project's area performance during storm events.

Within the change order, the difference in price for this ditch bottom inlet and the price shown on the bid form is due to the structure type and size.

Kimley-Horn recommends approving Item No. 1 of Change Order No. 4 (dated October 2nd, 2024), which involves an associated cost of \$11,350.00. This approval includes the necessary structure modifications and invert adjustments to structures MH-H01, H-02, and H-01 as a result of these updates, included on Item No. 5 of Change Order No. 4.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Huey Street Improvements Project - Payment Application No. 4 in the Amount of \$168,605.16

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6308

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application No. 4 in the amount of \$168,605.16 for site work performed from September 1 through September 30, 2024. The project is 40% completed. Kimley Horn staff reviewed Payment Application 4 and recommended approval.

SECTION 00620

Contractor's Application for Payment No.

4

Application Period: 9/1/24-9/30/24		Application Date: 9/30/2024
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Kimley Horn
Project: Huey Street Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12734	Engineer's Project No.:

**Application For Payment
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$	\$2,412,015.51
Number	Additions	Deductions	2. Net change by Change Orders.....	\$	\$11,892.54
1	\$38,179.65		3. Current Contract Price (Line 1 ± 2).....	\$	\$2,423,908.05
2		-\$31,683.01	4. TOTAL COMPLETED AND STORED TO DATE		
3	\$5,395.90		(Column F on Progress Estimate).....	\$	\$968,768.63
			5. RETAINAGE:		
			a. 5% X \$968,768.63 Work Completed.....	\$	\$48,438.44
			b. X Stored Material.....	\$	
			c. Total Retainage (Line 5a + Line 5b).....	\$	\$48,438.44
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	\$920,330.19
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$751,725.03
			8. AMOUNT DUE THIS APPLICATION.....	\$	\$168,605.16
			9. BALANCE TO FINISH, PLUS RETAINAGE		
			(Column G on Progress Estimate + Line 5 above).....	\$	\$1,503,577.86
TOTALS	\$43,575.55	-\$31,683.01			
NET CHANGE BY CHANGE ORDERS	\$11,892.54				

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:



Date:

10/1/2024

Payment of: \$ 168,605.16
(Line 8 or other - attach explanation of the other amount)

is recommended by: Mario Petrola, P.E. 10/04/2024
Kimley Horn (Date)

Payment of: \$
(Line 8 or other - attach explanation of the other amount)

is approved by: City of Wildwood (Date)

Approved by: Funding Agency (if applicable) (Date)

Kimley»Horn

- ☒ NO EXCEPTIONS TAKEN
- ☐ CORRECTIONS NOTED
- ☐ REJECTED
- ☐ VERIFY & MAKE CORRECTIONS
- ☐ RESUBMIT
- ☐ FOR INFORMATION ONLY

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

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Reviewed by: MARIO PETROLA, P.E. Date: 10/4/24

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Hury Street Improvements										Application No.: 4					
Application Period: September 1, 2024 through September 30, 2024										Application Date: 9/30/2024					
A					B		C				D	E	F	G	H
Bid Item No.	Item Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
						Quantity	Amount	Quantity	Amount						
1	Mobilization	1.00	LS	\$ 156,159.20	\$ 156,159.20	0.50	\$ 78,079.60	0.10	\$ 15,615.92	\$93,695.52		\$93,695.52	60.0%	\$62,463.68	
2	Maintenance of Traffic	1.00	LS	\$ 113,996.02	\$ 113,996.02	0.50	\$ 56,998.01	0.10	\$ 11,399.60	\$68,397.61		\$68,397.61	60.0%	\$45,598.41	
3	Performance Bond	1.00	LS	\$ 19,720.00	\$ 19,720.00	1.00	\$ 19,720.00		\$ -	\$19,720.00		\$19,720.00	100.0%		
4	Full Depth Reclamation (pulverization) (11.5" avg depth)	10575.00	SY	\$ 23.20	\$ 245,340.00		\$ -		\$ -					\$245,340.00	
5	Portland Cement	71.10	TN	\$ 261.00	\$ 18,557.10		\$ -		\$ -					\$18,557.10	
6	Asphalt Emulsion (ccs-1h)	13858.00	GA	\$ 3.20	\$ 44,345.60		\$ -		\$ -					\$44,345.60	
7	As-Built Plans and Construction Layout Survey	1.00	LS	\$ 34,336.00	\$ 34,336.00	0.65	\$ 22,318.40	0.10	\$ 3,433.60	\$25,752.00		\$25,752.00	75.0%	\$8,584.00	
8	Pollution Prevention and Control	1.00	LS	\$ 9,280.00	\$ 9,280.00	0.50	\$ 4,640.00	0.10	\$ 928.00	\$5,568.00		\$5,568.00	60.0%	\$3,712.00	
9	100% Gopher Tortoise Survey	1.00	LS	\$ 2,900.00	\$ 2,900.00	1.00	\$ 2,900.00		\$ -	\$2,900.00		\$2,900.00	100.0%		
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	\$ 9,280.00	\$ 27,840.00		\$ -		\$ -					\$27,840.00	
11	Sediment Barrier (standard)	8340.00	LF	\$ 2.30	\$ 19,182.00	8000.00	\$ 18,400.00		\$ -	\$18,400.00		\$18,400.00	95.9%	\$782.00	
12	Inlet Protection System	16.00	EA	\$ 145.00	\$ 2,320.00	5.00	\$ 725.00	2.00	\$ 290.00	\$1,015.00		\$1,015.00	43.8%	\$1,305.00	
13	Clearing and Grubbing	5.55	AC	\$ 4,872.00	\$ 27,039.60	5.55	\$ 27,039.60		\$ -	\$27,039.60		\$27,039.60	100.0%		
14	Excavation, Regular	10087.00	CY	\$ 27.30	\$ 275,375.10	6052.00	\$ 165,219.60		\$ -	\$165,219.60		\$165,219.60	60.0%	\$110,155.50	
15	Embankment, Regular	188.00	CY	\$ 12.35	\$ 2,321.80		\$ -		\$ -					\$2,321.80	
16	Optional Base, Base Group 04	230.00	SY	\$ 94.55	\$ 21,746.50		\$ -		\$ -					\$21,746.50	
17	Optional Base, Base Group 09	650.00	SY	\$ 83.55	\$ 54,307.50		\$ -		\$ -					\$54,307.50	
18	Milling Existing Asphalt Pavement, 3" Avg Depth	1120.00	SY	\$ 9.75	\$ 10,920.00		\$ -		\$ -					\$10,920.00	
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	692.85	TN	\$ 208.60	\$ 144,527.92		\$ -		\$ -					\$144,527.92	
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	953.60	TN	\$ 189.50	\$ 180,707.39		\$ -		\$ -					\$180,707.39	
21	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (2")	114.23	TN	\$ 207.85	\$ 23,741.94		\$ -		\$ -					\$23,741.94	
22	Inlets (DT BOT) Type C <10'	11.00	EA	\$ 9,230.00	\$ 101,530.00	2.00	\$ 18,460.00	3.00	\$ 27,690.00	\$46,150.00		\$46,150.00	45.5%	\$55,380.00	
23	Manholes (P-7) (<10')	2.00	EA	\$ 10,470.00	\$ 20,940.00		\$ -	1.00	\$ 10,470.00	\$10,470.00		\$10,470.00	50.0%	\$10,470.00	
24	Replace Grate	1.00	EA	\$ 3,105.00	\$ 3,105.00		\$ -		\$ -					\$3,105.00	
25	Pipe Culvert, Round, 12" RCP	87.00	LF	\$ 99.00	\$ 8,613.00		\$ -		\$ -					\$8,613.00	
26	Pipe Culvert, Round, 12" RCP	121.00	LF	\$ 99.00	\$ 11,979.00		\$ -		\$ -					\$11,979.00	
27	Pipe Culvert, Round, 18" RCP	902.00	LF	\$ 117.50	\$ 105,985.00	113.00	\$ 13,277.50	722.00	\$ 84,835.00	\$98,112.50		\$98,112.50	92.6%	\$7,872.50	
28	Pipe Culvert, Round, 24" RCP	802.00	LF	\$ 137.25	\$ 110,074.50		\$ -		\$ -					\$110,074.50	
29	Mitered End Section (optional round) (12")	3.00	EA	\$ 2,245.00	\$ 6,735.00		\$ -		\$ -					\$6,735.00	
30	Mitered End Section (optional round) (18")	2.00	EA	\$ 2,770.00	\$ 5,540.00	0.50	\$ 1,385.00		\$ -	\$1,385.00		\$1,385.00	25.0%	\$4,155.00	
31	Concrete Sidewalk and Driveways, 4" Thick	250.00	SY	\$ 110.75	\$ 27,687.50		\$ -	84.00	\$ 9,303.00	\$9,303.00		\$9,303.00	33.6%	\$18,384.50	
32	Concrete Sidewalk and Driveways, 6" Thick	55.00	SY	\$ 191.50	\$ 10,532.50		\$ -		\$ -					\$10,532.50	
33	Detectable Warnings	100.00	SF	\$ 40.60	\$ 4,060.00		\$ -		\$ -					\$4,060.00	
34	Riprap, Rubble, F&I, 10'x10' Pad Around Pond Outfall Structure	1.00	LS	\$ 3,700.00	\$ 3,700.00		\$ -		\$ -					\$3,700.00	
35	Fencing, Type B, Standard (5.1'-6.0')	837.00	LF	\$ 36.00	\$ 30,132.00		\$ -		\$ -					\$30,132.00	
36	Fence Gate, Type B, Single, 12.1-18.0' Opening	1.00	EA	\$ 2,900.00	\$ 2,900.00		\$ -		\$ -					\$2,900.00	
37	Performance Turf, Sod	8890.00	SY	\$ 4.75	\$ 42,227.50	335.00	\$ 1,591.25		\$ -	\$1,591.25		\$1,591.25	3.8%	\$40,636.25	
38	Single Post Sign, F&I Ground Mount, up to 12 SF	10.00	AS	\$ 585.00	\$ 5,850.00		\$ -		\$ -					\$5,850.00	
39	Single Post Sign, Relocate	5.00	AS	\$ 175.00	\$ 875.00		\$ -		\$ -					\$875.00	
40	Sign Panel, Furnish & Install Ground Mount, up to 12 SF	6.00	EA	\$ 235.00	\$ 1,410.00		\$ -		\$ -					\$1,410.00	
41	Raised Pavement Marker, Type B (Y/Y)	96.00	EA	\$ 5.80	\$ 556.80		\$ -		\$ -					\$556.80	
42	Painted Pavement Markings - Final Surface	1.00	LS	\$ 52,200.00	\$ 52,200.00		\$ -		\$ -					\$52,200.00	
43	Thermoplastic, Standard, White, Solid, 12" for Crosswalks and Roundabout	672.00	LF	\$ 5.80	\$ 3,897.60		\$ -		\$ -					\$3,897.60	
44	Thermoplastic, Standard, White, Solid, 24" for Stop Line	120.00	LF	\$ 11.60	\$ 1,392.00		\$ -		\$ -					\$1,392.00	
45	Thermoplastic, Standard, White, Message or Symbol	4.00	EA	\$ 290.00	\$ 1,160.00		\$ -		\$ -					\$1,160.00	
46	Thermoplastic, Preformed, White, Solid, 24" for Crosswalk	224.00	LF	\$ 17.40	\$ 3,897.60		\$ -		\$ -					\$3,897.60	
47	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	1,330	GM	\$ 7,656.00	\$ 10,182.48		\$ -		\$ -					\$10,182.48	
48	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	1,342	GM	\$ 7,656.00	\$ 10,274.35		\$ -		\$ -					\$10,274.35	

