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

February 10, 2025 9:00 AM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

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

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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: NOVEMBER 11, 2024 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: NOVEMBER 25, 2024 REGULAR MEETING*

D. *RIGHT-OF-WAY DEEDS FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 185, 238, 239, AND 242*

E. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NO. 240*

F. *EXECUTION OF AERIAL EASEMENT TO DUKE ENERGY*

G. *PLAT 2412-001 VOSO UNIT 174 FINAL PLAT*

H. *PLAT 2412-002 VOSO UNIT 289 FINAL PLAT*

I. *PLAT 2412-003 VOSO UNIT 187 FINAL PLAT*

J. *PLAT 2412-005 MIDDLETON UNIT 6 FINAL PLAT*

K. *BUDGETED FINANCIAL ITEMS*

1. *WATER METER PURCHASE FOR METER CHANGE-OUT PROGRAM FOR THE AMOUNT OF $122,291.76*

3. Presentations and/or Proclamations

A. *POLICE DEPARTMENT'S EMPLOYEE OF THE YEAR 2024 AWARD FOR COMMUNITY OUTREACH SPECIALIST RONI WOOD*

B. *EMPLOYEE OF THE QUARTER AWARD (OCT - DEC 2024) FOR IT SPECIALIST ERIC CHURCH*

C. *RECIPIENT OF THE ANTHONY "AJ" JOHNSON SCHOLARSHIP: ELLIOTT VANSLYKE*

D. *PROCLAIM FEBRUARY 16-22, 2025 AS NATIONAL ENGINEERS WEEK*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. *THE VILLAGES OF SOUTHERN OAKS 163 AGREEMENT 11TH AMENDMENT FOR AREAS A, B, AND C*

C. ***ORDINANCE NO. O2024-84 -*** *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 2410-002 Kylie

Parcel G05-258
The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2024-86 -*** *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 2411-002 Megan Stover Storage

Parcel G15D009
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 Commercial (City) to Central Mixed Use (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2411-002 (O2024-87).
The Special Magistrate recommends approval.

E. ***ORDINANCE NO. O2024-88 -*** *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 2411-001 VOSO 11th Amendment SSCP

Parcel G16-005 & Portion of Parcel G16-100
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 Rural Residential (City) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. This request is accompanied by a rezoning request RZ 2411-001 (O2024-89).
The Special Magistrate recommends approval.

F. ***ORDINANCE NO. O2024-92 -*** *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 2410-004 Oxford Professional Plaza

Parcel D20-050
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 (Sumter County) to Commercial (City) for parcel D20-050 on 3.63 acres MOL.
The Planning and Zoning Board/Special Magistrate recommends approval.

G. ***ORDINANCE NO. O2024-97 -*** *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 2412-002 Wieckhorst

Parcel G29A239
The applicant is seeking favorable approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Estate Residential (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a rezoning request RZ 2412-002 (O2024-98).
Special Magistrate recommends approval.

5. <u>Public Hearings - Timed - Quasi-Judicial</u>

A. ***ORDINANCE NO. O2024-85 -*** *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 2410-002 Kylie

Parcel G05-258
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL.
The Planning and Zoning Board/Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2024-87 -*** *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 2411-002 Megan Stover Storage

Parcel G15D009
The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).
The Special Magistrate recommends approval

C. ***ORDINANCE NO. O2024-89 -*** *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 2411-001 VOSO 11th Amendment Rezoning

Parcel G16-005 and Portion of Parcel G16-100
The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).
The Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2024-93 -*** *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 2410-004 Oxford Professional Plaza

Parcel D20-050
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL.
The Planning and Zoning Board/Special Magistrate recommends approval.

E. ***ORDINANCE NO. O2024-98 -*** *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 2412-002 Wieckhorst

Parcel G29A239
The applicant is seeking favorable approval from the City Commission for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2412-002 (O2024-97).
Special Magistrate recommends approval.

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

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

A. ***ORDINANCE NO. O2025-3 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 8 ACRES LOCATED ON AT THE NORTHEAST CORNER OF CR 507 AND WARM SPRINGS AVE, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES 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.*

A25-0015 Naimat Jesus Inc Annexation

Parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147
The applicant, Michael Rankin with LPG Urban and Regional Planners, on behalf of the owner, Naimat Jesus, Inc, has submitted a voluntary annexation application for the parcels listed above on 8 acres, MOL.
Staff recommends approval.

B. ***ORDINANCE NO. O2025-4 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CDD 2501-001 Village CDD No. 16

Staff recommends approval.

8. Resolutions for Approval

A. ***RESOLUTION NO. R2025-8 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.*

Surplus Vehicles February 2025

Staff recommends approval.

9. Financial & Contracts & Agreements

A. *MAIN STREET PARKING GARAGE PAY APP #10 IN THE AMOUNT OF $121,930.36*

B. *REPAIR OF ROTOR ON THE SOUTH KRUGER AERATION TRAIN FOR THE AMOUNT OF $59,722.49*

C. *PURCHASE OF TWO SURFACE AERATORS FOR KRUGER DITCHES FOR THE AMOUNT OF $30,344.00*

D. *APPROVAL OF AWARD FOR INVITATION TO BID (ITB) #2025-01 OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS*

E. *FUNDING AUTHORIZATION FOR PAVEMENT REJUVENATION SERVICES FOR A NOT-TO-EXCEED AMOUNT OF $1,007,884.80*

F. *GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT NO. 2 WITH GARNEY COMPANIES, INC FOR THE WASTEWATER TREATMENT PLANT PROJECT*

10. General Items for Consideration/Discussion and Other Business

A. *REQUEST TO INCREASE POLICE DEPARTMENT STARTING SALARY*

11. Appointments

12. City Manager Reports

13. Other Department Reports

A. *HR QUARTERLY REPORT - FEMA UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

February 15, 2025 - Wildwood Comedy Night at the Warfield Auditorium at 6:30pm

February 22, 2025 - Junk in the Trunk at the Wildwood Community Center from 9am to 12pm

February 24, 2025 - City Commission Meeting at City Hall at 7pm

February 10, 2025 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *02/28/25*
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	16,494,816.18	18,515,900.00	17,540,100.63	975,799.37-	95
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	481,552.17	755,947.83-	39
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	1,489,991.24	3,380,308.76-	31
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	259,341.77	895,658.23-	22
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	629,431.67	1,130,568.33-	36
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	26,248.14	72,751.86-	27
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	126,876.39	269,123.61-	32
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	36,243.88	0.00	32,065.52	32,065.52	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	31,304.01	51,195.99-	38
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	12,907.24	2,092.76-	86
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	618,297.40	965,000.00	472,436.57	492,563.43-	49
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	25,697.66	15,000.00	13,935.28	1,064.72-	93
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	500.00	20,291.57	19,791.57	***
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	69,458.55	172,541.45-	29
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	150,801.37	234,198.63-	39
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	244,411.69	652,088.31-	27
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	587,128.53	677,871.47-	46
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	40,507.54	85,992.46-	32
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	71,886.69	203,113.31-	26
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	144,850.29	220,000.00	47,646.38	172,353.62-	22
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	5,262.15	13,437.85-	28
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	871.25	628.75-	58
001-314-4040	CIRCLE K STORES	335.99	200.00	80.47	119.53-	40

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	56,228.53	60,500.00	25,224.72	35,275.28-	42
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	52,671.48	46,328.52-	53
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,936.00	15,000.00	3,003.51	11,996.49-	20
001-314-4110	THOMPSON GAS SOUTHEAST	0.00	0.00	66.22	66.22	0
001-314-4150	CVS	398.98	300.00	111.77	188.23-	37
001-314-4151	AMERIGAS PROPANE	4,408.93	8,000.00	1,506.83	6,493.17-	19
001-314-4152	LOWE'S PROPANE TAX	1,789.94	2,500.00	652.35	1,847.65-	26
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	343.84	300.00	88.75	211.25-	30
001-314-4160	TECO-PEOPLES GAS	406,313.53	396,000.00	98,826.47	297,173.53-	25
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	184.88	255.12-	42
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	180,650.74	187,000.00	136,427.41	50,572.59-	73
001-314-4191	PUBLIX UTILITY TAX	875.89	1,000.00	307.09	692.91-	31
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	3,367.87	1,632.13-	67
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	200.00	6,405.67	6,205.67	***
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	298,629.67	609,370.33-	33
001-331-5000	FEMA GRANT	33,192.46	0.00	1,163.95	1,163.95	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	322,587.63	758,212.37-	30
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	9,705.37	6,794.63-	59
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,067.02	567.02	108
001-335-1800	1/2 CENT SALES TAX	2,198,674.74	2,255,570.00	760,731.71	1,494,838.29-	34
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	1,912.27	1,087.73-	64
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	213,196.65	545,803.35-	28
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	150.00	350.00-	30
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	850.00	850.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	143,962.95	70,000.00	42,745.17	27,254.83-	61
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	7,306.02	7,306.02	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5304	COMMUNITY CENTER STAFF FEES	0.00	0.00	1,865.07	1,865.07	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	6,522.67	3,477.33-	65
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	336.35	1,163.65-	22
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	173.43	626.57-	22
001-350-1000	FINES	85,329.42	30,000.00	17,089.23	12,910.77-	57
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	969.38	530.62-	65
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	1,428.63	1,071.37-	57
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	46,256.46	53,743.54-	46
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	2,226.27	2,773.73-	45
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	9,495.00	9,355.00-	50
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.94	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	2,973.00	2,973.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	2,020.28	2,020.28	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	1,773.64	1,473.64	591
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	17,035.00	12,965.00-	57
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	12,827.00	2,173.00-	86
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	2,138.93	1,361.07-	61
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	17,519.89	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

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
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 FU	0.00	8,200,000.00	0.00	8,200,000.00-	0
	GENERAL FUND Revenue Totals	**35,925,427.85**	**47,367,960.00**	**24,480,167.94**	**22,887,792.06-**	**51**

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	17,227.56	36,213.44	32
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	1,318.00	2,830.00	32
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	10,109.12	21,250.88	32
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	95.00	95.00-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	313.32	313.32-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	667.04	6,332.96	10
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	272.64	1,727.36	14
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	2,189.49	6,030.51	27
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	103.93	103.93-	0
001-511-30-4300	UTILITIES EXPENSE	1,030.21	1,800.00	379.35	1,420.65	21
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	71.98	2,428.02	3
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	5,751.00	849.00	87
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:	**109,526.05**	**176,919.00**	**38,498.43**	**138,420.57**	**22**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	433,738.97	556,477.00	156,751.76	399,725.24	28
001-512-10-1500	SICK LEAVE	11,907.39	0.00	7,904.27	7,904.27-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	10,108.65	10,108.65-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	13,161.87	13,161.87-	0
001-512-10-2100	FICA EXPENSE	36,864.65	43,130.00	12,839.00	30,291.00	30
001-512-10-2200	RETIREMENT	135,161.07	148,341.00	50,516.01	97,824.99	34
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	36.00	36.00-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	17,104.60	36,895.40	32
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	626.60	373.40	63
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	260,602.50	13,085.00	247,517.50	5
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	9,629.30	13,300.00	3,169.00	10,131.00	24
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	1,149.21	3,850.79	23
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	15,677.33	8,462.67	65
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	344.68	3,655.32	9
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	67.02	932.98	7
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	2,595.28	3,204.72	45
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	25.00	2,475.00	1
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	438.50	1,661.50	21
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	897.72	6,352.28	12
001-512-30-5250	FUEL EXPENSE	160.37	500.00	0.00	500.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	1,813.88	4,486.12	29
001-512-30-5500	TRAINING	5,620.72	13,700.00	400.00-	14,100.00	3-
	512 EXECUTIVE- CITY MANAGER:	**1,128,714.88**	**1,149,890.50**	**307,960.38**	**841,930.12**	**27**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	293,510.92	472,893.00	112,150.95	360,742.05	24

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	10,033.94	0.00	4,149.42	4,149.42-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	8,784.22	8,784.22-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	8,999.74	8,999.74-	0
001-513-10-2100	FICA EXPENSE	25,450.95	36,654.00	10,304.38	26,349.62	28
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	20,245.47	49,755.53	29
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	36.00	36.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	18,435.20	57,164.80	24
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	1,253.24	746.76	63
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	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	13,546.15	27,710.00	5,851.68	21,858.32	21
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	5,487.11	7,500.00	2,007.70	5,492.30	27
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	44,412.67	20,837.33	68
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	49.28	1,550.72	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	1,133.31	6,716.69	14
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	4,784.37	25,215.63	16
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	345.61	7,154.39	5
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	363,218.00	86,782.00	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	4,653.03	25,346.97	16
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	2,186.65	3,813.35	36
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	967.42	5,882.58	14
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	2,234.69	5,965.31	27
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	425.00	1,675.00	20

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	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:	**1,811,448.80**	**2,219,668.00**	**828,507.39**	**1,391,160.61**	**37**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	631,805.35	962,068.00	227,591.03	734,476.97	24
001-516-10-1300	OVERTIME	0.00	1,000.00	141.35	858.65	14
001-516-10-1500	SICK LEAVE	19,673.72	0.00	4,808.11	4,808.11-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	15,020.02	15,020.02-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	17,764.93	17,764.93-	0
001-516-10-2100	FICA EXPENSE	54,147.63	72,604.00	20,297.30	52,306.70	28
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	42,162.98	114,038.02	27
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	72.00	72.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	33,252.90	112,547.10	23
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	1,879.84	1,120.16	63
001-516-30-3100	PROFESSIONAL SERVICES	961,993.72	846,175.00	102,002.99	744,172.01	12
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	4,996.02	13,000.00	3,520.31	9,479.69	27
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	3,687.30	5,312.70	41
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	51,552.91	17,467.09	75
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	13,769.04	21,430.96	39
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	384.36	1,615.64	19

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	958.13	4,041.87	19
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	116.86	4,883.14	2
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	1,590.38	38,409.62	4
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	767.17	6,232.83	11
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	452.13	6,547.87	6
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	135.75	1,664.25	8
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	1,386.55	2,613.45	35
001-516-30-5500	TRAINING	6,929.09	25,000.00	800.00	24,200.00	3
	516 DEVELOPMENT SERVICES:	**2,110,589.65**	**2,412,368.00**	**544,114.34**	**1,868,253.66**	**23**
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	212,735.02	274,463.00	75,865.42	198,597.58	28
001-518-10-1500	SICK LEAVE	6,178.18	0.00	5,486.70	5,486.70-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	5,019.90	5,019.90-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	4,854.28	4,854.28-	0
001-518-10-2100	FICA EXPENSE	17,894.14	21,274.00	6,903.06	14,370.94	32
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	12,434.24	24,976.76	33
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	14,668.32	28,531.68	34
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	340.71	159.29	68
001-518-30-3100	PROFESSIONAL SERVICES	12,452.00	45,000.00	7,690.58	37,309.42	17
001-518-30-3400	OTHER CONTRACTUAL SERVICES	4,650.67	11,000.00	0.00	11,000.00	0
001-518-30-4000	TRAVEL & PER DIEM	2,295.56	7,500.00	4.41	7,495.59	0
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	2,458.86	6,041.14	29
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	7,149.77	19,160.23	27
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	95.65	2,404.35	4

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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	19.54	1,180.46	2
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	362.25	7,137.75	5
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	1,449.00	12,000.00	458.42	11,541.58	4
001-518-30-5550	LICENSING	13,457.69	50,000.00	6,246.45	43,753.55	12
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMI	**396,421.21**	**553,908.00**	**150,358.56**	**403,549.44**	**27**
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	161,529.54	216,128.00	65,248.17	150,879.83	30
001-519-10-1500	SICK LEAVE	6,062.51	0.00	1,228.38	1,228.38-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	3,244.47	3,244.47-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	5,286.32	5,286.32-	0
001-519-10-2100	FICA EXPENSE	13,918.15	16,751.00	5,738.09	11,012.91	34
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	10,223.47	19,236.53	35
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	36.00	36.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	9,229.40	23,170.60	28
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	191.93	158.07	55
001-519-30-3100	PROFESSIONAL SERVICES	13,401.25	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,601.33	6,650.00	1,380.17	5,269.83	21
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	5,300.79	5,000.00	1,420.72	3,579.28	28
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	14,031.59	46,368.41	23
001-519-30-4150	ADVERTISING/RECRUITING	9,023.88	8,500.00	2,253.46	6,246.54	27
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	57.96	442.04	12
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	395.70	1,904.30	17

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	1,683.45	3,816.55	31
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	8,089.17	10,650.83	43
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	36.97	963.03	4
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	431.56	1,068.44	29
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	689.62	4,260.38	14
001-519-30-5250	FUEL EXPENSE	262.89	600.00	95.14	504.86	16
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	711.00	1,349.00	35
001-519-30-5500	TRAINING	3,676.73	5,330.00	99.00	5,231.00	2
001-519-30-5501	STAFF TRAINING PROGRAMS	1,233.93	6,650.00	526.30	6,123.70	8
	519 HUMAN RESOURCE DEPARTMENT:	**355,282.11**	**448,269.00**	**132,328.04**	**315,940.96**	**30**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,006,269.68	4,992,735.00	1,155,650.79	3,837,084.21	23
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	5,820.00	15,745.00	27
001-521-10-1250	ON CALL	11,550.00	13,000.00	4,875.00	8,125.00	38
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	5,901.42	14,198.58	29
001-521-10-1300	OVERTIME	147,305.59	160,000.00	49,583.17	110,416.83	31
001-521-10-1500	SICK LEAVE	68,753.71	0.00	27,289.64	27,289.64-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	50,412.28	50,412.28-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	9,310.00	46,690.00	17
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	87,570.96	87,570.96-	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	158,500.39	58,500.39-	158
001-521-10-2100	FICA EXPENSE	278,422.76	378,514.00	119,077.57	259,436.43	31
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	471,929.26	1,091,686.74	30
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	265.50	265.50-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	166,906.47	589,093.53	22
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	75,193.55	44,806.45	63

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001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	5,107.23	46,892.77	10
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	11,421.15	80,578.85	12
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	3,846.51	21,153.49	15
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	3,791.60	13,208.40	22
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	2,136.29	12,863.71	14
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	20,864.33	86,135.67	20
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	45,623.65	208,206.35	18
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	78.26	1,921.74	4
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	14,903.57	50,096.43	23
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	695.57	4,304.43	14
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	15,609.85	74,390.15	17
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	2,368.21	11,000.00	398.78	10,601.22	4
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	817.55	4,182.45	16
001-521-30-5200	OPERATING SUPPLIES	51,989.82	85,000.00	18,644.17	66,355.83	22
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	39,977.97	160,022.03	20
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	3,233.63	1,266.37	72
001-521-30-5500	TRAINING	14,045.20	40,000.00	3,420.50	36,579.50	9
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	530,245.09	466,400.00	42,890.55	423,509.45	9
	521 POLICE DEPARTMENT:	**6,954,039.99**	**9,721,260.00**	**2,621,747.16**	**7,099,512.84**	**27**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,282,196.57	1,593,584.00	439,683.63	1,153,900.37	28
001-541-10-1250	ON CALL	6,400.00	6,500.00	2,250.00	4,250.00	35
001-541-10-1300	OVERTIME	22,268.31	12,000.00	11,090.60	909.40	92
001-541-10-1500	SICK LEAVE	52,339.30	0.00	21,621.96	21,621.96-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	25,854.10	25,854.10-	0

CITY OF WILDWOOD
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	34,715.80	34,715.80-	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	114,024.95	123,526.00	44,481.06	79,044.94	36
001-541-10-2200	RETIREMENT	236,602.74	247,428.00	92,286.63	155,141.37	37
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	40.50	40.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	80,176.42	200,623.58	29
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	25,064.53	14,935.47	63
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	67,376.14	325,945.09	17
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	28,212.09	339,887.91	8
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	73,603.07	377,196.93	16
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	1,918.66	6,081.34	24
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	0.00	2,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	25,622.35	24,600.00	7,283.42	17,316.58	30
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	34,801.07	57,628.93	38
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	67.09	150.00	8.00	142.00	5
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	7,558.29	18,641.71	29
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	465,153.09	867,246.91	35
001-541-30-4400	RENTAL & LEASING	24,472.05	7,580.00	14,978.54	7,398.54-	198
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	21,513.35	29,986.65	42
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	1,084.07	18,915.93	5
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	256,436.73	1,245,272.33	17
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	243.60	5,756.40	4
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	1,637.63	2,392.37	41
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	695.04	2,304.96	23
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	19,290.57	50,709.43	28
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	8,935.03	26,064.97	26

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5400	SUBSCRIPTIONS/DUES	6,866.51	11,350.00	1,832.28	9,517.72	16
001-541-30-5500	TRAINING	12,335.76	31,100.00	1,631.17	29,468.83	5
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
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	228,974.86	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.	**5,435,095.81**	**6,820,108.29**	**1,839,580.60**	**4,980,527.69**	**27**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	238,915.58	297,335.00	88,766.86	208,568.14	30
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	361.25	361.25-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	9,059.13	9,059.13-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	6,582.99	6,582.99-	0
001-549-10-2100	FICA EXPENSE	21,082.21	23,048.00	8,014.93	15,033.07	35
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	14,280.13	26,249.87	35
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	18.00	18.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	16,550.28	37,449.72	31
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	9,399.19	5,600.81	63
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	7,426.80	10,200.00	1,399.24	8,800.76	14
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	726.28	2,773.72	21
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	729.71	2,770.29	21
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	6,879.04	45,700.96	13

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,372.77	7,000.00	1,117.27	5,882.73	16
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	365.06	2,134.94	15
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
001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	41.52	1,458.48	3
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	25,853.97	54,146.03	32
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	709.76	3,290.24	18
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	248.00	552.00	31
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:	**507,032.92**	**605,993.00**	**191,277.61**	**414,715.39**	**32**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	662,626.42	1,056,402.00	240,872.58	815,529.42	23
001-572-10-1250	ON CALL	5,900.00	6,500.00	2,250.00	4,250.00	35
001-572-10-1300	OVERTIME	11,799.47	2,000.00	6,633.00	4,633.00-	332
001-572-10-1500	SICK LEAVE	14,672.97	0.00	3,409.01	3,409.01-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	10,284.24	10,284.24-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	19,107.43	19,107.43-	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	58,247.79	76,642.00	21,615.62	55,026.38	28
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	38,512.39	132,596.61	23
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	22.50	22.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	48,112.85	167,887.15	22
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	8,145.95	4,854.05	63

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	1,527.89	12,472.11	11
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	85,680.11	119,219.89	42
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	968.77	9,181.23	10
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	25.90	4,524.10	1
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	9,931.18	18,568.82	35
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	18,900.20	25,099.80	43
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	9,478.53	15,521.47	38
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	11.25	150.00	9.38	140.62	6
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	8,512.53	31,487.47	21
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	2,501.92	4,398.08	36
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	17,279.98	83,470.02	17
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	1,504.16	36,495.84	4
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	148.43	9,851.57	1
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	1,055.45	4,244.55	20
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	2,180.27	9,819.73	18
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	136,448.14	170,000.00	63,958.01	106,041.99	38
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	34,754.68	74,645.32	32
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	681.98	1,768.02	28
001-572-30-5100	OFFICE SUPPLIES	2,908.67	4,500.00	1,151.97	3,348.03	26
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	31,835.83	56,664.17	36
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	4,741.74	20,258.26	19
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	6,077.00	55,923.00	10
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	638.00	2,572.00	20
001-572-30-5500	TRAINING	7,536.23	8,500.00	1,635.95	6,864.05	19
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	9,772.26	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	41,138.23	90,961.77	31
	572 PARKS & RECREATION:	**2,008,650.58**	**2,749,013.00**	**745,453.62**	**2,003,559.38**	**27**
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	75,050.33	129,843.00	28,961.45	100,881.55	22
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	0.00	0.00	162.86	162.86-	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	820.44	820.44-	0
001-575-10-1820	HOLIDAY PREMIUM	0.00	0.00	45.48	45.48-	0
001-575-10-2100	FICA EXPENSE	5,774.00	10,070.00	2,294.25	7,775.75	23
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	3,477.83	14,222.17	20
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	38.00	38.00-	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	7,691.67	7,308.33	51
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	540.00	6,140.00	8
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	12,733.17	32,266.83	28
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	603.73	3,896.27	13
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	9,045.82	40,954.18	18
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	5,676.63	14,323.37	28
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	43,000.03	56,900.70	57,263.81	363.11-	101
	575 COMMUNITY CENTER:	**282,324.99**	**361,143.70**	**129,355.14**	**231,788.56**	**36**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,576,248.00	0.00	6,576,248.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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 FUNI	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	**40,014,816.99**	**48,026,668.49**	**7,529,181.27**	**40,497,487.22**	**16**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**35,925,427.85**	**24,480,167.94**
Expenditures:	**40,014,816.99**	**7,529,181.27**
Net Income:	**4,089,389.14-**	**16,950,986.67**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	90.02	109.98-	45
101-366-1350	CONTRIBUTIONS/DUES	1,310.00	2,000.00	725.00	1,275.00-	36
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	600.00	0.00	100
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
	CEMETERY FUND Revenue Totals	**2,315.76**	**66,800.00**	**1,415.02**	**65,384.98-**	**2**

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:	**2,315.76**	**1,415.02**
Expenditures:	**0.00**	**0.00**
Net Income:	**2,315.76**	**1,415.02**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	7,202.43	2,202.43	144
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**	**7,202.43**	**2,599,177.57-**	**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	14,510.34	59,382.66	20
104-550-10-1500	SICK LEAVE	773.95	0.00	1,037.43	1,037.43-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	2,318.19	2,318.19-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	1,279.00	1,279.00-	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	1,464.57	4,194.43	26
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	6,608.83	18,901.17	26
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	1,344.72	2,543.28	35
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**	**28,563.08**	**647,836.92**	**4**
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**	**28,563.08**	**2,577,816.92**	**1**

CITY OF WILDWOOD

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	7,202.43
Expenditures:	91,771.18	28,563.08
Net Income:	536,923.61	21,360.65-

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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	27,072.00	15,000.00	16,070.00	1,070.00	107
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
	BAKER HOUSE Revenue Totals	**27,085.58**	**91,900.00**	**16,070.00**	**75,830.00-**	**17**

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	11.67	888.33	1
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**	**11.67**	**91,888.33**	**0**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**27,085.58**	**16,070.00**
Expenditures:	**79.09**	**11.67**
Net Income:	**27,006.49**	**16,058.33**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	135,627.94	164,372.06-	45
107-361-0000	INTEREST	10,584.59	2,000.00	3,906.14	1,906.14	195
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**	**139,534.08**	**1,134,965.92-**	**10**

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**	**139,534.08**
Expenditures:	**0.00**	**0.00**
Net Income:	**311,780.93**	**139,534.08**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,064,545.58	1,240,000.00	357,221.34	882,778.66-	29
108-361-0000	INTEREST	207.47	0.00	52.31	52.31	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	**1,064,753.05**	**3,165,300.00**	**357,273.65**	**2,808,026.35-**	**11**

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	406.87	0.00	100.33	100.33-	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:	**1,034,678.76**	**812,800.00**	**100.33**	**812,699.67**	**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	**1,034,678.76**	**3,165,300.00**	**100.33**	**3,165,199.67**	**0**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,064,753.05**	**357,273.65**
Expenditures:	**1,034,678.76**	**100.33**
Net Income:	**30,074.29**	**357,173.32**

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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	55,447.38	45,447.38	554
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**	**55,447.38**	**23,519,552.62-**	**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	855,347.76	325,000.00	11,387.58	313,612.42	4
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
	516 Total	**855,907.58**	**325,000.00**	**11,387.58**	**313,612.42**	**4**
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	514,420.00	128,963.14	385,456.86	25
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	377,429.51	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	36,220.00	949,650.00	2,950.00	946,700.00	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	615,367.00	32,127.00	583,240.00	5

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	45,389.72	1,545,500.00	677.10	1,544,822.90	0
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,577,505.55	1,033,324.32	544,181.23	66
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	6,841,596.54	333,652.59	60,939.98	272,712.61	18
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	**10,028,236.17**	**5,636,095.14**	**1,258,981.54**	**4,377,113.60**	**22**
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	0.00	224,705.60	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,244,797.00	10,812.52	13,233,984.48	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	419,016.12	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	**815,478.02**	**14,019,502.60**	**10,812.52**	**14,008,690.08**	**0**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	15.14	803,984.86	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	5,793.03	94,206.97	6
	575 Total	**66,745.05**	**904,000.00**	**5,808.17**	**898,191.83**	**1**
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	600,000.00	0.00	600,000.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0
	CAPITAL IMPROVEMENT FUN Expenditure To	**16,788,121.60**	**26,484,597.74**	**1,286,989.81**	**25,197,607.93**	**5**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**15,874,366.58**	**55,447.38**

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Expenditures:	**16,788,121.60**	**1,286,989.81**
Net Income:	**913,755.02-**	**1,231,542.43-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,153,883.86	4,859,723.00	1,205,651.00	3,654,072.00-	25
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	82,722.98	180,277.02-	31
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	10,310.00	19,690.00-	34
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	6,755.68	3,244.32-	68
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,906,353.18	9,614,212.00	2,150,407.55	7,463,804.45-	22
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)	14,180.34	15,000.00	5,290.00	9,710.00-	35
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	250,049.32	749,950.68-	25
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	305.22	129,989.78-	0
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	23,369.51	1,630.49-	93
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FU	854,220.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	537,114.58	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	2,248,717.40	0.00	0.00	0.00	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	**16,129,642.97**	**26,069,230.00**	**3,734,876.26**	**22,334,353.74-**	**14**

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	153,014.39	194,926.00	56,598.85	138,327.15	29
401-530-10-1500	SICK LEAVE	9,675.56	0.00	1,889.57	1,889.57-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	3,050.87	3,050.87-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	4,418.24	4,418.24-	0
401-530-10-2100	FICA EXPENSE	13,775.56	15,111.00	5,033.80	10,077.20	33
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	8,989.94	17,580.06	34
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	14,592.16	28,607.84	34
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	1,002.60	597.40	63
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	0.00	3,000.00	0
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	31,354.14	35,750.00	7,070.84	28,679.16	20
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,094.77	5,400.00	1,803.47	3,596.53	33
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	24,186.40	21,333.60	53
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	5,905.89	26,894.11	18
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	3,037.14	16,962.86	15
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	462.89	3,287.11	12
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	363,218.00	86,782.00	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	2,541.19	29,408.81	8
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	4,431.46	11,768.54	27
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	61.10	938.90	6
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	1,635.50	3,864.50	30
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:	**769,918.86**	**970,277.00**	**509,929.91**	**460,347.09**	**53**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	773,366.29	1,255,075.00	278,638.94	976,436.06	22
401-533-10-1250	ON CALL	12,800.00	14,000.00	4,000.00	10,000.00	29
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	7,683.80	7,316.20	51
401-533-10-1500	SICK LEAVE	26,918.54	0.00	11,366.79	11,366.79-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	11,258.02	11,258.02-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	900.00	900.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	20,161.28	20,161.28-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	10,975.62	5,975.62-	220
401-533-10-2100	FICA EXPENSE	68,973.85	94,382.00	26,367.71	68,014.29	28
401-533-10-2200	RETIREMENT	121,823.02	186,626.00	47,020.01	139,605.99	25
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	18.00	18.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	52,259.62	191,810.38	21
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	15,978.62	9,521.38	63
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	7,262.26	186,413.40	4
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	59,373.59	245,142.41	20
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	3,147.56	7,852.44	29
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	588.13	7,411.87	7
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	10,756.28	19,243.72	36
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	14,676.52	42,433.48	26
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	46.09	3,453.91	1
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	48,778.24	101,221.76	33
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	1,012.25	7,987.75	11
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	71,069.34	88,930.66	44
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	102.50	5,897.50	2
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	570.94	3,279.06	15
401-533-30-5100	OFFICE SUPPLIES	3,794.37	6,500.00	411.44	6,088.56	6
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	28,503.66	202,496.34	12
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	116,052.42	333,800.77	26
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	11,228.25	33,771.75	25
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	178,935.69	171,064.31	51
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	5,666.00	39,334.00	13
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	622.55	8,377.45	7

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5500	TRAINING	8,512.18	7,600.00	3,242.45	4,357.55	43
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	11,573.85	853,000.00	29,017.00	823,983.00	3
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	19,960.00	200,040.00	9
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	21,388.76	1,000,165.84	2
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	136,728.00	205,384.00	40
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	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:	**3,056,801.71**	**10,883,734.45**	**1,277,366.74**	**9,606,367.71**	**12**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,114,543.54	1,784,364.00	459,540.00	1,324,824.00	26
401-535-10-1250	ON CALL	18,700.00	19,500.00	6,500.00	13,000.00	33
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	18,578.92	921.08	95
401-535-10-1500	SICK LEAVE	47,850.49	0.00	16,685.45	16,685.45-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	23,924.45	23,924.45-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	1,800.00	1,800.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	33,990.23	33,990.23-	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	32,826.76	20,826.76-	274
401-535-10-2100	FICA EXPENSE	101,798.45	130,601.00	45,408.98	85,192.02	35
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	81,856.52	200,534.48	29
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	171.00	171.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	77,259.50	243,480.50	24
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	31,831.92	18,968.08	63
401-535-30-3100	PROFESSIONAL SERVICES	153,804.49	190,000.00	1,211.98	188,788.02	1
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	992,000.00	138,806.05	853,193.95	14

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	4,009.15	9,990.85	29
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	1,616.52	6,383.48	20
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	7,498.53	15,501.47	33
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	13,308.38	41,941.62	24
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	292.79	2,707.21	10
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	126,022.28	323,977.72	28
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	20,843.79	54,156.21	28
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	155,070.99	544,929.01	22
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	113.96	14,886.04	1
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	37,056.60	142,943.40	21
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	1,105.54	3,994.46	22
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	2,801.47	2,698.53	51
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	65,609.98	264,390.02	20
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	29,235.12	35,764.88	45
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	100,416.31	127,583.69	44
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	78,261.00	221,739.00	26
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	472.54	4,527.46	9
401-535-30-5500	TRAINING	8,923.94	10,000.00	2,260.45	7,739.55	23
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	1,065.53	98,934.47	1
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	0.00	904,416.42	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	0.12	1,803,000.00	3,000.00	1,800,000.00	0
401-535-60-6330	CR 209 LS UPGRADES	0.26-	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	230,687.50	0.00	230,687.50	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	48,631.33	477,064.43	237,527.80	239,536.63	50
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	71,295.38	645,000.00	8,581.00	636,419.00	1
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	122,000.00	0.00	122,000.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	0.21-	837,141.53	85,689.30	751,452.23	10
	535 WASTEWATER DEPARTMENT:	**4,654,358.98**	**11,655,839.76**	**2,052,834.67**	**9,603,005.09**	**18**
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
401-582-30-5900	DEPRECIATION	2,768,017.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	34,150.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	355,210.00	0.00	355,210.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	0.00	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 (BE	24,083.78	21,240.00	10,978.54	10,261.46	52
	582 DEBT SERVICE:	**2,858,230.16**	**684,540.00**	**67,307.52**	**617,232.48**	**10**
	UTILITY FUND Expenditure Totals	**11,339,309.71**	**27,499,185.21**	**3,907,438.84**	**23,591,746.37**	**14**

401 UTILITY FUND	**Prior**	**YTD**
Revenues:	**16,129,642.97**	**3,734,876.26**
Expenditures:	**11,339,309.71**	**3,907,438.84**
Net Income:	**4,790,333.26**	**172,562.58-**

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	33,741.96	33,741.96	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**	**33,741.96**	**143,716,258.04-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	363,630.00	64,078,070.00	1
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	79,950,000.00	0.00	79,950,000.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	854,220.00	0.00	0.00	0.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**854,219.51**	**144,391,700.00**	**363,630.00**	**144,028,070.00**	**0**

402 CAPITAL PROJECTS (LOAN/GRANT)	**Prior**	**YTD**
Revenues:	**9,038,836.54**	**33,741.96**
Expenditures:	**854,219.51**	**363,630.00**
Net Income:	**8,184,617.03**	**329,888.04-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	51.10	188.90-	21
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**	**51.10**	**53,788.90-**	**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
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	**6,607.00**	**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	**16,607.00**	**53,840.00**	**0.00**	**53,840.00**	**0**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**265.69**	**51.10**
Expenditures:	**16,607.00**	**0.00**
Net Income:	**16,341.31-**	**51.10**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	18.29	0.00	2.01	2.01	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
	WATER CONNECTION FEES Revenue Totals	**18.29**	**51,100.00**	**2.01**	**51,097.99-**	**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	360.76	0.00	90.00	90.00-	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
404-581-90-9101	TRANSFER TO W/S FUND	231,325.00	0.00	0.00	0.00	0
	WATER CONNECTION FEES Expenditure Tota	**231,685.76**	**51,100.00**	**90.00**	**51,010.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**18.29**	**2.01**
Expenditures:	**231,685.76**	**90.00**
Net Income:	**231,667.47-**	**87.99-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	3.88	3.88	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTI	0.00	154,500.00	0.00	154,500.00-	0
	WASTEWATER CONNECTION FEES Revenue	**15.50**	**154,500.00**	**3.88**	**154,496.12-**	**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	360.19	0.00	90.00	90.00-	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTIOI	0.00	154,500.00	0.00	154,500.00	0
	WASTEWATER CONNECTION F Expenditure T	**360.19**	**154,500.00**	**90.00**	**154,410.00**	**0**

406 WASTEWATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**15.50**	**3.88**
Expenditures:	**360.19**	**90.00**
Net Income:	**344.69-**	**86.12-**

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	651,565.23	2,785,434.77-	19
408-361-0000	INTEREST EARNED	528.97	200.00	144.57	55.43-	72
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	**1,991,424.19**	**8,787,200.00**	**651,709.80**	**8,135,490.20-**	**7**

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	389.15	0.00	98.10	98.10-	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	7,897.50	5,556,650.00	0
	533 Total	**388.65**	**5,564,547.50**	**36,954.00**	**5,527,593.50**	**1**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	5,731,170.00	0.00	5,731,170.00	0
408-581-90-9101	TRANSFER TO W/S FUND	537,114.58	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	224,930.00	112,217.11	112,712.89	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	15,797.69	15,302.31	51
	582 Total	**33,068.02**	**256,030.00**	**128,014.80**	**128,015.20**	**50**
	WATER SDC FEES Expenditure Totals	**570,571.25**	**11,551,747.50**	**164,968.80**	**11,386,778.70**	**1**

408 WATER SDC FEES	**Prior**	**YTD**
Revenues:	**1,991,424.19**	**651,709.80**
Expenditures:	**570,571.25**	**164,968.80**
Net Income:	**1,420,852.94**	**486,741.00**

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	1,733,788.29	5,416,211.71-	24
409-361-0000	INTEREST EARNED	1,268.48	500.00	335.36	164.64-	67
409-389-5013	CASH FORWARD	0.00	9,950,000.00	0.00	9,950,000.00-	0
	WASTEWATER SDC FEES Revenue Totals	**5,727,604.88**	**17,100,500.00**	**1,734,123.65**	**15,366,376.35-**	**10**

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	397.07	500.00	98.16	401.84	20
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	0.01-	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	113,504.11	1,666,490.95	457,100.82	1,209,390.13	27
409-535-70-7355	BRIDGE CROSSING PROJECT	0.22	0.00	0.00	0.00	0
	535 Total	**290,425.23**	**3,666,990.95**	**457,198.98**	**3,209,791.97**	**12**
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 FUNI	1,000,000.00	15,000,000.00	0.00	15,000,000.00	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	2,017,392.40	0.00	0.00	0.00	0
	581 Total	**3,017,392.40**	**15,000,000.00**	**0.00**	**15,000,000.00**	**0**
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,540.00	0.00	4,540.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,830.00	34,912.47	34,917.53	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	146.93	143.07	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	1,002.05	970.00	0.00	970.00	0
	582 Total	**1,311.62**	**75,630.00**	**35,059.40**	**40,570.60**	**46**
	WASTEWATER SDC FEES Expenditure Totals	**3,309,129.25**	**18,766,990.95**	**492,258.38**	**18,274,732.57**	**3**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	**5,727,604.88**	**1,734,123.65**
Expenditures:	**3,309,129.25**	**492,258.38**
Net Income:	**2,418,475.63**	**1,241,865.27**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 10 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	39.99	60.01-	40
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
	LAW ENFORCEMENT FUND Revenue Totals	**137.58**	**51,945.00**	**39.99**	**51,905.01-**	**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:	**137.58**	**39.99**
Expenditures:	**0.00**	**0.00**
Net Income:	**137.58**	**39.99**

Grand Totals	Prior	YTD
Revenues:	86,722,370.18	31,211,659.15
Expenditures:	74,251,350.29	13,773,322.18
Net Income:	12,471,019.89	17,438,336.97

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 11, 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	Deputy Director of Utilities	Present
Lynzey McClellan	Assistant CFO	Present

Mayor Wolf called the meeting of the Wildwood City Commission 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 - H were voted on together. A discussion was held regarding Item H. Wildwood East Developer's Agreement. City Manager McHugh stated that there was a change to the ERU's in the exhibit in the agreement. No further comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Elliott

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

A. Expenditure Report

B. Minutes for Approval: July 29, 2024 Commission Workshop

C. Minutes for Approval: August 19, 2024 Commission Workshop

D. Minutes for Approval: August 26, 2024 Regular Commission Meeting

E. PLAT 2409-010 VOSO Unit 240 Final Plat

F. Right-of-Way Deed for Intermediate Drive

G. Right-of-Way Deed for Middleton Unit No. 5

H. Wildwood East Developer's Agreement

3. Presentations and/or Proclamations

A. Medal of Valor Recipient Detective Sergeant David Clarkson
Police Chief Parmer presented the Medal of Valor to Detective Sergeant David Clarkson.

B. Proclaim November 16, 2024, as Stormwater Day
Mayor Wolf read aloud a proclamation for Stormwater Day requested by the Public Works Department. 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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers
Mayor Wolf swore in staff and audience members that intended to speak during the public hearings.

B. FY24 Final Budget Amendment
Assistant CFO Lynzey McClellan presented a final budget amendment for FY24. She stated that the Executive and Development Services department budgets were being amended for additional professional services expenses. She also stated that the Police Department and

Parks & Recreation department budgets were being amended for damages sustained to assets throughout the year. 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

C. CP 2309-002 Wildwood East

Mayor Wolf read the title of Ordinance No. 2024-18, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. The subject project is generally located approximately 0.12 miles east of the CR 144 and Powell Rd intersection, north along CR 144. Development Services Department Director Strickland referenced the developer's agreement approved in the consent agenda that defined the agreements between the parties for the project. No further comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
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

Mayor Wolf read the title of Ordinance No. 2024-19, an ordinance providing for a Zoning Map Amendment to change the zoning district from RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. 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

B. AN 2409-002 5127 CR 169

Mayor Wolf read the title of Ordinance No. 2024-66, an ordinance providing for the voluntary annexation of parcel G15A098. The property to be annexed totaled 0.286 acres MOL, and was located at 5127 CR 169, Wildwood, FL 34785. No comments were offered/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

C. AN 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. 2024-68, an ordinance providing for the voluntary annexation of parcel D19-067. The subject property was generally located approximately 740 feet south of the intersection of CR 214 and CR 209. 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

6. Public Forum - 4 minute time limit

Resident Marie Frances addressed the commission and spoke regarding water issues. She stated she lives in the Beaumont community and that she believes the city should be responsible for the water that goes into individual homes rather than stopping at city property. She also requested information regarding water shut off during vacation.

7. Ordinances First Reading Only (No Vote)

A. AN 2410-002 HEU Wildwood

Mayor Wolf read the title of Ordinance No. 2024-67, an ordinance providing for the voluntary annexation of parcels G16A002, G16A008, G16A011, and G16DA003. The property to be annexed totaled 0.59 acres MOL and was generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection within the Hearty Host Lake Resort according to Plat Book 3 Page 57 and Plat Book 4 Page 62. Resident Allan Harris, who lives in Wildwood Country Resort, addressed the commission and asked why the commission would not annex Wildwood Country Resort as a whole. City Manager McHugh will meet with Harris after the meeting to answer his questions. No further comments were offered or received. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: November 25, 2024**

B. AN 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. 2024-71, an ordinance providing for the voluntary annexation of parcel K09A020. The property to be annexed totaled 10.02 acres MOL and was located at 227 CR 500 at the northeast corner of the intersection of CR 500 and E C 470. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: November 25, 2024**

C. AN 2410-003 VOSO 11th Amendment Annexation

Mayor Wolf read the title of Ordinance No. 2024-73, an ordinance providing for the voluntary

annexation of parcel G16-005 and portion of parcel G16-100. The area to be annexed was approximately 9.475 acres of land with both parcels combined. The subject parcels were located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd. Resident Michael Balsama addressed the commission and listed his questions and concerns regarding the new development planned for the parcel. Mayor Wolf clarified that the ordinance being read was not for the site plan stage, and those plans would be seen at a later date. No further comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: November 25, 2024**

D. AN 2405-002 Oakbridge

Mayor Wolf read the title of Ordinance No. 2024-74, an ordinance providing for the voluntary annexation of parcels C24-009 and C24-061. The area to be annexed was approximately 40.18 acres of land with both parcels combined. The subject parcels were located at 10312 CR 209, Oxford, FL 34484. The item was presented by Development Services Director Strickland. Strickland stated that staff received approximately 20 letters in opposition from adjacent properties about the annexation, and summarized that the residents were concerned about changing the character of the neighborhood, development on the property, and CR 209. She also said that the letters in opposition would be brought forward to the public hearing scheduled for the next commission meeting and summarized on the record again. Several individuals offered comments to the commission on the agenda item. Comments were received from Don Collver, Janel Ortengren, Gary Edwards, and John LeFavour. Items of concern about this annexation included: parcels not being contiguous to the city limits, and therefore not being eligible to be annexed; the density of proposed development on the parcels; traffic impacts of future development; storm water run-off; and buffers between neighboring developments. Shelton Rice, a legal representative of the applicant and owner, told the Commission that he would discuss the comments expressed during the meeting with his clients and bring them back to the Commission at the public hearing. No further comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: November 25, 2024**

E. AN 2408-002 Canan Oaks

Mayor Wolf read the title of Ordinance No. 2024-75, an ordinance providing for the voluntary annexation of parcels C13-003, C13-017, C13-019, and C13-039. The area to be annexed is approximately 103.5 acres of land with all four parcels combined. The subject parcels are located at 2277 E C 466, 2483 E C 466 and 2700 CR 214 in Oxford, FL. The item was presented by Development Services Director Strickland. She advised the commission that the applicant was aware of the city's wastewater issues. A short discussion was held regarding the options for the applicant moving forward. James Wade, a legal representative for the applicant, addressed the commission and advised that the applicant was aware of the issues regarding wastewater and development. Resident Janel Ortengren commented that this development going in nearby was also why the Sumter Crossing POA requested denial of the Oakbridge annexation. No further comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: November 25, 2024**

F. Modification to Chapter 19 of the Code of Ordinances

Mayor Wolf read the title of Ordinance No. 2024-80, an ordinance providing for changes to Chapter 19 of the City's Code of Ordinances pertaining to the City's Industrial Waste (IW) program. The Florida Department of Environmental Protection coordinated with the Utilities Department and requested modifications to strengthen the City's IW program and to remain in compliance with Section 62-25 of the Florida Administrative Code. Changes were proposed to Section 19-215 of the City's Code of Ordinances and added Sections 19-217 through 19-222 of the same. First reading only. No vote.

RESULT:	**FIRST READING PUBLIC HEARING: November 25, 2024**

8. Resolutions for Approval

A. Resolution to Add Policy 8.32 Purchasing Card Policy

Assistant CFO McClellan presented Resolution No. R2024-28, a resolution adopting new policy 8.32 - Purchasing Card Policy to the Personnel Rules and Regulations. McClellan stated that staff worked together to draft a policy to provide for clear guidelines for the use of city-issued purchasing cards. She stated the policy was a recommendation from the city's auditors. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
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

9. Financial & Contracts & Agreements

A. Community Center HVAC Project ITB 2024-26 – Recommendation for Award

Public Works Director Hockenbury presented a recommendation to award ITB 2024-26, the Community Center HVAC project, to Holiday Enterprise Heat & Air which was the lowest bidder at the price of $554,300. 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 Amendment #1 to Work Authorization #7 for Community Center HVAC Construction Administration in the Amount of $55,450

Public Works Director Hockenbury presented Amendment #1 to Kimley Horn's Work Authorization #7 for the Community Center HVAC project. This amendment provides for construction administration on the project. Mayor Wolf asked Hockenbury to clarify the tasks that went into the amendment. No further 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

C. Authorization for Engineering Services with Halff to Complete Powell St Drainage Improvement Design in the Amount of $46,650

Public Works Director Hockenbury presented an authorization for engineering services with Halff Engineering to complete the Powell Street drainage improvement design. 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

D. Kimley Horn WA No. 15 for Rapid Infiltration Basin (RIB) Expansion for the Amount of $344,000.00

Deputy Director of Utilities Martin presented a request to approve Work Authorization No. 15 for Kimley Horn to provide the engineering for the expansion of the Rapid Infiltration Basin (RIB) site, located on CR 121, to create more capacity to discharge treated effluent from the wastewater treatment plant. 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

E. Rotor Bearing and Shaft Replacement for Lakeside Rotors for the Amount of $189,350.00

Deputy Director of Utilities Martin presented a request to approve the repair of four rotors and shaft in the Lakeside ditches. Martin stated damage occurred during Hurricane Milton and the city would be seeking reimbursement from FEMA. 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

F. South Old Wire Water Main Replacement - Recommendation to Award to Art Walker Construction for the Amount of $483,511.23

Deputy Director of Utilities Martin presented a request to award Art Walker the South Old Wire water main replacement project. On October 25, 2024, five (5) bids were received and publicly opened. All bids were reviewed by City staff and engineering consultants to ensure accuracy and compliance with the bid specifications. Art Walker Construction Inc. was identified as the lowest responsive and responsible bidder and the city's engineer is recommending the award. 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. RFQ #2024-23 - Professional Architectural Services for Police Substation (Marsh Bend Plaza)

Assistant City Manager/CFO Smith presented RFQ #2024-23 for professional architectural services for a police substation to be located at Marsh Bend Plaza. Smith stated that four firms had submitted qualifications packages and presentations were heard from the top three ranked firms. Smith stated that KP Studios was the top-ranked firm following the presentations based upon their extensive experience in similar projects and also with the Architectural Review Committee for development that occurs within The Villages. Therefore, the evaluation committee recommended that the commission approve the rankings as provided and authorize the city manager to enter into negotiations with the top-ranked firm. Mayor Wolf asked for clarification on the process used for RFQs. City Manager McHugh explained that the commission would approve the ranking and the city manager would then negotiate the price with the top-ranked firm. No other 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

10. General Items for Consideration/Discussion and Other Business

A. SP 2201-002 Oxford Village RV Resort Redetermination

Development Services Director Strickland presented Site Plan 2201-002 for the Oxford Village RV Resort. She stated that the applicant had requested a second extension for the site plan back in July 2024, which the City Commission moved to deny based on a recommendation from staff. At the time, staff felt inadequate information had been presented to determine that the applicant's request should be granted. Strickland stated that since that meeting, staff and the city attorney had been in communication with the applicant and their legal representatives and staff determined that the request should be reconsidered by the commission based on evidence provided by the applicant's legal representative. Strickland stated that staff now recommended reversal of the denial and the commission should grant approval of the previous request for extension as outlined in the applicant's request. No comments were offered or received. Vote 5-0.

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

11. Appointments

None.

12. City Manager Reports

A. CSX Transportation Track Maintenance Project

City Manager McHugh advised the commission about an email received from CSX with a closure schedule regarding a track maintenance project impacting certain railroad crossings in the City. System-wide work was scheduled to begin on Monday, November 18, 2024. The crossings at Lynum Street and CR 114 were scheduled to begin on November 22, 2024, and would be closed for up to 5 days. The crossing at CR 462 would be worked on at a later date.

B. Landlord Tenant Workshop

City Manager McHugh presented a Press Release and flyer from the Sumter County Board of County Commissioners regarding a Landlord Tenant Workshop to be held on November 13, 2024. The workshop would be held at the Dr. MLK Jr. Community Center. Commissioner Elliott urged anyone who had landlord issues to attend. Development Services Director Strickland commented that they passed out many fliers as well.

McHugh also thanked Commissioner Elliott and all the other men and women who served our country in the military, and wished everyone a happy Veterans Day. He was looking forward to the event put on by the Wildwood PD and the American Legion later that day.

13. Other Department Reports

A. Police Department Report

Police Chief Parmer provided a department report, which was included in the agenda packet.

B. Housing Needs Study Final

Development Services Director Strickland provided a finalized Housing Needs Study, which was included in the agenda packet.

C. Parks and Recreation Report

Parks and Recreation Director Kellem provided the highlights from the department report she submitted, which was included in the agenda packet. She highlighted a few of the upcoming programs, leagues, and special events.

14. Commission Members Reports

Commissioner Elliott congratulated Commissioner Green on his re-election. Elliott wished everyone a happy Veterans Day. He also mentioned that the Charter Review Committee would meet on November 18th, 2024, and would be seeking input from the commission. He then provided comments on the upcoming Florida State Senate and House restructuring.

Commissioner Green thanked all those who voted for him and supported him in the recent election.

Commissioner Bivins asked Public Works to address the hedges at the MLK Community Center as they are blocking the view at the intersection.

Mayor Wolf commented on the Millennium Park construction project and the status of the bid award.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 10:30 a.m.

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

Upcoming Events

CITY COMMISSION
SEAL CITY OF WILDWOOD, FLORIDA

ATTEST: _____ BY: _____
Jessica Barnes, City Clerk Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 25, 2024 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

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

Mayor Wolf called the Commission Meeting to order at 7 p.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

Mayor Wolf read the title of items A-L which were on the consent agenda. Wolf stated that individuals in the audience wished to address item F of the consent agenda, which was a site plan for Canvas at Wildwood. The individuals were invited to speak at this time. The couple stated that they had recently purchased a parcel that is located adjacent to the site plan and were interested in learning about the impact of the site plan on the existing wetland. Development Services Director Melanie Strickland explained the approval process that must be undergone in order to develop around a wetland. She invited the couple to schedule a meeting with her to discuss further. Following comments, Wolf called for a motion to approve the consent agenda. All items approved. Vote 5-0.

RESULT:	**Adopted**

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

A. Expenditure Report

B. Minutes for Approval: September 9, 2024 Regular Commission Meeting

C. Minutes for Approval: September 23, 2024 Regular Commission Meeting

D. Minutes for Approval: September 25, 2024 Special Commission Meeting

E. Minutes for Approval: September 30, 2024 Commission Workshop

F. SP 2308-008 Canvas at Wildwood

G. SP 2309-008 Encounter Church

H. SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion

I. SP 2408-005 VOSO PH XXXI DEFG Master Plan

J. PLAT 2409-005 VOSO Unit 241 Final Plat

K. PLAT 2409-009 VOSO Unit 190 Final Plat

L. Extension of Site Plan Approval SP 2302-012 The Casablanca at Wildwood

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

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

5. Public Hearings - Timed - Quasi-Judicial

A. AN 2410-002 HEU Wildwood

Mayor Wolf read the title of Ordinance No. 2024-67, an ordinance providing for the voluntary annexation of parcels G16A002, G16A008, G16A011, & G16DA003. The property to be

annexed totals 0.59 acres MOL and is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection within the Hearty Host Lake Resort according to Plat Book 3 Page 57 and Plat Book 4 Page 62. No comments 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

B. AN 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. 2024-71, an ordinance providing for the voluntary annexation of parcel K09A020. The property to be annexed totals 10.02 acres MOL and is located at 227 CR 500 at the northeast corner of the intersection of CR 500 and E C 470. No comments 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

C. AN 2410-003 VOSO 11th Amendment Annexation

Mayor Wolf read the title of Ordinance No. 2024-73, an ordinance providing for the voluntary annexation of parcel G16-005 and portion of parcel G16-100. The area to be annexed is approximately 9.475 acres of land with both parcels combined. The subject parcel is located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd. Resident Michael Balsama addressed the commission with concerns regarding the new development. Mayor Wolf clarified that this was not for the site plan, and that when staff received additional plans, it would be communicated. No further 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

D. AN 2408-002 Canan Oaks

Mayor Wolf read the title of Ordinance No. 2024-75, an ordinance providing for the voluntary annexation of parcels C13-003, C13-017, C13-019, and C13-039. The area to be annexed is approximately 103.5 acres of land with all four parcels combined. The subject parcels are located at 2277 E C 466, 2483 E C 466 and 2700 CR 214 in Oxford, FL. An email was received by the commission to enter into the record from Jon and Sandy Simpson opposing the annexation. 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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. CP 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. O2024-69, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County) to Low Density Residential (City) for parcel D19-067 on 5 acres MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: December 9, 2024**

B. RZ 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. O2024-70, an ordinance providing for a change in zoning from RR5C (County) to R-1 (City) for parcel D19-067 on 5 acres MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: December 9, 2024**

C. CP 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. O2024-76, an ordinance providing a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel K09A020 on 10.02 acres MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: December 9, 2024**

D. RZ 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. O2024-77, an ordinance providing for a Zoning Map amendment to change the zoning district from RR5C (County) to C-2 (City) for parcel K09A020 on 10.02 acres MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: December 9, 2024**

E. AN 2410-005 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-79, an ordinance providing for the annexation of parcel G27B010. The property to be annexed totals 0.182 acres MOL and is located at 102 Gator Ct. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: December 9, 2024**

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Approval of Award for Invitation To Bid (ITB) #2024-31 Jackson Street Improvements

City Manager McHugh requested approval to award the Jackson Street Improvements project to DB Civil Construction for $1,533,916.00 as the lowest bid for the project completion. No 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

B. Authorization for Engineering Services with Kimley Horn to Complete Osceola Ave Drainage Improvement Design Services for a Not to Exceed Amount of $65,000

Public Works Director Hockenbury presented the item. The city planned to acquire Parcel G05G048 on Osceola Avenue for a proposed project to add additional stormwater retention at the site. In preparation of the pending acquisition, Kimley Horn provided a proposal to complete the necessary engineering and design phase services, permitting, bid administration, and construction phase services for an amount not to exceed $65,000. 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

C. Huey Street Improvements Project - Payment Application No. 5 in the Amount of $660,596.20

Public Works Director Hockenbury presented the item. The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker requested Payment Application No. 5 in the amount of $660,596.20 for site work performed from October 1 through October 31, 2024. 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

D. Approval of Award for Request for Proposal (RFP) #2024-28 HA5 Asphalt Surface Treatment

Public Works Director Hockenbury presented the item. The Public Works Department initiated an RFP for High-Density Mineral Bond/HA5 Asphalt Surface Treatment, in an effort to seek qualified contractors in constructing mineral aggregate and asphalt binder surface treatment over City

streets and parking lot surfaces. On August 9, 2024, RFP #2024-28 for HA5 Asphalt Surface Treatment was posted to invite qualified providers to submit proposals for the application of asphalt preservation. On September 12, 2024, one proposal was received and publicly opened. The single proposal was evaluated to ensure the company met the qualifications, offered a fair price, and was able to successfully deliver services. The evaluation procedures concluded on October 21, 2024, with the committee's consensus recommendation for Holbrook Asphalt. No comments were offered or received. Vote 5-0.

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

E. Zientara Loop Emergency Stormwater Pipe Repair for an Amount Not to Exceed $67,328.00

Public Works Director Hockenbury presented the item. Staff requested Commission approval to "piggyback" off of The Villages Community Development District's Contract No. 24P-007 for the project and award funding to APS in an amount not to exceed $67,328.00. 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

F. Lake Deaton FRDAP Agreement Grant Award Acceptance

Public Works Director Hockenbury presented the item. The City applied for additional funding for large projects that qualify for a Florida Department of Environmental Protection (FDEP) grant. With the assistance of the City's grant writer, RMPK Funding, the City submitted an application through the Florida Recreation Development Assistance Program (FRDAP), administered by FDEP, for the Lake Deaton Park project. Staff was notified that the City was awarded a $200,000 grant for this project. The funding will be a reimbursable grant for the construction of a new observation boardwalk, boat ramp, landscaping, and picnic facilities. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

G. First Amendment to Interlocal Agreement with Sumter Landing Community Development District

City Manager McHugh presented the item. The City entered into an Interlocal Agreement with the Sumter Landing Community Development District (SLCDD) in September 2016 to allow SLCDD to finance and acquire certain park, recreation, and security features within The Villages of Wildwood and The Village of Fenney. The proposed SLCDD intended to expand its purview into additional features within The Villages of Southern Oaks. Therefore, an amendment to the Interlocal Agreement was appropriate. No 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

H. Interlocal Agreement with Village Center Community Development District

City Manager McHugh presented the item. The interlocal agreement was necessary to allow VCCDD to provide management services, staffing, and billing for the Sumter Landing CDD in connection with the operation of the park, recreation and security facilities in Wildwood. Further, VCCDD proposed to finance and acquire fire stations and equipment to be located and operated in the territory of the VPSDDD fire district, which covered parts of the City of Wildwood. In order for VCCDD to complete these transactions, it was necessary to formalize the City of Wildwood's consent to VCCDD's functions in The Villages service area and, with respect to fire activities, throughout the Wildwood portion of the VPSDDD fire district. No 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

10. General Items for Consideration/Discussion and Other Business

A. Request for Code Enforcement Lien Reduction - 404 Kilgore Street

Development Services Director Strickland presented the request for reduction of liens for 404 Kilgore Street. Mayor Wolf clarified that the city had not spent any money on the property except for the time code enforcement had spent on the case, and Strickland confirmed. No further 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

11. Appointments

None.

12. City Manager Reports

A. Local Construction Projects Update

City Manager McHugh provided a local construction projects update, which could be found in the agenda packet.

B. Request for Special Called Meeting on December 2, 2024, at 9 AM

City Manager McHugh requested a special meeting be held on December 2, 2024, at 9am to discuss the wastewater treatment plant as well as a grant modification in support of that project. By common consent of the commission, the meeting was confirmed.

McHugh wished everyone a Happy Thanksigiving.

13. Other Department Reports

A. Public Works Quarterly Report - Facilities

Public Works Director Hockenbury presented a department report.

B. Utility Department Quarterly Update - Collections

Public Works Director Hockenbury presented the Utility Department report.

14. Commission Members Reports

Commissioner Elliott wished everyone a Happy Thanksgiving. He was appointed to Florida League of Cities Legislative Committee. Elliott voiced his thoughts on what should be considered by the Charter Review Committee. A discussion was held regarding the Charter Review Committee.

Commissioner Green attended the ECFRPC meeting and provided information from SECO regarding an expansion, which would affect our area.

Commissioners Bivins and Flores wished everyone a Happy Thanksgiving. Bivins added that she enjoyed the recent Parks & recreation activity.

Mayor Wolf expressed his gratitude to Parks & Recreation Director Kellem on the Christmas decorations.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 7:54 p.m.

RESULT:	**Adjourned**
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

Upcoming Events

CITY COMMISSION
SEAL CITY OF WILDWOOD, FLORIDA

ATTEST: _____ BY: _____
Jessica Barnes, City Clerk Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deeds for Villages of Southern Oaks Unit Nos. 185, 238, 239, and 242**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

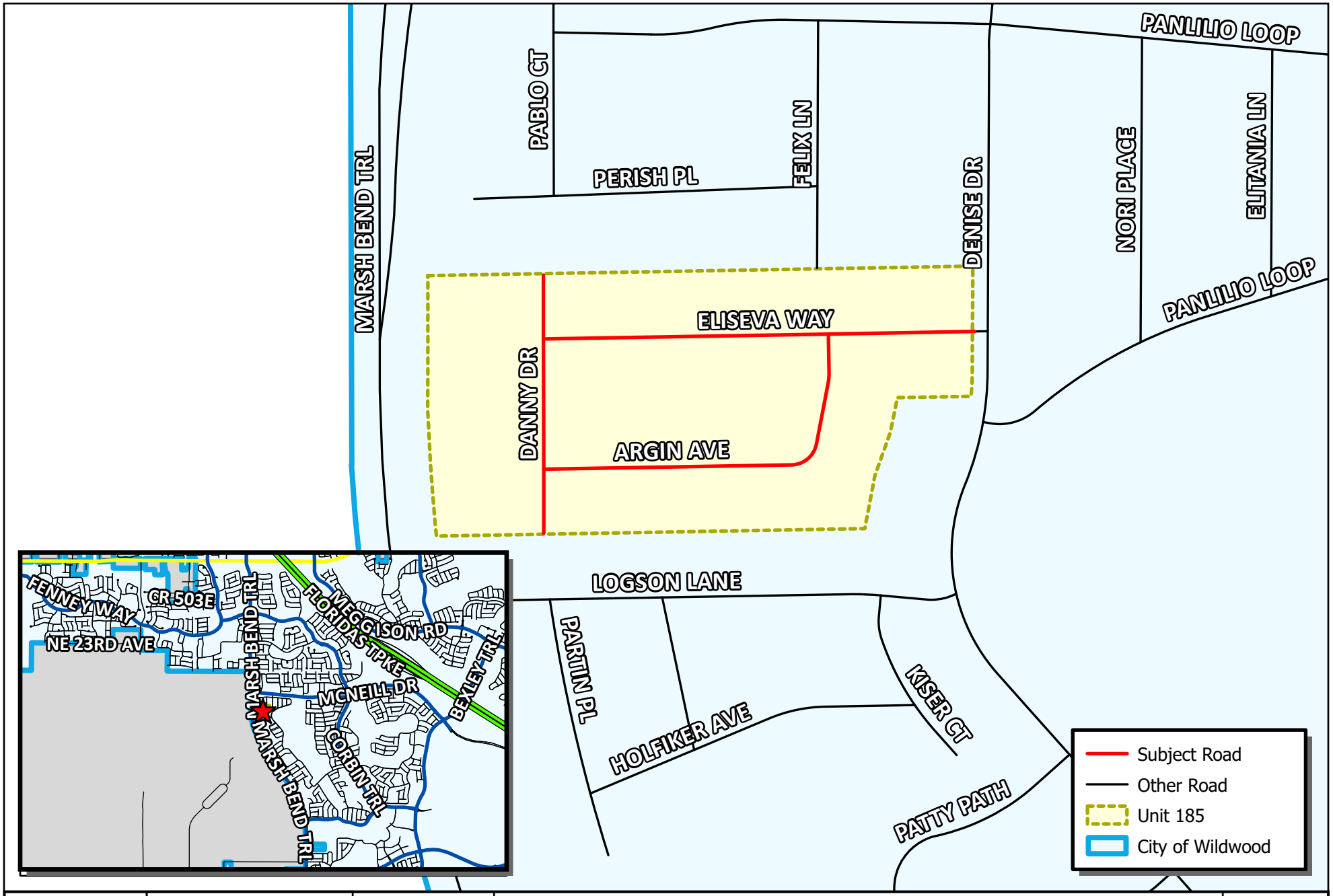
The city has been granted the following rights-of-way for ownership. The Villages Community Development District No.15 will maintain the rights-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance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

- Villages of Southern Oaks Unit No. 185
- Villages of Southern Oaks Unit No. 238
- Villages of Southern Oaks Unit No. 239
- Villages of Southern Oaks Unit No. 242

DATED: 1/27/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

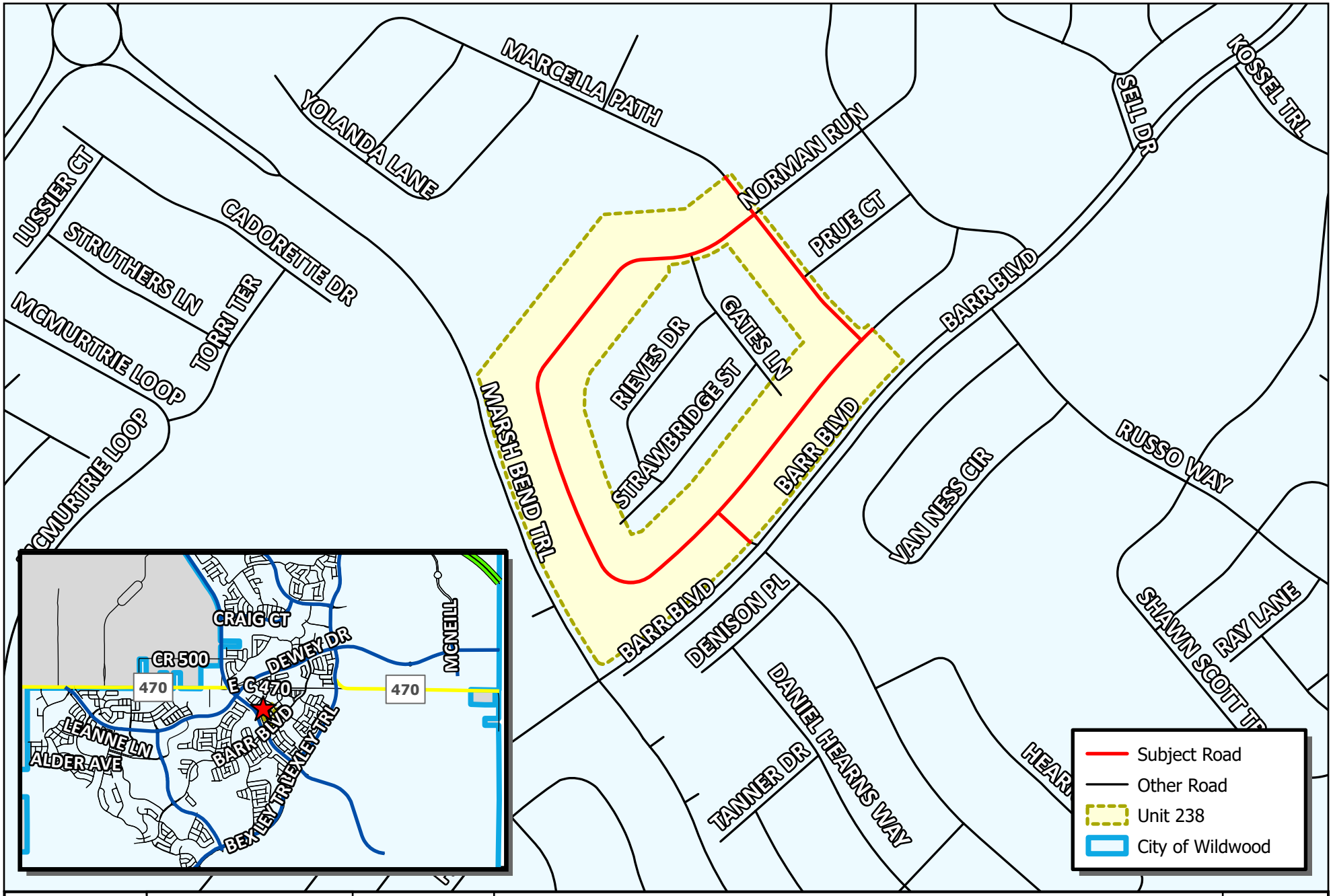
VOSO - UNIT 185

PLAT 2409-004

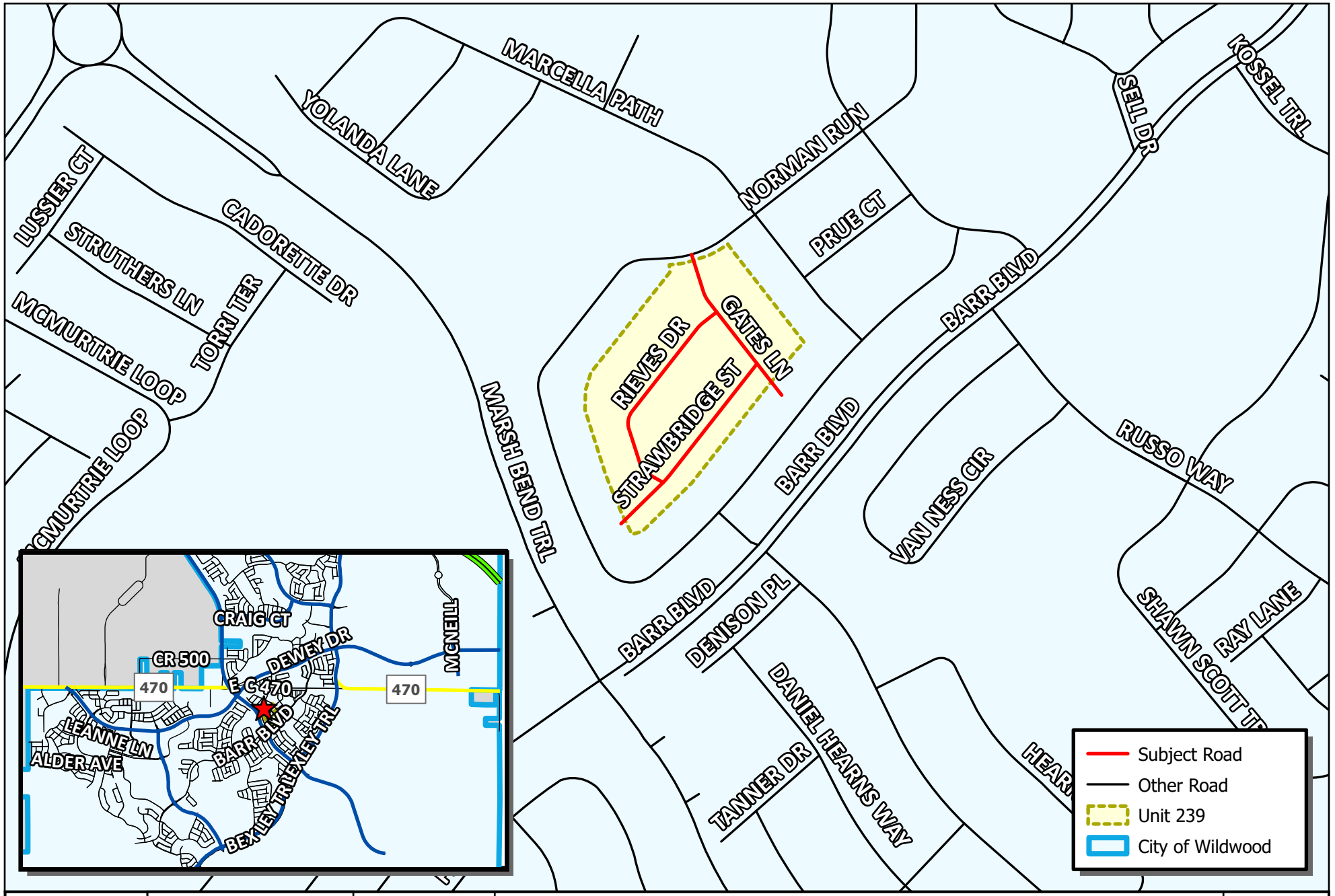
MAP 1AV

LOCATION MAP

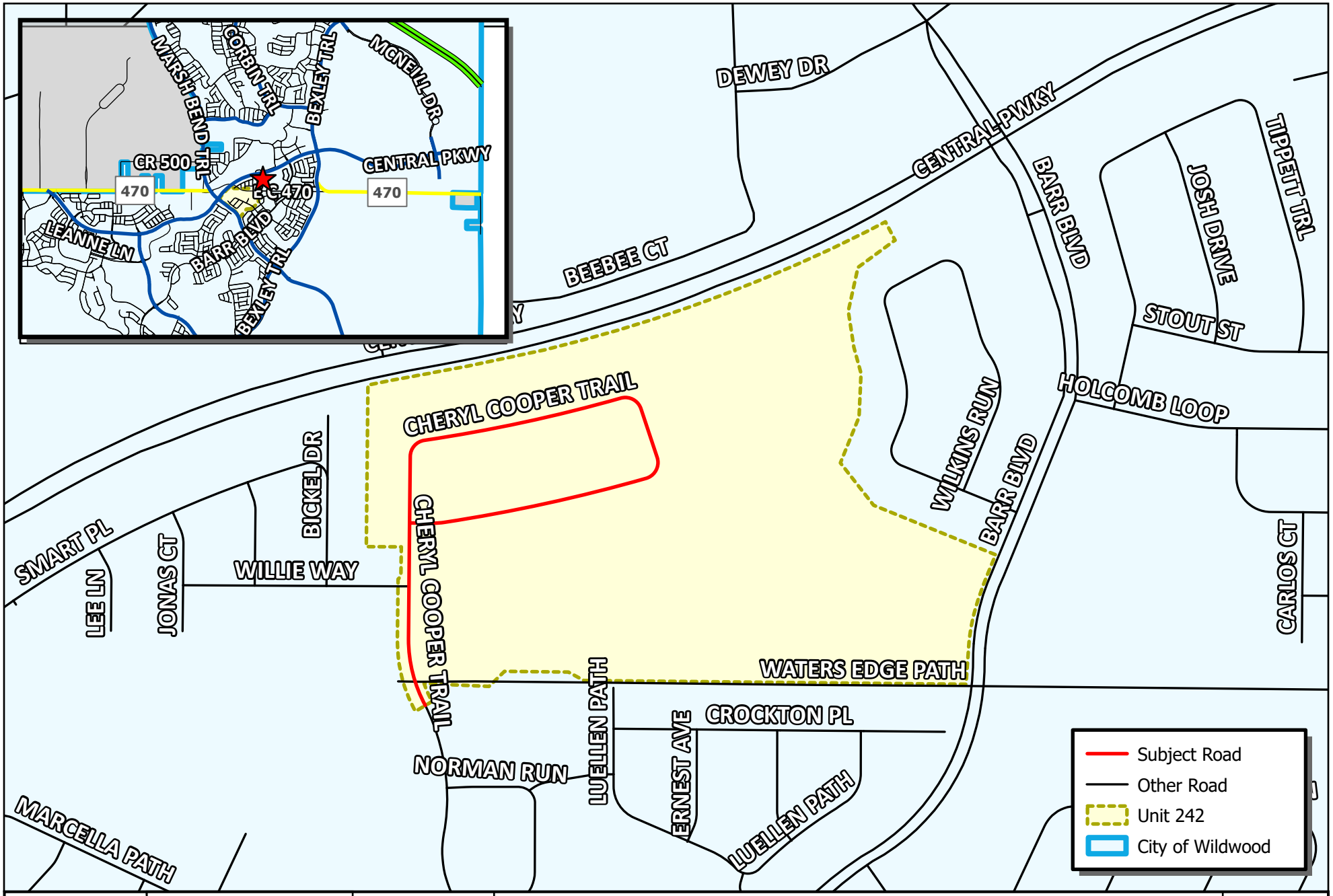
JAN 2025



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **VOSO - UNIT 238** PLAT 2408-007	**MAP 1AV** **LOCATION MAP** **JAN 2025**



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	RIGHT OF WAY DEED **VOSO - UNIT 239** PLAT 2408-006	**MAP 1AV** **LOCATION MAP** **JAN 2025**



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **VOSO - UNIT 242** PLAT 2408-005	**MAP 1AV** **LOCATION MAP** **JAN 2025**

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

January 22, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 185, 238, 239, and 242

Dear Ms. Strickland:

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

All roadways located within **Villages of Southern Oaks Unit No. 185**, per the Plat recorded in Plat Book 22, Pages 18 and 18A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 238**, per the Plat recorded in Plat Book 22, Pages 15, 15A through 15C, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 239**, per the Plat recorded in Plat Book 22, Pages 16 and 16A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 242**, per the Plat recorded in Plat Book 22, Pages 17, 17A through 17E, inclusive, Public Records of Sumter County, Florida.