SECTION 00620

Bid Item No.	Item Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
						Quantity	Amount	Quantity	Amount					
49	Abandon Existing Water Main in Place (including excavatable fill)/Removal of Asbestos Cement Water Main	1.00	LS	\$ 67,570.00	\$ 67,570.00		\$ -	0.20	\$ 13,514.00	\$13,514.00		\$13,514.00	20.0%	\$54,056.00
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	2550.00	LF	\$ 70.70	\$ 180,285.00	2550.00	\$ 180,285.00		\$ -	\$180,285.00		\$180,285.00	100.0%	
51	Single Water Service Connection	7.00	EA	\$ 3,455.00	\$ 24,185.00	7.00	\$ 24,185.00		\$ -	\$24,185.00		\$24,185.00	100.0%	
52	Fire Hydrant Assembly	3.00	EA	\$ 9,105.00	\$ 27,315.00	3.00	\$ 27,315.00		\$ -	\$27,315.00		\$27,315.00	100.0%	
53	Reconnect to Existing Hydrant	1.00	EA	\$ 2,815.00	\$ 2,815.00		\$ -		\$ -					\$2,815.00
54	Adjust Manhole to Finished Ground	1.00	EA	\$ 1,740.00	\$ 1,740.00		\$ -		\$ -					\$1,740.00
55	Composite Waterproof Manhole Ring and Cover with Inflow Protection	2.00	EA	\$ 270.00	\$ 540.00		\$ -		\$ -					\$540.00
56	Adjust Cleanout to Finished Ground	1.00	EA	\$ 290.00	\$ 290.00		\$ -		\$ -					\$290.00
57	8"X8" Tapping Sleeve and Valve	1.00	EA	\$ 7,665.00	\$ 7,665.00	1.00	\$ 7,665.00		\$ -	\$7,665.00		\$7,665.00	100.0%	
58	8" Gate Valve	8.00	EA	\$ 2,770.00	\$ 22,160.00	8.00	\$ 22,160.00		\$ -	\$22,160.00		\$22,160.00	100.0%	
59	8" Restrained Plug	2.00	EA	\$ 330.00	\$ 660.00	2.00	\$ 660.00		\$ -	\$660.00		\$660.00	100.0%	
60	8" Cap	2.00	EA	\$ 360.00	\$ 720.00	2.00	\$ 720.00		\$ -	\$720.00		\$720.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,490.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	1.00	EA	\$ 15,200.00	\$ 15,200.00	1.00	\$ 15,200.00		\$ -	\$15,200.00		\$15,200.00	100.0%	
63	8" Cap with 2" Threaded Plug	1.00	EA	\$ 455.00	\$ 455.00	1.00	\$ 455.00		\$ -	\$455.00		\$455.00	100.0%	
64	Cut and Connect to Existing Water Main (including all required fittings, sleeves, temporary linestop and jumper connections)	3.00	EA	\$ 6,240.00	\$ 18,720.00	3.00	\$ 18,720.00		\$ -	\$18,720.00		\$18,720.00	100.0%	
65	Bacteriological Testing	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00	\$ 4,700.00		\$ -	\$4,700.00		\$4,700.00	100.0%	
66	Material Testing	1.00	LS	\$ 5,915.00	\$ 5,915.00	1.00	\$ 5,915.00		\$ -	\$5,915.00		\$5,915.00	100.0%	
	Change Order No. 1													
31	Concrete Sidewalk and Driveways 4" Thick	-84.00	SY	\$ 110.75	\$ (9,303.00)	-84.00	\$ (9,303.00)		\$ -	-\$9,303.00		-\$9,303.00	100.0%	
37	Performance Turf Sod	-335.00	SY	\$ 4.75	\$ (1,591.25)	-335.00	\$ (1,591.25)		\$ -	-\$1,591.25		-\$1,591.25	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	-1073.00	LF	\$ 70.70	\$ (75,861.10)	-1073.00	\$ (75,861.10)		\$ -	-\$75,861.10		-\$75,861.10	100.0%	
58	8" Gate Valve	3.00	EA	\$ 2,770.00	\$ 8,310.00	3.00	\$ 8,310.00		\$ -	\$8,310.00		\$8,310.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,490.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	-1.00	EA	\$ 15,200.00	\$ (15,200.00)	-1.00	\$ (15,200.00)		\$ -	-\$15,200.00		-\$15,200.00	100.0%	
CO 1	8" C-900 DR-18 PVC HDD	747.00	LF	\$ 135.00	\$ 100,845.00	747.00	\$ 100,845.00		\$ -	\$100,845.00		\$100,845.00	100.0%	
CO 1	18" Drainage RCP Removal	400.00	LF	\$ 55.00	\$ 22,000.00	400.00	\$ 22,000.00		\$ -	\$22,000.00		\$22,000.00	100.0%	
	Change Order No. 2													
11	Sediment Barrier (standard)	-90.00	LF	\$ 2.30	\$ (207.00)		\$ -		\$ -					-\$207.00
12	Inlet Protection System	-2.00	EA	\$ 145.00	\$ (290.00)		\$ -		\$ -					-\$290.00
14	Excavation, Regular	-187.00	CY	\$ 27.30	\$ (5,105.10)		\$ -		\$ -					-\$5,105.10
15	Embankment, Regular	-24.00	CY	\$ 12.35	\$ (296.40)		\$ -		\$ -					-\$296.40
25	Pipe Culvert, Round, 12" RCP	-87.00	LF	\$ 99.00	\$ (8,613.00)		\$ -		\$ -					-\$8,613.00
26	Pipe Culvert, Round, 12" RCP	-121.00	LF	\$ 99.00	\$ (11,979.00)		\$ -		\$ -					-\$11,979.00
27	Pipe Culvert, Round, 18" RCP	795.00	LF	\$ 117.50	\$ 93,412.50		\$ -		\$ -					\$93,412.50
28	Pipe Culvert, Round, 24" RCP	-802.00	LF	\$ 137.25	\$ (110,074.50)		\$ -		\$ -					-\$110,074.50
29	Mitered End Section (optional round) (12")	-3.00	EA	\$ 2,245.00	\$ (6,735.00)		\$ -		\$ -					-\$6,735.00
	Pipe Culvert, Elliptical, 15" ERCP	122.00	LF	\$ 110.00	\$ 13,420.00		\$ -		\$ -					\$13,420.00
	Mitered End Section (optional elliptical) (15")	2.00	LF	\$ 2,400.00	\$ 4,800.00		\$ -		\$ -					\$4,800.00
	Bid Quantity Reconciliation (items 19-21)	1.00	LS	\$ (15.51)	\$ (15.51)		\$ -		\$ -					-\$15.51
	Change Order No. 3													
CO3	8" C-900 DR-18 PVC HDD	63.00	LF	\$ 135.00	\$ 8,505.00	63.00	\$ 8,505.00		\$ -	\$8,505.00		\$8,505.00	100.0%	
50	8" C-900 DR-18 Water Main (includes fittings, restraints, appurtenances, etc.)	-63.00	LF	\$ 70.70	\$ (4,454.10)	-63.00	\$ (4,454.10)		\$ -	-\$4,454.10		-\$4,454.10	100.0%	
58	8" Gate Valve	1.00	EA	\$ 2,770.00	\$ 2,770.00	1.00	\$ 2,770.00		\$ -	\$2,770.00		\$2,770.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	-1.00	LS	\$ 7,665.00	\$ (7,665.00)	-1.00	\$ (7,665.00)		\$ -	-\$7,665.00		-\$7,665.00	100.0%	
64	Cut and Connect to Existing Water Main (includes all required fittings, sleeves, temporary linestop and jumper connections)	1.00	LS	\$ 6,240.00	\$ 6,240.00	1.00	\$ 6,240.00		\$ -	\$6,240.00		\$6,240.00	100.0%	
	Totals				\$2,423,908.05		\$791,289.51		\$177,479.12	\$968,768.63		\$968,768.63	40.0%	\$1,455,139.42