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

Sincerely,

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

Enclosures

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

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

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

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

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

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

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 9th day of January, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

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

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

All roadways located within **Villages of Southern Oaks Unit No. 185**, per the Plat recorded in Plat Book 22, Pages 18 and 18A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 238**, per the Plat recorded in Plat Book 22, Pages 15, 15A through 15C, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 239**, per the Plat recorded in Plat Book 22, Pages 16 and 16A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 242**, per the Plat recorded in Plat Book 22, Pages 17, 17A through 17E, inclusive, Public Records of Sumter County, Florida.

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

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

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

ATTEST:

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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Spencer R. Novak, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of January, 2024, by Spencer R. Novak, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.

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

JENNIFER FARLOW
MY COMMISSION # HH 186555
EXPIRES: November 1, 2025
Bonded Thru Notary Public Underwriters

19.20
2 copy
21.20

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460045205 Date: 11/12/2024 Time: 8:58AM
Page 1 of 2 B: 4748 P: 28 By: MC
Doc Stamp-Deed: 0.70

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 4th day of November, 2024, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantee"):

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

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

All roadways and Tracts A, B, and C of **Villages of Southern Oaks Unit No. 185**, per the Plat recorded in Plat Book 22, Pages 18 and 18A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tract A of **Villages of Southern Oaks Unit No. 238**, per the Plat recorded in Plat Book 22, Pages 15, 15A through 15C, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 239**, per the Plat recorded in Plat Book 22, Pages 16 and 16A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 242**, per the Plat recorded in Plat Book 22, Pages 17, 17A through 17E, inclusive, Public Records of Sumter County, Florida.

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

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460045205 Date: 11/12/2024 Time: 8:58AM
Page 2 of 2 B: 4748 P: 29 By: MC
Doc Stamp-Deed: 0.70

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

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

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

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

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

By: _____
Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 4th day of November, 2024, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Villages of Southern Oaks Unit No. 240**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

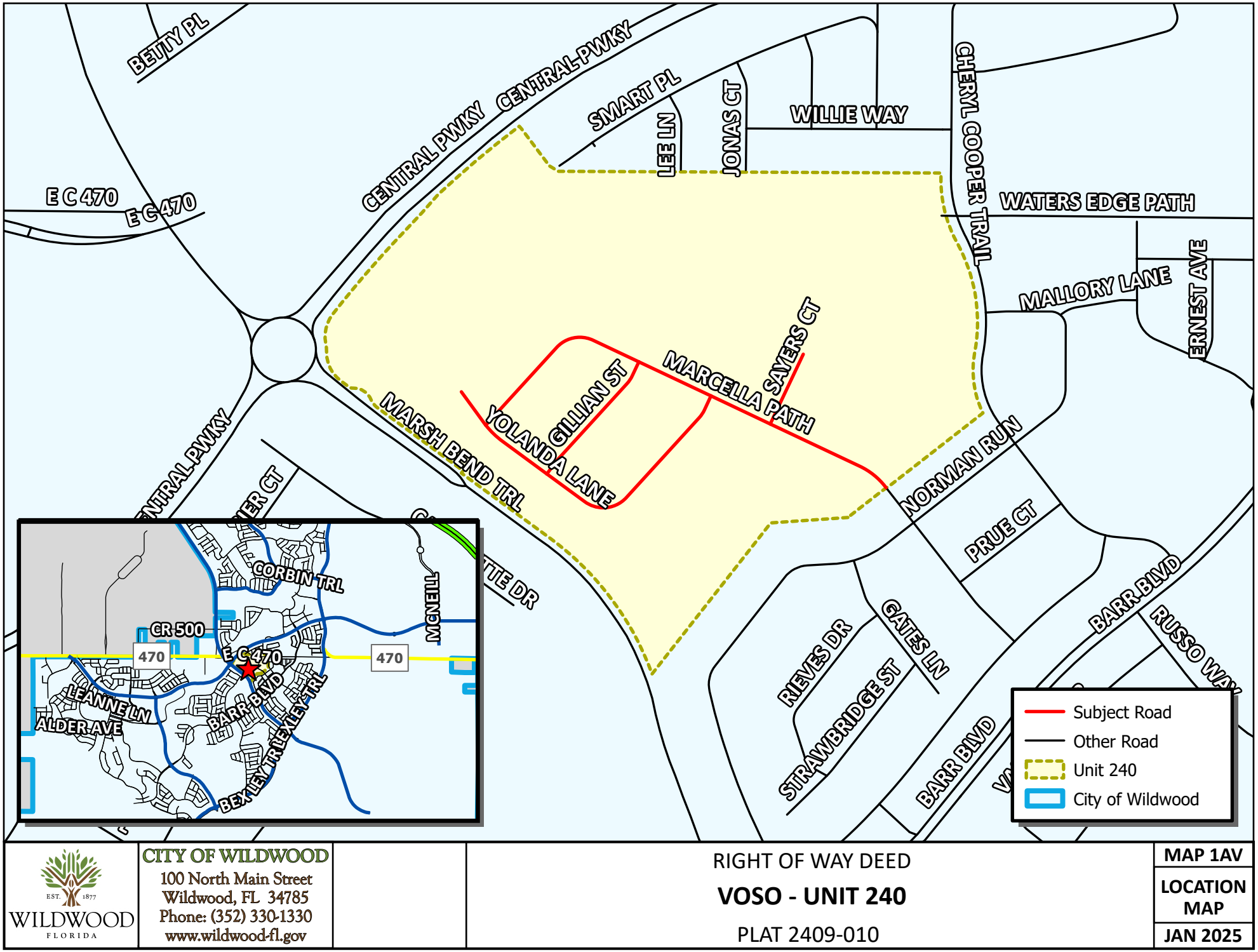
HISTORY/FACTS/ISSUES:

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

- Villages of Southern Oaks Unit No. 240

DATED: 1/27/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

VOSO - UNIT 240

PLAT 2409-010

MAP 1AV

LOCATION MAP

JAN 2025

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

January 22, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Villages of Southern Oaks Unit No. 240

Dear Ms. Strickland:

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

> All roadways located within **Villages of Southern Oaks Unit No. 240**, per the Plat recorded in Plat Book 22, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

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

Sincerely,

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

Enclosures

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

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

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

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

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

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

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 9th day of January, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

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

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

All roadways located within **Villages of Southern Oaks Unit No. 240**, per the Plat recorded in Plat Book 22, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

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

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

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

ATTEST:

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

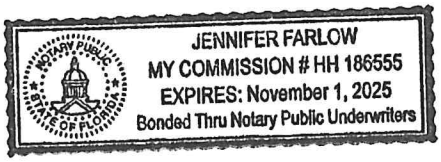
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Spencer R. Novak, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of June, ~~2024~~ 2025, by Spencer R. Novak, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.

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



Rec. 18.50
Doc. 0.70
copy 2.00
21.20

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460049389 Date: 12/09/2024 Time: 9:04AM
Page 1 of 2 B: 4762 P: 693 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 2nd day of December, 2024, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantee"):

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

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

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 240**, per the Plat recorded in Plat Book 22, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

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

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

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

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460049389 Date: 12/09/2024 Time: 9:04AM
Page 2 of 2 B: 4762 P: 694 By: BO
Doc Stamp-Deed: 0.70

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

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

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

By: _____
Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 2nd day of December, 2024, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Execution of Aerial Easement to Duke Energy**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: None.

HISTORY/FACTS/ISSUES:

Duke Energy has requested an aerial easement totaling 514.86 square feet along the northeast corner of the Wildwood Police Department headquarters (Parcel D31-001). Duke's power lines are located within the U.S. 301 right-of-way, and the easement is needed if the power lines were to fall to the ground. Granting the easement should not adversely affect the property's use.

City of Wildwood, Florida
Sumter County US 301 Intersection Improvements at CR 462
Project #: ***F230545***
Site #: Land Unit:

Prepared By:
Manny R. Vilaret, Esquire
Vilaret Law, PLLC
10901 Danka Circle, Suite C
Saint Petersburg, Florida 33716

AERIAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, its successors and assigns (GRANTOR herein), in consideration of the sum of One Dollar ($1.00) and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), P.O. Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate and maintain in perpetuity, overhead electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over and across the following described lands in Sumter County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Tax Parcel Number: **D31-001**

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and related facilities, including the right to increase or decrease the number and type of wires and voltage and to adjust the centerline of the wires within the Easement Area.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and the right to cut down at any time and from time to time, in GRANTEE's sole discretion, any tree standing outside the Easement Area which if felled, or upon falling, could fall within five (5) feet of any conductor or other facility included within said Easement Area, and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE's lock linked with GRANTOR's lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

GRANTOR covenants and agrees that no trees, buildings, structures, ponds or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two (2) feet.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

Return to: Duke Energy
Attn: Land Services - Florida
3300 Exchange Place, NP04
Lake Mary, FL 32746

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, www.prgnprojectsolutions.com, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that it has the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hands and seals this _____ day of _____, 20__.

GRANTOR:

CITY OF WILDWOOD

ATTEST:

_____

City Manager

_____

Print or Type Name

_____

Jason McHugh

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Grantor's mailing address:

_____

Signature of First Witness

_____

_____

Print or Type Name of First Witness

Address: _____

CORPORATE SEAL

_____

Signature of Second Witness

(Names and addresses (street number, street, city, state and zip code) **must** be typed or printed clearly under each signature)

State of _____)
) ss
County of _____)

The foregoing Easement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20__, by _____ and _____, its President and its Secretary, respectively of __, a _____ (State) Corporation, on behalf of the Corporation who are personally known to me or who have produced _____ as identification.

NOTARY SEAL

_____

Notary Public

_____

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"

THIS IS NOT A SURVEY

Legal Description:

Parcel #D31-001

A portion of the lands as described and recorded in Official Records Book 3259, Page 750, public records of Sumter County, Florida, lying in Section 31, Township 18 South, Range 23 East, being more particularly described as follows:

Commence at the Northeast corner of said Section 31; Thence run along the East line of said Section 31, run S00°07'20"W for 32.72 feet; Thence departing said East line run N90°00'00"W for 68.10 feet to the Westerly right-of-way line of State Road 35 (A variable width public right-of-way per Florida Department of Transportation right-of-way map, section 411257-3) said point also being the point of beginning, said point being on a 5597.65 foot radius non-tangent curve concave to the west; Thence run Southerly along said right-of-way LINE and curve through a central angle of 01°01'25", a chord bearing of S00°50'38"W, a chord length of 100 feet, an arc distance of 100.00 feet to a point of non-tangency; Thence departing said Westerly right-of-way run N04°52'21"W for 100.39 feet to a point on the Southerly right-of-way line of County Road 462 (A varible width public right-of-way per Florida Department of Transportation right-of-way map, section 411257-3); Thence run along said Southerly right-of-way line S89°45'57"E for 10.00 feet to the point of beginning.

Contains 0.012 acres (514.86 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011) deriving a bearing of S00°07'20"W along the East line of the Northeast 1/4 of Section 31, Township 18 South, Range 23 East.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to SGC Engineering, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by SGC Engineering, LLC, per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.050-.052, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

KRISTIE M. KAJFASZ
LICENSE NUMBER
7116
STATE OF FLORIDA
Professional Surveyor and Mapper

11/07/2024

KRISTIE M. KAJFASZ, P.S.M. *FLORIDA REGISTRATION No. 7116* *DATE*
SGC ENGINEERING, LLC *FLORIDA REGISTRATION No. LB 7979*

0001-SD01-AND-11082024.DWG

SGC ENGINEERING, LLC
SURVEY AND MAPPING
1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FL 32708
TELEPHONE NO. (800)581-4031
WWW.SGCSURVEY.COM

REVISIONS			
	1	XX/XX/XX	BY
	2	XX/XX/XX	BY

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF WILDWOOD, FLORIDA

CR 462 AT US HIGHWAY 301

DUKE ENERGY®
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

VENDOR PROJECT No.	30402	DRAWN	CHECK	SCALE: N/A	WO: 51817814
VENDOR DRAWING No.	001-SD01-AND-11062024.dwg	SAS	MC	DATE: 11/06/24	SITE: N/A / LU: N/A

SHEET 1 OF 2

EXHIBIT "A"

THIS IS NOT A SURVEY

COUNTY ROAD 462

(VARIABLE WIDTH PUBLIC R/W
PER FLORIDA DEPARTMENT OF TRANSPORATION
R/W MAP, SECTION 411257-3)

POINT OF BEGINNING
INTERSECTION OF SOUTH R/W OF COUNTY ROAD 462 & WEST R/W LINE OF STATE ROAD 35

S89°45'57"E(M) 2654.40'(M)

SECTION 30-18S-23E
SECTION 31-18S-23E

33.00'

NORTH LINE OF NE 1/4 OF SECTION 31-18S-23E

SOUTHERLY R/W

S89°45'57"E
10.00'

S00°07'20"W(C)
32.72'(C)

N90°00'00"W(C)
68.10'(C)

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31-18S-23E
FOUND NAIL AND DISK (DRMP LB2648)
N: 1655313.6180'
E: 644287.1180'
CCR: 104799

NORTH 1/4 CORNER
SECTION 31-18S-32E
FOUND NAIL (NO ID)
N: 1655324.4670'
E: 641632.7380'
CCR: 0087237

N04°52'21"W
100.39'

R=5597.65'
L=100.00'
Δ=1°01'25"
CB=S0°50'38"W
CH=100.00'

DUKE ENERGY EASEMENT
CONTAINS 0.012 ACRES (514.86 SQ. FT.)

EAST LINE OF NE 1/4 OF SECTION 31-18S-23E

2639.72'(M)
N00°07'20"E(M)
(BEARING BASIS)

D31-001
CITY OF WILDWOOD, FLORIDA
(O.R.B. 3259, PAGE 750)

SECTION 31
TOWNSHIP 18 SOUTH
RANGE 23 EAST
SUMTER COUNTY

WESTERLY R/W

STATE ROAD 35 (U.S 301)

(VARIABLE WIDTH PUBLIC R/W
PER FLORIDA DEPARTMENT OF TRANSPORATION
R/W MAP, SECTION 411257-3)

SECTION 31-18S-23E
SECTION 32-18S-23E

EAST 1/4 CORNER
SECTION 31-18S-32E
FOUND NAIL&DISK (DRMP LB2648)
N: 1652673.9000'
E: 644281.4910'
CCR: 0112211

N

0 20 40
1 INCH = 40 FEET

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
PG	PAGE
SQ. FT.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
N:	NORTHING
E:	EASTING
NE'LY:	NORTHEASTERLY
SW'LY:	SOUTHWESTERLY
FND	FOUND
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
	LINE BREAK

0001-SD01-AND-11082024.DWG

SGC ENGINEERING, LLC
SURVEY AND MAPPING
1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FL 32708
TELEPHONE NO. (800)581-4031
WWW.SGCSURVEY.COM

REVISIONS			
	1	XX/XX/XX	BY
	2	XX/XX/XX	BY

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

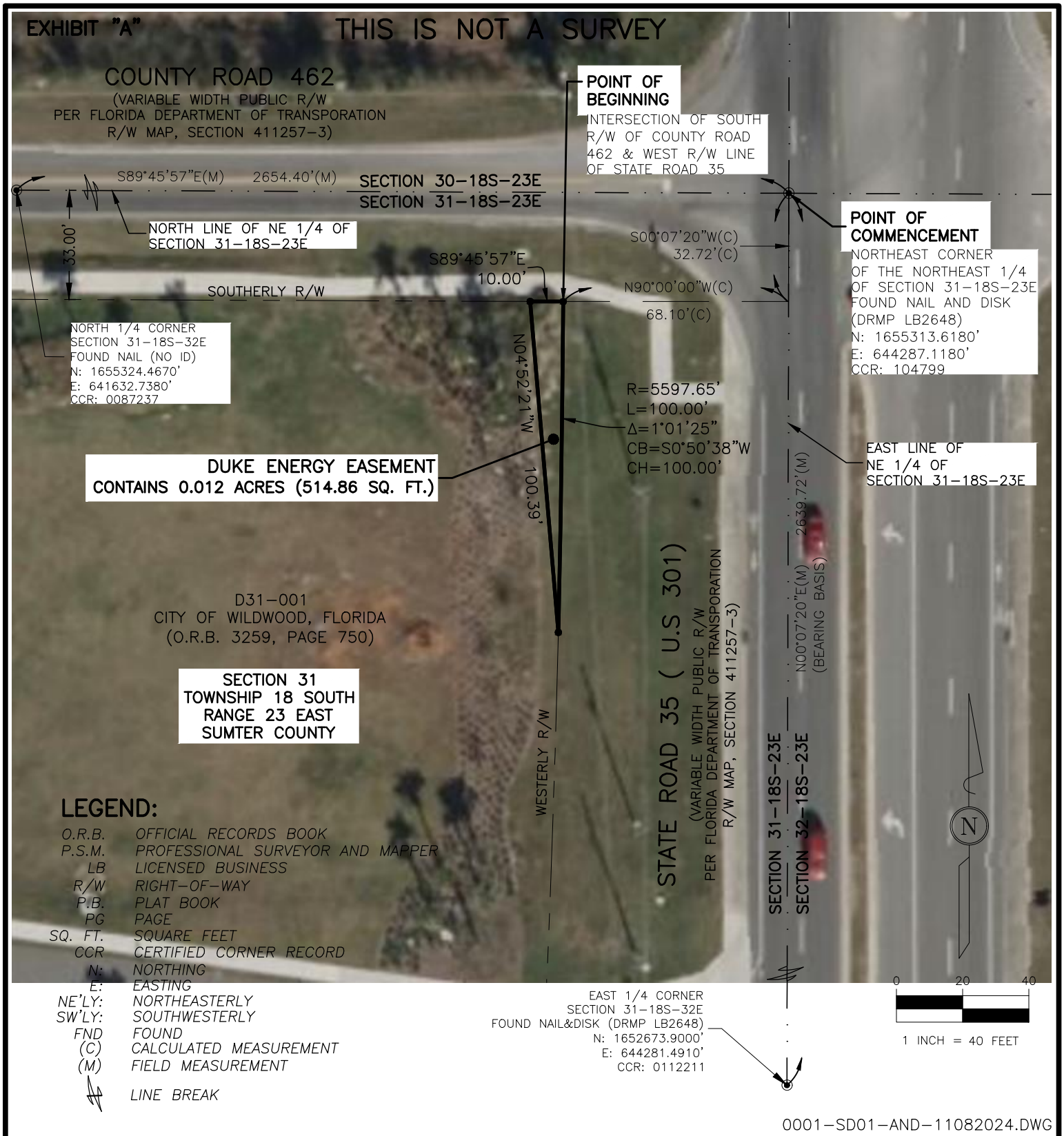
DESCRIPTION SKETCH

CITY OF WILDWOOD, FLORIDA

CR 462 AT US HIGHWAY 301

DUKE ENERGY®
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

VENDOR PROJECT No.	30402	DRAWN	CHECK	SCALE: 1"=40'	WO: 51817814
VENDOR DRAWING No.	001-SD01-AND-11062024.dwg	SAS	MC	DATE: 11/06/24	SITE: N/A / LU: N/A



0001-SD01-AND-11082024.DWG

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REVISIONS			
	1	XX/XX/XX	BY
	2	XX/XX/XX	BY

VENDOR PROJECT No.	30402
VENDOR DRAWING No.	001-SD01-AND-11062024.dwg

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

CITY OF WILDWOOD, FLORIDA

CR 462 AT US HIGHWAY 301

DRAWN	CHECK	SCALE: 1"=40'
SAS	MC	DATE: 11/06/24

DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

WO: 51817814		SHEET 2 OF 2
SITE: N/A	LU: N/A	

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2412-001 VOSO Unit 174 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

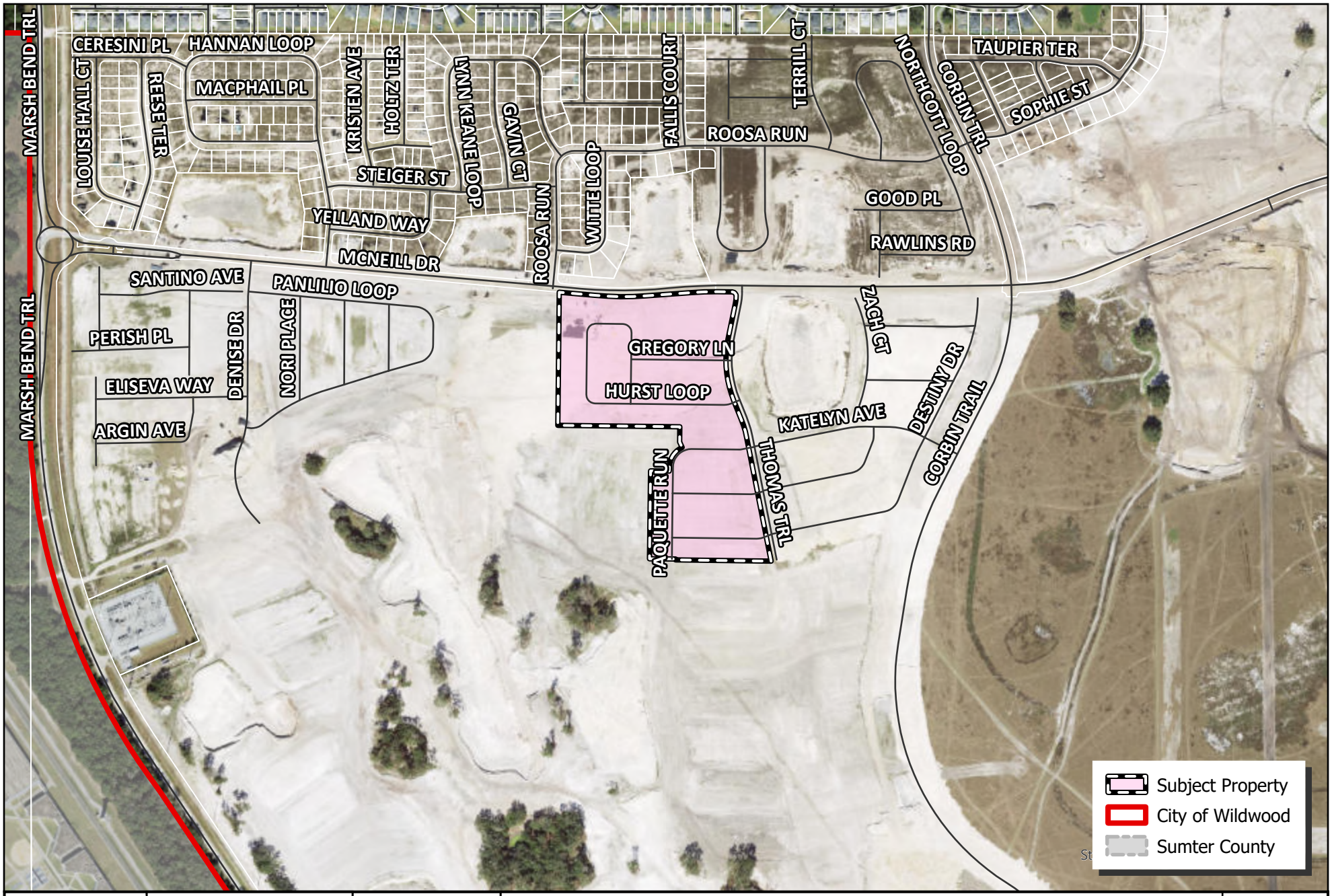
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2412-001
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	19.40 +/-
Property Location	The property is generally located south on McNeill Drive, 0.56 acres east of Marsh Bend Trail
Parcel(s)	K03-005
Date	February 10, 2025

The applicant is seeking approval from the City Commission for the VOSO Unit 174 Final Plat, a subdivision consisting of 96 lots and two tracts, per the attached plans.

Plat 2412-001 meets the criteria set forth in F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.

Alex Lammers
Planner I, Development Services



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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

PLAT 2412-001

VOSO - UNIT 174 FINAL PLAT

PARCEL K03-005

MAP 1B

LOCATION MAP

DEC 2024

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK _____, PAGE _____.

VILLAGES OF SOUTHERN OAKS UNIT NO. 174

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

PLAT BOOK _____
PAGE _____

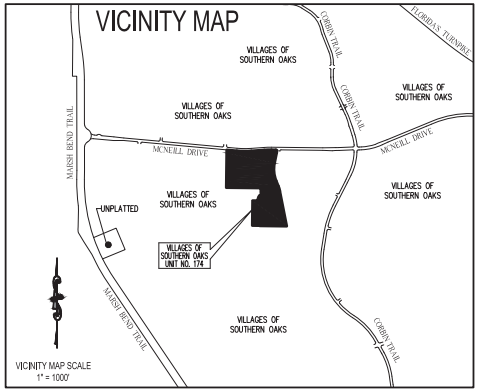
LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE OF UNIT NO. 150 RUN S00°39'41"W, 88.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MONELL DRIVE; SAID SOUTH RIGHT OF WAY LINE OF MONELL DRIVE ALSO BEING WITHIN THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 149, AS RECORDED IN PLAT BOOK 21, PAGES 32, 32A THROUGH 32C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF MONELL DRIVE PER SAID PLAT OF UNIT NO. 149 RUN N89°20'19"W, 579.70 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°41'41"E, 28.82 FEET TO WHICH A RADIAL LINE BEARS N00°39'41"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'29", AN ARC DISTANCE OF 33.67 FEET TO THE POINT OF TANGENCY; THENCE S11°26'21"W, 175.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'41", AN ARC DISTANCE OF 305.38 FEET TO THE POINT OF TANGENCY; THENCE S21°53'20"E, 98.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'10", AN ARC DISTANCE OF 88.59 FEET TO THE POINT OF TANGENCY; THENCE S11°12'10"E, 611.27 FEET; THENCE N89°20'19"W, 462.69 FEET; THENCE N00°39'41"E, 4.50 FEET; THENCE N89°20'19"W, 126.00 FEET; THENCE N00°39'41"E, 425.00 FEET; THENCE S89°20'19"E, 91.00 FEET; THENCE N00°39'41"E, 19.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°37'55", AN ARC DISTANCE OF 120.14 FEET; THENCE ALONG A RADIAL LINE RUN N24°42'24"W, 28.80 FEET; THENCE N00°39'41"E, 74.25 FEET; THENCE N89°20'19"W, 590.54 FEET; THENCE N00°39'41"E, 644.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MONELL DRIVE PER PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 146, AS RECORDED IN PLAT BOOK 21, PAGES 29, 29A THROUGH 29D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: RUN S84°48'37"E, 172.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'49", AN ARC DISTANCE OF 247.77 FEET TO THE POINT OF TANGENCY; THENCE N85°51'33"E, 220.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'08", AN ARC DISTANCE OF 123.92 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON AFORESAID SOUTH RIGHT OF WAY LINE OF MONELL DRIVE PER VILLAGES OF SOUTHERN OAKS UNIT NO. 149; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°20'19"E, 73.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.40 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

96 LOTS – 2 TRACTS

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

NOTES:

1.) BEARINGS ARE BASED ON THE WEST BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT 150 AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING S00°39'41"W.

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.) TRACT "B" IS RESERVED BY THE DEVELOPER.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 174 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACT "A" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 174, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES:

_____
SIGNATURE
_____
PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

_____
SIGNATURE
_____
PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

_____
MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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

_____ _____
JESSICA BARNES ED WOLF
CITY CLERK MAYOR

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

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

_____ _____
DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. STRICKLAND JEREMY HOCKENBURY

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

REVIEWING SURVEYOR'S CERTIFICATE

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

_____ _____
SIGNATURE DATE

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

SEAL

PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#498

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. 174, 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 TRACT "A" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

(2) _____
SIGNATURE
_____
PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

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

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE
_____
PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

BY: _____
SPENCER R. NOVAK, CHAIR

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY SPENCER R. NOVAK, 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:_____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 174, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

SEAL

_____ _____
KAYE M. JAMESON DATE
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

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

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

SEAL

_____ _____
PRINT NAME SIGNATURE
DEPUTY CLERK DEPUTY CLERK

VILLAGES OF SOUTHERN OAKS
UNIT NO. 174

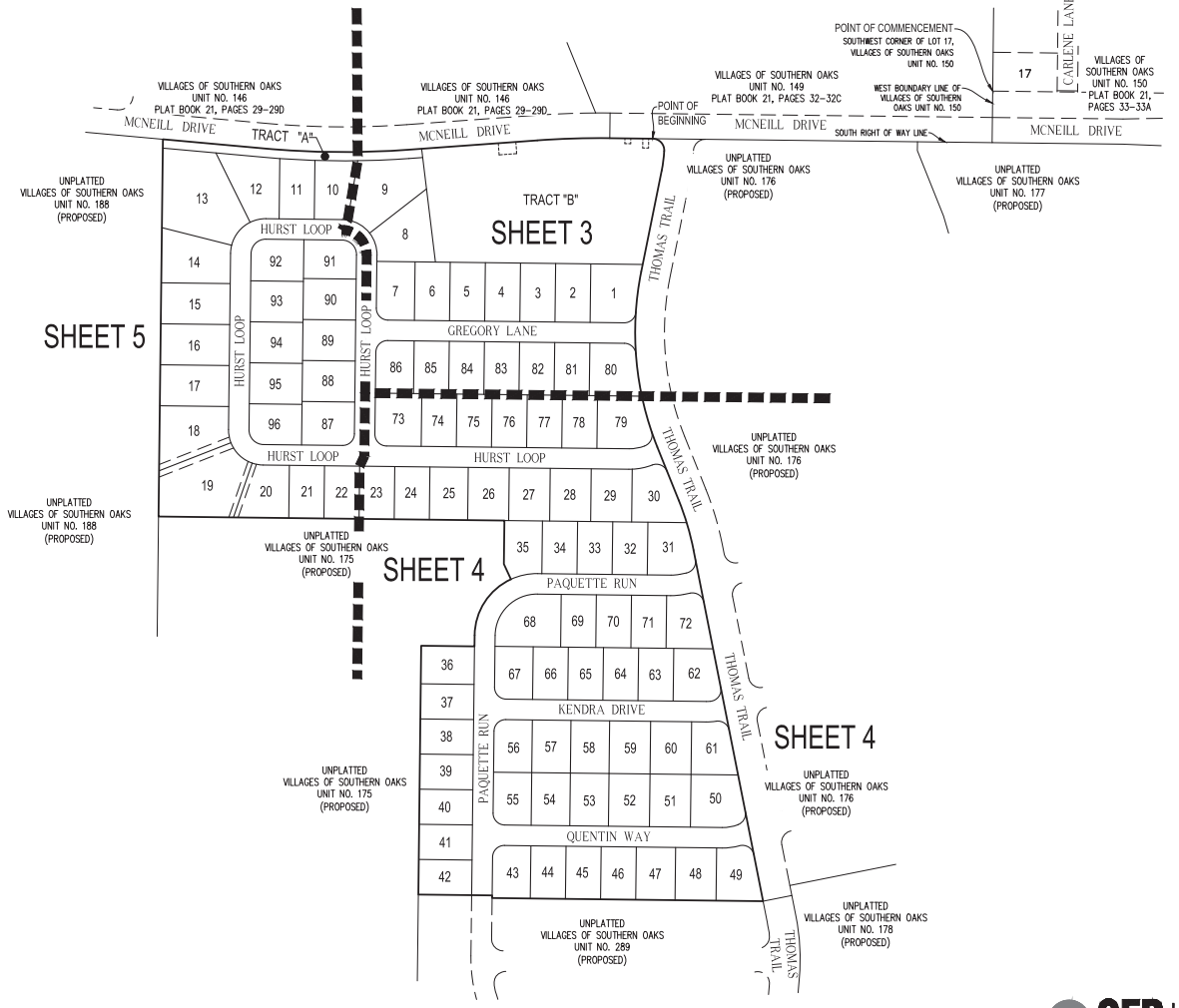
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 5

PLAT BOOK _____
PAGE _____



KEY MAP



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
●	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

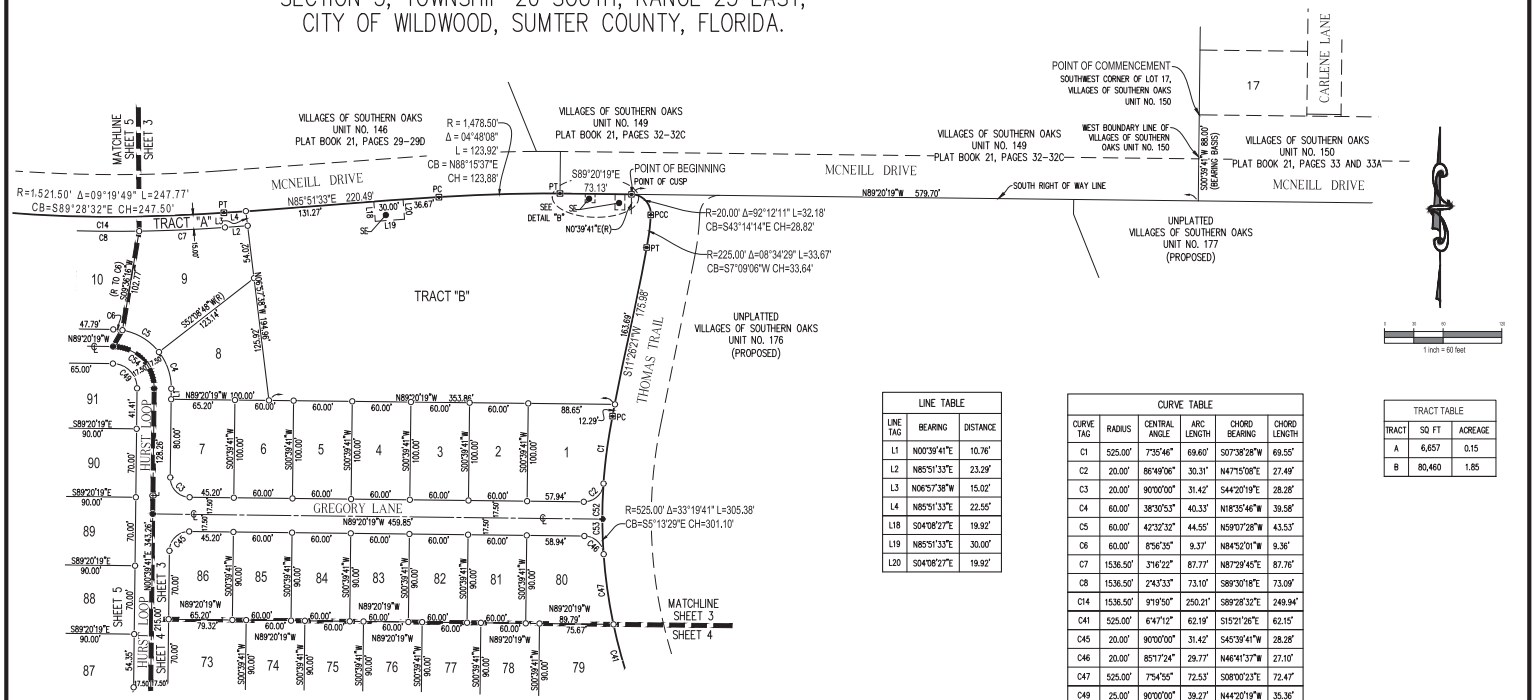
PREPARED BY:
CFB SURVEYING
KYMER FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 174

SHEET 3 OF 5

PLAT BOOK _____
PAGE _____

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



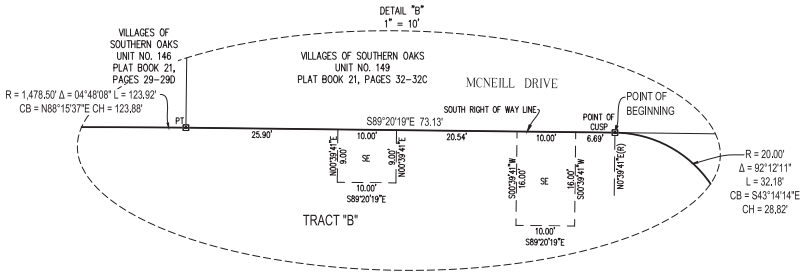
LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°39'41"E	10.76'
L2	N85°51'33"E	23.29'
L3	N06°57'38"W	15.02'
L4	N85°51'33"E	22.55'
L18	S04°08'27"E	19.92'
L19	N85°51'33"E	30.00'
L20	S04°08'27"E	19.92'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	7°35'46"	69.60'	S07°38'28"W	69.55'
C2	20.00'	86°49'06"	30.31'	N47°15'06"E	27.49'
C3	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C4	60.00'	38°30'53"	40.33'	N18°35'46"W	39.58'
C5	60.00'	42°32'32"	44.55'	N59°07'28"W	43.53'
C6	60.00'	8°56'35"	9.37'	N84°52'01"W	9.36'
C7	1536.50'	3°16'22"	87.77'	N87°29'45"E	87.76'
C8	1536.50'	2°43'33"	73.10'	S89°30'18"E	73.09'
C14	1536.50'	9°19'50"	250.21'	S89°28'32"E	249.94'
C41	525.00'	6°47'12"	62.19'	S15°21'26"E	62.15'
C45	20.00'	90°00'00"	31.42'	S45°39'41"W	28.28'
C46	20.00'	85°17'24"	29.77'	N46°41'37"W	27.10'
C47	525.00'	7°54'55"	72.53'	S08°00'23"E	72.47'
C49	25.00'	90°00'00"	39.27'	N44°20'19"W	35.36'
C52	525.00'	3°58'23"	36.41'	S01°51'23"W	36.40'
C53	525.00'	3°55'07"	35.91'	S02°05'22"E	35.90'
C54	42.50'	90°00'00"	66.76'	N44°20'19"W	60.10'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	6,657	0.15
B	80,460	1.85

LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #6498
●	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #6498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY



PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB6498

VILLAGES OF SOUTHERN OAKS UNIT NO. 174

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

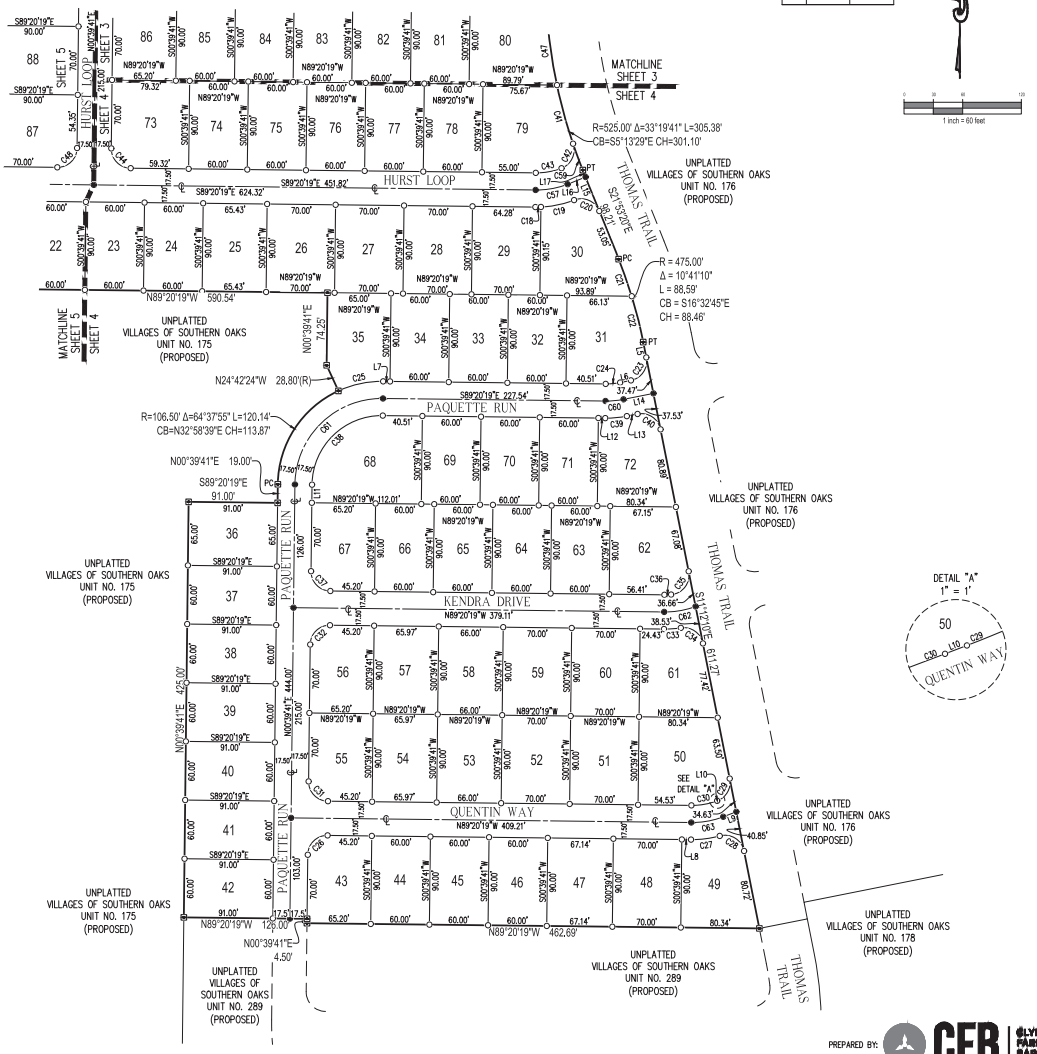
SHEET 4 OF 5

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	106.50'	3°04'37"	5.72'	N89°07'22"E	5.72'
C19	106.50'	18°43'00"	34.79'	N78°13'34"E	34.64'
C20	20.00'	89°14'36"	31.15'	N66°30'38"W	28.10'
C21	475.00'	4°50'50"	40.18'	N19°27'55"W	40.17'
C22	475.00'	5°50'20"	48.41'	N14°07'20"W	48.39'
C23	20.00'	89°55'06"	31.39'	N33°45'23"E	28.26'
C24	71.50'	11°56'45"	14.91'	N84°41'18"E	14.88'
C25	106.50'	25°22'05"	47.15'	S77°58'39"W	46.77'
C26	20.00'	90°00'00"	31.42'	S45°39'41"W	28.28'
C27	106.50'	15°58'23"	29.69'	N82°40'30"E	29.59'
C28	20.00'	94°06'32"	32.85'	N58°15'26"W	29.28'
C29	20.00'	80°18'28"	28.03'	N28°57'04"E	25.79'
C30	71.50'	21°33'23"	26.90'	N79°52'59"E	26.74'
C31	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C32	20.00'	90°00'00"	31.42'	S45°39'41"W	28.28'
C33	106.50'	9°17'21"	17.27'	N86°01'01"E	17.25'
C34	20.00'	87°25'30"	30.52'	N54°54'55"W	27.64'
C35	20.00'	96°20'09"	33.63'	N36°57'54"E	29.80'
C36	71.50'	5°31'42"	6.90'	N87°53'50"E	6.90'
C37	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C38	71.50'	90°00'00"	112.31'	S45°39'41"W	101.12'
C39	106.50'	11°56'45"	22.20'	N84°41'18"E	22.16'
C40	20.00'	90°04'54"	31.44'	N56°14'37"W	28.30'
C41	525.00'	6°47'12"	62.19'	S15°21'26"E	62.15'
C42	20.00'	87°48'39"	30.65'	N25°09'18"E	27.74'
C43	71.50'	21°36'04"	26.96'	N79°51'39"E	26.80'
C44	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C47	525.00'	7°54'55"	72.53'	S08°00'23"E	72.47'
C48	20.00'	90°00'00"	31.42'	N45°39'41"E	28.28'
C57	89.00'	21°36'04"	33.55'	N79°51'39"E	33.36'
C59	525.00'	3°08'18"	28.76'	S20°19'11"E	28.75'
C60	89.00'	11°56'45"	18.56'	N84°41'18"E	18.52'
C61	89.00'	90°00'00"	139.80'	S45°39'41"W	125.87'
C62	89.00'	21°07'16"	32.81'	N80°06'03"E	32.62'
C63	89.00'	21°33'23"	33.48'	N79°52'59"E	33.29'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L5	S11°12'10"E	16.00'
L6	S78°42'56"W	11.27'
L7	N89°20'19"W	7.04'
L8	N89°20'19"W	9.37'
L9	N69°06'18"E	14.28'
L10	S69°06'18"W	0.40'
L11	N00°39'41"E	18.50'
L12	N89°20'19"W	7.04'
L13	S78°42'56"W	11.16'
L14	N78°42'56"E	31.22'
L15	N21°53'20"W	37.49'
L16	N68°06'40"E	18.33'
L17	N21°53'20"W	7.67'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	6,657	0.15
B	80,460	1.85



LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
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- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
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- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

LB	INDICATES LICENSED BUSINESS		
NO.	INDICATES NUMBER		
PB	INDICATES PLAT BOOK		
PG	INDICATES PAGE		
PGS	INDICATES PAGES		
SQ FT	INDICATES SQUARE FEET		
R/W	INDICATES RIGHT-OF-WAY		

PREPARED BY: CFB SURVEYING | GLYMPH FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 174

SHEET 5 OF 5

PLAT BOOK _____
PAGE _____

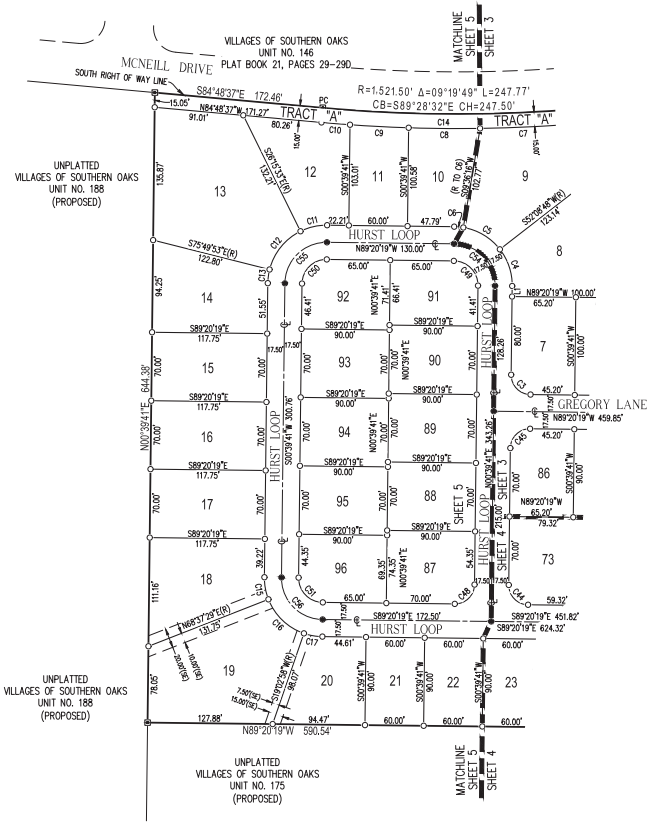
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	6,657	0.15
B	80,460	1.85

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°39'41"E	10.76'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C4	60.00'	38°30'53"	40.33'	N18°35'46"W	39.58'
C5	60.00'	42°32'32"	44.55'	N59°07'28"W	43.53'
C6	60.00'	8°56'35"	9.37'	N84°52'01"W	9.36'
C7	1536.50'	3°16'22"	87.77'	N87°29'45"E	87.76'
C8	1536.50'	2°43'33"	73.10'	S89°30'18"E	73.09'
C9	1536.50'	2°14'22"	60.05'	S87°01'21"E	60.05'
C10	1536.50'	1°05'33"	29.29'	S85°21'23"E	29.29'
C11	60.00'	26°55'14"	28.19'	S77°12'04"W	27.93'
C12	60.00'	49°34'20"	51.91'	S38°57'17"W	50.31'
C13	60.00'	13°30'26"	14.14'	S07°24'54"W	14.11'
C14	1536.50'	9°19'50"	250.21'	S89°28'32"E	249.94'
C15	60.00'	22°02'12"	23.08'	S10°21'25"E	22.93'
C16	60.00'	49°34'31"	51.92'	S46°09'46"E	50.31'
C17	60.00'	18°23'17"	19.26'	S80°08'40"E	19.17'
C44	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C45	20.00'	90°00'00"	31.42'	S45°39'41"W	28.28'
C48	20.00'	90°00'00"	31.42'	N45°39'41"E	28.28'
C49	25.00'	90°00'00"	39.27'	N44°20'19"W	35.36'
C50	25.00'	90°00'00"	39.27'	S45°39'41"W	35.36'
C51	25.00'	90°00'00"	39.27'	S44°20'19"E	35.36'
C54	42.50'	90°00'00"	66.76'	N44°20'19"W	60.10'
C55	42.50'	90°00'00"	66.76'	S45°39'41"W	60.10'
C56	42.50'	90°00'00"	66.76'	S44°20'19"E	60.10'



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
●	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

LB	INDICATES LICENSED BUSINESS	NO.	INDICATES NUMBER
PB	INDICATES PLAT BOOK	PG	INDICATES PAGE
PGS	INDICATES PAGES	SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY		

PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2412-002 VOSO Unit 289 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

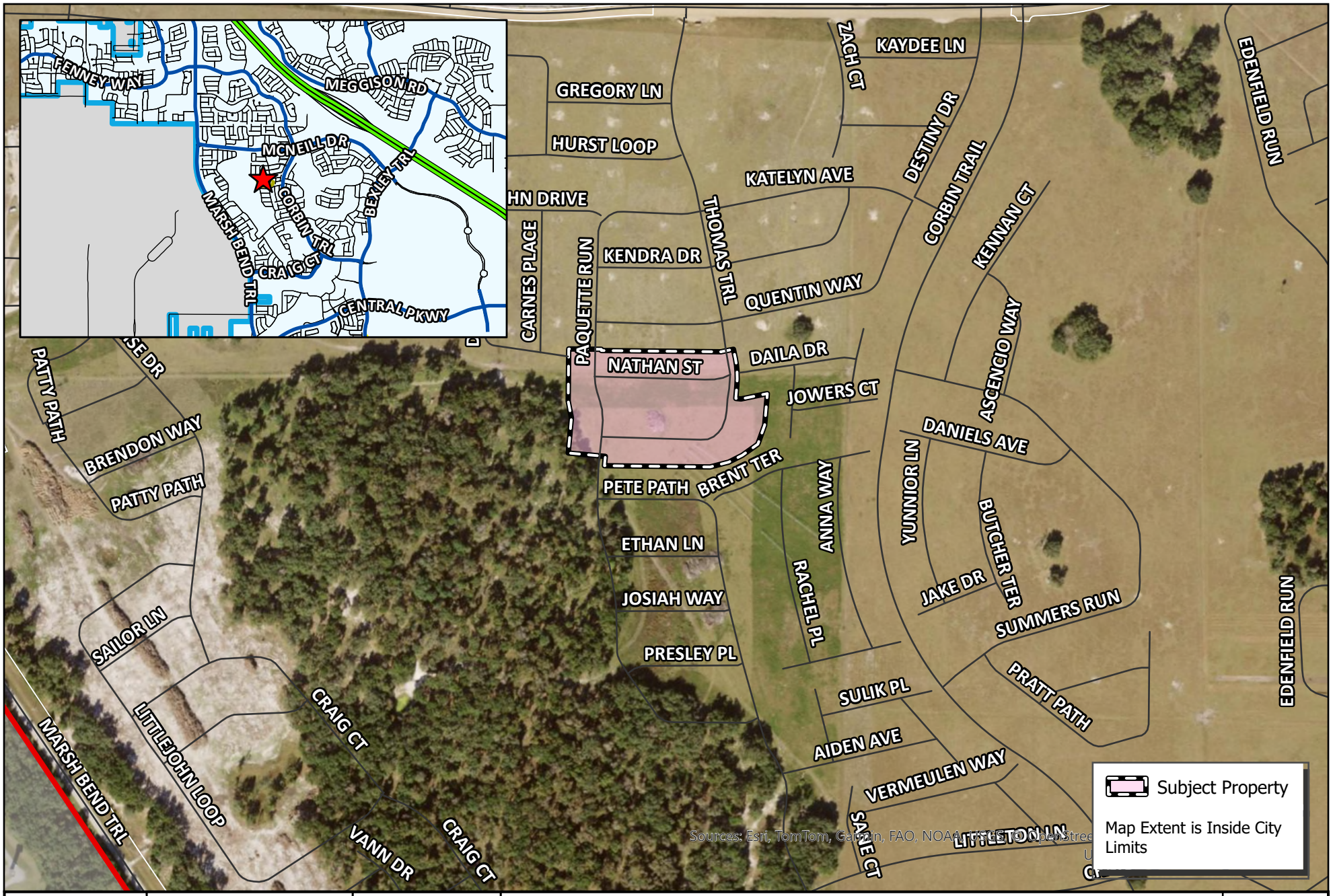
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2412-002 VOSO Unit 289 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	6.99 +/-
Property Location	The subject property is generally located approximately 0.54 miles east of Marsh Bend Trail and approximately 1.37 miles north of Central Parkway.
Parcel(s)	K03-005
Date	January 29, 2025

The applicant is seeking approval from the City Commission for the VOSO Unit 289 Final Plat, a subdivision consisting of 36 lots, per the attached plans.

PLAT 2412-002 meets the criteria set forth in the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, policies, and objectives of the 2050 Comprehensive Plan.

Amanda Bondi
Planner II, Development Services



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

N

0 0.01 0.02 0.03 0.04 0.06 Miles

PLAT 2412-002

VOSO - UNIT 289 FINAL PLAT

PARCEL K03-005

MAP 1B

LOCATION MAP

JAN 2025

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK _____, PAGE _____.

VILLAGES OF SOUTHERN OAKS UNIT NO. 289

SHEET 1 OF 2

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

PLAT BOOK _____
PAGE _____

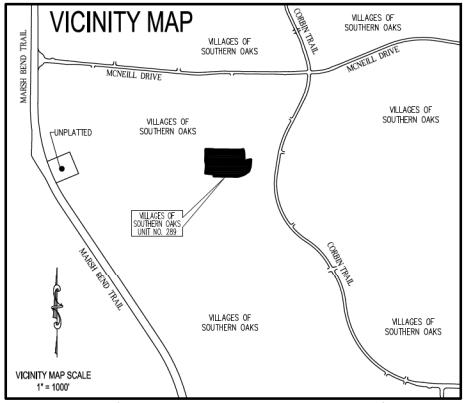
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE OF UNIT NO. 150 RUN S00°39'41"W, 88.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MCNEILL DRIVE; SAID SOUTH RIGHT OF WAY LINE OF MCNEILL DRIVE ALSO BEING WITHIN THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 149, AS RECORDED IN PLAT BOOK 21, PAGES 32, 32A THROUGH 32C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF UNIT NO. 149 RUN N89°20'19"W, 579.70 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°41'41"E, 28.82 FEET TO WHICH A RADIAL LINE BEARS N00°39'41"E; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°34'29", AN ARC DISTANCE OF 53.67 FEET TO THE POINT OF TANGENCY; THENCE S11°26'21"W, 175.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'41", AN ARC DISTANCE OF 305.38 FEET TO THE POINT OF TANGENCY; THENCE S21°53'20"E, 98.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'10", AN ARC DISTANCE OF 88.59 FEET TO THE POINT OF TANGENCY; THENCE S11°12'10"E, 611.27 FEET TO THE POINT OF BEGINNING; THENCE N78°47'50"E, 50.00 FEET; THENCE S11°12'10"E, 36.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'01", AN ARC DISTANCE OF 105.38 FEET TO THE POINT OF TANGENCY; THENCE S04°53'51"W, 49.62 FEET; THENCE S85°06'09"E, 20.00 FEET; THENCE N78°42'56"E, 104.13 FEET; THENCE S04°53'51"W, 122.17 FEET; THENCE S19°09'24"W, 78.49 FEET; THENCE S54°41'44"W, 74.35 FEET; THENCE S63°23'05"W, 58.39 FEET; THENCE S75°20'59"W, 74.72 FEET; THENCE N89°20'19"W, 408.62 FEET; THENCE N05°26'19"E, 36.16 FEET; THENCE N84°33'41"W, 145.00 FEET; THENCE N05°26'19"E, 135.70 FEET; THENCE N10°52'30"W, 66.89 FEET; THENCE N00°39'41"E, 201.62 FEET; THENCE S89°20'19"E, 126.00 FEET; THENCE S00°39'41"W, 4.00 FEET; THENCE S89°20'19"E, 462.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.99 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

36 LOTS – 0 TRACTS

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

NOTES:

1.) BEARINGS ARE BASED ON THE WEST BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT 150 AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING S00°39'41"W.

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.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.

9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 289 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 289, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

SIGNATURE

PRINT NAME

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34765
MAILING ADDRESS

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

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE

DATE

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

4907
REGISTRATION NO.

SEAL

PREPARED BY:
CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE – MIDDLETON, FL 34762
(352) 748-3120 LB8498

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. 289, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC.

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 3476
MAILING ADDRESS

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

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

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 3476
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

BY: _____
SPENCER R. NOVAK, CHAIR

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 20____, BY SPENCER R. NOVAK, 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: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 289, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE ____ DAY OF _____, 20____; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 8498

SEAL

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE

CERTIFICATE OF CLERK

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

PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

SEAL

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

VILLAGES OF SOUTHERN OAKS UNIT NO. 289

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

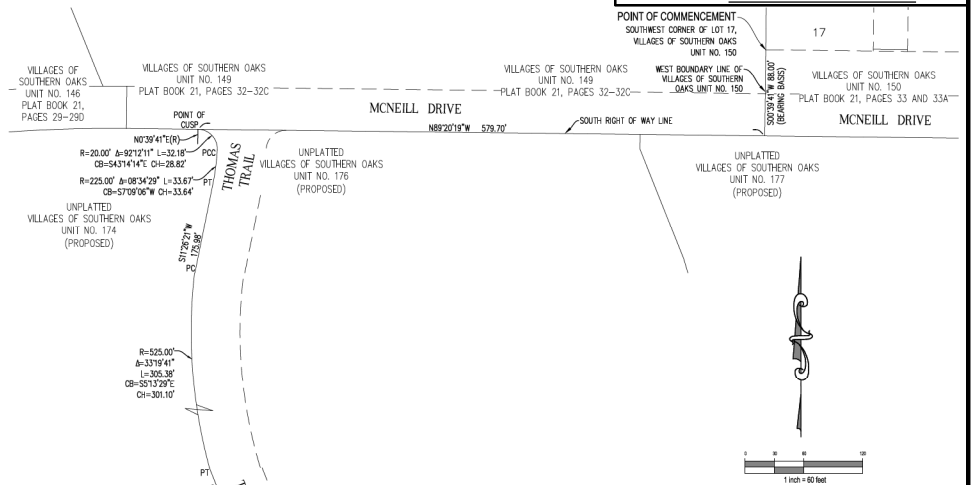
SHEET 2 OF 2

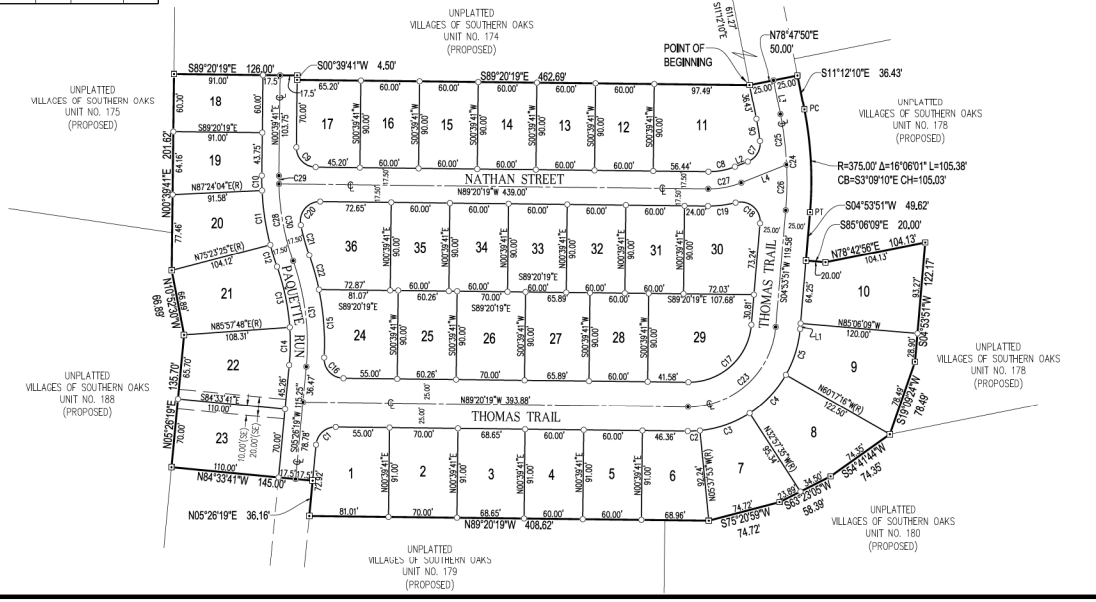
PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	85°13'22"	29.75'	S48°03'00"W	27.08'
C2	114.00'	6°17'34"	12.52'	N87°30'54"E	12.51'
C3	114.00'	27°19'41"	54.37'	N70°42'16"E	53.86'
C4	114.00'	27°19'41"	54.37'	N43°22'35"E	53.86'
C5	114.00'	24°48'53"	49.37'	N17°18'17"E	48.99'
C6	325.00'	4°00'35"	22.74'	N09°11'52"W	22.74'
C7	20.00'	75°33'07"	26.37'	N30°34'59"E	24.50'
C8	71.50'	22°18'09"	27.83'	N79°30'37"E	27.66'
C9	20.00'	90°00'00"	31.42'	S44°20'19"E	28.28'
C10	267.50'	3°15'37"	15.22'	S00°58'07"E	15.22'
C11	267.50'	12°00'39"	56.08'	S08°36'15"E	55.97'
C12	267.50'	5°02'37"	23.55'	S17°07'53"E	23.54'
C13	232.50'	15°37'00"	63.37'	N11°50'42"W	63.17'
C14	232.50'	9°28'30"	38.45'	N00°42'04"E	38.41'
C15	267.50'	14°54'41"	69.62'	N04°22'07"W	69.42'
C16	20.00'	92°25'32"	32.26'	S43°07'33"E	28.88'
C17	64.00'	85°45'50"	95.80'	N47°46'46"E	87.10'
C18	20.00'	109°35'28"	38.25'	N49°53'53"W	32.68'
C19	106.50'	15°21'18"	28.54'	N82°59'02"E	28.46'
C20	20.00'	102°26'03"	35.76'	S39°26'40"W	31.18'
C21	232.50'	7°52'50"	31.98'	S15°42'47"E	31.95'
C22	267.50'	7°49'44"	36.55'	N15°44'20"W	36.52'
C23	89.00'	85°45'50"	133.22'	N47°46'46"E	121.13'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	350.00'	16°06'01"	98.35'	N03°09'10"W	98.03'
C25	350.00'	8°30'04"	51.93'	N06°57'08"W	51.88'
C26	350.00'	7°35'57"	46.42'	N01°05'52"E	46.39'
C27	89.00'	22°18'09"	34.64'	N79°30'37"E	34.42'
C28	250.00'	20°18'53"	88.64'	S09°29'45"E	88.18'
C29	250.00'	1°53'32"	8.26'	S00°17'05"E	8.26'
C30	250.00'	18°25'21"	80.38'	S10°26'31"E	80.04'
C31	250.00'	25°05'30"	109.48'	N07°06'26"W	108.61'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N04°53'51"E	5.71'
L2	S68°21'32"W	14.13'
L3	S11°12'10"E	36.43'
L4	S68°21'32"W	49.83'





LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELETHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-5128 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2412-003 VOSO Unit 187 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

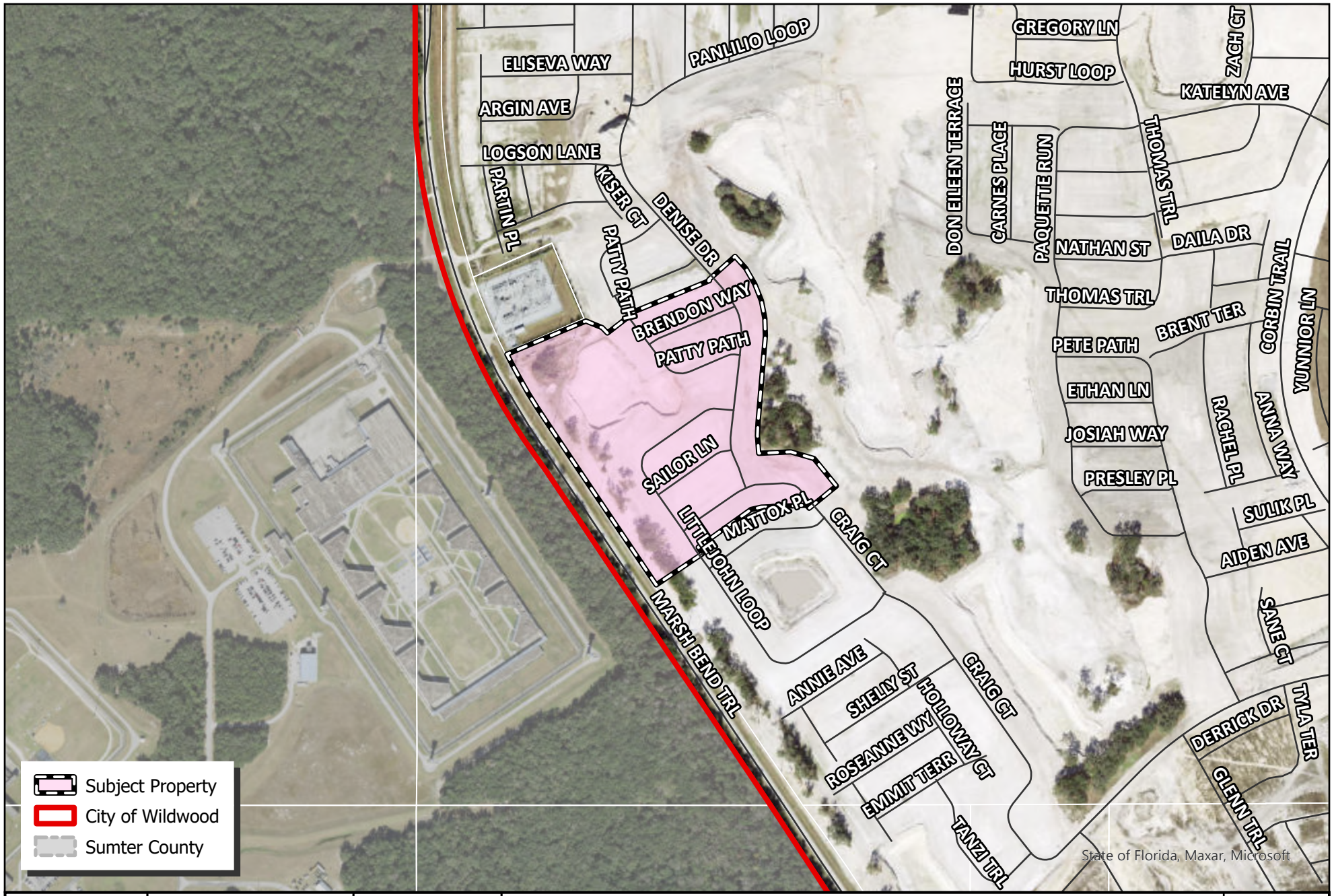
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2412-003
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	28.14 +/-
Property Location	The property is generally located on Marsh Bend Trail, 0.4 miles south of McNeill Drive
Parcel(s)	K03-005
Date	February 10, 2025

The applicant is seeking approval from the City Commission for the VOSO Unit 187 Final Plat, a subdivision consisting of 89 lots and two tracts, per the attached plans.

Plat 2412-003 meets the criteria set forth in F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.

Alex Lammers
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

PLAT 2412-003

VOSO UNIT 187 FINAL PLAT

PARCEL K03-005

MAP 1B

LOCATION MAP

DEC 2024

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK _____, PAGE _____.

VILLAGES OF SOUTHERN OAKS UNIT NO. 187

SHEET 1 OF 5

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

PLAT BOOK _____
PAGE _____

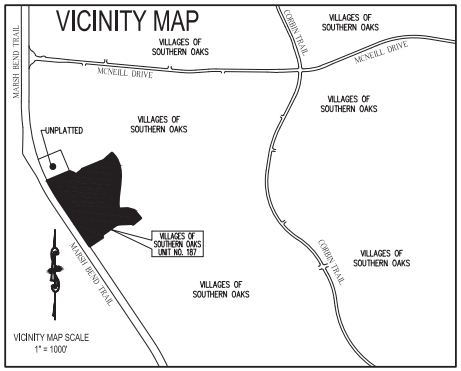
LEGAL DESCRIPTION

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

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 1, VILLAGES OF SOUTHERN OAKS UNIT NO. 184, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 13, 13A THROUGH 13C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID PLATTED BOUNDARY OF UNIT NO. 184 RUN S41°41'38"E, 490.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S41°41'38"E, 78.80 FEET; THENCE S30°06'42"E, 86.81 FEET; THENCE S21°25'34"E, 86.60 FEET; THENCE S13°23'20"E, 86.60 FEET; THENCE S01°25'30"E, 86.61 FEET; THENCE S04°52'58"W, 422.04 FEET; THENCE S02°26'08"W, 59.98 FEET; THENCE S04°03'57"E, 86.22 FEET; THENCE N87°32'22"E, 155.59 FEET; THENCE S74°51'18"E, 116.79 FEET; THENCE S39°04'01"E, 171.66 FEET; THENCE S50°55'59"W, 170.00 FEET; THENCE N39°04'01"W, 18.26 FEET; THENCE S87°32'22"W, 219.11 FEET; THENCE S77°32'59"W, 51.98 FEET; THENCE S54°29'52"W, 313.53 FEET; THENCE S33°58'04"E, 37.95 FEET; THENCE S56°01'56"W, 270.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (FORMERLY COUNTY ROAD NO. 501); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: RUN N33°58'04"W, 567.44 FEET; THENCE N33°56'01"W, 394.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'44", AN ARC DISTANCE OF 367.57 FEET TO THE BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2150, PAGE 462, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N67°13'04"E, 414.71 FEET; THENCE DEPARTING SAID BOUNDARY RUN S67°46'56"E, 84.85 FEET; THENCE S44°46'17"E, 36.34 FEET; THENCE N52°41'3"E, 145.00 FEET; THENCE N37°45'47"W, 8.20 FEET; THENCE N67°37'52"E, 415.58 FEET; THENCE N41°41'38"W, 5.82 FEET; THENCE N48°18'22"E, 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.14 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

89 LOTS – 2 TRACTS

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

NOTES:

1.) BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE MARSH BEND TRAIL AS BEING N33°58'04"W.

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.) TRACT "B" IS 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 GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS A AND B OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 187 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A" AND "B" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 187, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE

DATE

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

4907
REGISTRATION NO.

SEAL

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. 187, 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" AND "B" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

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

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: _____
SPENCER R. NOVAK, CHAIR

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY SPENCER R. NOVAK, 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: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 187, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE ____ DAY OF _____, 20____; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE

SEAL

CERTIFICATE OF CLERK

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

PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SEAL

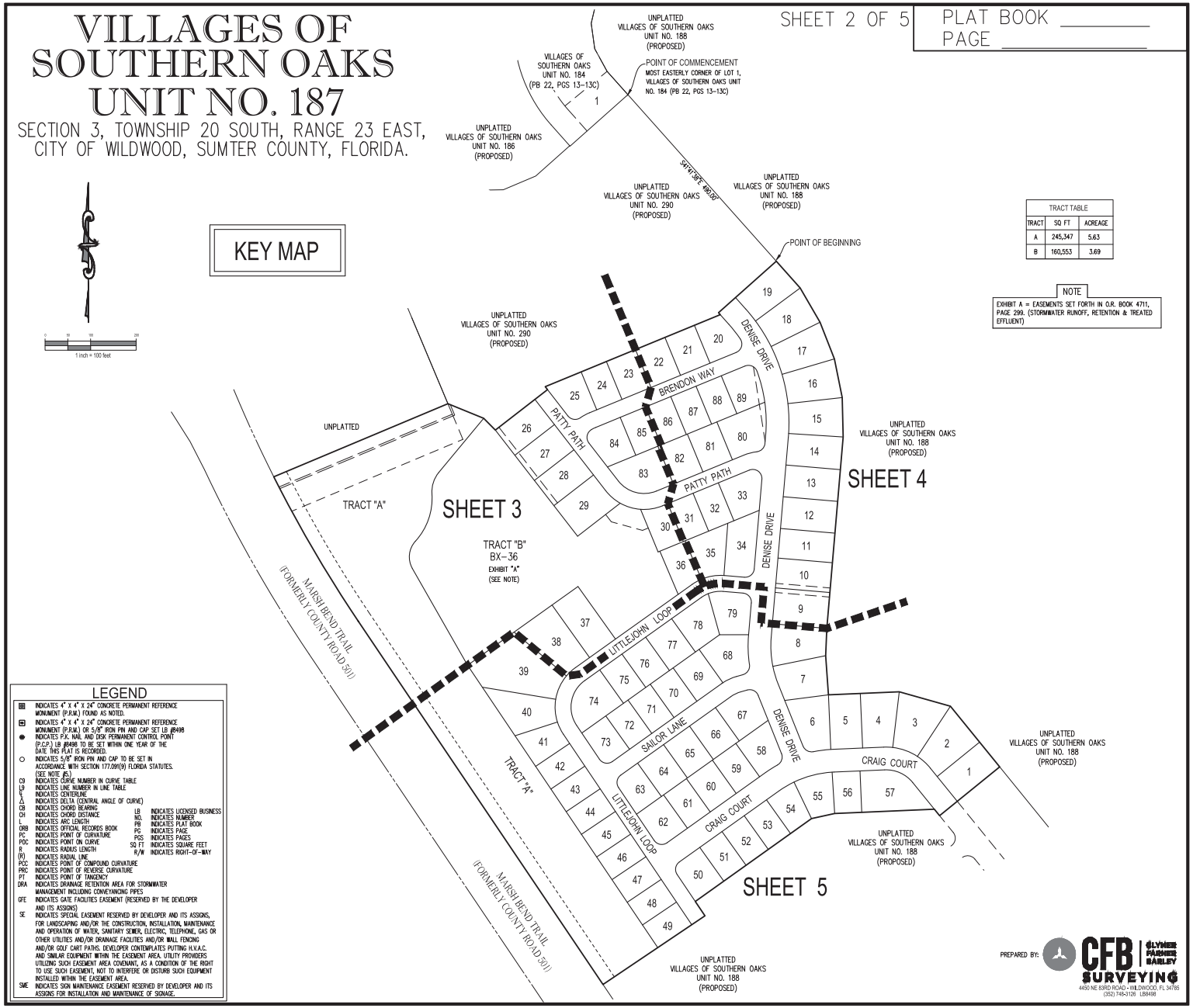
PREPARED BY:
CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#498

VILLAGES OF SOUTHERN OAKS UNIT NO. 187

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

SHEET 2 OF 5

PLAT BOOK _____
PAGE _____



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
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VILLAGES OF SOUTHERN OAKS UNIT NO. 187

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

SHEET 3 OF 5

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	106.50'	12°34'10"	23.36'	S61°20'47"W	23.32'
C18	20.00'	87°10'31"	30.43'	S81°21'03"E	27.58'
C19	106.50'	22°49'52"	42.44'	S49°10'43"E	42.16'
C20	106.50'	25°20'57"	47.12'	S73°16'08"E	46.74'
C21	106.50'	26°25'31"	49.12'	N80°50'38"E	48.68'
C25	106.50'	27°13'37"	50.61'	S80°35'20"W	50.13'
C26	106.50'	12°28'38"	23.19'	S60°44'12"W	23.15'
C27	106.50'	14°30'45"	26.98'	S47°14'30"W	26.90'
C28	106.50'	30°39'28"	56.99'	S24°39'23"W	56.31'
C29	106.50'	27°14'16"	50.63'	S04°17'29"E	50.15'
C47	71.50'	88°27'56"	110.40'	S10°15'54"W	99.75'
C48	71.50'	13°28'30"	16.82'	S61°14'07"W	16.78'
C49	71.50'	26°54'36"	33.58'	S81°25'40"W	33.27'
C54	71.50'	74°36'21"	93.10'	S75°03'57"E	86.66'
C55	20.00'	96°57'09"	33.84'	S10°42'48"W	29.95'
C56	71.50'	8°26'30"	10.53'	S63°24'37"W	10.52'
C59	66.00'	43°45'49"	50.41'	S17°47'12"W	49.20'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C60	139.50'	46°37'20"	113.51'	N19°12'58"E	110.41'
C61	51.00'	72°12'45"	64.28'	S06°25'15"W	60.11'
C66	89.00'	88°27'56"	137.42'	S10°15'54"W	124.17'
C67	89.00'	40°23'05"	62.73'	S74°41'25"W	61.44'
C73	89.00'	74°36'21"	115.89'	S75°03'57"E	107.87'
C74	89.00'	15°23'39"	23.91'	S59°56'03"W	23.84'
C78	2890.00'	7°10'17"	361.73'	S30°20'52"E	361.49'
C79	2920.00'	0°29'31"	25.07'	S26°58'02"E	25.07'
C80	2920.00'	0°04'43"	4.01'	S27°15'09"E	4.01'
C81	2920.00'	1°06'11"	56.22'	S27°50'36"E	56.22'
C82	2920.00'	5°32'19"	282.27'	S31°09'51"E	282.16'

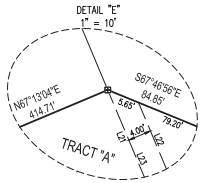
LINE TABLE		
LINE TAG	BEARING	DISTANCE
L4	N67°37'52"E	16.81'
L5	S52°14'13"W	31.27'
L6	N67°37'52"E	12.60'
L19	S52°14'13"W	17.50'
L20	S52°14'13"W	17.50'
L21	N22°46'56"E	25.00'
L22	S22°46'56"E	25.00'
L23	S22°46'56"E	85.00'
L24	N37°45'47"W	20.30'
L25	N67°37'52"E	13.71'

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	245,347	5.63
B	160,553	3.69