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Well No. 3 Repair at the 501 Water Treatment Facility for the Amount of \$26,971.75

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Citrus Well Drilling LLC
Effective Date: 10/17/2024 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds for this repair are available in account 401-533-30-4600 (Repair and Maintenance).

HISTORY/FACTS/ISSUES:

Well No.3 at the CR 501 water treatment facility failed and is in need of replacement. The plant is running with the back-up well at this time. However, this well is designated as a back-up through FDEP, and the repair to Well No. 3 needs to be completed as quickly as possible. Staff is requesting approval to have Citrus Well Drilling make the emergency repairs to the well pump and shaft for the amount of \$26,971.75. Staff reached out to other vendors for quotes, but Citrus Well Drilling was the only respondent. See the attached quote.

Citrus Well Drilling LLC

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

Date	Estimate
10/16/2024	13451

Name / Address		Ship To		
City of Wildwood 100 N. Main Street Wildwood , Fl. 34785 Voice: 352-330-1346 Fax: 352-330-1347		Well # 3 CR 501 Wildwood, FL Wayne		
Terms	Rep	Ray & Todd's Cell Numbers		
	RT	Ray's 352-302-1481	Todd's 352-302-2348	
Qty	Item	Description	Rate	Total
5.5	L3	8/1/2024 JJ, ML & DP 12:00 noon to 5:30 PM Hours of service labor (3 Hour Minimum Charge) for Crane with Certified Operator and two service men (Port to Port) to trip to site, remove pump from well, bring back discharge head, column pipe left at site and return to office.	390.00	2,145.00
3	LA 00011	8/2/2024 JJ Hours of service labor for truck and one man with camera to video well. Well was test pumped and still produced plenty of water with 1200 GPM static level 44.1 (other pumps in well field were running) Water stabilized in 10 minutes Water level stayed the same for 50 minutes 1200 GPM pumping level came up to 43.7 (other pumps had a slight affect and water level came up)	182.25	546.75
10	L2	ESTIMATED Hours of service labor for Crane (3 hr minimum charge) with Certified Operator and one service man (Port to Port) to trip to site, install new pump in well, test run and return to office. Parts required to put pump system back in working order.	290.00	2,900.00
1	sbdh	Sand Blast Discharge Head for NSF61 Two Part Epoxy Coating	880.00	880.00
1	tpsb	Replace stuffing box	755.00	755.00
1	tpn	12SKL-2 Flowserve vertical turbine pump 1255 GPM @ 122 TDH @ 1770 RPM @ 8.548 IMP @ 46.6 HP	11,688.00	11,688.00
5	fsls10/1.1...	1.19"-12TPI x 10' 416SS Stainless Steel Line Shaft & Coupling	540.00	2,700.00

Total

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

Date	Estimate
10/16/2024	13451

Name / Address		Ship To		
City of Wildwood 100 N. Main Street Wildwood , Fl. 34785 Voice: 352-330-1346 Fax: 352-330-1347		Well # 3 CR 501 Wildwood, FL Wayne		
Terms	Rep	Ray & Todd's Cell Numbers		
	RT			
Qty	Item	Description	Rate	Total
1	fsls05/1.19	1.19"-12TPI x 5' 416SS Stainless Steel Line Shaft & Coupling	298.00	298.00
1	tphs	Machined Stainless Steel Headshaft complete with NEW bearing & packing	985.00	985.00
8	fssi8x2x1....	8" Stainless Steel Spider with 1-3/16" Glide Bearing insert for 8" column pipe	254.00	2,032.00
3	fscp8x02	8" x 2' column pipe nipple	398.00	1,194.00
1	NFI	1-3/16" 50 HP motor coupler	848.00	848.00
Purchase Agreement			Total \$26,971.75	
Date			Page 2	

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proposal from Stantec to Perform an Impact Fee Study for \$48,000

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity: Stantec

Effective Date: 10/

Termination Date:

Managing Division/Department: Executive

BUDGET IMPACT: Funds are available in FY25 in Executive professional services account 001-512-30-3100.

HISTORY/FACTS/ISSUES:

The recent utility revenue sufficiency analysis recommended that the city's impact fees be re-evaluated. Florida statute requires that a study must be done to justify any increase to impact fees. With the Utility Master Plan nearing completion, this is the ideal time to complete the study. Stantec has provided a quote to conduct a study on the Park & Recreation Impact Fees, the Law Enforcement Impact Fees, and the Water and Wastewater SDC fees. Stantec has performed this service for the city in the past and has always provided good work product.