0 30 60 120
1 inch = 60 feet



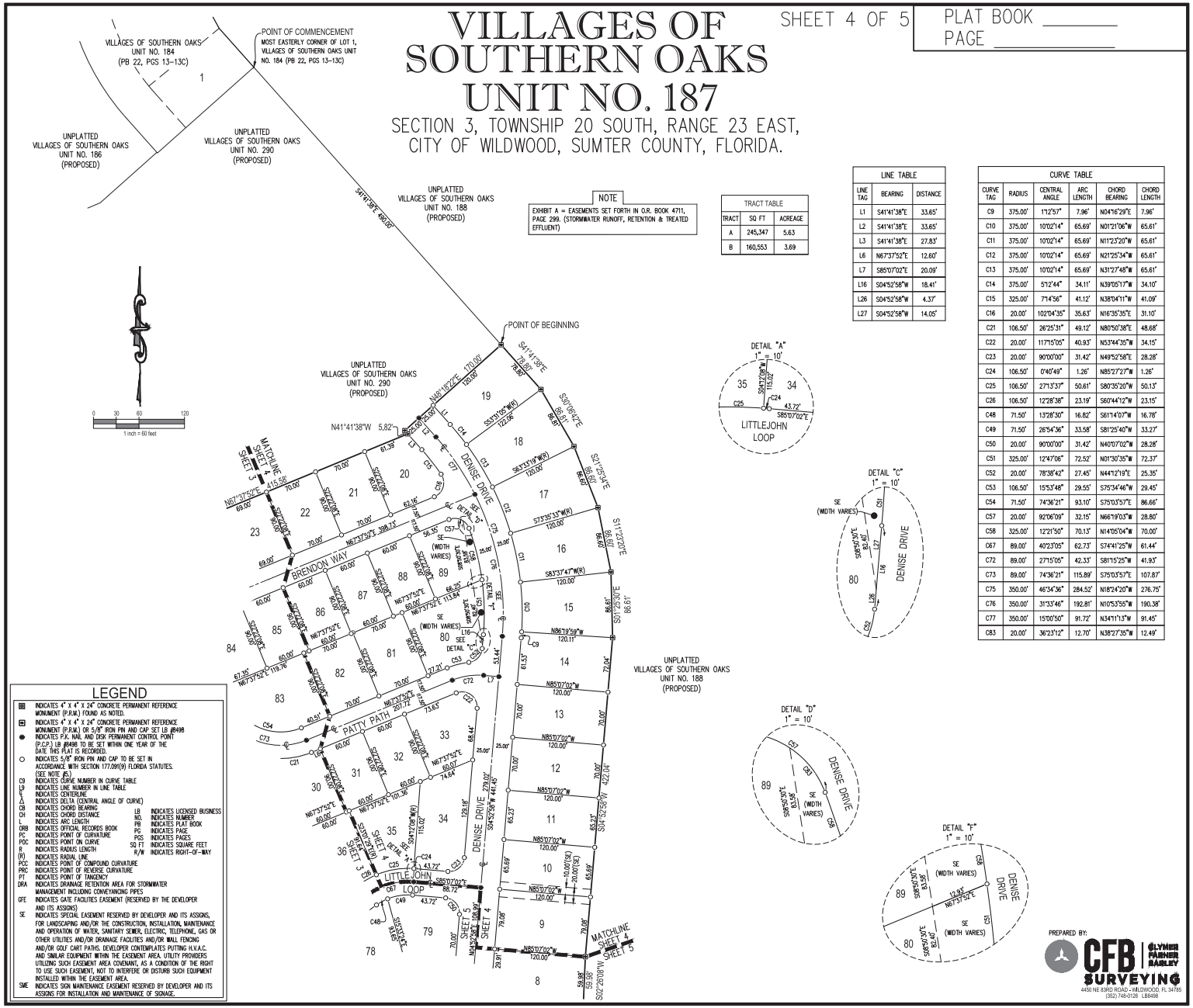

MATCHLINE SHEET 3
VILLAGES OF SOUTHERN OAKS UNIT NO. 290 (PROPOSED)
N37°45'47"W 8.20'
S44°45'17"E 36.34'
UNPLATTED
SEE DETAIL "E"
S67°46'56"E 84.85'
79.20'
L21
L22
LANDS DESCRIBED IN ORB 2150, PAGE 462
N67°13'04"E 414.71'
25' DUKE EASEMENT "A" (ORB 3016, PAGE 134)
N67°13'04"E 412.88'
S67°13'04"W 416.57'
85' SECO EASEMENT (ORB 4149, PAGE 291)
4.00'
85.00'
S67°13'04"W 407.61'
4' FIBER OPTIC EASEMENT (ORB 3751, PG 503)
N28°40'07"E 114.50'
TRACT "A"
C59
C60
C61
C78
C79
C80
R=2,920.00'
CB=N0°19'39"W
CH=367.32'
Δ=07°12'14"
L=367.57'
30' SECO EASEMENT (ORB 4026, PAGE 369)
130.00'
MARSH BEND TRAIL (FORMERLY COUNTY ROAD 301)
NORTHEASTERLY RIGHT-OF-WAY LINE
N28°40'07"E 144.92'
N23°59'07"W 184.75'
S23°59'07"E 386.25'
S23°59'07"E 172.25'
180.37'
TRACT "A"
40
39
38
37
TRACT "B" BX-36 EXHIBIT "A" (SEE NOTE)
TRACT "B" BX-36 EXHIBIT "A" (SEE NOTE)
N54°29'52"E 207.91'
102.37'
S50°00'08"E 148.69'
S50°00'08"E 147.60'
S54°29'52"W 169.07'
S54°29'52"W 35.00'
S50°00'08"E 41.60'
S50°00'08"E 40.00'
S50°00'08"E 90.00'
S55°00'08"E 91.65'
S80°40'21"E(R) 163.38'
S50°00'08"E 90.00'
S55°00'08"E 90.00'
S50°00'08"E 90.00'
S50°00'08"E 90.00'
S50

VILLAGES OF SOUTHERN OAKS UNIT NO. 187

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

SHEET 4 OF 5

PLAT BOOK _____
PAGE _____



NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE

TRACT	SQ FT	ACREAGE
A	245,347	5.63
B	160,553	3.69

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	S41°41'38"E	33.65'
L2	S41°41'38"E	33.65'
L3	S41°41'38"E	27.83'
L6	N67°37'52"E	12.60'
L7	S85°07'02"E	20.09'
L16	S04°52'58"W	18.41'
L26	S04°52'58"W	4.37'
L27	S04°52'58"W	14.05'

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	375.00'	1°12'57"	7.96'	N04°16'29"E	7.96'
C10	375.00'	10°02'14"	65.69'	N01°21'06"W	65.61'
C11	375.00'	10°02'14"	65.69'	N11°23'20"W	65.61'
C12	375.00'	10°02'14"	65.69'	N21°25'34"W	65.61'
C13	375.00'	10°02'14"	65.69'	N31°27'48"W	65.61'
C14	375.00'	5°12'44"	34.11'	N39°05'17"W	34.10'
C15	325.00'	7°14'56"	41.12'	N38°04'11"W	41.09'
C16	20.00'	102°04'35"	35.63'	N16°35'35"E	31.10'
C21	106.50'	26°25'31"	49.12'	N80°50'38"E	48.68'
C22	20.00'	117°15'05"	40.93'	N53°44'35"W	34.15'
C23	20.00'	90°00'00"	31.42'	N49°52'58"E	28.28'
C24	106.50'	0°40'49"	1.26'	N85°27'27"W	1.26'
C25	106.50'	27°13'37"	50.61'	S80°35'20"W	50.13'
C26	106.50'	12°28'38"	23.19'	S60°44'12"W	23.15'
C48	71.50'	13°28'30"	16.82'	S61°14'07"W	16.78'
C49	71.50'	26°54'36"	33.58'	S81°25'40"W	33.27'
C50	20.00'	90°00'00"	31.42'	N40°07'02"W	28.28'
C51	325.00'	12°47'06"	72.52'	N01°30'35"W	72.37'
C52	20.00'	78°38'42"	27.45'	N44°12'19"E	25.35'
C53	106.50'	15°53'48"	29.55'	S75°34'46"W	29.45'
C54	71.50'	74°36'21"	93.10'	S75°03'57"E	86.66'
C57	20.00'	92°06'09"	32.15'	N66°19'03"W	28.80'
C58	325.00'	12°21'50"	70.13'	N14°05'04"W	70.00'
C67	89.00'	40°23'05"	62.73'	S74°41'25"W	61.44'
C72	89.00'	27°15'05"	42.33'	S81°15'25"W	41.93'
C73	89.00'	74°36'21"	115.89'	S75°03'57"E	107.87'
C75	350.00'	46°34'36"	284.52'	N18°24'20"W	276.75'
C76	350.00'	31°33'46"	192.81'	N10°53'55"W	190.38'
C77	350.00'	15°00'50"	91.72'	N34°11'13"W	91.45'
C83	20.00'	36°23'12"	12.70'	N38°27'35"W	12.49'

DETAIL "A"
1" = 10'

DETAIL "C"
1" = 10'

DETAIL "D"
1" = 10'

DETAIL "F"
1" = 10'

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
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- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY:

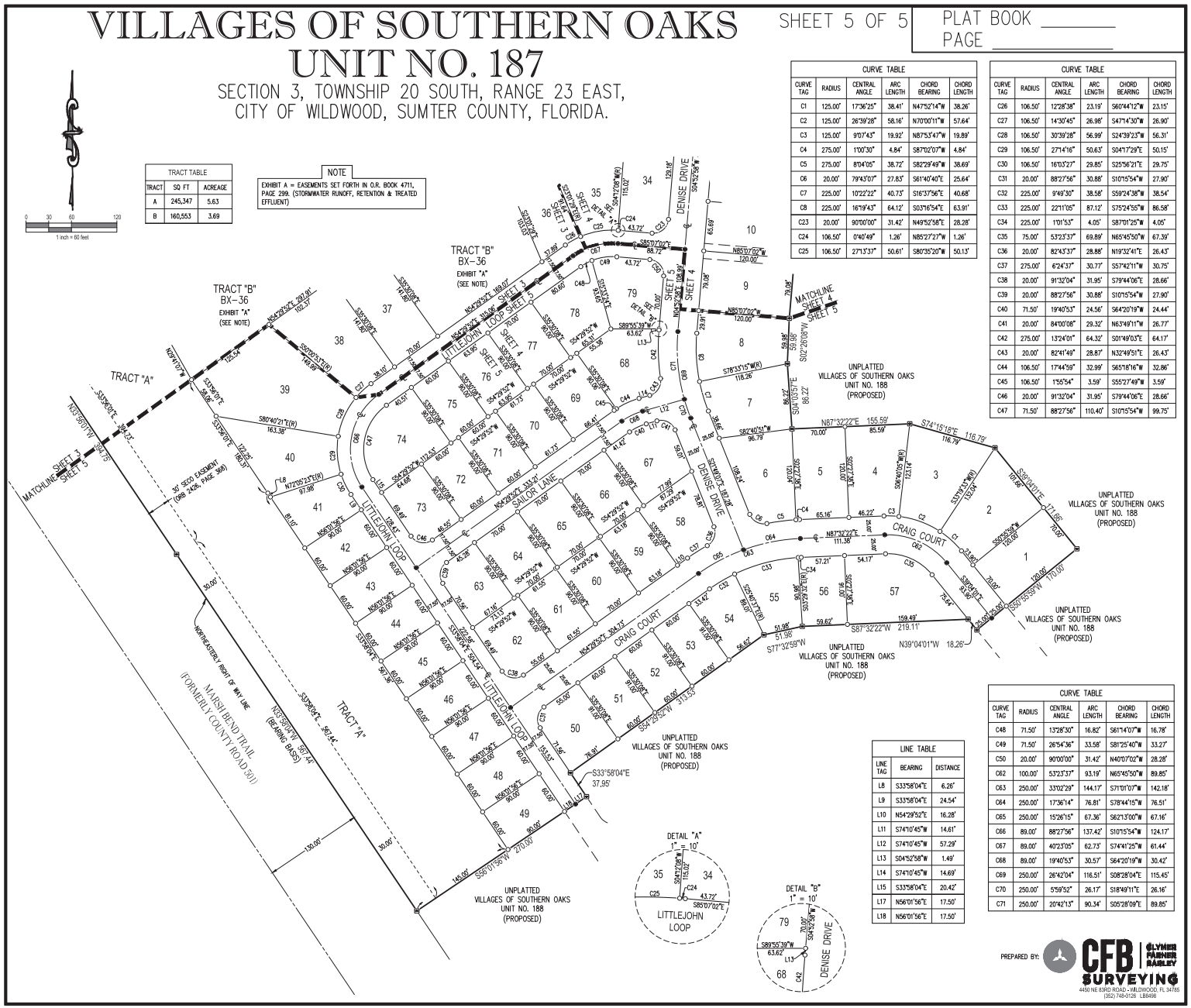
CFB SURVEYING
CLYMER FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 187

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

SHEET 5 OF 5

PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	245,347	5.63
B	160,553	3.69

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	17°36'25"	38.41'	N47°52'14"W	38.26'
C2	125.00'	26°39'28"	58.16'	N70°00'11"W	57.64'
C3	125.00'	9°07'43"	19.92'	N87°53'47"W	19.89'
C4	275.00'	1°00'30"	4.84'	S87°02'07"W	4.84'
C5	275.00'	8°04'05"	38.72'	S82°29'49"W	38.69'
C6	20.00'	79°43'07"	27.83'	S61°40'40"E	25.64'
C7	225.00'	10°22'22"	40.73'	S16°37'56"E	40.68'
C8	225.00'	16°19'43"	64.12'	S03°16'54"E	63.91'
C23	20.00'	90°00'00"	31.42'	N49°52'58"E	28.28'
C24	106.50'	0°40'49"	1.26'	N85°27'27"W	1.26'
C25	106.50'	27°13'37"	50.61'	S80°35'20"W	50.13'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	106.50'	12°28'38"	23.19'	S60°44'12"W	23.15'
C27	106.50'	14°30'45"	26.98'	S47°14'30"W	26.90'
C28	106.50'	30°39'28"	56.99'	S24°39'23"W	56.31'
C29	106.50'	27°14'16"	50.63'	S04°17'29"E	50.15'
C30	106.50'	16°03'27"	29.85'	S25°56'21"E	29.75'
C31	20.00'	88°27'56"	30.88'	S10°15'54"W	27.90'
C32	225.00'	9°49'30"	38.58'	S59°24'38"W	38.54'
C33	225.00'	22°11'05"	87.12'	S75°24'55"W	86.58'
C34	225.00'	1°01'53"	4.05'	S87°01'25"W	4.05'
C35	75.00'	53°23'37"	69.89'	N65°45'50"W	67.39'
C36	20.00'	82°43'37"	28.88'	N19°32'41"E	26.43'
C37	275.00'	6°24'37"	30.77'	S57°42'11"W	30.75'
C38	20.00'	91°32'04"	31.95'	S79°44'06"E	28.66'
C39	20.00'	88°27'56"	30.88'	S10°15'54"W	27.90'
C40	71.50'	19°40'53"	24.56'	S64°20'19"W	24.44'
C41	20.00'	84°00'08"	29.32'	N63°49'11"W	26.77'
C42	275.00'	13°24'01"	64.32'	S01°49'03"E	64.17'
C43	20.00'	82°41'49"	28.87'	N32°49'51"E	26.43'
C44	106.50'	17°44'59"	32.99'	S65°18'16"W	32.86'
C45	106.50'	1°55'54"	3.59'	S55°27'49"W	3.59'
C46	20.00'	91°32'04"	31.95'	S79°44'06"E	28.66'
C47	71.50'	88°27'56"	110.40'	S10°15'54"W	99.75'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C48	71.50'	13°28'30"	16.82'	S61°14'07"W	16.78'
C49	71.50'	26°54'36"	33.58'	S81°25'40"W	33.27'
C50	20.00'	90°00'00"	31.42'	N40°07'02"W	28.28'
C62	100.00'	53°23'37"	93.19'	N65°45'50"W	89.85'
C63	250.00'	33°02'29"	144.17'	S71°01'07"W	142.18'
C64	250.00'	17°36'14"	76.81'	S78°44'15"W	76.51'
C65	250.00'	15°26'15"	67.36'	S62°13'00"W	67.16'
C66	89.00'	88°27'56"	137.42'	S10°15'54"W	124.17'
C67	89.00'	40°23'05"	62.73'	S74°41'25"W	61.44'
C68	89.00'	19°40'53"	30.57'	S64°20'19"W	30.42'
C69	250.00'	26°42'04"	116.51'	S08°28'04"E	115.45'
C70	250.00'	5°59'52"	26.17'	S18°49'11"E	26.16'
C71	250.00'	20°42'13"	90.34'	S05°28'09"E	89.85'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L8	S33°58'04"E	6.26'
L9	S33°58'04"E	24.54'
L10	N54°29'52"E	16.28'
L11	S74°10'45"W	14.61'
L12	S74°10'45"W	57.29'
L13	S04°52'58"W	1.49'
L14	S74°10'45"W	14.69'
L15	S33°58'04"E	20.42'
L17	N56°01'56"E	17.50'
L18	N56°01'56"E	17.50'

PREPARED BY: CFB SURVEYING | GLYMPH FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8488

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2412-005 Middleton Unit 6 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

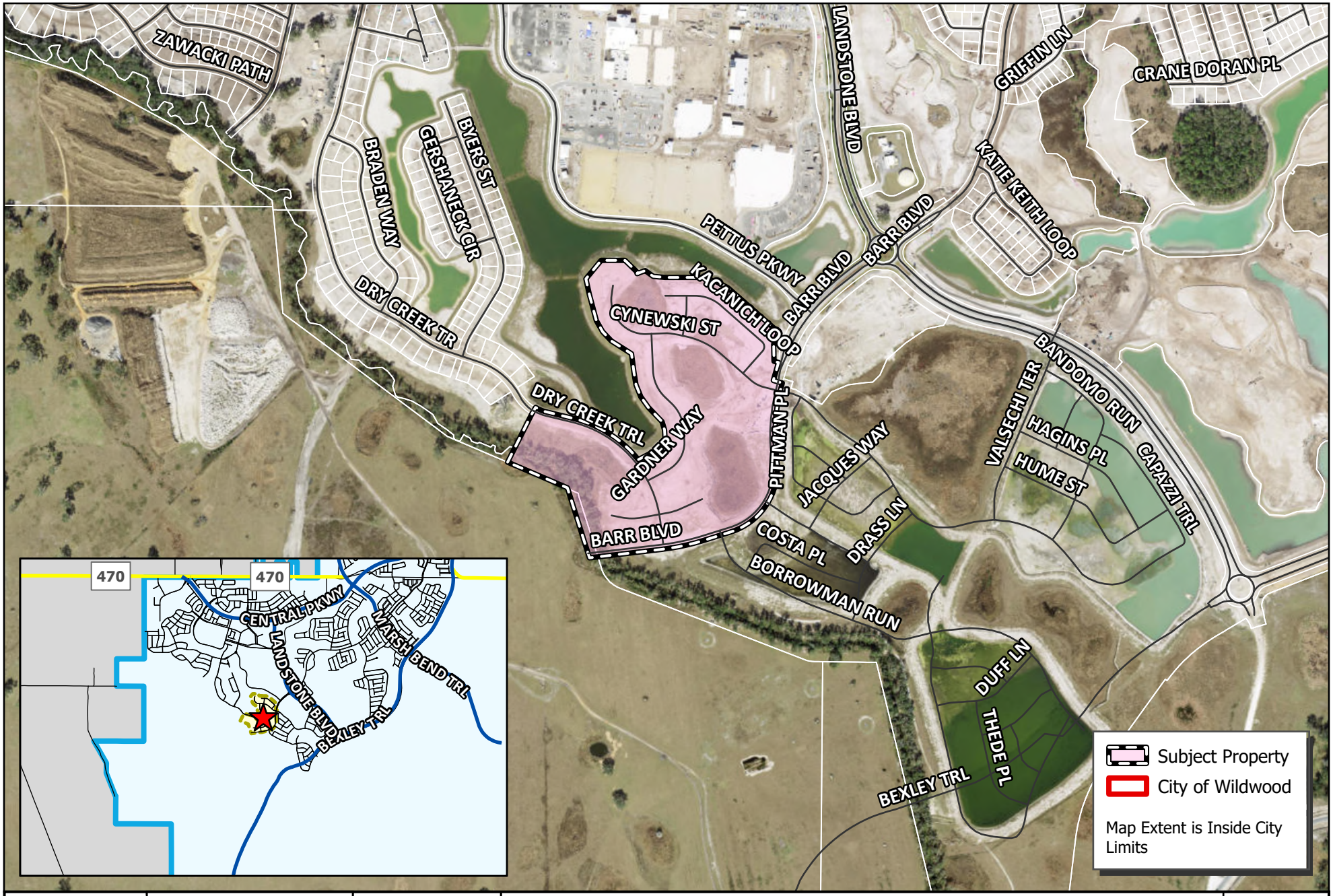
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2412-005 Middleton Unit 6 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	45.55 +/-
Property Location	The subject property is generally located on the west side of Barr Boulevard, two hundred and thirty (230) feet south of the intersection of Pettus Parkway and Barr Boulevard.
Parcel(s)	K15-006
Date	January 29, 2025

The applicant is seeking approval from the City Commission for the Middleton Unit 6 Final Plat, a subdivision consisting of 95 lots and 16 tracts, per the attached plans.

PLAT 2412-005 meets the criteria set forth in the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, policies, and objectives of the 2050 Comprehensive Plan.

McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12 Miles

PLAT 2412-005

MIDDLETON UNIT 6 FINAL PLAT

PARCEL K15-006

MAP 1B

LOCATION MAP

DEC 2024

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK _____, PAGE _____.

MIDDLETON UNIT NO. 6

SHEET 1 OF 7

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

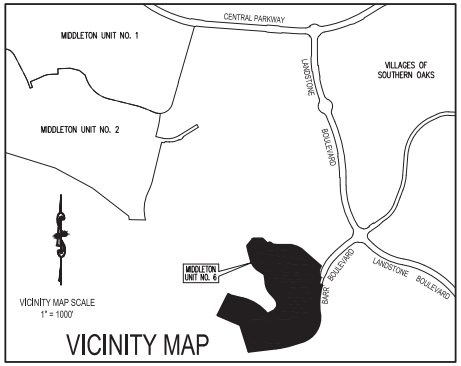
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "C", MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"D", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THIRTY-FIVE (35) COURSES BEING ALONG THE BOUNDARY LINES OF SAID PLAT: THENCE RUN N26°35'07"E, 346.37 FEET TO THE INTERSECTION OF THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINES OF DRY CREEK TRAIL; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN N30°19'58"E, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°04'18"E, 80.39 FEET TO WHICH A RADIAL LINE BEARS S30°19'58"W; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°46'33", AN ARC DISTANCE OF 80.68 FEET TO THE POINT OF TANGENCY; THENCE S76°28'34"E, 171.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°33'45", AN ARC DISTANCE OF 508.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N62°03'28"E, 143.41 FEET; THENCE N34°44'42"E, 81.46 FEET; THENCE N03°54'16"W, 59.47 FEET; THENCE N17°16'06"W, 55.60 FEET; THENCE N43°52'19"W, 126.56 FEET; THENCE N34°58'57"W, 83.49 FEET; THENCE N22°06'51"W, 83.49 FEET; THENCE N09°30'13"W, 80.15 FEET; THENCE N07°50'07"W, 122.17 FEET; THENCE N57°19'53"W, 152.87 FEET; THENCE N43°29'32"W, 82.53 FEET; THENCE N29°51'30"W, 82.56 FEET; THENCE N15°02'54"W, 174.72 FEET; THENCE N12°09'29"W, 102.43 FEET; THENCE N39°26'58"E, 154.13 FEET; THENCE S89°51'01"E, 154.13 FEET; THENCE S45°41'07"E, 116.10 FEET; THENCE S47°00'07"W, 6.55 FEET; THENCE N68°26'54"E, 55.85 FEET; THENCE S54°16'53"E, 63.96 FEET; THENCE S84°13'24"E, 76.18 FEET; THENCE N90°00'00"E, 235.62 FEET; THENCE S74°30'08"E, 94.59 FEET; THENCE S62°08'59"E, 89.08 FEET; THENCE S48°44'34"E, 433.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 744.10 FEET AND A CHORD BEARING AND DISTANCE OF S21°46'05"W, 84.55 FEET TO WHICH A RADIAL LINE BEARS N64°58'29"W; THENCE CONTINUING ALONG SAID PLATTED BOUNDARY OF MIDDLETON UNIT NO. 3 RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°30'51", AN ARC DISTANCE OF 84.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S01°38'04"E, 108.91 FEET; THENCE S73°41'34"E, 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BARR BOULEVARD; THENCE ALONG SAID WESTERLY AND SOUTHERLY RIGHT OF WAY LINES OF BARR BOULEVARD RUN S16°18'26"W, 119.98 FEET; THENCE S73°41'34"E, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,170.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°10'39"W, 491.69 FEET TO WHICH A RADIAL LINE BEARS N73°41'34"W; THENCE DEPARTING THE BOUNDARY OF SAID PLAT RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'33", AN ARC DISTANCE OF 495.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°37'08", AN ARC DISTANCE OF 605.04 FEET TO THE POINT OF TANGENCY; THENCE S72°40'01"W, 178.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'49", AN ARC DISTANCE OF 282.53 FEET TO THE POINT OF TANGENCY; THENCE S83°14'50"W, 466.74 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4279, PAGE 503, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY: RUN N17°29'35"W, 474.23 FEET; THENCE N66°51'36"W, 418.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.55 ACRES, MORE OR LESS.



VICINITY MAP

95 LOTS – 16 TRACTS

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

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF TRACTS "C", "E" AND "B", MIDDLETON UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"D", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING N26°35'07"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "B" AND "C" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "A", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "P" 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.) TRACT "O" IS RESERVED BY THE DEVELOPER.

11.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF TRACTS CONVEYED TO THE DISTRICT (WHETHER BY THE PLAT OR OTHERWISE), TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON; (B) 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; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY THE APPLICABLE UTILITY COMPANY SERVING THE SUBDIVISION, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC (TO THE EXTENT SUCH COSTS ARE NOT PAID DIRECTLY BY THE RECORD OWNER OF A FEE SIMPLE TITLE TO ANY HOMESITE); (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM, INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY OTHER UTILITY PROVIDERS, OR THE CITY OF WILDWOOD; (E) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (F) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO: (I) THE REAR LOT LINES OF HOMESITES 1 THROUGH 7, 11 THROUGH 16, 26 THROUGH 35, AND 39 THROUGH 41; (II) ALONG BARR BOULEVARD; (III) THE EASTERLY BOUNDARY OF HOMESITES 16 AND 17; AND (IV) THE SOUTHERLY BOUNDARY OF HOMESITE 72; AND (G) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT E OF THE SUBDIVISION.

12.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

MIDDLETON UNIT NO. 6
CONVEYANCE AND GRANT OF EASEMENTS TO
MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "P" AND THE ROADWAYS SHOWN ON THIS PLAT OF MIDDLETON UNIT NO. 6, IS HEREBY SOLD, CONVEYED AND SET OVER TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES:

_____
SIGNATURE
_____
PRINT NAME
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

_____
SIGNATURE
_____
PRINT NAME
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

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

BY:_____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

(2) _____
SIGNATURE
_____
PRINT NAME
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

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

BY:_____
MARTIN L. DZURO, MANAGER

WITNESSES:

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

(2) _____
SIGNATURE
_____
PRINT NAME
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

BY:_____
JOSEPH RICCIARDI, JR., CHAIR

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 JOSEPH RICCIARDI, JR., THE CHAIR OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

_____
MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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

_____ _____
JESSICA BARNES — CITY CLERK
ED WOLF — MAYOR

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

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

_____ _____
DEVELOPMENT SERVICES DIRECTOR — MELANIE D. STRICKLAND
PUBLIC WORKS DIRECTOR — JEREMY HOCKENBURY

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

REVIEWING SURVEYOR'S CERTIFICATE

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

_____ _____
SIGNATURE — DATE

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

4907
REGISTRATION NO.

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, MIDDLETON UNIT NO. 6, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "P" TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF MIDDLETON UNIT NO. 6, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE ____ DAY OF _____, 20____; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 8498

SEAL

KAYE M. JAMESON — DATE
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

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

PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

SEAL

_____ _____
PRINT NAME — DEPUTY CLERK
SIGNATURE — DEPUTY CLERK

PREPARED BY:
CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 746-3126 LB8498

MIDDLETON UNIT NO. 6

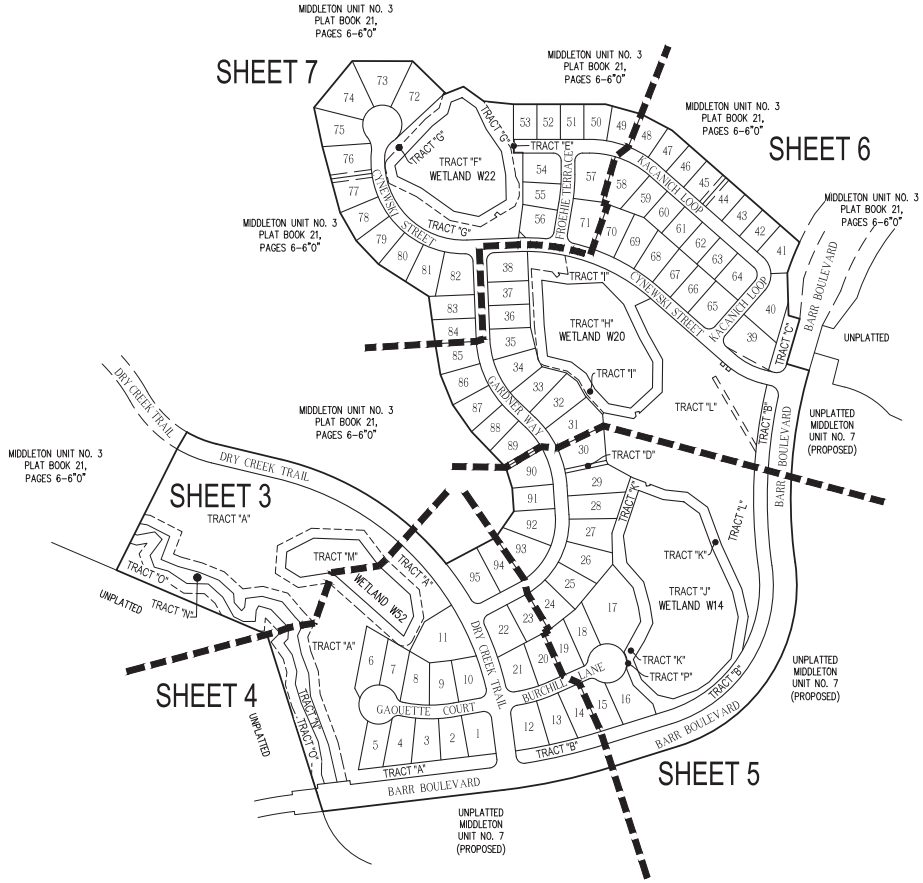
SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 7

PLAT BOOK _____
PAGE _____

1 inch = 150 feet

KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
E	114	0.003
F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
I	40,645	0.933
J	104,526	2.400
K	37,677	0.865
L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 746-3126 LB8498

MIDDLETON UNIT NO. 6

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 7

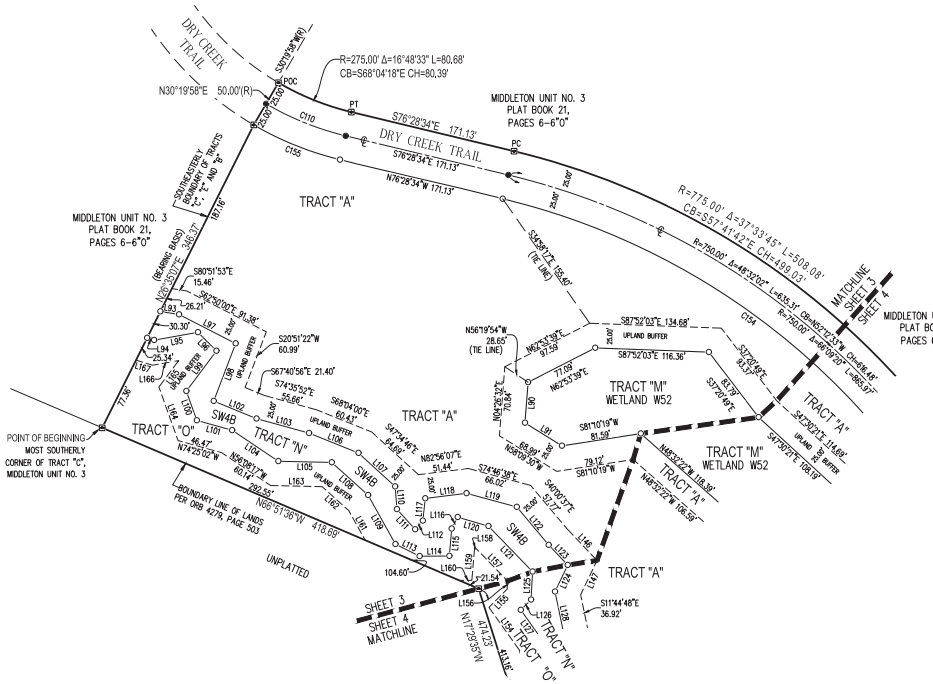
PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
E	114	0.003
F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
I	40,645	0.933
J	104,526	2.400
K	37,677	0.865
L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L90	N04°26'32"E	41.65'
L91	N58°09'30"W	44.52'
L93	S80°51'53"E	19.35'
L94	N72°49'24"W	7.50'
L95	S79°50'28"W	45.53'
L96	N44°45'51"W	26.81'
L97	S62°50'00"E	65.03'
L98	S20°51'22"W	62.98'
L99	N36°47'33"E	51.35'
L100	N19°39'57"W	31.82'
L101	N74°25'02"W	37.55'
L102	S67°40'56"E	47.28'
L103	S74°35'52"E	55.74'
L104	N56°08'17"W	56.85'
L105	N88°44'50"W	54.65'
L106	S68°04'00"E	54.49'
L107	S47°34'46"E	50.84'
L108	N47°58'33"W	50.02'
L109	N29°09'04"W	57.37'
L110	S04°23'38"E	23.27'
L111	S42°07'47"E	27.82'
L112	N41°28'53"E	11.88'
L113	N63°25'42"W	27.65'
L114	S89°35'16"W	30.44'
L115	S04°49'56"W	28.03'
L116	S27°25'11"W	13.31'
L117	N06°09'58"E	22.91'
L118	N82°56'07"E	42.54'
L119	S74°46'38"E	53.27'
L120	N73°45'08"W	32.76'
L121	N44°05'29"W	64.88'
L122	S40°00'37"E	50.70'
L123	S43°28'30"E	28.32'
L124	S25°31'38"W	30.17'
L125	N03°06'35"E	28.68'
L126	N44°46'15"E	14.85'
L127	N35°27'29"W	36.66'
L128	S11°44'48"E	47.29'
L146	S43°28'30"E	44.75'
L147	S25°31'38"W	38.92'
L154	N35°27'29"W	53.33'
L155	N44°46'15"E	26.40'
L156	N03°06'35"E	8.25'
L157	N44°05'29"W	47.33'
L158	N73°45'08"W	0.81'
L159	S04°49'56"W	33.61'
L160	S89°35'16"W	12.85'
L161	N29°09'04"W	34.67'
L162	N47°58'33"W	36.58'
L163	N88°44'50"W	52.68'
L164	N19°39'57"W	58.18'
L165	N36°47'33"E	33.71'
L166	S79°50'28"W	27.08'
L167	N72°49'24"W	17.72'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C110	300.00'	16°48'33"	88.01'	S68°04'18"E	87.70'
C154	725.00'	44°45'14"	566.30'	N54°05'56"W	552.01'
C155	325.00'	16°48'33"	95.35'	S68°04'18"E	95.01'



LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY:
CFB | CLYMER FARMER BAILEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 746-3126 LB8498

MIDDLETON UNIT NO. 6

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 7

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	92°56'08"	32.44'	N53°51'11"W	29.00'
C2	367.50'	6°55'19"	44.40'	N83°08'25"E	44.37'
C3	367.50'	9°05'32"	58.32'	S88°51'09"E	58.26'
C4	367.50'	5°11'42"	33.32'	S81°42'33"E	33.31'
C5	20.00'	57°36'27"	20.11'	S72°05'04"W	19.27'
C6	50.00'	2°17'54"	2.01'	N44°25'48"E	2.01'
C7	50.00'	77°30'16"	67.64'	N84°19'53"E	62.60'
C8	50.00'	75°26'44"	65.84'	S19°11'37"E	61.18'
C9	50.00'	73°53'43"	64.49'	S55°28'36"W	60.11'
C10	50.00'	66°04'19"	57.66'	N54°32'24"W	54.52'
C11	20.00'	38°44'25"	13.52'	S40°52'27"E	13.27'
C12	20.00'	18°52'02"	6.59'	S69°40'41"E	6.56'
C13	332.50'	10°38'17"	61.74'	S84°25'51"E	61.65'
C14	332.50'	10°34'16"	61.35'	N84°57'53"E	61.26'
C15	20.00'	93°02'57"	32.48'	N33°09'17"E	29.03'
C16	725.00'	6°55'09"	87.55'	N16°49'46"W	87.50'
C17	725.00'	11°26'00"	144.67'	N26°00'21"W	144.43'
C18	1435.00'	8°56'58"	224.15'	N77°08'30"E	223.92'
C19	1435.00'	3°30'52"	88.02'	N79°51'33"E	88.01'
C20	20.00'	87°03'52"	30.39'	S36°08'49"W	27.55'
C21	367.50'	6°07'36"	39.30'	N76°36'57"E	39.28'
C22	367.50'	7°29'43"	48.07'	N69°48'18"E	48.04'
C23	1435.00'	2°59'45"	75.03'	N76°36'15"E	75.02'
C24	1435.00'	2°25'06"	60.57'	N73°53'49"E	60.57'
C25	1435.00'	0°01'15"	0.52'	N72°40'39"E	0.52'
C34	332.50'	4°40'30"	27.13'	N68°23'42"E	27.12'
C35	332.50'	8°56'49"	51.92'	N75°12'21"E	51.87'
C36	20.00'	87°17'47"	30.47'	S56°40'21"E	27.61'
C37	775.00'	5°35'55"	75.73'	N15°49'25"W	75.70'
C38	775.00'	6°36'56"	89.48'	N21°55'51"W	89.44'
C39	20.00'	87°17'47"	30.47'	S18°24'34"W	27.61'
C40	217.50'	2°40'48"	10.17'	N60°43'04"E	10.17'
C41	217.50'	15°03'12"	57.14'	N51°51'04"E	56.98'
C106	182.50'	35°05'23"	111.77'	N38°16'28"E	110.03'
C107	182.50'	6°14'18"	19.87'	N58°56'19"E	19.86'
C108	20.00'	87°17'47"	30.47'	S74°17'39"E	27.61'
C109	775.00'	8°16'05"	111.84'	N34°46'48"W	111.74'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C111	750.00'	17°37'17"	230.66'	N19°07'53"W	229.76'
C112	750.00'	2°56'08"	38.43'	N08°51'11"W	38.42'
C113	350.00'	21°12'33"	129.56'	S89°42'58"E	128.82'
C114	350.00'	13°37'18"	83.21'	N72°52'06"E	83.01'
C115	1500.00'	10°34'49"	276.99'	N77°57'26"E	276.60'
C116	1500.00'	0°37'57"	16.56'	N82°55'51"E	16.56'
C117	1500.00'	9°56'52"	260.43'	N77°38'27"E	260.10'
C119	200.00'	65°57'44"	230.25'	N29°04'36"E	217.74'
C150	20.00'	91°46'42"	32.04'	S53°16'28"E	28.72'
C151	1470.00'	8°10'10"	209.59'	N76°45'06"E	209.42'
C152	20.00'	90°37'57"	31.64'	N37°55'51"E	28.44'
C153	25.00'	105°02'14"	45.83'	N79°12'12"E	39.68'
C154	725.00'	44°45'14"	566.30'	N54°05'58"W	552.01'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S79°40'45"W	14.38'
L2	N79°06'42"W	7.61'
L3	S79°06'42"E	7.61'
L4	N79°40'45"E	14.38'
L5	N79°40'45"E	11.44'
L6	S66°03'27"W	10.55'
L7	S66°03'27"W	26.57'
L11	N62°03'28"E	14.96'
L12	S79°40'45"W	11.45'
L88	S26°41'05"W	56.91'
L89	S09°03'02"E	56.44'
L92	S26°41'05"W	64.97'
L121	N44°05'29"W	64.88'
L122	S40°00'37"E	50.70'
L123	S43°28'30"E	28.32'
L124	S25°31'38"W	30.17'
L125	N03°06'35"E	28.68'
L126	N44°46'15"E	14.85'
L127	N35°27'29"W	36.66'
L128	S11°44'48"E	47.29'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L129	S20°37'20"E	53.42'
L130	N15°31'23"W	44.71'
L131	N07°07'16"E	31.68'
L132	S04°36'00"E	58.84'
L133	N16°54'39"W	50.72'
L134	N23°53'28"W	108.39'
L135	S20°23'05"E	132.90'
L136	S12°40'45"E	47.21'
L137	N10°47'34"W	47.47'

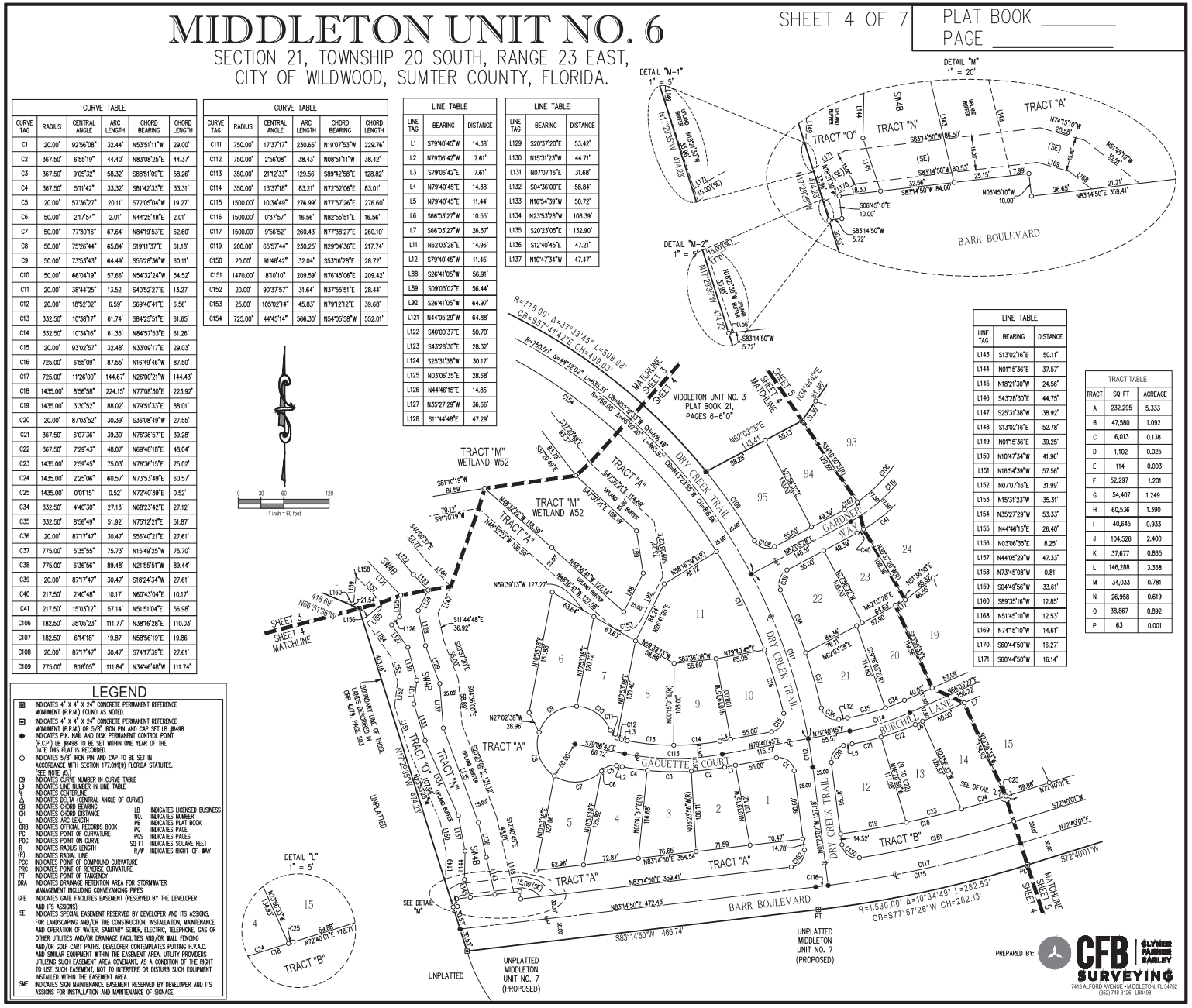
LINE TABLE		
LINE TAG	BEARING	DISTANCE
L143	S13°02'16"E	50.11'
L144	N01°15'36"E	37.57'
L145	N18°21'30"W	24.56'
L146	S43°28'30"E	44.75'
L147	S25°31'38"W	38.92'
L148	S13°02'16"E	52.78'
L149	N01°15'36"E	39.25'
L150	N10°47'34"W	41.96'
L151	N16°54'39"W	57.56'
L152	N07°07'16"E	31.99'
L153	N15°31'23"W	35.31'
L154	N35°27'29"W	53.33'
L155	N44°46'15"E	26.40'
L156	N03°06'35"E	8.25'
L157	N44°05'29"W	47.33'
L158	N73°45'08"W	0.81'
L159	S04°49'56"W	33.61'
L160	S89°35'16"W	12.85'
L168	N51°45'10"W	12.53'
L169	N74°15'10"W	14.61'
L170	S60°44'50"W	16.27'
L171	S60°44'50"W	16.14'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
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F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
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L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #6498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #6498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
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- ℄ INDICATES CENTERLINE
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- CH INDICATES CHORD DISTANCE
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- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
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- LB INDICATES LICENSED BUSINESS
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- R/W INDICATES RIGHT-OF-WAY



MIDDLETON UNIT NO. 6

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 7

PLAT BOOK _____
PAGE _____

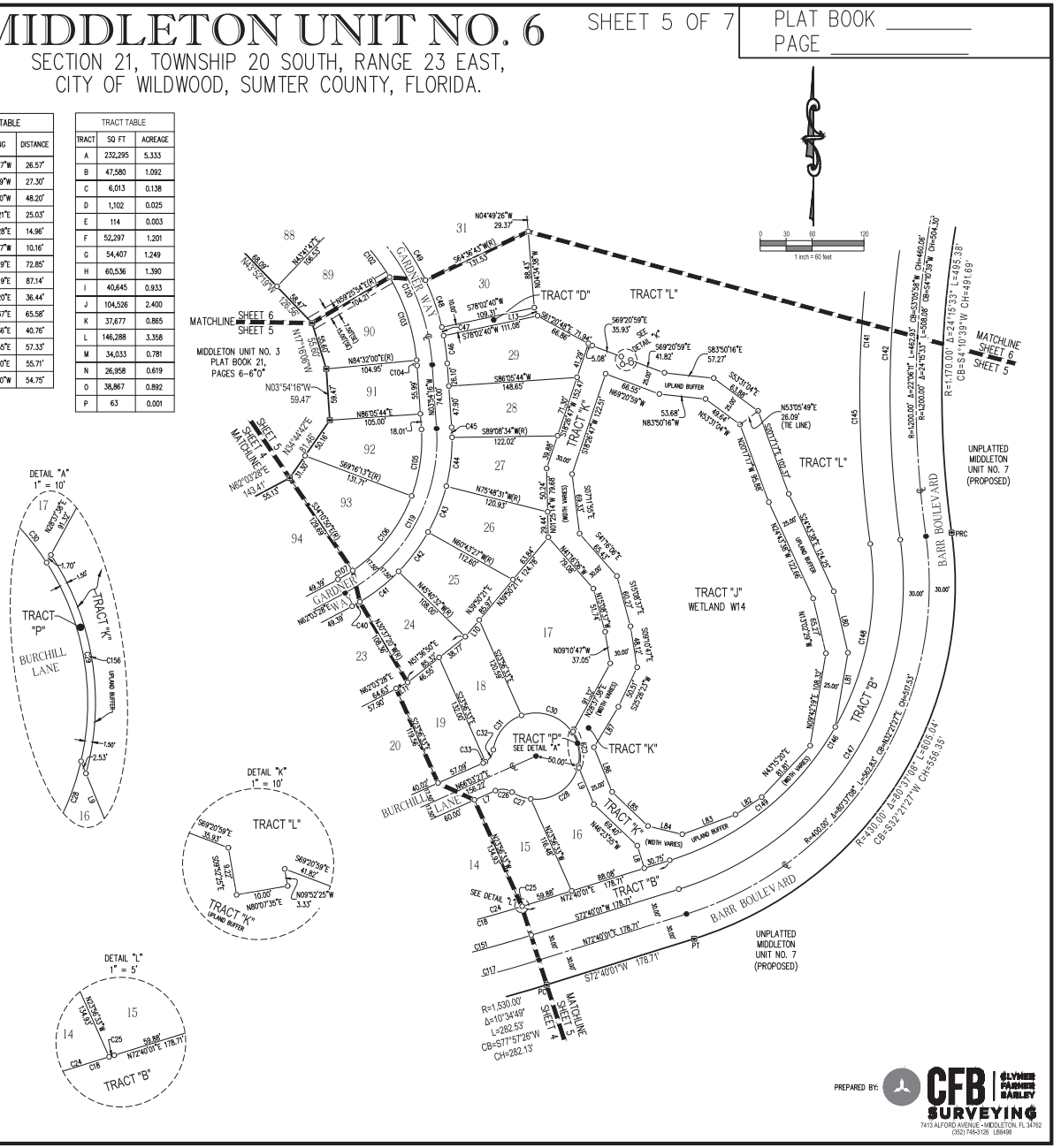
CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	1435.00'	8°56'58"	224.15'	N77°08'30"E	223.92'
C24	1435.00'	2°25'06"	60.57'	N73°53'49"E	60.57'
C25	1435.00'	0°01'15"	0.52'	N72°40'39"E	0.52'
C26	20.00'	57°36'27"	20.11'	N85°08'19"W	19.27'
C27	50.00'	26°42'42"	23.31'	S69°41'27"E	23.10'
C28	50.00'	83°53'49"	73.21'	N55°00'18"E	66.85'
C29	50.00'	45°45'24"	39.93'	N09°49'19"W	38.88'
C30	50.00'	76°53'08"	67.10'	N71°08'36"W	62.17'
C31	50.00'	61°57'51"	54.07'	S39°25'55"W	51.48'
C32	20.00'	49°15'10"	17.19'	N33°04'35"E	16.67'
C33	20.00'	8°21'17"	2.92'	N61°52'48"E	2.91'
C40	217.50'	2°40'48"	10.17'	N60°43'04"E	10.17'
C41	217.50'	15°03'12"	57.14'	N51°51'04"E	56.98'
C42	217.50'	15°02'55"	57.13'	N36°48'01"E	56.96'
C43	217.50'	15°05'04"	57.26'	N21°44'01"E	57.10'
C44	217.50'	15°02'55"	57.13'	N06°40'02"E	56.96'
C45	217.50'	3°02'50"	11.57'	N02°22'51"W	11.57'
C46	267.50'	6°58'48"	32.59'	N07°23'40"W	32.57'
C47	267.50'	2°08'31"	10.00'	N11°57'20"W	10.00'
C48	267.50'	12°21'41"	57.71'	N19°12'26"W	57.60'
C49	267.50'	12°21'08"	57.67'	N31°33'51"W	57.56'
C102	232.50'	15°44'08"	63.85'	N38°26'09"W	63.65'
C103	232.50'	25°06'06"	101.86'	N18°01'03"W	101.05'
C104	232.50'	1°33'44"	6.34'	N04°41'08"W	6.34'
C105	182.50'	24°36'03"	78.47'	N08°24'46"E	77.86'
C106	182.50'	35°05'23"	111.77'	N38°16'28"E	110.03'
C107	182.50'	6°14'18"	19.87'	N58°56'19"E	19.86'
C117	1500.00'	9°56'52"	260.43'	N77°38'27"E	260.10'
C119	200.00'	65°53'44"	230.25'	N29°04'36"E	217.74'
C120	250.00'	42°23'57"	185.00'	N25°06'15"W	180.81'
C141	1265.00'	21°18'38"	470.50'	S02°42'12"W	467.79'
C142	1230.00'	20°09'45"	432.84'	S02°07'45"W	430.61'
C145	1265.00'	13°22'52"	295.44'	S01°15'41"E	294.76'
C146	335.00'	80°37'08"	471.37'	N32°21'27"E	433.43'
C147	370.00'	80°37'08"	520.61'	N32°21'27"E	478.72'
C148	335.00'	37°33'37"	219.61'	N10°49'41"E	215.70'
C149	335.00'	43°03'31"	251.76'	N51°08'15"E	245.88'
C151	1470.00'	8°10'10"	209.59'	N76°45'06"E	209.42'
C156	51.50'	48°57'47"	44.01'	N09°07'39"W	42.68'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L7	S66°03'27"W	26.57'
L8	N17°19'59"W	27.30'
L9	N22°11'00"W	48.20'
L10	N39°50'21"E	25.03'
L11	N62°03'28"E	14.96'
L13	N22°00'17"W	10.16'
L80	S13°02'29"E	72.85'
L81	N09°42'19"E	87.14'
L82	N56°22'20"E	36.44'
L83	N69°37'37"E	65.58'
L84	S76°25'36"E	40.76'
L85	S46°23'55"E	57.33'
L86	S22°11'00"E	55.71'
L87	S31°04'40"W	54.75'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
E	114	0.003
F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
I	40,645	0.933
J	104,526	2.400
K	37,677	0.865
L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #6498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #6498 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 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY



PREPARED BY: CFB CLYMER FARMER BAILEY SURVEYING
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(352) 746-3126 LB6498

MIDDLETON UNIT NO. 6

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

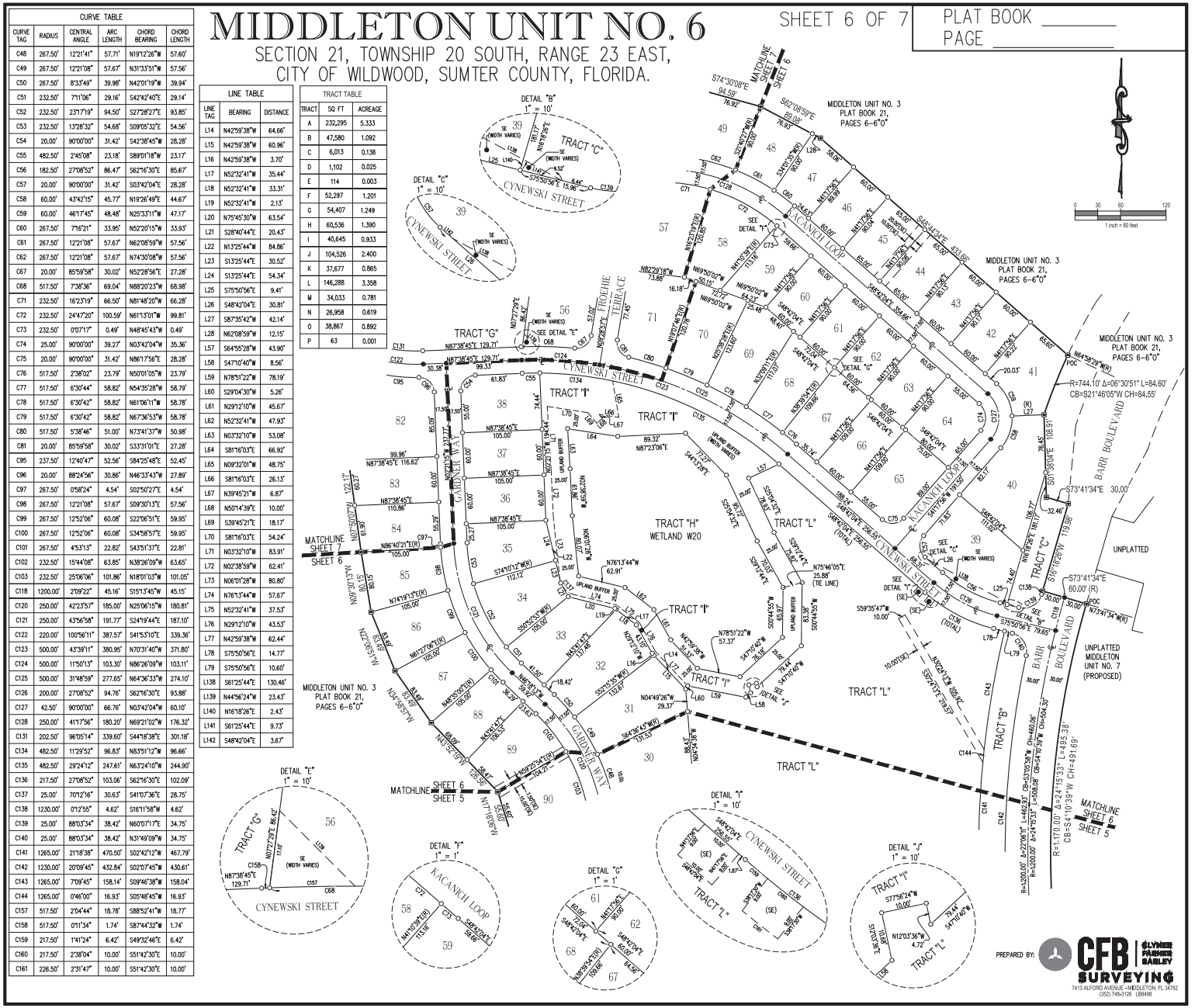
SHEET 6 OF 7

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C48	267.50'	12°21'41"	57.71'	N19°12'26"W	57.60'
C49	267.50'	12°21'08"	57.67'	N31°33'51"W	57.56'
C50	267.50'	8°33'49"	39.98'	N42°01'19"W	39.94'
C51	232.50'	7°11'06"	29.16'	S42°42'40"E	29.14'
C52	232.50'	23°17'19"	94.50'	S27°28'27"E	93.85'
C53	232.50'	13°28'32"	54.68'	S09°05'32"E	54.56'
C54	20.00'	90°00'00"	31.42'	S42°38'45"W	28.28'
C55	482.50'	2°45'08"	23.18'	S89°01'18"W	23.17'
C56	182.50'	27°08'52"	86.47'	S62°16'30"E	85.67'
C57	20.00'	90°00'00"	31.42'	S03°42'04"E	28.28'
C58	60.00'	43°42'15"	45.77'	N19°26'49"E	44.67'
C59	60.00'	46°17'45"	48.48'	N25°33'11"W	47.17'
C60	267.50'	7°16'21"	33.95'	N52°20'15"W	33.93'
C61	267.50'	12°21'08"	57.67'	N62°08'59"W	57.56'
C62	267.50'	12°21'08"	57.67'	N74°30'08"W	57.56'
C67	20.00'	85°59'58"	30.02'	N52°28'56"E	27.28'
C68	517.50'	7°36'36"	69.04'	N88°20'23"W	68.98'
C71	232.50'	16°23'19"	66.50'	N81°48'20"W	66.28'
C72	232.50'	24°47'20"	100.59'	N61°13'01"W	99.81'
C73	232.50'	0°07'17"	0.49'	N48°45'43"W	0.49'
C74	25.00'	90°00'00"	39.27'	N03°42'04"W	35.36'
C75	20.00'	90°00'00"	31.42'	N86°17'56"E	28.28'
C76	517.50'	2°36'02"	23.79'	N50°01'05"W	23.79'
C77	517.50'	6°30'44"	58.82'	N54°35'28"W	58.79'
C78	517.50'	6°30'42"	58.82'	N61°06'11"W	58.78'
C79	517.50'	6°30'42"	58.82'	N67°36'53"W	58.78'
C80	517.50'	5°36'46"	51.00'	N73°41'37"W	50.98'
C81	20.00'	85°59'58"	30.02'	S33°31'01"E	27.28'
C95	237.50'	12°40'47"	52.56'	S84°25'48"E	52.45'
C96	20.00'	88°24'56"	30.86'	N46°33'43"W	27.89'
C97	267.50'	0°58'24"	4.54'	S02°50'27"E	4.54'
C98	267.50'	12°21'08"	57.67'	S09°30'13"E	57.56'
C99	267.50'	12°52'06"	60.08'	S22°06'51"E	59.95'
C100	267.50'	12°52'06"	60.08'	S34°58'57"E	59.95'
C101	267.50'	4°53'13"	22.82'	S43°51'37"E	22.81'
C102	232.50'	15°44'08"	63.85'	N38°26'09"W	63.65'
C103	232.50'	25°06'06"	101.86'	N18°01'03"W	101.05'
C118	1200.00'	2°09'22"	45.16'	S15°13'45"W	45.15'
C120	250.00'	42°23'57"	185.00'	N25°06'15"W	180.81'
C121	250.00'	43°56'58"	191.77'	S24°19'44"E	187.10'
C122	220.00'	100°56'11"	387.57'	S41°53'10"E	339.36'
C123	500.00'	43°39'11"	380.95'	N70°31'40"W	371.80'
C124	500.00'	11°50'13"	103.30'	N86°26'09"W	103.11'
C125	500.00'	31°48'59"	277.65'	N64°36'33"W	274.10'
C126	200.00'	27°08'52"	94.76'	S62°16'30"E	93.88'
C127	42.50'	90°00'00"	66.76'	N03°42'04"W	60.10'
C128	250.00'	41°17'56"	180.20'	N69°21'02"W	176.32'
C131	202.50'	96°05'14"	339.60'	S44°18'38"E	301.18'
C134	482.50'	11°29'52"	96.83'	N83°51'12"W	96.66'
C135	482.50'	29°24'12"	247.61'	N63°24'10"W	244.90'
C136	217.50'	27°08'52"	103.06'	S62°16'30"E	102.09'
C137	25.00'	70°12'16"	30.63'	S41°07'36"E	28.75'
C138	1230.00'	0°12'55"	4.62'	S16°11'58"W	4.62'
C139	25.00'	88°03'34"	38.42'	N60°07'17"E	34.75'
C140	25.00'	88°03'34"	38.42'	N31°49'09"W	34.75'
C141	1265.00'	21°18'38"	470.50'	S02°42'12"W	467.79'
C142	1230.00'	20°09'45"	432.84'	S02°07'45"W	430.61'
C143	1265.00'	7°09'45"	158.14'	S09°46'38"W	158.04'
C144	1265.00'	0°46'00"	16.93'	S05°48'45"W	16.93'
C157	517.50'	2°04'44"	18.78'	S88°52'41"W	18.77'
C158	517.50'	0°11'34"	1.74'	S87°44'32"W	1.74'
C159	217.50'	1°41'24"	6.42'	S49°32'46"E	6.42'
C160	217.50'	2°36'04"	10.00'	S51°42'30"E	10.00'
C161	226.50'	2°31'47"	10.00'	S51°42'30"E	10.00'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L14	N42°59'38"W	64.66'
L15	N42°59'38"W	60.96'
L16	N42°59'38"W	3.70'
L17	N52°32'41"W	35.44'
L18	N52°32'41"W	33.31'
L19	N52°32'41"W	2.13'
L20	N75°45'30"W	63.54'
L21	S28°40'44"E	20.43'
L22	N13°25'44"W	84.86'
L23	S13°25'44"E	30.52'
L24	S13°25'44"E	54.34'
L25	S75°50'56"E	9.41'
L26	S48°42'04"E	30.81'
L27	S87°35'42"W	42.14'
L28	N62°08'59"W	12.15'
L57	S64°55'28"W	43.90'
L58	S47°10'40"W	8.56'
L59	N78°51'22"W	78.19'
L60	S29°04'30"W	5.26'
L61	N29°12'10"W	45.67'
L62	N52°32'41"W	47.93'
L63	N03°32'10"W	53.08'
L64	S81°16'03"E	66.92'
L65	N09°32'01"W	48.75'
L66	S81°16'03"E	26.13'
L67	N39°45'21"W	6.87'
L68	N50°14'39"E	10.00'
L69	S39°45'21"E	18.17'
L70	S81°16'03"E	54.24'
L71	N03°32'10"W	83.91'
L72	N02°38'59"W	62.41'
L73	N06°01'28"W	80.80'
L74	N76°13'44"W	57.67'
L75	N52°32'41"W	37.53'
L76	N29°12'10"W	43.53'
L77	N42°59'38"W	62.44'
L78	S75°50'56"E	14.77'
L79	S75°50'56"E	10.60'
L138	S61°25'44"E	130.46'
L139	N44°56'24"W	23.43'
L140	N16°18'26"E	2.43'
L141	S61°25'44"E	9.73'
L142	S48°42'04"E	3.67'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
E	114	0.003
F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
I	40,645	0.933
J	104,526	2.400
K	37,677	0.865
L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001



PREPARED BY: CFB CLYMER FARMER BARLEY SURVEYING
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MIDDLETON UNIT NO. 6

SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTER, FLORIDA.

SHEET 7 OF 7

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C53	232.50'	13°28'32"	54.68'	S09°05'32"E	54.56'
C54	20.00'	90°00'00"	31.42'	S42°38'45"W	28.28'
C55	482.50'	2°45'08"	23.18'	S89°01'18"W	23.17'
C61	267.50'	12°21'08"	57.67'	N62°08'59"W	57.56'
C62	267.50'	12°21'08"	57.67'	N74°30'08"W	57.56'
C63	267.50'	9°19'18"	43.52'	N85°20'21"W	43.47'
C64	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
C65	432.50'	3°13'22"	24.33'	N01°36'41"E	24.32'
C66	432.50'	6°15'35"	47.25'	N06°21'10"E	47.23'
C67	20.00'	85°59'58"	30.02'	N52°28'56"E	27.28'
C68	517.50'	7°38'36"	69.04'	N88°20'23"W	68.98'
C69	467.50'	7°30'42"	61.29'	N03°45'21"E	61.25'
C70	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C71	232.50'	16°23'19"	66.50'	N81°48'20"W	66.28'
C72	232.50'	24°47'20"	100.59'	N61°13'01"W	99.81'
C79	517.50'	6°30'42"	58.82'	N67°36'53"W	58.78'
C80	517.50'	5°38'46"	51.00'	N73°41'37"W	50.98'
C81	20.00'	85°59'58"	30.02'	S33°31'01"E	27.28'
C82	467.50'	1°58'16"	16.08'	N08°29'50"E	16.08'
C83	50.00'	111°30'07"	97.30'	N08°44'57"W	82.66'
C84	50.00'	50°42'01"	44.24'	N89°51'01"W	42.81'
C85	50.00'	50°42'01"	44.24'	S39°26'58"W	42.81'
C86	50.00'	53°18'57"	46.53'	S12°33'32"E	44.87'
C87	50.00'	21°05'51"	18.41'	N28°40'04"W	18.31'
C88	50.00'	23°56'18"	20.92'	N06°08'00"W	20.77'
C89	237.50'	13°35'40"	56.35'	S00°56'41"E	56.22'
C90	237.50'	14°59'29"	62.14'	S15°14'16"E	61.96'
C91	237.50'	13°50'21"	57.37'	S29°39'11"E	57.23'
C92	237.50'	13°50'21"	57.37'	S43°29'32"E	57.23'
C93	237.50'	13°50'21"	57.37'	S57°19'53"E	57.23'
C94	237.50'	13°50'21"	57.37'	S71°10'14"E	57.23'
C95	237.50'	12°40'47"	52.56'	S84°25'48"E	52.45'
C96	20.00'	88°24'56"	30.86'	N46°33'43"W	27.89'
C97	267.50'	0°58'24"	4.54'	S02°50'27"E	4.54'
C98	267.50'	12°21'08"	57.67'	S09°30'13"E	57.56'
C121	250.00'	43°56'58"	191.77'	S24°19'44"E	187.10'
C122	220.00'	100°56'11"	387.57'	S41°53'10"E	339.36'
C123	500.00'	43°39'11"	380.95'	N70°31'40"W	371.80'
C124	500.00'	11°50'13"	103.30'	N86°26'09"W	103.11'
C125	500.00'	31°48'59"	277.65'	N64°36'33"W	274.10'
C128	250.00'	41°17'56"	180.20'	N69°21'02"W	176.32'
C129	450.00'	9°28'57"	74.48'	N04°44'29"E	74.39'
C130	25.00'	56°05'44"	24.48'	S15°12'44"W	23.51'
C131	202.50'	96°05'14"	339.60'	S44°18'38"E	301.18'
C132	50.00'	51°58'10"	45.35'	S29°43'04"W	43.81'
C133	50.00'	8°42'02"	7.59'	N51°21'08"E	7.59'
C134	482.50'	11°29'52"	96.83'	N83°51'12"W	96.66'
C157	517.50'	2°04'44"	18.78'	S88°52'41"W	18.77'
C158	517.50'	0°11'34"	1.74'	S87°44'32"W	1.74'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L29	N74°30'08"W	17.67'
L30	N90°00'00"E	14.73'
L31	S00°00'00"E	34.61'
L32	S09°28'57"W	20.42'
L33	N00°00'00"E	34.61'
L34	N90°00'00"E	17.74'
L35	N51°29'51"E	50.87'
L36	N16°48'14"E	31.51'
L37	N68°26'54"E	30.11'
L38	S54°16'53"E	43.83'
L39	N12°50'08"W	28.23'
L40	S25°13'02"E	65.21'
L41	S34°26'29"E	72.30'
L42	S10°20'51"E	67.99'
L43	S01°14'12"E	5.58'
L44	S25°40'11"E	21.68'
L45	S00°44'05"E	31.82'
L46	S23°41'00"W	28.24'
L47	S59°01'24"W	43.26'
L48	N49°55'00"W	11.24'
L49	S40°05'00"W	10.00'
L50	S49°55'00"E	7.80'
L51	S59°01'24"W	48.82'
L52	N64°07'53"W	78.67'
L53	N12°50'08"W	40.23'
L54	N51°29'51"E	44.86'
L55	N16°48'14"E	35.79'
L56	N90°00'00"E	23.96'
L63	N03°32'10"W	53.08'
L64	S81°16'03"E	66.92'
L65	N09°32'01"W	48.75'
L66	S81°16'03"E	26.13'
L67	N39°45'21"W	6.87'
L68	N50°14'39"E	10.00'
L69	S39°45'21"E	18.17'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	232,295	5.333
B	47,580	1.092
C	6,013	0.138
D	1,102	0.025
E	114	0.003
F	52,297	1.201
G	54,407	1.249
H	60,536	1.390
I	40,645	0.933
J	104,526	2.400
K	37,677	0.865
L	146,288	3.358
M	34,033	0.781
N	26,958	0.619
O	38,867	0.892
P	63	0.001

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L70	S81°16'03"E	54.24'
L71	N03°32'10"W	83.91'
L72	N02°38'59"W	62.41'
L139	N44°56'24"W	23.43'

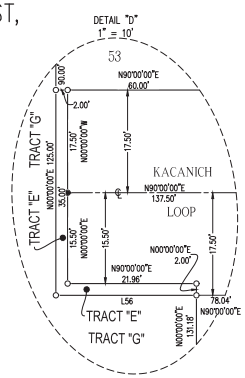
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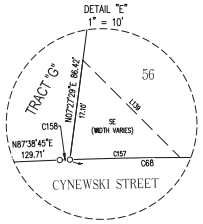
- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

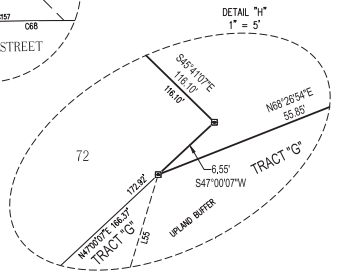
C9 INDICATES CURVE NUMBER IN CURVE TABLE
L9 INDICATES LINE NUMBER IN LINE TABLE
℄ INDICATES CENTERLINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
ORB INDICATES OFFICIAL RECORDS BOOK
PC INDICATES POINT OF CURVATURE
POC INDICATES POINT ON CURVE
R INDICATES RADIUS LENGTH
(R) INDICATES RADIAL LINE
PCC INDICATES POINT OF COMPOUND CURVATURE
PRC INDICATES POINT OF REVERSE CURVATURE
PT INDICATES POINT OF TANGENCY
DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

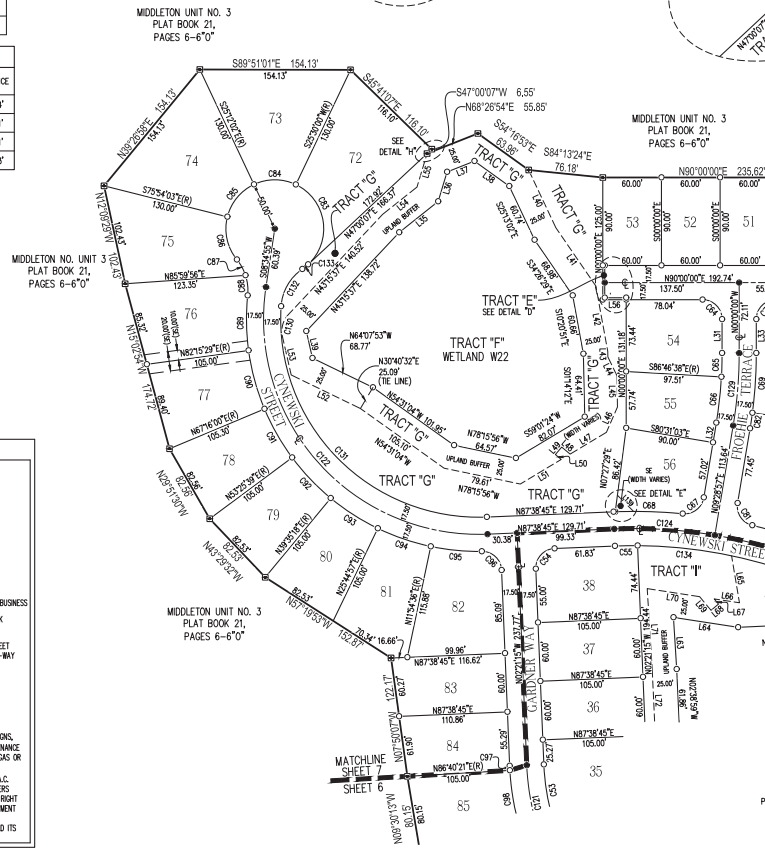
LB INDICATES LICENSED BUSINESS
NO. INDICATES NUMBER
PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY











PREPARED BY: CFB CLYMER FARMER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Water Meter Purchase for Meter Change-Out Program for the Amount of $122,291.76**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Ferguson Waterworks

Effective Date: 01/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is budgeted item in the 24/25 fiscal year budget. Funds for this purchase are available in account 401-533-6301 (Meter Change-Out Program).

HISTORY/FACTS/ISSUES:

As part of the Utility Department's preventative maintenance program, we annually replace existing water meters in the field that are ten (10) years old or have reached the end of their useful life. The proposed meter replacement is a budgeted item in the 24/25 fiscal year.

The City's specified water meter is Neptune, and Ferguson Waterworks is the sole source provider. Staff recommends approval to purchase the meters from Ferguson Waterworks in the amount of $122,291.76. Please find the attached quote and sole source letter.

FERGUSON WATERWORKS

FEL-OCALA, FL WW
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Phone: 352-237-0273
Fax: 352-237-3326

Deliver To:
From: Jarad Olson
jarad.olson@ferguson.com
Comments:

18:16:33 JAN 16 2025

FEL-OCALA, FL WW #44
Price Quotation
Phone: 352-237-0273
Fax: 352-237-3326

Bid No: B568304
Bid Date: 01/16/25
Quoted By: TDS

Cust Phone: 352-330-1346
Terms: NET 10TH PROX

Customer:
CITY OF WILDWOOD
100 NORTH MAIN STREET
WATER DEPT
WILDWOOD, FL 34785

Ship To:
CITY OF WILDWOOD
711 HUEY STREET
UTILITY DEPARTMENT
WILDWOOD, FL 34785

Cust PO#:

Job Name: METER C.O.P 2025

Item	Description	Quantity	Net Price	UM	Total
NEU4B2G1	10 MACH 10 R900I, 26 LEN	2	15500.000	EA	31000.00
SP-14000-420	10" ULFM SS STRAINER HPP3 LENGTH	2	18461.540	EA	36923.08
N9605006	10 STRN KIT	2	260.000	EA	520.00
NEU3B2G1	3" MACH 10, R900I, 17" LENGTH USG	3	3775.000	EA	11325.00
FNWNBGZ1RF8M	3 ZN 150# RR FF 1/8 FLG PKG	3	14.280	EA	42.84
NEU3D2G1	4 MACH 10 R900I 20 LENGTH USG	2	4650.000	EA	9300.00
FNWNBGZ1RF8P	4 ZN 150# RR FF 1/8 FLG PKG	2	22.220	EA	44.44
NEU2D2G1	1-1/2 MACH10 R900I USG EXT	8	1085.000	EA	8680.00
NED2F21RPWG11	1 T-10 USG PCRI MTR	11	415.000	EA	4565.00
NED2B31RPWG11	5/8X3/4 T10 P/C MTR R900I PIT PLAS	42	265.000	EA	11130.00
NEB1B311RPWG11	5/8X3/4 DC T10 P/C MTR R900I	20	438.070	EA	8761.40

Net Total:	$122291.76
Tax:	$0.00
Freight:	$0.00
Total:	$122291.76

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at https://www.ferguson.com/content/website-info/terms-of-sale
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=44&on=62576

NEPTUNE
TECHNOLOGY GROUP

Jan. 18, 2022

Mr. John Cornell
Distribution & Collections Manager
City of Wildwood
Wildwood, Florida

Dear Mr. Cornell,

Please note that Ferguson Waterworks, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

Terry D. Gullett

Terry D. Gullett
Senior Territory Manager
Neptune Technology Group, Inc.

1600 Alabama
Highway 229
Tallassee, AL 36078

800-633-8754
neptuneg.com

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Police Department's Employee of the Year 2024 Award for Community Outreach Specialist Roni Wood**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Police Chief Randy Parmer will present the Employee of the Year Award for 2024 to Community Outreach Specialist Roni Wood.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Employee of the Quarter Award (Oct - Dec 2024) for IT Specialist Eric Church**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Police Chief Randy Parmer will present the Employee of the Quarter Award to IT Specialist Eric Church.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Recipient of the Anthony "AJ" Johnson Scholarship: Elliott Vanslyke**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Police Chief Randy Parmer will introduce the most recent recipient of the Anthony "AJ" Johnson Scholarship, Elliott Vanslyke.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Proclaim February 16-22, 2025 as National Engineers Week**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation declaring February 16-22, 2025 as National Engineers Week.

Proclamation

WHEREAS, National Engineers Week, founded in 1951 by the National Society of Professional Engineers, is always celebrated at the time of George Washington's birthday in February because he was our first president and a military engineer; and,

WHEREAS, Professional Engineers make significant contributions to improve and support our quality of life through innovative and creative solutions to technical problems; and,

WHEREAS, Professional Engineers hold considerable responsibilities for the public safety, health, welfare, the environment, transportation, water, power and communications, as well as mechanical, electrical and electronic devices important to everyday life; and,

WHEREAS, Engineers are encouraging our young math and science students to realize the practical power of their knowledge; and,

WHEREAS, the purpose of National Engineers Week is to increase public awareness and appreciation of the engineering profession; and,

WHEREAS, the 2025 National Engineers Week theme, "Design Your Future," is both a call to action and a celebration of the limitless possibilities in engineering.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that February 16-22, 2025, be, and is hereby proclaimed as

NATIONAL ENGINEERS WEEK

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 10th day of February 2025.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **The Villages of Southern Oaks 163 Agreement 11th Amendment for Areas A, B, and C**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Florida Statute §163.3220 - §163.3243 authorizes local governments and developers to enter into certain types of development agreements with duration periods of up to 30 years to provide certainty to both parties in terms of current and future processes and entitlements under the statutes.

This agreement between the City of Wildwood and The Villages Land Company, LLC, covers the Villages of Southern Oaks project. The Villages of Southern Oaks is a large-scale master-planned development. The agreement was originally executed by the City Commission on May 8, 2017. These changes constitute the 11th amendment to the original agreement.

Below is a general summary of the changes to the Agreement this amendment proposes:

1. Increase the boundary by 9.745 acres MOL
2. Other amendments internal to the development

The terms of this development agreement amendment have been discussed among City Staff and were finalized in consultation with the City Attorney.