October 15, 2024

Cassandra Smith
Assistant City Manager/CFO
100 N Main St., Wildwood, FL 34785

Re: Law Enforcement, Parks, Water, and Wastewater Impact Fee Study – Scope and Fee Proposal

Stantec has prepared this letter of interest and cost estimate to conduct an Impact Fee Study in which we would prepare updated impact fees for Law Enforcement, Parks, Water, and Wastewater services. We have significant experience in the development of municipal services impact fees, and we will prepare the impact fees in accordance with our understanding of the standards set forth in the Florida State Statutes.

Our Approach

During Stantec's 30+ years of experience, we have developed a thorough and effective approach to the development, review, and update of impact fees. Stantec's understanding of impact fee statutes, "case law", and growth management legislation will provide the City with the essentials to implement fair and reasonable Law Enforcement, Parks, Water, and Wastewater Impact Fees.

Stantec's approach to the development and update of impact fees focuses upon "level of service" as the defining benchmark to distinguish between the benefit derived from capital expenditures by new growth versus the existing population. For services where level of service standards have been adopted in the City's Comprehensive Plan, those standards are used as the benchmark. For services where a level of service standard has not been adopted, the existing level of service being provided serves as the benchmark. In such cases, to the extent that capital projects improve the current level of service, their costs cannot be included in impact fee calculations. Impact fee calculations will be limited to the costs of projects necessary to provide the current or adopted level of service to new development.

The use of our interactive modeling tools allows for cost effective integration of your staff into the impact fee creation process while substantially reducing the labor hours and calendar time which would otherwise be necessary. Most importantly, this process gives you a clear vision through graphical representations, as to the implications of alternative methods upon key financial indicators as well as the impact upon various types of development. Given the legal environment surrounding impact fees, it is important to analyze alternatives that provide you with significant fiscal and legal security.

Upon determination with you and your staff of the final impact fee levels and basis of application, Stantec will present the results to City Management and City Commission. We will incorporate any adjustments to the analysis necessary based upon input from the City Management and City Commission and prepare a draft report for your review and comment. We will incorporate any comments to deliver a Final Report. We will also assist with the preparation of the impact fee ordinances by providing the necessary rate tables.



Detailed Work Plan

A detailed Work Plan is attached that describes all tasks and sub-tasks to be performed during the project, the estimated hours to complete each sub-task by consultant and the total fee to complete the project, inclusive of estimated out-of-pocket expenses. Based upon the above referenced Schedule, the fee for this project will be a lump sum of **\$48,000** inclusive of out-of-pocket expenses.

Meetings

A Proposed Project Schedule is also attached in this letter that estimates the timing of important milestones throughout the project. We will conduct several conference calls, meetings and interactive work sessions during the project. Each is described in the Work Plan and summarized below:

1. Task 1.b - Conference call with City staff – Conduct kick-off conference call to review project objectives, schedule, key issues, approach, available data, and key assumptions
2. Task 2.i - Meeting with City staff - Conduct an interactive review session with staff to review assumptions and data, and compile the preliminary results
3. Task 3.b - Meeting with City staff - Conduct an interactive review session with staff to review the final results of the analysis
4. Task 3.d – Presentation to City Commission - Present the results of the analysis to City Commission in a workshop

Conclusion

Stantec is delighted to have the opportunity to present this proposal to you. Please review and if there are any questions or concerns feel free to reach out to me. We have prepared this letter to serve as a short-form agreement in the event the City wishes to immediately proceed with this study. If the terms of this proposal are acceptable, please affix the appropriate signature on the following page and return a copy (a digital scan emailed to me, or facsimile will be acceptable) to us for our files. If you have any questions or would like to discuss this proposal, please do not hesitate to call me at (904) 671-0117. Again, it is a pleasure to be able to submit this proposal for your consideration, and we look forward to the opportunity of working with you and the City.

Very truly yours,



Peter Napoli
Senior Manager
Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729



If the terms of this proposal are acceptable, please affix the appropriate signature below and return a copy (digital scan or facsimile will be acceptable) to us for our files:

Accepted by the City of Wildwood, FL:

Accepted by Stantec Consulting Services Inc.

Signature



Signature

Name

Peter Napoli
Name

Title

Senior Manager
Title

Date

10/15/2024
Date





City of Wildwood, Florida

Impact Fee Study

Project Work Plan and Fee Estimate

Project Tasks	Estimated Labor-Hours						Total Labor Hours
	Director	Project Manager	QA/QC Advisor	Analyst	Admin	Multiplier (# of Impact Fees)	
	Rates → \$335	\$250	\$250	\$175	\$90		
Task 1 Initiate the Project, Obtain and Review Relevant Data, and Perform Survey							
a. Prepare initial data request list and detailed critical path schedule. Perform job set up activities. Establish project monitoring and control responsibilities.	0	1	0	1	2	x1	4
b. Conduct kick-off conference call with City staff to confirm study objectives, identify fiscal objectives, establish communication protocols, discuss approach, establish schedule, provide data request, and discuss forecasting methods and modeling.	2	2	0	2	0	x1	6
c. Review the City's Comprehensive Plan (and other docs) to determine adopted level of service standards, population projections, and capital improvement planning elements. Obtain and review fixed asset records for all departments/services.	0	1	0	2	0	x1	3
d. Update population projections based upon census data and permitting and development data and information.	0	1	0	2	0	x1	3
e. Compile property data from County Property Appraiser to identify acreage, sq. ft., dwelling units, etc. by property use type.	0	2	0	2	0	x1	4
f. Perform comparative survey to neighboring and similar communities for fees developed in this study.	0	2	0	8	0	x1	10
Task 2 Calculate Impact Fee for 1 (one) Department/Service							
a. Input level of service, capacity, population, capital improvement plan, fixed asset data, and other key data/assumptions into the model.	1	1	0	2	0	x4	16
b. Input data regarding capital costs recovered via grants, bonds, user fees, and/or taxes for calculation of impact fee credit to avoid "double recovery" of costs in the impact fees and user fees and/or taxes.	0	1	0	2	0	x4	12
c. Identify and input number of ERU's served by CIP and/or Fixed Assets.	0	1	0	2	0	x4	12
d. Finalize customization of impact fee model to determine impact fee rate per ERU.	0	1	0	2	0	x4	12
e. Determine basis of calculating fees for various property use types and develop sample fee calculations for various properties.	0	1	0	1	0	x4	8
f. Conduct Internal Review with Project team to review preliminary results.	1	1	1	1	0	x4	16
g. Perform adjustments based upon internal review conclusions.	0	1	0	2	0	x4	12
h. Make adjustments to the impact fee model per review with City staff and distribute workbook of results.	0	1	1	1	0	x4	12
i. Assistance with implementation considerations, including development of potential phasing and indexing plans	0	1	0	1	0	x4	8
j. Prepare for and attend an interactive work session with City Staff to review the preliminary impact fee calculation with City staff.	1	1	0	1	0	x4	12
Task 3 Prepare Report and Workshop Presentation							
a. Prepare a Draft Report summarizing the methodologies for the preparation of recommended changes to impact fees.	1	6	2	10	0	x1	19
b. Prepare for and conduct a virtual work session with City Staff to review data, assumptions, and Draft Report with staff.	0	4	0	4	0	x1	8
c. Adjust analysis per staff comment, and incorporate edits.	1	2	0	2	0	x1	5
d. Prepare and conduct a Commission Workshop presentation of the preliminary analysis and Draft Report.	0	4	1	4	0	x1	9
e. Prepare Final Report of the results of the study, and provide to City staff for review and comment.	0	8	2	10	0	x1	20
f. Adjust analysis per staff comment, and incorporate edits. Complete Final Report and Impact Fee Schedules.	1	2	0	4	0	x1	7
SUBTOTAL ESTIMATED LABOR-HOURS TASK 1	2	9	0	17	2		30
SUBTOTAL ESTIMATED LABOR-HOURS TASK 2 (x5 Fees: Law Enforcement, Parks, Water, Wastewater)	12	40	8	60	0		120
SUBTOTAL ESTIMATED LABOR-HOURS TASK 3	3	26	5	34	0		68
TOTAL ESTIMATED LABOR-HOURS	17	75	13	111	2		218
SUBTOTAL ESTIMATED CONSULTING FEE	\$ 5,695	\$ 18,750	\$ 3,250	\$ 19,425	\$ 180		\$ 47,300
ESTIMATED EXPENSES							\$ 700
TOTAL NOT-TO-EXCEED CONSULTING FEE							\$ 48,000
ESTIMATED COSTS BY FEE							
LAW ENFORCEMENT IMPACT FEE COST							\$ 12,000
PARKS IMPACT FEE COST							\$ 12,000
WATER IMPACT FEE COST							\$ 12,000
WASTEWATER IMPACT FEE COST							\$ 12,000
TOTAL NOT-TO-EXCEED CONSULTING FEE							\$ 48,000