DATED: 1/28/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

THE VILLAGES OF SOUTHERN OAKS AREA A
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area A Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area A is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.**; and

WHEREAS, this Agreement is solely for Area A with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area A and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the City has previously adopted Chapter 163 Development Agreements for this Project with the original agreement adopted on May 8, 2017, and subsequent amendments adopted on February 26, 2018, October 22, 2018, January 28, 2019, June 10, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA A PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	25,845 DWELLING UNITS (Age Restricted)
NON-RESIDENTIAL	2,504,000 SQUARE FEET OF COMMERCIAL/OFFICE 32,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area A. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without

Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area A to any area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the

Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 14,969 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing

zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be

completed at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. **NO CONSENT OF PROPERTY OWNERS REQUIRED**. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

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

_____
(Witness Signature)

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

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ___ physical presence or ____ on line notarization this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area A Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area A Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications
Exhibit 10	Development Permitting

EXHIBIT 1

AREA A LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA A LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.76 ACRES)

TRACT 1:

THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING SOUTH OF STATE ROAD 44; LESS RIGHT-OF-WAY FOR COUNTY ROAD 179;

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

BEGIN 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 600.83 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE THEREOF AND IT'S EASTERLY EXTENSION 462.68 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 202, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE FOR 733.89 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE FOR 825.00 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF 937.50 FEET; ; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 FOR 420.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SAID NORTHEAST 1/4 FOR 397.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF 867.84 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 2:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-

WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3:

THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.

AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LYING NORTH AND EAST OF FLORIDA'S TURNPIKE. LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

TRACT 4:

THAT PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N0°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N0°01'08"W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S0°01'08"E. ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 627.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S0°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S0°02'15"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°55'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5:

TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.

AND LESS AND EXCEPT ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4-FOOT TALL FIELD FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'26'W, ALONG A SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6-FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'00"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF;

AND:

THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.

AND:

THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TRACT 7:

THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89°53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'33"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET

AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N, THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'38"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'39"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°38'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8:

THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE

DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89°43'13"W, 115.87 FEET; THENCE S88°50'55"W, 747.68 FEET; THENCE N89°09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5,794.58 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00°29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK F, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89°38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 639.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°21'01"E, 3,501.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89°39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S00°21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89°37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 9:

ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

TRACT 10:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

AND:

THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.49 ACRES)

TRACT 11:

THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468;

AND:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501.

AND:

TRACT 12:

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

TRACT 13A:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, 1,000.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, N00°16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 06°19'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08°28'27" EAST, A DISTANCE OF 183.21 FEET; 4) THENCE RUN SOUTH 66°38'54" EAST, A DISTANCE OF 90.62 FEET; 5) THENCE RUN SOUTH 58°22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66°50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08°28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 723.51 FEET TO A POINT OF CURVATURE OF A 2732.78 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; 9) THENCE RUN EASTERLY

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18°37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62°40'42" EAST, A DISTANCE OF 301.86 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59°14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18°40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77°18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE S25°48'03"E, 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES; THENCE S29°25'38"W, 419.26 FEET; THENCE S60°34'22"E, 12.00 FEET; THENCE S29°25'38"W, 966.13 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50°56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°11'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25°26'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'59", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", A DISTANCE OF 112.82 FEET; THENCE N27°00'57"W, 67.60 FEET; THENCE N21°19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°52'52", A DISTANCE OF 62.95 FEET; THENCE N08°26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG

THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE S81°33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13°38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72°39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89°39'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'40", A DISTANCE OF 107.29 FEET; THENCE S40°18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 914.12 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH LINE, RUN NORTH 18°39'57" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 70°07'08" WEST, A DISTANCE OF 279.72 FEET; THENCE RUN NORTH 53°55'59" WEST, A DISTANCE OF 173.89 FEET; THENCE RUN NORTH 53°34'31" EAST, A DISTANCE OF 241.78 FEET; THENCE RUN NORTH 11°03'18" WEST, A DISTANCE OF 257.34 FEET; THENCE RUN NORTH 45°33'02" EAST, A DISTANCE OF 20.69 FEET; THENCE RUN NORTH 73°23'56" EAST, A DISTANCE OF 35.92 FEET; THENCE RUN NORTH 73°20'46" EAST, A DISTANCE OF 269.93 FEET; THENCE RUN SOUTH 05°34'11" EAST, A DISTANCE OF 339.58 FEET; THENCE RUN SOUTH 06°31'03" WEST, A DISTANCE OF 173.40 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.79 FEET TO THE POINT OF BEGINNING.

AND

TRACT 13C:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 307.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 02°12'21" WEST, A DISTANCE OF 83.53 FEET; THENCE RUN NORTH 74°17'14" EAST, A DISTANCE OF 9.30 FEET; THENCE RUN NORTH 58°47'30" EAST, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 37°35'18" EAST, A DISTANCE OF 34.84 FEET; THENCE RUN NORTH 21°04'32" WEST, A DISTANCE OF 56.05 FEET; THENCE RUN NORTH 70°48'08" WEST, A DISTANCE OF 44.60 FEET; THENCE RUN SOUTH 72°47'47" WEST, A DISTANCE OF 34.12 FEET; THENCE RUN NORTH 56°59'10" WEST, A DISTANCE OF 91.41 FEET; THENCE RUN NORTH 15°45'28" EAST, A DISTANCE OF 72.90 FEET; THENCE RUN NORTH 01°01'48" EAST, A DISTANCE OF 26.06 FEET; THENCE RUN SOUTH 87°07'30" WEST, A DISTANCE OF 7.87 FEET, THENCE RUN NORTH 06°53'54" EAST, A DISTANCE OF 21.12 FEET; THENCE RUN NORTH 34°55'43" EAST, A DISTANCE OF 39.35 FEET; THENCE RUN NORTH 49°26'51" EAST, A DISTANCE OF 73.44 FEET; THENCE RUN NORTH 63°33'41" EAST, A DISTANCE OF 37.47 FEET; THENCE RUN NORTH 47°56'38" EAST, A DISTANCE OF 42.38 FEET; THENCE RUN NORTH 39°17'51" EAST, A DISTANCE OF 23.67 FEET; THENCE RUN SOUTH 52°41'41" EAST, A DISTANCE OF 26.37 FEET; THENCE RUN SOUTH 60°21'28" EAST, A DISTANCE OF 13.40 FEET; THENCE RUN SOUTH 18°06'12" EAST, A DISTANCE OF 32.70 FEET; THENCE RUN SOUTH 59°36'55" EAST, A DISTANCE OF 55.66 FEET; THENCE RUN NORTH 81°43'00" EAST, A DISTANCE OF 52.63 FEET; THENCE RUN SOUTH 49°25'02" EAST, A DISTANCE OF 32.51 FEET; THENCE RUN SOUTH 60°20'24" EAST, A DISTANCE OF 41.47 FEET; THENCE RUN SOUTH 78°56'47" EAST, A DISTANCE OF 57.68 FEET; THENCE RUN SOUTH 53°55'59" EAST, A DISTANCE OF 114.77 FEET; THENCE RUN SOUTH 70°07'08" EAST, A DISTANCE OF 279.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 82°37'28" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 85°48'06" WEST, A DISTANCE OF 10.48 FEET; THENCE RUN NORTH 62°09'24" WEST, A DISTANCE OF 38.81 FEET; THENCE RUN NORTH 65°03'49" WEST, A DISTANCE OF 37.01 FEET; THENCE RUN NORTH 81°36'47" WEST, A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 11°30'36" WEST, A DISTANCE OF 10.49 FEET; THENCE RUN SOUTH 84°00'50" WEST, A DISTANCE OF 34.92 FEET; THENCE RUN SOUTH 74°20'43" WEST, A DISTANCE OF 42.59 FEET; THENCE RUN SOUTH 75°39'30" WEST, A DISTANCE OF 38.43 FEET; THENCE RUN SOUTH 85°32'14" WEST, A DISTANCE OF 36.25 FEET; THENCE

RUN SOUTH 75°55'40" WEST, A DISTANCE OF 30.73 FEET; THENCE RUN SOUTH 63°06'53" WEST, A DISTANCE OF 53.78 FEET; THENCE RUN SOUTH 26°58'44" WEST, A DISTANCE OF 37.58 FEET; THENCE RUN SOUTH 19°22'35" WEST, A DISTANCE OF 47.72 FEET; THENCE RUN SOUTH 12°37'06" WEST, A DISTANCE OF 57.19 FEET TO A POINT ON THE AFORESAID NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC.; THENCE RUN NORTH 89°58'28" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING.

AND

TRACT 14:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD C-468 AND SOUTH OF STATE ROAD 44.

AND:

THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44.

AND:

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 AND LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.

AND:

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF COUNTY ROAD C-468, LESS THOSE LANDS VESTED IN GRACE TABERNACLE OF WORSHIP, INC. ALSO BEING DESCRIBED AS:

THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING SOUTH OF COUNTY ROAD C-468

AND:

THOSE PORTIONS OF SECTIONS 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

LESS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST ¼ CORNER OF SAID

SECTION 1; THENCE S00°44'45”W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED ON FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP PROJECT NO. 2, SECTION 14; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30”W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04” AND A CHORD BEARING AND DISTANCE OF N49°46'20”W, 1494.30 FEET); (3) THENCE N57°03'06”W, A DISTANCE OF 287.77 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 342, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N02°21'09”W, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 337.71 FEET; THENCE N00°39'29”E, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1724.92 FEET; THENCE S89°36'07”E, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND:

TRACT 15:

THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART OF THE WEST 1/2 LYING SOUTH AND WEST OF COUNTY ROAD CR-501.

AND LESS:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2150, PAGE 462, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THAT PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD CR-501; ALL LYING IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S33°52'42"E, 202.27 FEET (THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 HAVING A BEARING OF S00°08'13"E); THENCE N66°56'13"E, 149.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND THE POINT

OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE S23°03'47"E, 396.69 FEET; THENCE S66°56'13"W, 414.82 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,920.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'23", A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF COUNTY ROAD CR-501.

TOGETHER WITH:

ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY AND LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE..

AND:

TRACT 16:

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1329.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1993.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14; THENCE DEPARTING SAID SOUTH LINE,

RUN SOUTH 30°52'18" WEST, 601.81 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE THREAD (CENTERLINE) OF SHADY BROOK; THENCE RUN SOUTHWESTERLY ALONG SAID THREAD (CENTERLINE) OF SHADY BROOK THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: 1) THENCE 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; 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; 13) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 14) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 15) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 16) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 17) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 18) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 19) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 20) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET; THENCE DEPARTING SAID THREAD (CENTERLINE) OF SHADY BROOK, RUN NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET, MORE OR LESS; THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; THENCE RUN NORTH 31°28'06" EAST, A DISTANCE OF 320.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°46'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1114.38 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'16" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2659.09 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

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 SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 SOUTHEAST 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; 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.

AND:

TRACT 17:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE; AND LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; LESS ANY PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1093, PAGE 201, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN SOUTH 1320.00 FEET; EAST 90 FEET; NORTHEASTERLY 644.11 FEET, NORTHEASTERLY 729.29 FEET;WEST 419.17 FEET TO THE POINT OF BEGINNING.

AND:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

LESS:

ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 329, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°54'08"E, ALONG THE NORTH LINE THEREOF, 338.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY, S56°58'48"E, 258.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S33°01'12"W, 200.00 FEET; THENCE N56°58'48"W, 532.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°13'51"E, 19.28 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TRACT 18:

PARCEL 1:

THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31' EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 211.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

TRACT 19:

PARCEL 1:

THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 405 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY,

FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOOREHEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTHERLY LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N. 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND;

TRACT 20:

A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A

DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°27'55" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 77°59'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN

ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'23" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 0°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°09'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'37", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'26" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:

PARCEL 1:

TRACT A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

LESS AND EXCEPT:

ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:

LYING SOUTH OF STATE ROAD NO. 44

LYING EASTERLY AND NORTHEASTERLY OF WILLIAMSBURG LANE (ALSO KNOWN AS FLAMINGO BOULEVARD, PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS BLUEGILL STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC

RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND

PARCEL 3:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF THE SUBMERGED LANDS OF LAKE OKAHUMPKA, LESS ROAD-RIGHT-OF WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.49 ACRES)

TRACT 23:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.65 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN

SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.90 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

TRACT 24:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TRACT 25:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

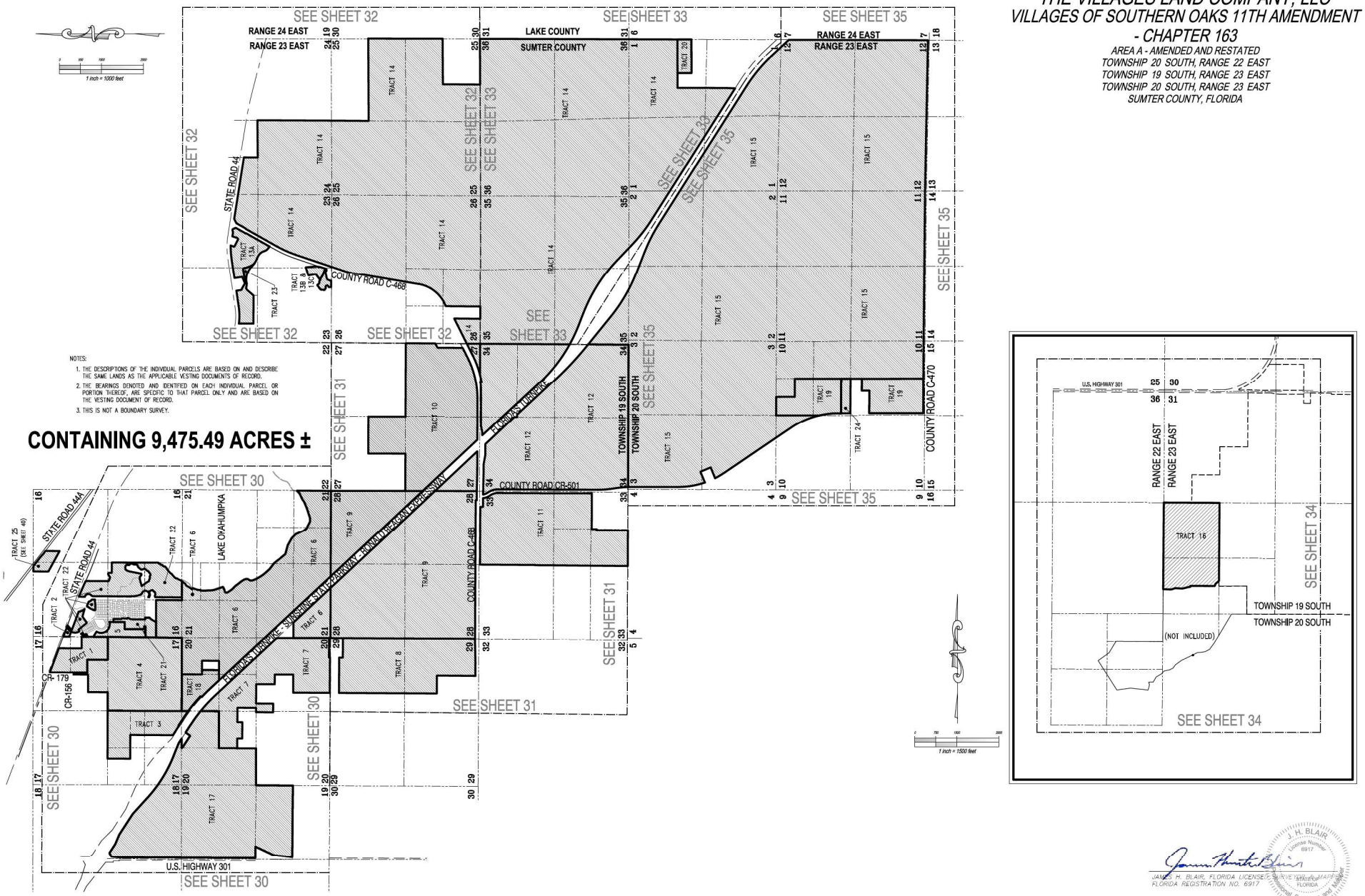
LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF

WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2) THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3) THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA); THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2) THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3) THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4) THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5) THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT - CHAPTER 163
AREA A - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



NOTES:
1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY AND ARE BASED ON THE VESTING DOCUMENT OF RECORD.
3. THIS IS NOT A BOUNDARY SURVEY.

CONTAINING 9,475.49 ACRES ±

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

CFB CLYDE FERRY BLAIR SURVEYING
DATE: 10-14-2024

REVISIONS:
VOSO TRACT 16 - MKB 10-14-2024
ADDED TRACT 25 - MKB 10-14-2024

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJ. NO.: 2024-068
DRAWING DATE: 10/14/2024
DRAWN BY: MKB
CHECKED BY: DMS
FIELD BOOK: ## PAGE: ##

VOSO 11TH AMENDMENT – CHAPTER 163
AREA A - AMENDED AND RESTATED
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 27 OF 40

TRACT 1

THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING SOUTH OF STATE ROAD 44; LESS RIGHT-OF-WAY FOR COUNTY ROAD 179;

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

BEGIN 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 600.83 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE THEREOF AND IT'S EASTERLY EXTENSION 462.68 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 202, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE FOR 733.89 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE FOR 825.00 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF 937.50 FEET; ; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 FOR 420.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SAID NORTHEAST 1/4 FOR 397.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF 867.84 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 2

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3

THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.

AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE. LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

TRACT 4

THAT PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N00°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N00°08'W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE NE 1/4; THENCE S89°47'45"W ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°01'08"E ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 827.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S00°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S00°21'51"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°55'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5

TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.

AND LESS AND EXCEPT ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)
COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4--FOOT TALL FIELD FENCE SURROUNDING LIFT STATION 'B1E AND IMPROVEMENTS, THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'26"W, ALONG A SOUTHERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6--FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'05"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF;

AND:

THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.

AND:

THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 7

THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,578.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°36'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89°53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'37"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOYS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF LOYS AVENUE AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF LOYS AVENUE AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOYS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'36"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'38"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°36'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 44; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8

THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89°43'13"W, 115.87 FEET; THENCE S88°50'55"W, 747.68 FEET; THENCE N89°09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SAID NORTHERLY RIGHT-OF-WAY AND ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00°29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK J, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89°38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 639.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'15"W, 1,300.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89°39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, S00°21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89°37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 9

ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

TRACT 10

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

AND:

THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF--WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

TRACT 11

THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT--OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT--OF-WAY FOR COUNTY ROAD 468;

AND:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT--OF--WAY FOR COUNTY ROAD 501.

AND:

TRACT 12

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT--OF--WAY FOR FLORIDA'S TURNPIKE AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT--OF--WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

TRACT 13A

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1,000.00 FEET; THENCE N00°16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF--WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 04°39'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT--OF--WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08°28'27" EAST, A DISTANCE OF 183.27 FEET; 4) THENCE RUN SOUTH 58°54'54" EAST, A DISTANCE OF 1,000.00 FEET; 5) THENCE RUN NORTH 58°22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66°50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08°28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 722.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,100.00 FEET; 9) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18°37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62°40'42" EAST, A DISTANCE OF 301.86 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF--WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE--RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59°14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18°40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT--OF--WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT--OF--WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77°18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT--OF--WAY LINE; THENCE RUN SOUTH 25°48'03"E, 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES AND DISTANCES: 1) THENCE RUN SOUTH 56°34'22"E, 12.02 FEET; 2) THENCE RUN SOUTH 06°06'32"E, 966.12 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY; HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50°56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT--OF--WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°10'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25°26'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'59", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", A DISTANCE OF 112.82 FEET; THENCE N27°00'57"W, 67.60 FEET; THENCE N21°19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°52'52", A DISTANCE OF 62.95 FEET; THENCE N08°26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE S81°33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13°38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72°39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89°30'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'40", A DISTANCE OF 107.29 FEET; THENCE S40°18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH

TRACT 18
PARCEL 1:
THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 211.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

TRACT 19
PARCEL 1:
THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 495 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOORE-HEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTH LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF;

AND;

TRACT 20
A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 09°27'55" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21
A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 7°59'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'23" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 0°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°39'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'57", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 53, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'29" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:
PARCEL 1:
TRACT A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

LESS AND EXCEPT:
ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:
THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:
LYING SOUTH OF STATE ROAD NO. 44

LYING EASTERLY AND NORTHEASTERLY OF WILLIAMSBURG LANE (ALSO KNOWN AS FLAMINGO BOULEVARD, PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS RICHARD STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)
LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND

PARCEL 3:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF THE SUBMERGED LANDS OF LAKE OKAHUMPKA, LESS ROAD-RIGHT-OF-WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TRACT 23:
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH; BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.85 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.90 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

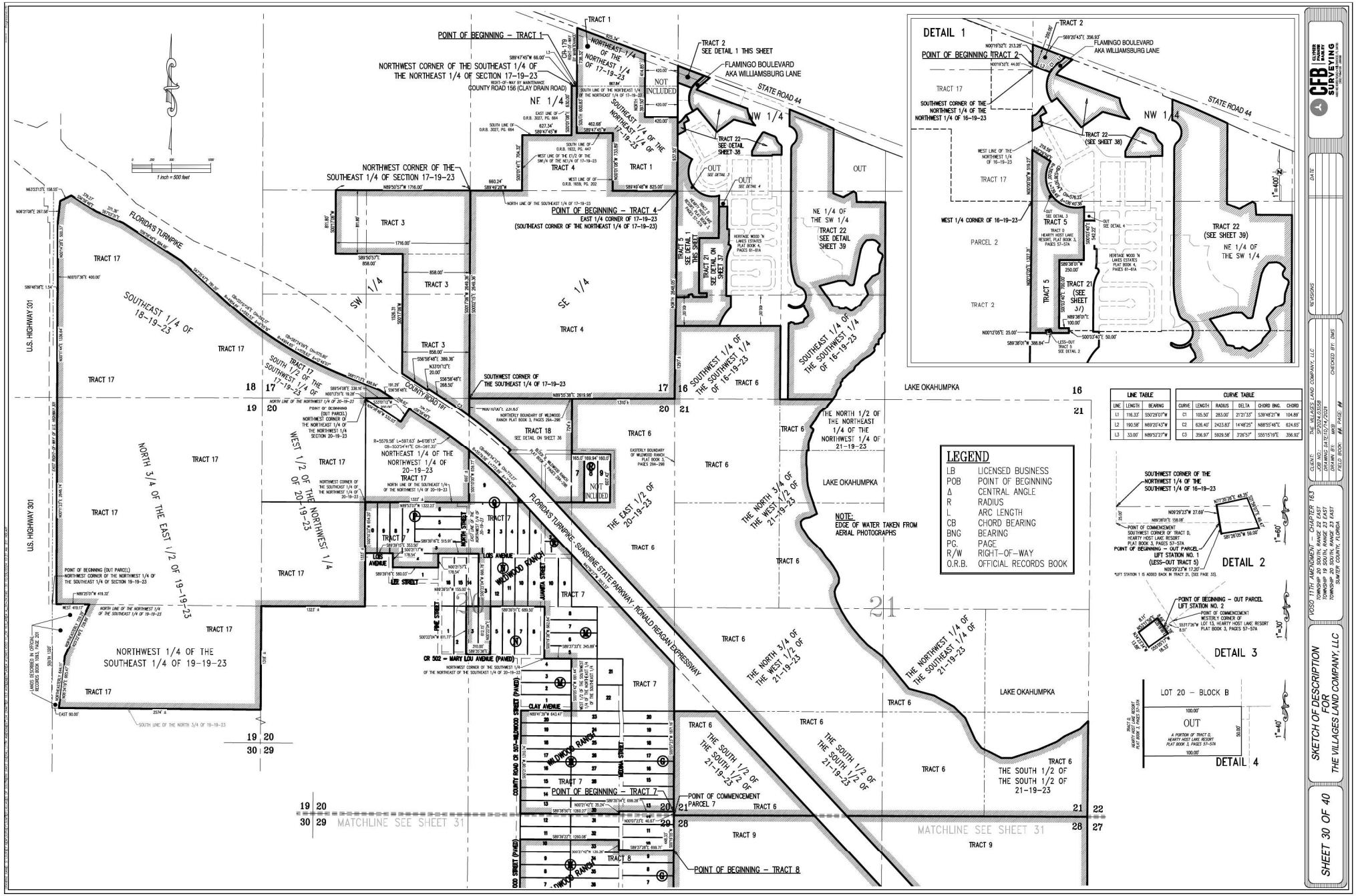
TRACT 24:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TRACT 25:
THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

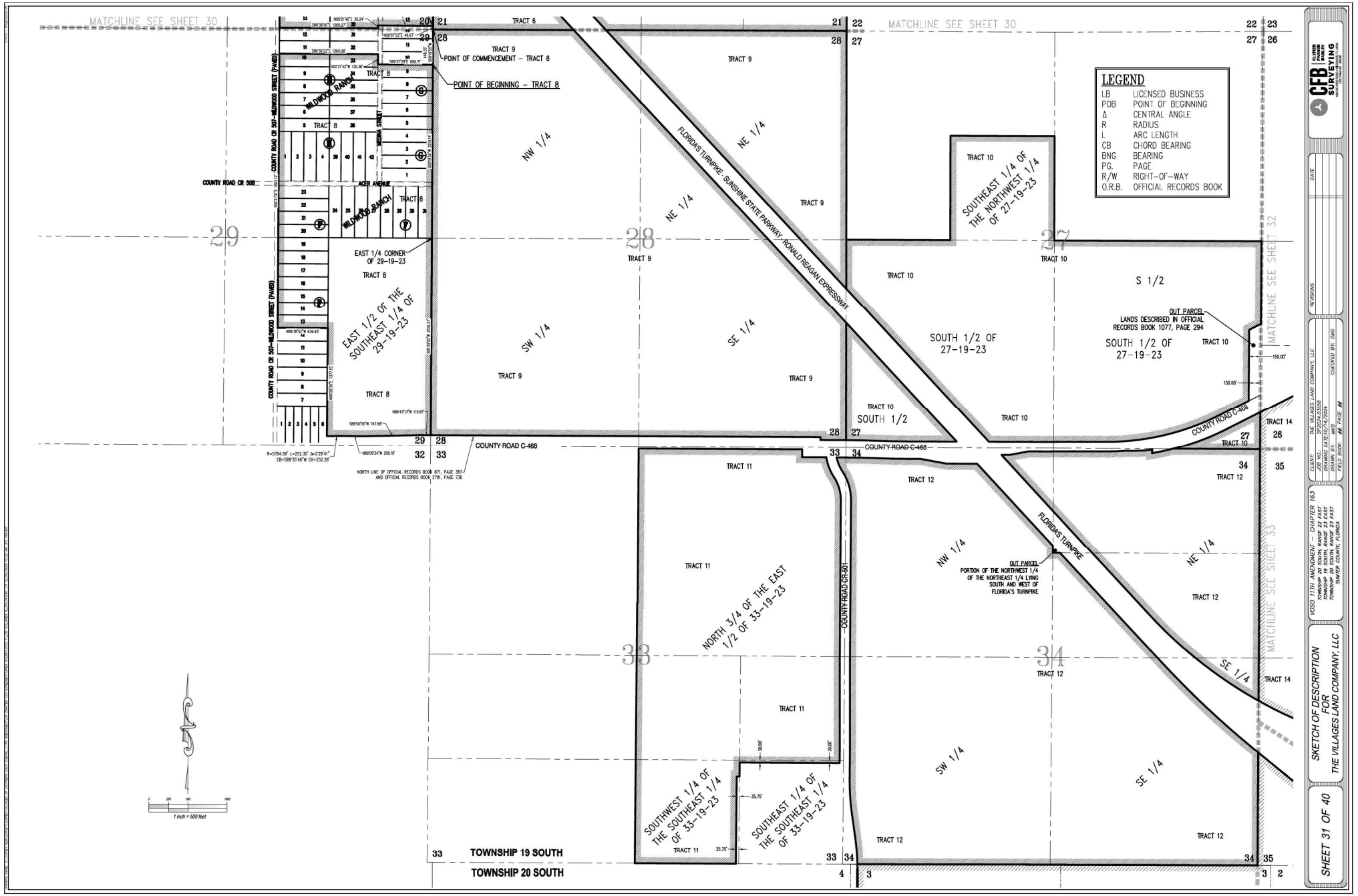
A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MA



SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 30 OF 40



CFB CLYMER FLOYD BARRY SURVEYING

DATE

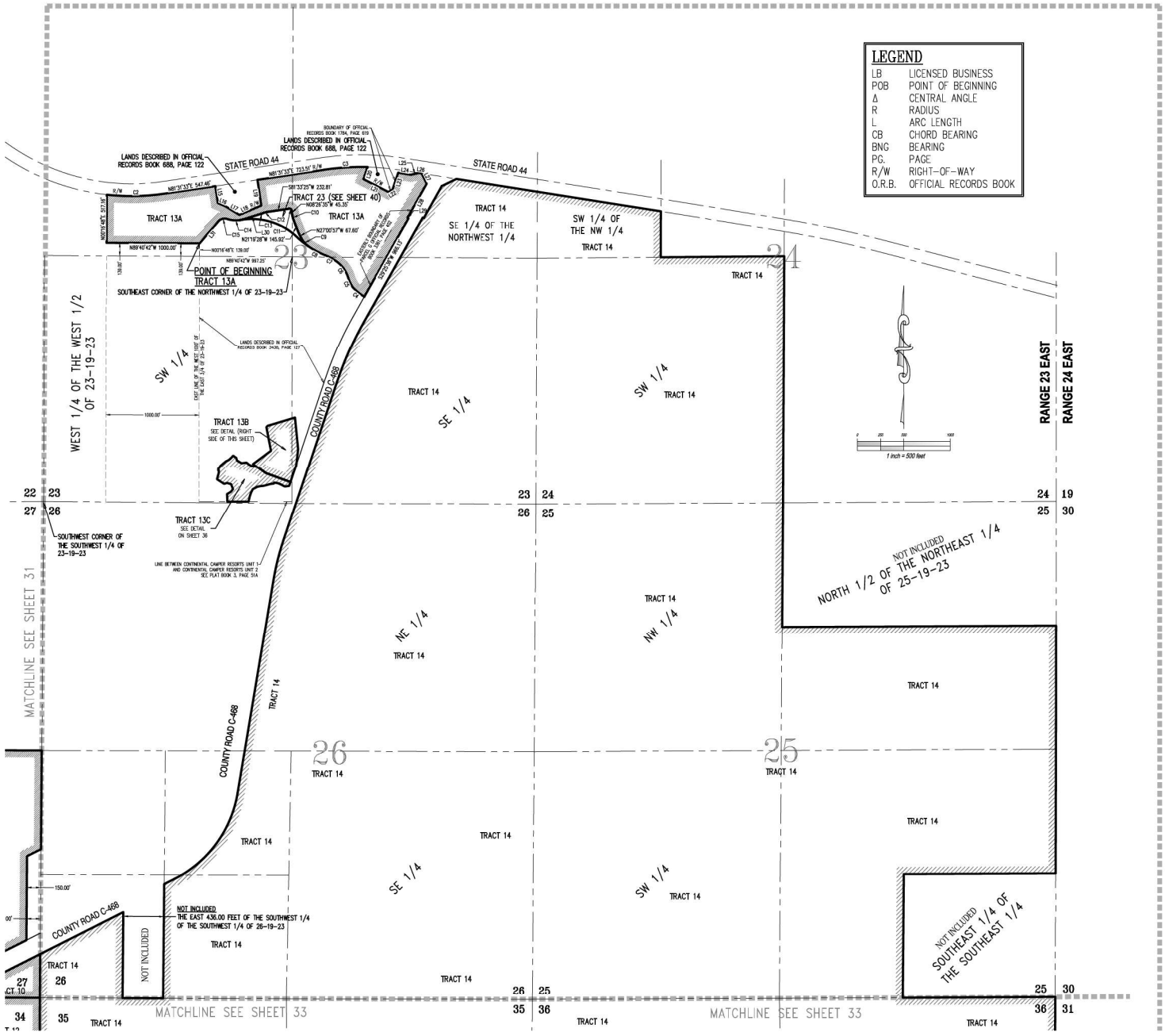
REVISIONS

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB #: 23-0108
DRAWING DATE: 10/14/2024
DRAWN BY: MKB
FIELD BOOK: ## PAGE: ##
CHECKED BY: DMS

VOSO 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

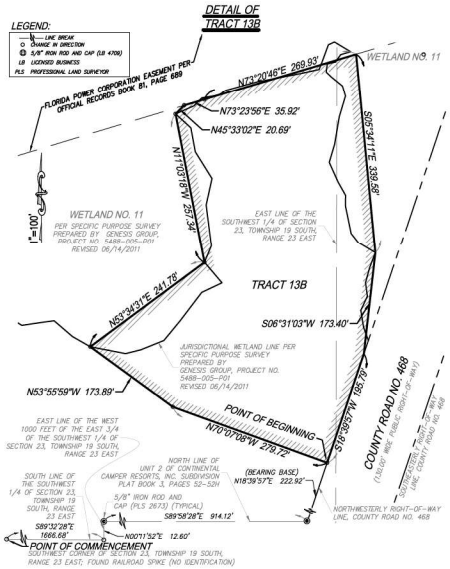
SHEET 31 OF 40



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C2	626.40'	2423.83'	14°48'25"	N88°55'46"E	624.65'
C3	468.17'	2732.78'	9°48'56"	N89°26'01"E	467.58'
C4	160.42'	605.30'	15°11'07"	N50°56'19"W	159.95'
C5	117.10'	416.45'	16°06'37"	N25°26'24"W	116.71'
C6	210.99'	330.93'	36°31'46"	N35°36'58"W	207.44'
C7	144.10'	572.69'	14°24'39"	N61°07'21"W	143.72'
C8	203.00'	944.63'	12°18'46"	N62°10'27"W	202.61'
C9	112.82'	223.89'	28°52'15"	N41°34'57"W	111.63'
C10	62.95'	280.00'	12°52'52"	N14°57'02"W	62.82'
C11	39.27'	25.00'	90°00'00"	N53°26'35"W	35.36'
C12	52.38'	220.00'	13°38'27"	S74°44'11"W	52.25'
C13	23.17'	280.00'	4°44'27"	S70°17'11"W	23.16'
C14	172.21'	288.13'	34°14'40"	S89°39'01"W	169.66'
C15	101.28'	963.83'	6° 02' 41"	S79°46'26"W	101.19'
C54	340.86'	217.00'	90°00'00"	S05°05'10"W	306.88'
C55	153.35'	283.00'	31°02'49"	N19°50'10"W	151.48'
C56	400.11'	11394.16'	2°00'43"	N88°48'00"W	400.09'
C57	392.08'	11524.16'	1°56'58"	N88°46'08"W	392.06'
C58	164.02'	75.00'	125°18'12"	S15°05'13"E	133.23'
C59	356.97'	5929.58'	3°26'57"	S55°15'19"E	356.92'

LINE TABLE		
LINE	LENGTH	BEARING
L4	284.42'	N89°58'28"W
L5	418.72'	S18°39'57"W
L6	173.40'	S6°31'03"W
L7	339.58'	S5°34'11"E
L8	269.93'	N73°20'46"E
L9	35.92'	N73°23'56"E
L10	20.69'	N45°33'02"E
L11	257.34'	N11°03'18"W
L12	241.78'	N53°34'31"E
L13	173.89'	N53°55'59"W
L14	319.93'	N16°50'44"E
L15	183.21'	S8°28'27"E
L16	90.62'	S66°38'54"E
L17	173.88'	S58°22'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	256.38'	N66°50'21"E
L19	278.00'	N8°28'27"W
L20	135.19'	S18°37'48"W
L21	301.88'	S82°40'42"E
L22	50.74'	N59°14'07"E
L23	190.28'	N18°40'04"E
L24	137.94'	S81°01'48"E
L25	88.06'	N77°16'48"E
L26	31.32'	S81°01'48"E
L27	121.61'	S25°48'03"E
L28	419.26'	S29°25'38"W
L29	12.00'	S60°34'22"E
L30	191.71'	S72°39'24"W
L31	316.94'	S40°18'40"W



VOSO 11TH AMENDMENT — CHAPTER 163
SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

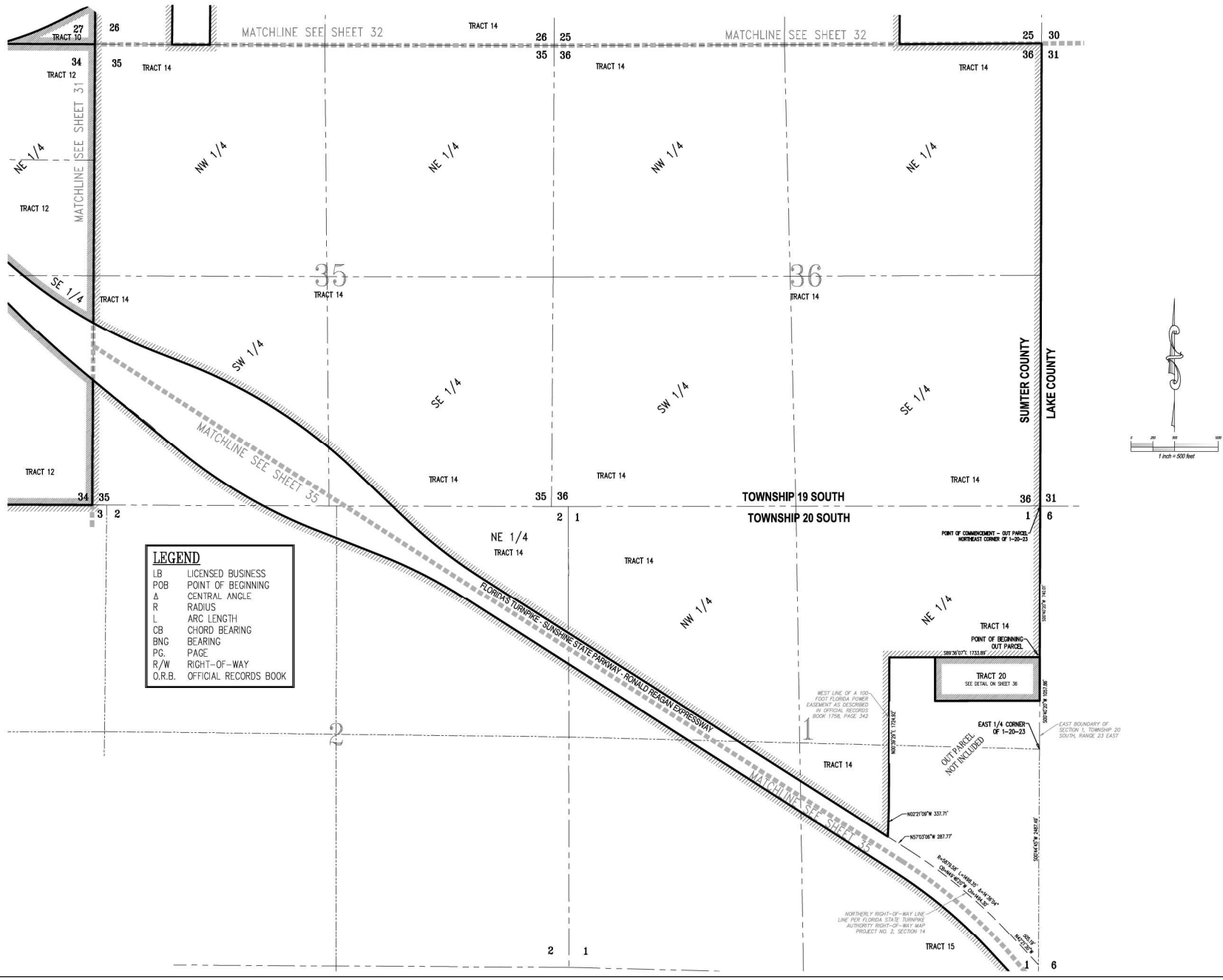
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SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 32 OF 40