City of Wildwood, Florida

Impact Fee Study Proposed Project Schedule

Tasks		Month					
		November	December	January	February	March	April
Task 1	Initiate the Project, Obtain and Review Relevant Data, and Perform Survey	Virtual Kick-Off Call and Data Collection					
Task 2	Calculate Impact Fees		Process Data and Input Assumptions	Virtual Meeting #1			
Task 3	Prepare Report and Workshop Presentation				Virtual Meeting #2	Commission Presentation Prepare Draft Report	Final Report



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the CLIENT authorizes Consultant to proceed with the services, constitute the AGREEMENT. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "SERVICES") to the CLIENT.

DESCRIPTION OF CLIENT: The CLIENT confirms and agrees that the CLIENT has authority to enter into this AGREEMENT on its own behalf and on behalf of all parties related to the CLIENT who may have an interest in the PROJECT.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the CLIENT and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This AGREEMENT supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the PROJECT

COMPENSATION: Payment is due to Consultant upon receipt of invoice. Failure to make any payment when due is a material breach of this AGREEMENT and will entitle Consultant, at its option, to suspend or terminate this AGREEMENT and the provision of the SERVICES. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the AGREEMENT without cause upon thirty (30) days notice in writing. If either party breaches the AGREEMENT and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the CLIENT of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the CLIENT shall forthwith pay Consultant all fees and charges for the SERVICES provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this AGREEMENT, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

PROFESSIONAL RESPONSIBILITY: In performing the SERVICES, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the SERVICES at the time and the location in which the SERVICES were performed.

LIMITATION OF LIABILITY: The CLIENT releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the SERVICES, excepting liability arising from the sole negligence of Consultant. It is further agreed that the total amount of all claims the CLIENT may have against Consultant under this AGREEMENT, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the SERVICES or \$50,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the CLIENT's sole and exclusive remedy under this AGREEMENT any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this AGREEMENT shall be absolutely limited to direct damages arising out of the SERVICES and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the CLIENT, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

INDEMNITY FOR MOLD CLAIMS: It is understood by the parties that existing or constructed buildings may contain mold substances that can present health hazards and result in bodily injury, property damage and/or necessary remedial measures. If, during performance of the SERVICES, Consultant knowingly encounters any such substances, Consultant shall notify the CLIENT and, without liability for consequential or any other damages, suspend performance of services until the CLIENT retains a qualified specialist to abate and/or remove the mold substances. The CLIENT agrees to release and waive all claims, including consequential damages, against Consultant, its subconsultants and their officers, directors and employees arising from or in any way connected with the existence of mold on or about the project site whether during or after completion of the SERVICES. The CLIENT further agrees to indemnify and hold Consultant harmless from and against all claims, costs, liabilities and damages, including reasonable attorneys' fees and costs, arising in any way from the existence of mold on the project site whether during or after completion of the SERVICES, except for those claims, liabilities, costs or damages caused by the sole gross negligence and/or knowing or willful misconduct of Consultant. Consultant and the CLIENT waive all rights against each other for mold damages to the extent that such damages sustained by either party are covered by insurance.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the PROJECT are instruments of service for the execution of the PROJECT. Consultant retains the property and copyright in these documents, whether the PROJECT is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the CLIENT agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract, and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). CLIENT shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the PROJECT, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the PROJECT. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The AGREEMENT shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the SERVICES are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the CLIENT or Consultant, the CLIENT and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this AGREEMENT by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the SERVICES are performed or elsewhere by mutual agreement.

ASSIGNMENT: The CLIENT and Consultant shall not, without the prior written consent of the other party, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the AGREEMENT shall be binding on the CLIENT and Consultant.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Agreement for Traffic Law Enforcement in Beaumont CDD

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached agreement gives the City of Wildwood traffic control jurisdiction over the roads in the Beaumont Community Development District, as provided in Section 316.006(3)(b), Florida Statutes. The Beaumont Community Development District petitioned the City to enter into the agreement. Without the agreement, the Wildwood Police Department would not have legal jurisdiction to enforce traffic laws within certain parts of the community.

AGREEMENT FOR TRAFFIC LAW ENFORCEMENT ON DISTRICT ROADS

This Agreement for Traffic Law Enforcement on District Roads (“Agreement”) located within the community of **BEAUMONT** is entered into by and between the **City of Wildwood**, (hereinafter “City”), and **Beaumont Community Development District** (hereinafter “Beaumont CDD”).

WITNESSETH:

WHEREAS, Beaumont CDD owns fee simple title to all roadways lying within the community known as BEAUMONT (hereinafter “District Roads”), more specifically described in **Exhibit “A”**, attached hereto and incorporated by reference; and

WHEREAS, pursuant to Florida law, the City does not have traffic law enforcement jurisdiction over District Roads such as those owned by the Beaumont CDD; and

WHEREAS, Section 316.006(3)(b), Florida Statutes, provides that a city may exercise jurisdiction over any private road or roads if the City and the party owning such roads enter into a written agreement, approved by the governing board of the City, providing the City with traffic control jurisdiction; and

WHEREAS, the Beaumont CDD formally approved the exercise of traffic control jurisdiction by the City of Wildwood Police Department over the District Roads; and

WHEREAS, the Beaumont CDD desires the City, through its Police Department, to enforce the traffic laws of the State of Florida over the District Roads; and

WHEREAS, the parties desire to set forth the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the covenants and conditions herein, the City and the Beaumont CDD hereby agree as follows:

1. The above recitals are true and correct, incorporated herein by reference and form a material part of this Agreement.

2. ***Jurisdiction.*** City agrees to exercise jurisdiction over enforcement of the traffic laws upon the District Roads pursuant to the terms and conditions expressed in Section 316.006(2)(b), Florida Statutes, and as amended, provided, however, that the foregoing shall not be construed to require any minimum level of staffing or create any priority for traffic enforcement on the District Roads. All decisions regarding the level of traffic enforcement on the District Roads and staffing related thereto shall be within the sole discretion of the City police department.

3. ***Signage.*** BEAUMONT was developed under a City approved design and engineered transportation network including appropriate signage meeting the Department of

Transportation (“DOT”) standards. The Beaumont CDD shall be solely responsible for posting the speed limit by appropriate Department of Transportation (“DOT”) approved signage along said roads and in accordance with other relevant provisions of state law and the City code. The City shall have the right, but not the obligation, to require installation, maintenance, and modification of traffic control signs and other traffic control apparatus as the City may deem necessary for the enforcement of traffic laws on the District Roads. The Beaumont CDD shall bear the sole cost for such installation, maintenance, or modification.

4. ***Authority in Addition to Existing Authority.*** The City’s exercise of traffic law enforcement pursuant to this Agreement shall be in addition to that authority presently exercised by City over the District Roads and nothing herein shall be construed to limit or remove any such authority.

5. ***Liability not Increased.*** Neither the existence of this Agreement, nor anything contained herein, shall give rise to any greater liability on the part of the City than that which the City would ordinarily be subjected to when providing its normal police services.

6. ***Indemnification.*** The Beaumont CDD shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys’ fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with City entering this Agreement. Notwithstanding the foregoing, this indemnification is not intended to waive the sovereign immunity of either party or to extend to or assume liability for the negligence of the City. Beaumont CDD’s liability pursuant to the indemnification hereunder shall be limited to the same extent and in the same manner as Beaumont CDD’s liability for tort claims is limited pursuant to Section 768.28, Florida Statutes. This indemnification and hold harmless shall survive any termination of this Agreement. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes.

7. ***Road Maintenance.*** Neither the existence of this Agreement, nor anything contained herein, shall impose any obligation or duty upon the City to provide maintenance on and/or drainage of the District Roads. The maintenance, repair, and construction or reconstruction of all District Roads, drainage and signage within the community of **BEAUMONT** shall at all times be solely and exclusively the responsibility of the Beaumont CDD.

8. ***Insurance.*** The Beaumont CDD shall, at its sole expense, procure and maintain, for the duration of this Agreement, commercial general liability insurance with coverage that shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

8. ***Term.*** The term of this Agreement shall be for a period of twenty (20) years,

commencing on the date of the execution by the last of the two Parties signing hereto unless otherwise terminated by any party by thirty (30) days written notice to the other Parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

9. ***Entire Agreement.*** This Agreement, including all Exhibits attached hereto, constitutes the entire understanding and agreement between the Parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner with approval by the City Commission of the City of Wildwood.

10. ***Notice.*** Any notice required or permitted hereunder shall be delivered by hand delivery, express courier, or certified mail, return receipt requested, and shall be effective upon receipt of the same. Notice shall be delivered to each of the Parties at the following addresses or at such other addresses as specified by written notice in compliance with the terms of this paragraph.

As to City:	City of Wildwood City Hall 100 N Main St. Wildwood, FL 34785
Copy to:	City Attorney's Office 601 S. 9 th Street Leesburg, FL 34748
As to Chief of Police:	City of Wildwood Police Department 3939 E. CR 462 Wildwood, FL 34785
As to Beaumont CDD:	Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431
Copy to:	Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301

11. ***Severability.*** If any sentence, phrase, paragraph, provision, or portion of this Agreement is held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be considered an independent provision, and the finding shall have no effect on the validity of the balance of this Agreement.

12. ***No Third Party Beneficiary.*** Nothing contained herein is intended nor shall be construed to waive the Beaumont CDD's or the City's rights and immunities under common law or §768.28, F.S., as amended from time to time, nor shall anything included herein be construed as consent to be sued by any third party in any manner arising out of this Agreement. These provisions shall survive the termination or expiration of this Agreement. Furthermore, any judicially construed waiver of Beaumont CDD's or City's sovereign immunity shall not be broadly construed so as to inure to the benefit of and third party, including, but not limited to, any other person, business or public entity.

IN WITNESS WHEREOF, the Parties have executed this Agreement for Traffic Law Enforcement on District Roads for the community of **BEAUMONT** on the dates indicated below.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

[Remaining Signatures on Following Page]

BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT

BY: Ann Judy

NAME: Ann Judy

TITLE: Chairwoman

DATE: 10/7/24

WITNESS:

Carol Michaels
(Signature)

Carol Michaels
(Print Name)

Gary W. Smith II
(Signature)

Gary W. Smith II
(Print Name)

EXHIBIT “A”

PLAT DESCRIPTION

Tracts A-1 and A-2, as identified on the plat entitled, *Beaumont Phase I*, and recorded in Plat Book 18, Pages 13-13Q of the Public Records of Sumter County, Florida.

Tract A-3, as identified on the plats entitled, *Sundance Extension East* and *Sundance Extension West*, and recorded Plat Book 19, Pages 13-13A and Plat Book 19, Pages 14-14A, respectively, of the Public Records of Sumter County, Florida.

Tracts A-4 and A-5, as identified on Beaumont Phase 2 & 3, and recorded in Plat Book 19, Pages 45-45F of the Public Records of Sumter County.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Local Construction Projects Update

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update regarding local infrastructure construction projects.

Local Infrastructure Projects
Construction Update
October 18, 2024

Updates Shown in Red

1. City Water Projects

- a. *CR 462 Line Relocation*
 - i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work
 - ii. Hughes Brothers waiting on approved contract from Kolter
 - iii. Preconstruction meeting held August 9th
 - iv. *Water line work will be completed when the 462/301 intersection work is completed*
- b. *Oxford Water Treatment Plant – Corrosion Inhibitor*
 - i. Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)
 - ii. *Awaiting FDEP permit*
 - iii. *Plans will be sent to City's contracted vendor for pricing upon receipt of permit*
- c. *Stanley Avenue Water Rain Replacement*
 - i. *Design complete*
 - ii. *Funded in FY 25 budget*
 - iii. *Preparing bid documents*
- d. *North Old Wire Road Water Main Replacement*
 - i. *Design complete*
 - ii. *Funded in FY 25 budget*
 - iii. *Preparing bid documents*
- e. *South Old Wire Road Water Main Replacement*
 - i. *Design complete*
 - ii. *Funded in FY 25 budget*
 - iii. *Project out to bid; bid opening November 10, 2024*
- f. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Commission awarded bid to SGS: \$2,715,700
 - i. *Substantial Completion – June 9, 2025*
 - ii. *NTP issued September 12, 2024*
 - iii. *Currently reviewing shop drawings and coordinating remaining ODP items*

2. City Wastewater Projects

a. Water Reclamation Facility

- i.* CPH designing the expansion of the new plant to 8 MGD
- ii.* Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
- iii.* Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
- iv.* Garney Construction Contract approved at the August 12, 2024 Commission meeting
 - i.* Phase 1 - 60% construction plans received; **90% plans completed**
 - i.* **Garney to provide GMP to City in December**
 - ii.* **Preparing ODP packages for Commission approval (~ \$10 million - will meet Grant deadline)**
 - ii.* Phase 2 –60% plans received 8/6/2024
 - i.* Constructability and VE meeting held August 27th
 - ii.* **60% Constructability meeting held October 16, 2024**
 - iii.* GMP anticipated in February
- v.* Dissolved oxygen issue
 - i.* The Commission approved the installation of flat panel, fine bubble aeration (Veola) proposed for the Kruger ditches
 - ii.* PO issued for Veola
 - i.* Awaiting equipment delivery
 - ii.* Garney to provide pricing for installation; will need Commission approval

b. Oxford Oaks/CR 209 Lift Station (Odor issues)

- i.* Technical Memorandum from KHA recommends implementation of bioxide chemicals
 - i.* Included in the FY 25 budget meetings (\$750K yearly cost)
- ii.* Odor Control Unit
 - ii.* Design complete; construction ON HOLD pending results of bioxide chemical installation

c. SR 44 Forcemain and CR 219 Lift Station Improvements

- i.* Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction

- ii. NTP issued on 4/1/2024
- iii. Construction progress – 45% Complete

d. *Osceola Forcemain/St. Claire Lift Station Rehab (Huey Street Reroute)*

- i. Lift Station upgrades being completed by Staff
 - i. Panels and pumps have been ordered
 - ii. FDEP permit received
 - iii. Generator purchase on the May 13, 2024 City Commission agenda; existing generator to be relocated to Industrial Drive station
 - iv. Pipeline portion (Art Walker) is complete

e. *Millennium Park Reclaimed Water Line Extension*

- i. Pump Station design at RIBS site – Design complete
- ii. Reclaimed line design – 80% complete
 - i. Phase 1 (Millennium Park)
 - i. Complete.
 - ii. Phase 2: St. Claire Street
 - i. Complete.
 - iii. Phase 3: Broken Oak Drive
 - i. Complete.
 - iv. Phase 4: Assembly of God
 - i. Critical easement needed from C-466A to Broken Oak
 - ii. Easement negotiations resumed with Assembly of God church for 15' of western property boundary
 - v. Phase 5: Solamar
 - i. Easement Agreement including installation of reuse main needed
 - I. Coordinating with contractor on final pricing to install line
 - vi. Phase 6: Turkey Run Development and North
 - i. Easement on The Villas property received
 - ii. Coordinating easement D32-093 (Dixon – Cassablanca)
 - iii. Coordinating route through Turkey Run/ Inspiration Drive; Easement negotiations resumed with owner of Lot 2 in Turkey Run; draft easement sent to owner for review
 - I. Project will be bid once easements obtained

- f. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
 - i. DB Civil - \$3,434,899
 - i. Construction Progress – 99% (nearing completion)
 - ii. Change Order No. 4 in the amount of \$44,057.16 approved at the October 14, 2024 Commission meeting
 - iii. Pay Application No. 9 in the amount of \$320,636.53 approved at the October 14, 2024 Commission meeting

3. City Projects (Other)

- a. *Wildwood Community Center 2nd Floor Rehab*
 - i. Public Works Staff completing the installation of cubicles for Parks and Recreation Staff on 2nd Floor
 - ii. Furniture purchase from Ernie Morris approved at the July 8th Commission meeting
 - iii. Construction progress – 50%
- b. *Millennium Park Phase I and II*
 - i. Out to Bid
 - ii. Bids received and being tabulated (4 respondents)
 - iii. Commission to consider bid award at the November 11, 2025 meeting
- c. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
 - i. OLC Design contract approved at the 5/22 City Commission meeting
 - ii. Design progress – OLC preparing 60% design documents
- d. *Public Works Annex – The Villages*
 - i. Design work awarded to OLC at the July 8th City Commission meeting
 - ii. OLC has started design activities
 - iii. Design funded in FY 25
- e. *Police Substation – The Villages*
 - i. Design funded in FY 25
 - ii. RFQ published for design work
 - iii. Selection Committee currently reviewing submittals; City Commission to approve rankings and begin contract negotiations at the November 11, 2024 meeting
- f. *Downtown Master Plan Related*
 - i. Coordinating with FDOT on Complete Streets Project
 - i. Development Services Department working directly with FDOT on Complete Street application
 - i. Included in FDOT's 5 Year Work Plan
 - ii. Project may require a 50% match
 - iii. Coordinating grant submission
 - ii. CSX Coordination

- i. Meeting held CSX Real Estate team on July 15th
 - ii. City reviewing conceptual screen layout proposed by KHA
- iii. Shared Compactor – Waste Management
 - i. Working with Waste Management, and KHA on dumpster enclosure and consolidation for downtown businesses;
 - ii. Compactor design approved; developing architectural design for City Commission consideration
- iv. Christian Worship Center
 - i. Commission moved to demolish the building and obtain an architect for conceptual design options
- v. The Railyard
 - i. Site plan scheduled for Planning and Zoning Board in October; City Commission October 28, 2024
 - ii. City Attorney coordinating real estate closing for the end of October
- ~~vi. Parking Garage~~
 - i. ~~Construction Progress 100%~~
 - ii. ~~Pay App. No. 7 in the amount of \$179,170.93 approved at the August 26, 2024 Commission meeting~~
 - iii. Full CO received
 - iv. COMPLETE

4. City Road and Drainage Projects

- a. FY 24 Pavement Activities
 - i. Updating Pavement Management Plan
 - i. Commission approved project to Mott MacDonald at the September 23, 2024 City Commission meeting
- b. Oak Grove Village Drainage Improvement
 - i. Property acquired to facilitate drainage project; trailer removed
 - ii. Geotechnical work is underway; survey work is completed
 - iii. Preparing bid documents
 - iv. Commission approved moving forward with the project at the September 23, 2024 City Commission meeting
- c. Signature Drive and Clay Drain Road
 - i. PES adopted by the City Commission on October 11, 2021
 - ii. FDOT permit comments received
 - iii. SWFWMD permit obtained
 - iv. Project to be broken out into phases (Signature Drive/SR 44 and Clay Drain Road/US 301); KHA Proposal for additional design, permitting, and bid administration services to be considered at the August 12, 2024 City Commission meeting

- i. Signature Drive Phase included in the FY 25 CIP
 - ii. Clay Drain Road Phase included in later years
 - i. Meeting with KHA and City attorney held on July 18th to discuss process for property acquisition; awaiting City Attorney input on process
- d. *Jackson Street (Utilities, Roadway, and Drainage)*
 - i. Design complete
 - ii. Project included in FY 25 CIP
 - iii. Out to bid
- e. *Barwick Street Improvements:*
 - i. Under design
 - ii. Closed on the acquisition of the pond property on March 8th
 - iii. KHA incorporating stormwater pond into design
 - iv. City and KHA to discuss FDR design options
 - v. Second pond (near Osceola Rd.)
 - i. Property Swap Agreement for 602 Osceola approved at the September 9, 2024 City Commission meeting
 - ii. City Attorney coordinating acquisition of 2nd property
 - vi. Project included in FY 26 CIP
- f. *Huey Street Improvements (Old Water Line, Roadway, Drainage)*
 - i. Project awarded to Art Walker Construction - \$2,412,015.51
 - ii. Construction Progress – 60% complete
 - iii. Pay App. No 4 in the amount of \$168,605.16 to be considered at the October 28, 2024 City Commission meeting
 - iv. Change Order No. 4 in the amount of \$21,500 to be considered at the October 28, 2024 City Commission meeting
 - v. Contractor to complete the FDR roadway work on October 19/20

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Grants Update Report

REQUESTED ACTION: For information purposes only.

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

BUDGET IMPACT: N/A

HISTORY/FACTS/ISSUES:

Please see the attached report for an update on grants.

Grant Update
October 18, 2024
Updates Shown in Red

1. Florida Recreation Development Assistance Program (FRDAP)

- a. Millennium Park Improvements
 - i. Bike Trail
 - ii. Soccer Fields
 - iii. Picnic Pavilion
 - iv. Baseball Fields
 - v. Landscaping
 - vi. Restrooms
 - vii. Parking
- b. Submitted: August 2022
- c. Grant Request: \$200,000
- d. Match Requirement: \$200,000
- e. **Status:** Received Approval Notice May 2023.
Commission approved agreement accepting funds during 11/27/23 commission meeting.
- f. Contracting RMPK to do contract administration.
- g. Commission moved to delay the project until April
- h. **Project has been re-bid and proposals are being evaluated**

2. Florida Recreation Development Assistance Program (FRDAP)

- a. MLK Splash Pad (Able to receive reimbursement for activities underway) & Renovation of basketball courts.
- b. Submitted: August 2022
- c. Grant Request: \$50,000
- d. Match Requirement: \$0
- e. **Status:** Received Approval Notice May 2023.
Commission approved agreement accepting funds during 11/27/23 commission meeting. This is retroactive reimbursement for the installation of the SplashPad.
- f. Contracting RMPK to do contract administration.

3. Resilient Florida

- a. Oak Grove Village Pump Station
- b. Submitted: September 2023
- c. Requested Amount: \$450,000
- d. Match requirement: \$450,000
- e. **Status: Unsuccessful**

4. Hazard Mitigation Grant Program (HMGP)

- a. Oak Grove Village Pump Station
- b. Submitted September 2023

- c. Requested Amount: \$675,000
- d. Match requirement: \$225,000
- e. **Status:** Grant application continues to be under evaluation. City will be taking the project to bid. Likely will not receive notification of grant award prior to initiation of project construction.

5. Water Quality Improvement Grant

- a. Wastewater Treatment Plant Project – AWT Components
- b. Submitted: September 2023
- c. Requested Amount: \$9,250,000
- d. Match Requirement: \$120,750,000 (referenced as local contribution - remainder of projected cost)
- e. **Status:** Received Approval Notice December 19, 2023. Value = \$9,250,000.00
- f. Coordinating with FDEP to develop funding agreement; tentatively scheduled for March 25, 2024 Commission adoption
- g. Recently signed amendment to original agreement to allow for more flexibility in spending of grant funds.

6. Local Government Cybersecurity Grant Program

- a. For Cybersecurity software solutions city-wide
- b. Submitted: March 2023
- c. Requested Amount: N/A – Requested state-resourced services.
- d. Match Requirement: - \$0
- e. **Status:** Received Approval Notice May 2023. Value = \$155,749.23
Commission approved agreement accepting funds during 5/22/23 commission meeting.
- f. Received notification the grant may be discontinued due to state funding issue
- g. **Status: Received notification that Year 2 funding has been awarded. Awaiting grant agreement for official execution.**

7. Local Appropriations Request to the House and Senate

- a. Wildwood Regional WRF BNR and Capacity Expansion Improvements
- b. Submitted: October 2023
- c. Requested Amount: \$4,000,000.00
- d. Match Requirement: - \$0
- e. House and Senate approved \$2M appropriation.
- f. **Status: Governor vetoed.**

8. Florida Blue Wellness Grant

- a. Approved in October 2023
- b. Provides up to \$10,000 to hold a health fair for City employees.
- c. Health Fair held on Thursday, March 14th, 2024.
- d. **Status: Remaining funds being used as a fitness reimbursement program for employees.**

9. Florida Recreation Development Assistance Program (FRDAP)

- a. Lake Deaton Park to include boat access renovations, nature study boardwalks, park area, restrooms, and picnic facilities. (Able to receive reimbursement for activities underway)
- b. Submitted August, 2023
- c. Grant Request: \$200,000
- d. Match Requirement: \$200,000
- e. **Status:** Received notification March 2024 of award, awaiting Governor's approval of the budget to begin working with FDEP on grant agreement.

10. State and Tribal Assistance Grant (STAG) via US EPA – Congressman Webster's Office.

- a. Submitted for funding to support the WWTP project.
- b. Submitted April, 2024.
- c. Grant Request: \$5M
- d. **Status: Unsuccessful.**

11. SECO Grant for Community Policing Initiatives.

- a. To support the PD's "Saving More Lives" initiative.
- b. Received notification of \$50,000 award in April.
- c. **Status: PD is utilizing the funds for community programs.**

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Information Technology Department Update October 2024

REQUESTED ACTION: For Informational Purposes Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached Department Update for Information Technology.

IT Department Report

Executive Summary

- On May 10, 2024, the City's year two application for the Florida Local Government Cybersecurity Grant administered by the Florida Digital Service was awarded for round one. The prior year value estimate for these services was approximately \$155,000. The City has also applied for expanded capabilities (Round 2) under the same program; those awards are scheduled to be announced in October 2024, with the rollout scheduled to begin in January 2025.
- On August 1 and 2, 2024, the Wildwood Police Department (WWPD) survived a significant cybersecurity attack that continues to impact the Sumter County Sheriff's Office (SCSO) and WWPD.
- The CivicGov project for the Development Services Department is nearing completion, with a projected soft start in December and a full go-live scheduled for the beginning of January.
- The Service Desk has continued to improve on its response times, and had its best performance yet in the third quarter of 2024.
- Plans for the new Pavement Management and Asset Management systems continue to move forward and should see more traction in FY 2025.

Cyberattack on the Sumter County Sheriff

In the early hours of Thursday, August 1, 2024, our security capabilities were tested at the Wildwood Police Department when irregular activity was detected on the PD network. Prior to the event, Eric Church, the PD IT Specialist, had made significant changes to the network by restricting access, controlling device connections, and implementing phantom assets. Despite some productivity impacts, Eric defended his approach, providing more secure yet user-friendly alternatives.

After notifying the SCSO to mitigate the threat, Eric initiated password changes and further restricted system access to thwart the intrusion. His actions, combined with early notification from the Vigilance Team with Sentinel One, allowed us to assess the situation, remove methods of access, and make the crucial decision to disconnect from the SCSO network before the ransomware payload could be deployed. By Friday evening, SmartCOP (the dispatch system used jointly by both departments) and most other mission-critical systems were offline, crippled by the attack.

During the final review call on September 16, 2024, it was evident that Eric's forward-thinking approach saved the Wildwood Police Department and the City of Wildwood hundreds of hours of downtime, lost productivity, and reputational harm. While the loss of the dispatch and other systems at the Sheriff's office significantly impacted their operations, the loss of our own systems would have been substantially worse.

CivicGov

Our implementation of CivicGov to replace TrakIt for Permitting, Licensing, and Business Licenses continues with the Development Services Department and City Clerk. The Code Enforcement and Business License modules are complete; the permitting module is substantially complete after some delays. Training will continue over the next six weeks, with a soft startup in December and a go-live in January 2025.

User Support Enhancement

Ticket response times for our service desk have continued to improve (below):

	2023Q4	2024Q1	2024Q2	2024Q3	Outcome
Total tickets	131	158	138	139	Increased number of requests
Median reply time (mins.)	2.08	1.25	1.54	0.92	Improved response; top 50% of tickets got a reply in less than 55 seconds
Average reply time (mins.)	113.4	14.64	12.64	5.55	Improved overall response; average response times were under five and a half minutes

Cityworks / Pavement Management

With changes and consolidation in the Asset and Pavement Management software arena, coupled with the departure of their GIS Specialist (her replacement is slated to arrive in October/November), Public Works has decided to focus on their solicitation for new Pavement Management software. Mott MacDonald has been selected to help the City determine the most beneficial Pavement Management software, which will include a review of licensing options to determine the most cost-efficient method. This will help decide whether to integrate systems or keep them separate.

Our work with Jones Edmunds to migrate the City's data to a Cityworks cloud platform, while substantially complete, remains on hold pending Mott Macdonald's analysis and recommendation.

Outlook for 2025

Looking ahead to fiscal year 2025, we are committed to reusing and extending the life of hardware that would otherwise be eligible for replacement based on the Equipment Inventory submitted to the City Manager in March. The CivicRec training wrapped up in May, and Parks will begin a new evaluation period to determine if they will continue with CivicRec or evaluate alternative programs for FY 2026.

We stand by to continue our collaboration with Utilities to fully implement a SCADA VPN data network, as Utilities tackles the larger project of replacing field equipment and re-writing source code for upkeep and troubleshooting.

In conclusion, while we have a diverse project field ahead of us, the IT Department is itself a diverse group well-placed to support the City's future growth. At the core of our backgrounds, upbringing, and beliefs is a sense of service and accountability. We work behind the scenes, empowering our constituent departments to produce the best outcomes for the citizens and visitors to the City of Wildwood.

Ron DeSantis, Florida Governor
Pedro Allende, Secretary

Attn: Paul Ketz
IT Director
City of Wildwood
100 N Main St
Wildwood, FL 34785

May 10, 2024

Congratulations City of Wildwood!

Your application for the Florida Local Government Cybersecurity Grant administered by the Florida Digital Service has been awarded. Based on the requests and information included in your application, the following capabilities will be offered:

Capability	Awarded Round 1	Solution	Quantity	Unit
External-Facing Asset Discovery	Yes	Palo Alto Networks Xpanse	42	Assets Under Management
Endpoint-Based Asset Discovery (Agent)	Yes	Tanium	269	Endpoints
Network-Based Asset Discovery (Agentless)	Yes	Armis	Small (1-550 FTE)	User Base
Content Delivery Network	Yes	Cloudflare	Small	(Population 0-25K)
Endpoint Detection & Response (EDR)	No	N/A	N/A	N/A
Security Operations Platform	Yes	Reliaquest GreyMatter	X-Small	(<250 FTE)
Email Security	Yes	Proofpoint	500	Mailboxes

In addition to software access for the capabilities awarded, the Florida Digital Service will provide the following:

- Incident response assistance when requested.
- Training, technical assistance, and support for the capabilities granted.

The Department of Management Services will email you the Grant Agreement via DocuSign by Monday, May 13. To accept the capabilities being offered, we need your help to execute the Grant Agreement by June 27, 2024. If you identify any discrepancies with the information above, please contact us immediately.

The Florida Digital Service remains committed to supporting you throughout this process as we deploy critical capabilities to mitigate cybersecurity threats to your local community. We look forward to working alongside you and your team.

Regards,
Florida's Local Government Cybersecurity Grant Team
FL[Digital Service]
Cybersecuritygrants@digital.fl.gov