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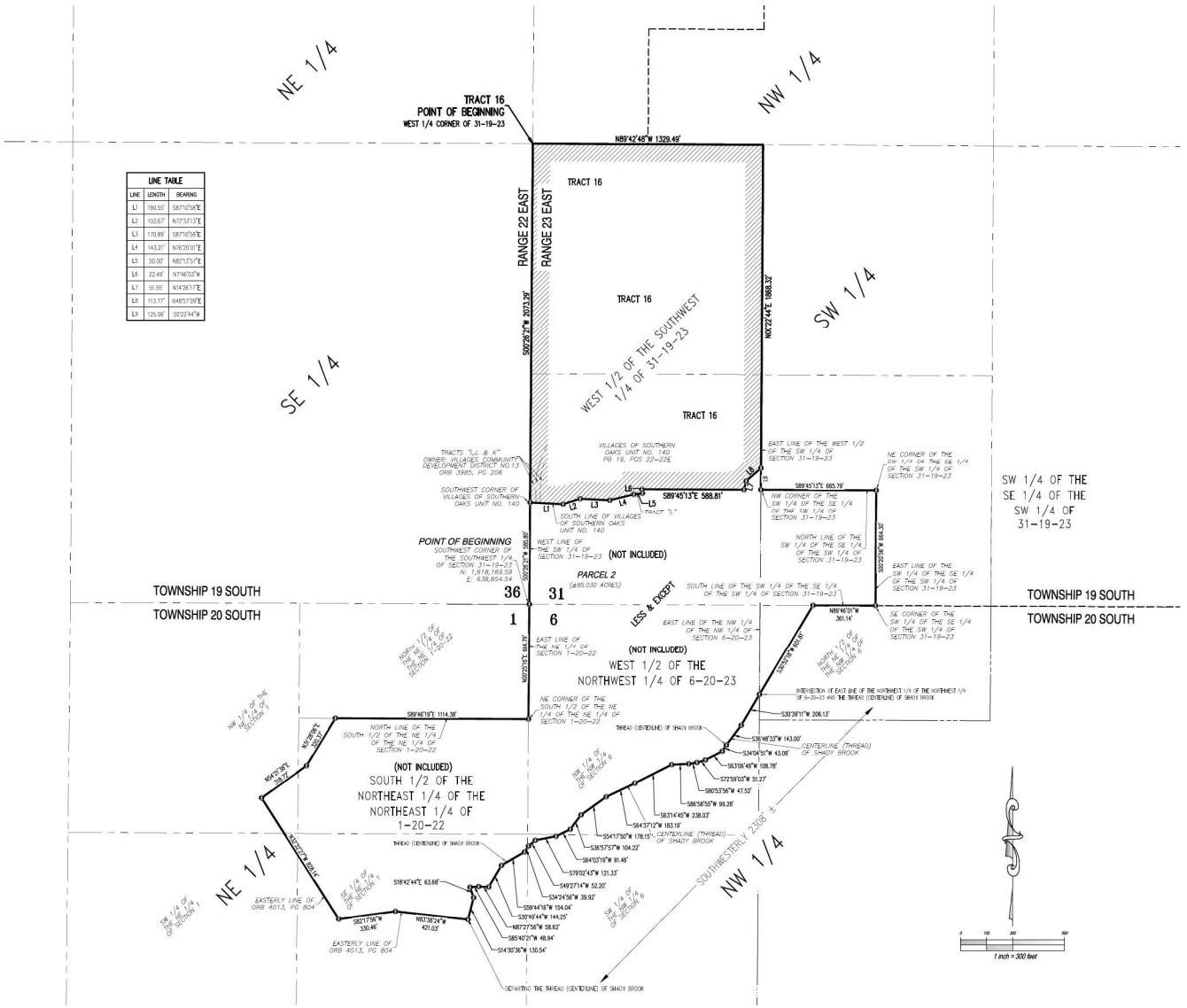
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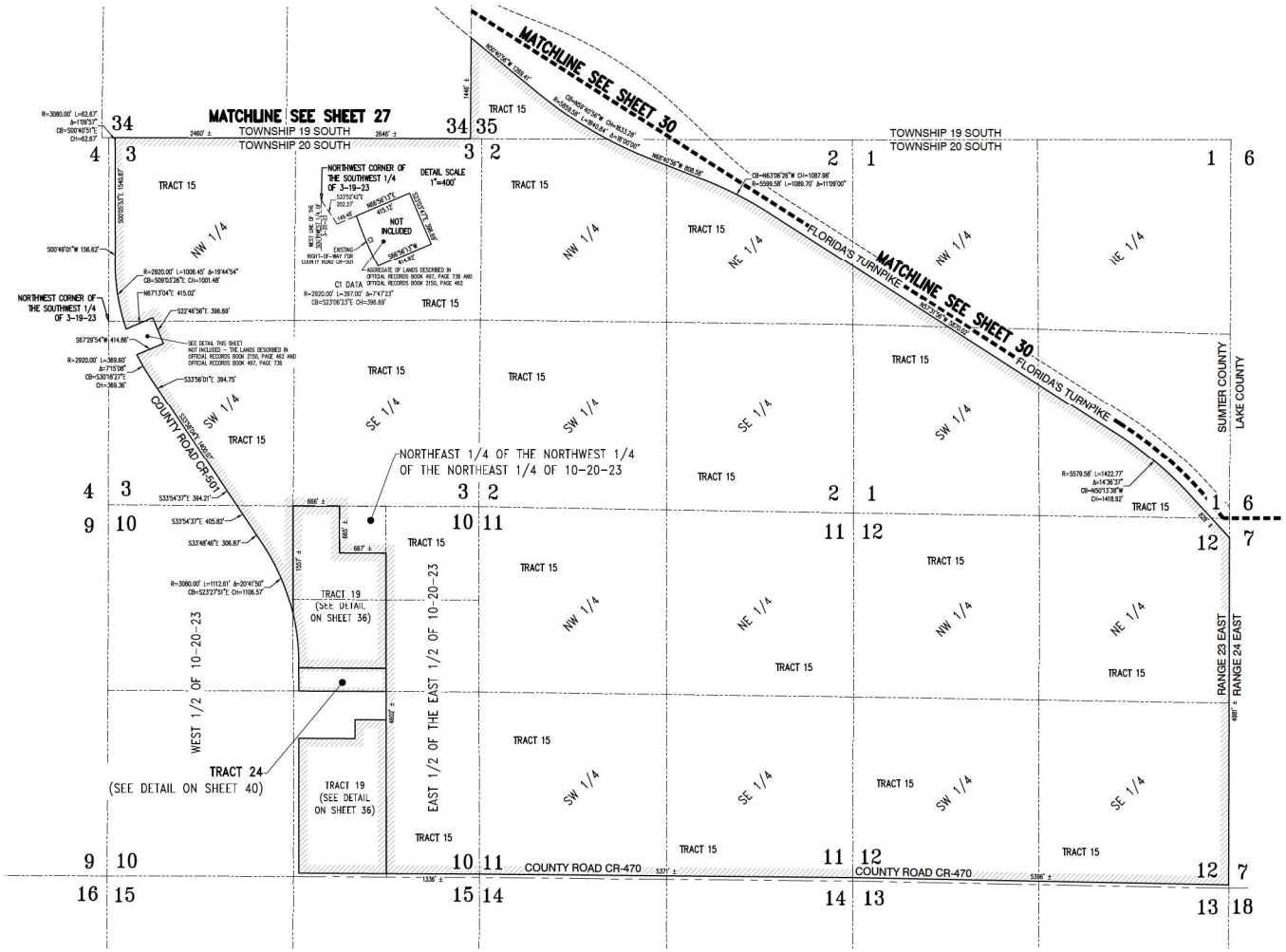
V050 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 33 OF 40



CFB CLYMER FLOYD BARRY SURVEYING
DATE
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JOB NO.: 2024-108
DRAWING DATE: 10/14/2024
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V050 11TH AMENDMENT – CHAPTER 163 TOWNSHIP 19 SOUTH, RANGE 23 EAST TOWNSHIP 20 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 34 OF 40



CFB CLYMER FLOYD BRATT SURVEYING

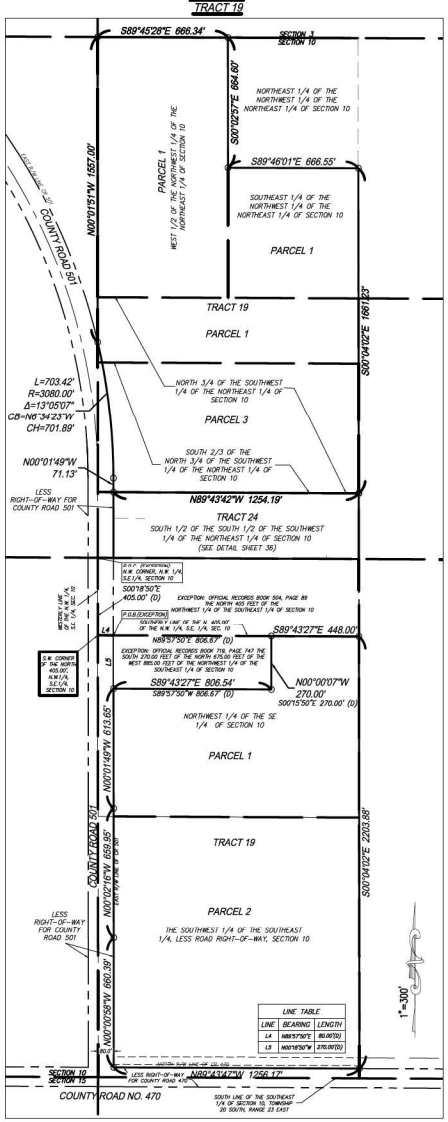
REVISIONS	DATE

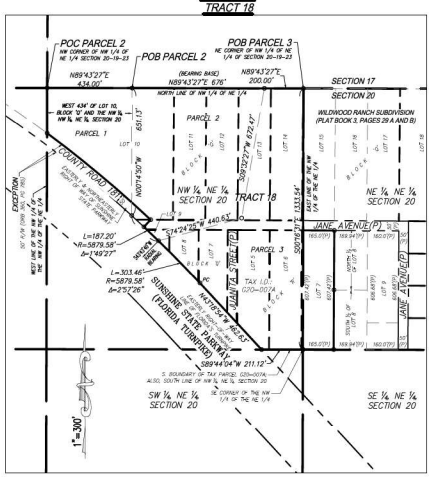
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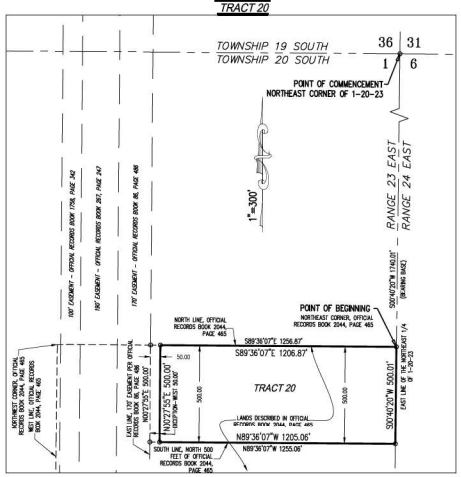
VOSD 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 24 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

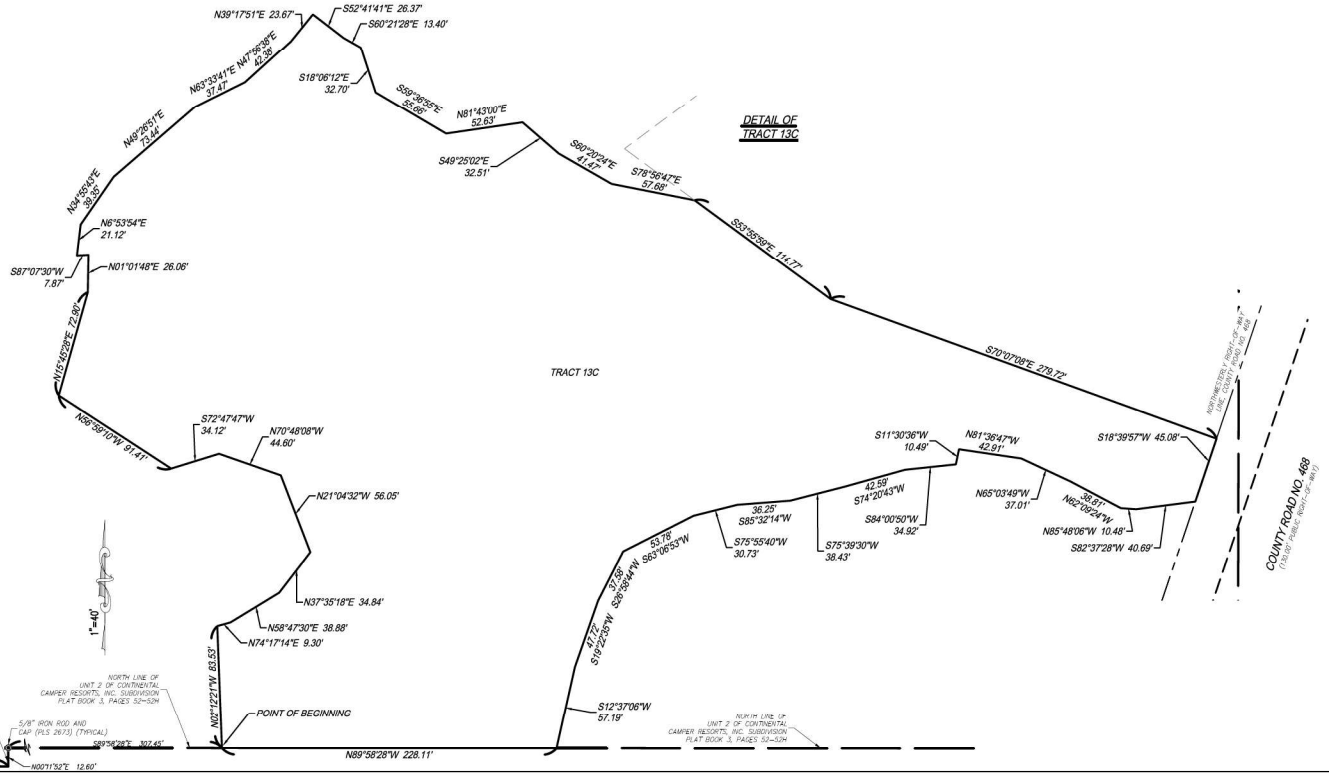
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 35 OF 40









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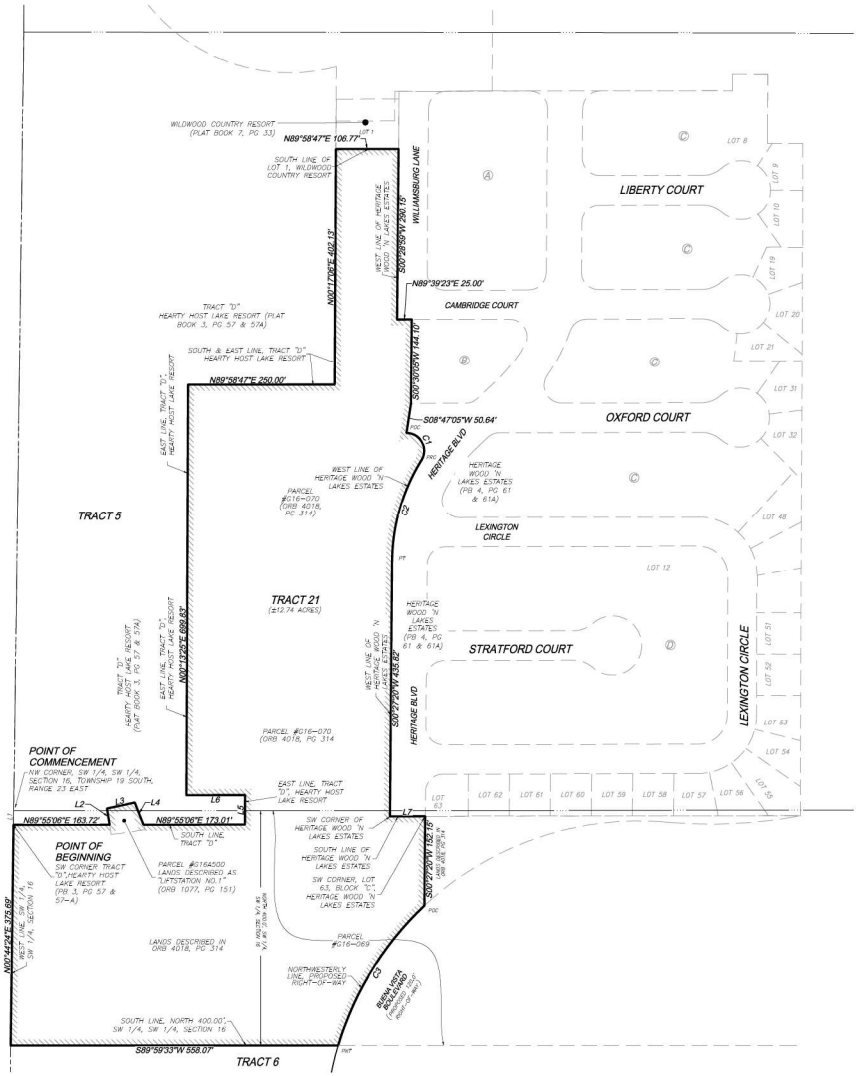
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VOID 11TH AMENDMENT — CHAPTER 163
SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 36 OF 40



LINE TABLE		
LINE	BEARING	LENGTH
L1	S5°44'24"W	24.35'
L2	N89°03'13"W	27.93'
L3	N77°58'46"E	48.35'
L4	S21°34'47"E	40.38'
L5	N01°31'25"E	50.00'
L6	S88°35'38"W	100.00'
L7	N89°57'04"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.91'	29.96'	122°09'08"	52.46'	S25°34'37"E
C2	181.75'	330.13	031°32'07"	179.46'	S16°13'38"W
C3	283.07'	535.00	030°18'55"	279.78'	S31°44'26"W

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1800 N. DIXIE HWY. SUITE 200 WEST PALM BEACH, FLORIDA 33401 (561) 640-0820 LB#7938

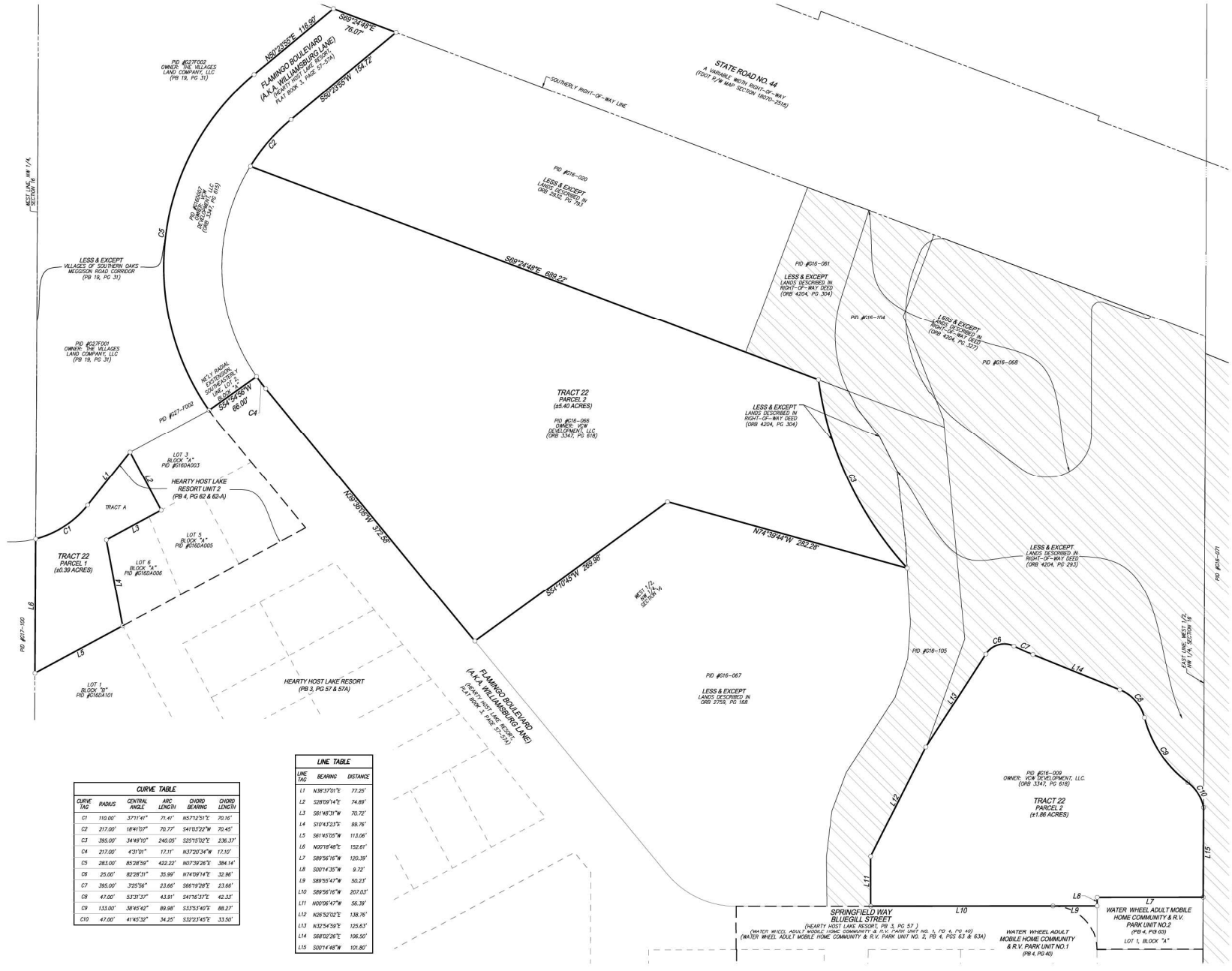
REVISIONS	DATE

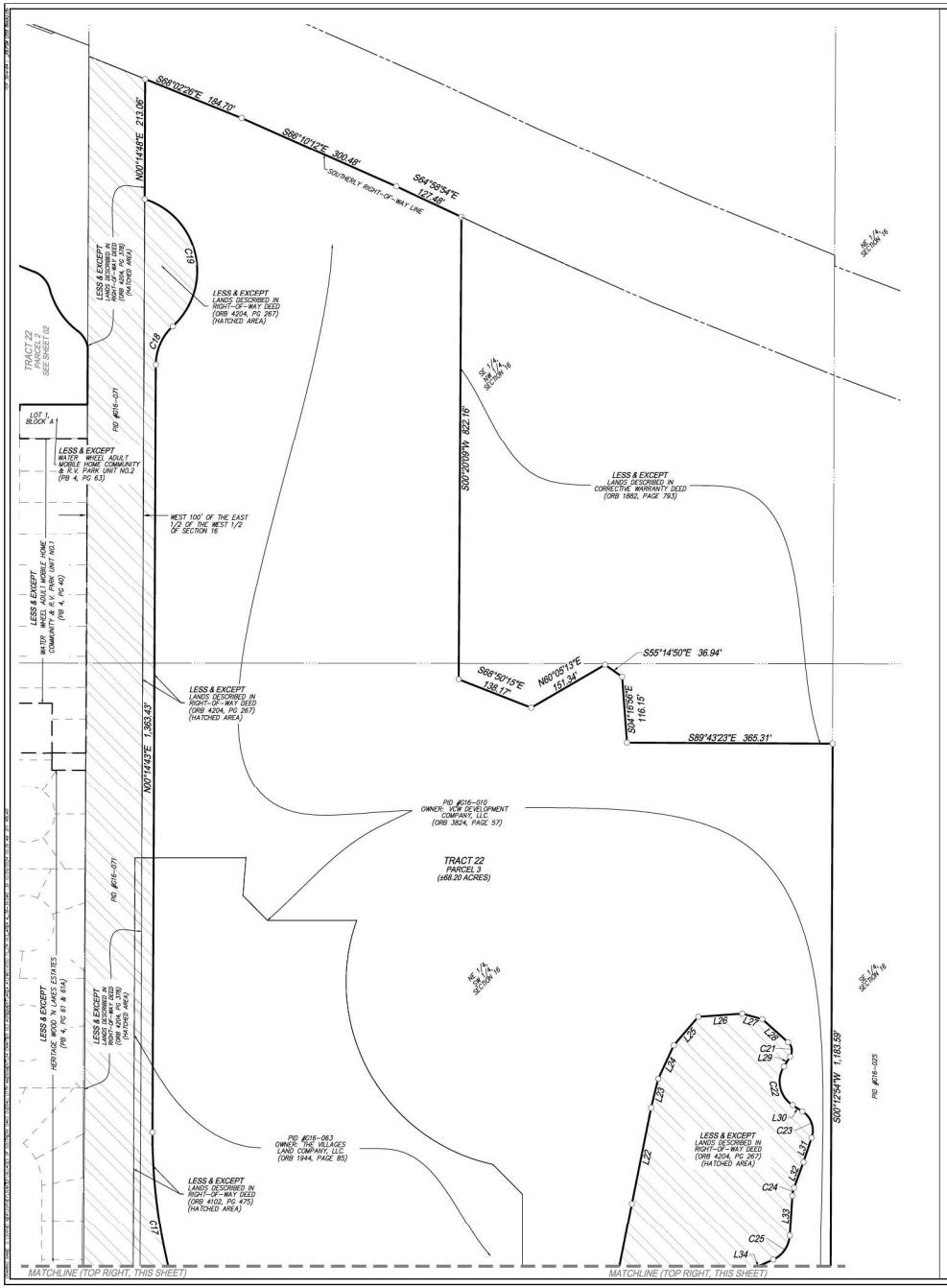
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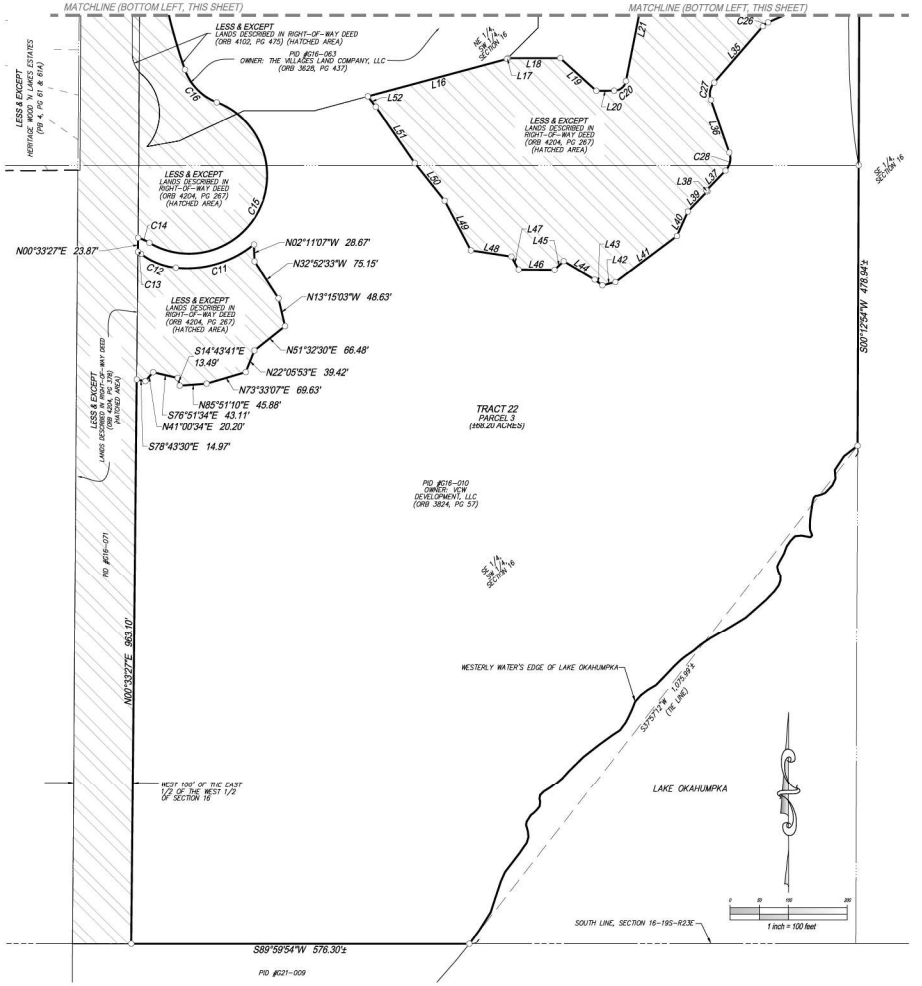
V050 11TH AMENDMENT — CHAPTER 163
LANDS IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
OKEECHOBEE COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 37 OF 40


TRACT 22
PARCEL 3
(±5.40 ACRES)
TRACT 22
PARCEL 1
(±0.39 ACRES)
TRACT 22
PARCEL 2
(±1.86 ACRES)
STATE ROAD NO. 44
A VARIABLE WIDTH RIGHT-OF-WAY
(FDOT R/W MAP SECTION 18070-2516)
SOUTHERLY RIGHT-OF-WAY LINE
FLAMINGO BOULEVARD
(A.K.A. WILLIAMSBURG LANE)
PLAT BOOK 3, PAGE 57-57A)
HEARTY HOST LAKE RESORT
(PB 3, PG 57 & 57A)
HEARTY HOST LAKE RESORT UNIT 2
(PB 4, PG 62 & 62-A)
LESS & EXCEPT
VILLAGES OF SOUTHERN OAKS
MCGIRTH ROAD CORRIDOR
(PB 19, PG 31)
LESS & EXCEPT
LANDS DESCRIBED IN
RIGHT-OF-WAY DEED
(ORB 4204, PG 304)
LESS & EXCEPT
LANDS DESCRIBED IN
RIGHT-OF-WAY DEED
(ORB 4204, PG 293)
LESS & EXCEPT
LANDS DESCRIBED IN
ORB 2752, PG 168
PID #327F002
OWNER: THE VILLAGES
LAND COMPANY, LLC
(PB 19, PG 31)
PID #327F001
OWNER: THE VILLAGES
LAND COMPANY, LLC
(PB 19, PG 31)
PID #G16-020
PID #G16-061
PID #G16-065
OWNER: VCW
DEVELOPMENT, LLC
(ORB 3347, PG 618)
PID #G16-067
PID #G16-068
PID #G16-069
PID #G16-105
PID #G16-009
OWNER: VCW DEVELOPMENT, LLC.
(ORB 3347, PG 618)
PID #327-100
LOT 1
BLOCK "B"
PID #G160A101
LOT 3
BLOCK "A"
PID #G160A003
LOT 5
BLOCK "A"
PID #G160A005
LOT 6
BLOCK "A"
PID #G16DA006
TRACT A
SPRINGFIELD WAY
BLUEGILL STREET
(HEARTY HOST LAKE RESORT, PB 3, PG 57.)
(WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, PD 4, PG 40)
(WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, PB 4, PGS 63 & 63A)
WATER WHEEL ADULT
MOBILE HOME COMMUNITY
& R.V. PARK UNIT NO.1
(PB 4, PG 40)
L7
WATER WHEEL ADULT MOBILE
HOME COMMUNITY & R.V.
PARK UNIT NO.2
(PB 4, PG 63)
LOT 1, BLOCK "A"
N89°24'45"E 76.07'
N50°23'55"E 116.90'
S00°23'55"W 154.72'
S89°24'45"E 669.22'
S54°54'56"W 66.00'
N38°37'01"E 372.58'
S54°10'45"W 269.98'
N74°39'44"W 282.28'
1 inch = 50 feet
CURVE TABLE
CURVE TAG | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH
C1 | 110.00' | 37°11'41" | 71.41' | N57°12'51"E | 70.16'
C2 | 217.00' | 18°41'07" | 70.77' | S41°03'22"W | 70.45'
C3 | 395.00' | 34°49'10" | 240.05' | S25°15'02"E | 236.37'
C4 | 217.00' | 4°31'01" | 17.11' | N37°20'34"W | 17.10'
C5 | 283.00' | 85°28'59" | 422.22' | N07°39'28"E | 384.14'
C6 | 25.00' | 82°28'31" | 35.99' | N74°09'14"E | 32.96'
C7 | 395.00' | 3°25'56" | 23.66' | S66°19'28"E | 23.66'
C8 | 47.00' | 53°31'37" | 43.91' | S41°16'37"E | 42.33'
C9 | 133.00' | 38°45'42" | 89.98' | S33°53'40"E | 88.27'
C10 | 47.00' | 41°45'32" | 34.25' | S32°23'45"E | 33.50'
LINE TABLE
LINE TAG | BEARING | DISTANCE
L1 | N38°37'01"E | 77.25'
L2 | S28°09'14"E | 74.89'
L3 | S61°48'31"W | 70.72'
L4 | S10°43'23"E | 99.76'
L5 | S61°45'05"W | 113.06'
L6 | N00°18'48"E | 152.61'
L7 | S89°56'16"W | 120.39'
L8 | S00°14'35"W | 9.72'
L9 | S89°55'47"W | 50.23'
L10 | S89°56'16"W | 207.03'
L11 | N00°06'47"W | 56.39'
L12 | N26°52'02"E | 138.76'
L13 | N32°54'59"E | 125.63'
L14 | S68°02'26"E | 106.50'
L15 | S00°14'48"W | 101.80'
CFB CLYMER FLOYD BARRY SURVEYING
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 38 OF 40
VOSO 11TH AMENDMENT — CHAPTER 163
SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
CLIENT: THE VILLAGES LAND COMPANY, LLC
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LINE TABLE		
LINE TAG	BEARING	DISTANCE
L16	S75°00'00"W	245.80'
L17	S45°00'00"W	2.07'
L18	N90°00'00"W	89.35'
L19	N47°53'02"W	82.86'
L20	S89°47'09"W	30.37'
L21	S11°15'43"W	227.70'
L22	S11°20'11"W	173.69'
L23	S13°40'27"W	53.30'
L24	S25°03'49"W	65.47'
L25	S40°40'39"W	66.38'
L26	S85°55'00"W	78.64'
L27	N74°31'39"W	36.73'
L28	N48°22'11"W	61.28'
L29	N32°19'43"E	20.51'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L30	N57°33'40"W	20.58'
L31	N18°39'01"E	45.42'
L32	N20°03'10"E	48.56'
L33	N03°45'11"E	72.62'
L34	N66°00'00"E	58.22'
L35	N40°56'32"E	126.64'
L36	N19°19'19"W	95.08'
L37	N43°58'19"E	46.64'
L38	N47°53'02"W	2.00'
L39	N43°58'19"E	47.77'
L40	N23°58'33"E	45.56'
L41	N53°09'00"E	131.06'
L42	N75°39'12"E	22.99'
L43	S52°55'35"E	16.40'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L44	S59°10'01"E	61.45'
L45	N46°35'01"E	21.57'
L46	S89°38'42"E	61.17'
L47	S29°11'01"E	25.53'
L48	S81°18'00"E	69.68'
L49	S27°54'12"E	95.56'
L50	S38°29'09"E	81.80'
L51	S34°45'19"E	116.38'
L52	S37°58'51"E	22.65'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	181.20'	45°04'41"	142.56'	S73°25'57"W	138.92'
C12	117.56'	31°27'04"	64.53'	N66°18'11"W	63.72'
C13	66.40'	5°31'20"	6.40'	N55°20'19"W	6.40'
C14	92.00'	13°08'59"	21.11'	S66°04'30"E	21.07'
C15	133.00'	189°42'36"	440.37'	N25°38'42"E	265.05'
C16	92.00'	49°56'41"	80.20'	N44°14'16"W	77.68'
C17	990.00'	19°30'38"	337.12'	N09°30'36"W	335.49'
C18	92.00'	47°30'30"	76.28'	N23°59'58"E	74.12'
C19	133.00'	120°27'19"	278.61'	N12°28'27"W	230.89'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	20.50'	78°31'27"	28.10'	S50°31'26"W	25.95'
C21	20.00'	80°41'54"	28.17'	N08°01'14"W	25.90'
C22	50.00'	89°53'24"	78.44'	N12°36'58"W	70.64'
C23	40.00'	76°12'41"	53.21'	N19°27'20"W	49.37'
C24	50.00'	161°7'59"	14.22'	N11°54'1"E	14.18'
C25	50.00'	62°14'49"	54.32'	N34°52'36"E	51.69'
C26	25.00'	25°03'28"	10.93'	N53°28'16"E	10.85'
C27	30.00'	60°15'52"	31.55'	N10°48'36"E	30.12'
C28	30.00'	63°17'39"	33.14'	N12°19'30"E	31.48'

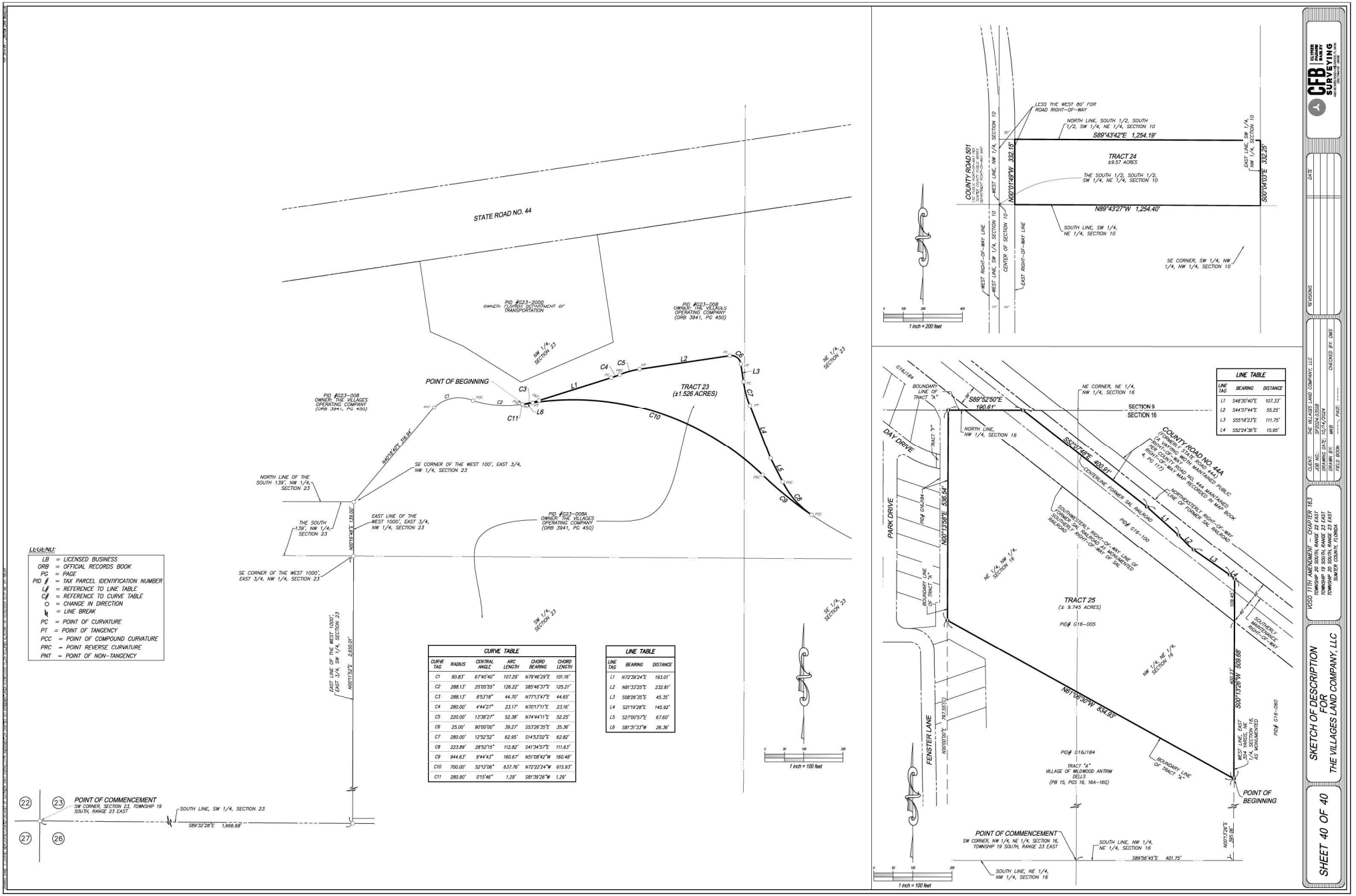
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V050 11th AMENDMENT — CHAPTER 163
SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 39 OF 40



LEGEND:

LB	= LICENSED BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PID #	= TAX PARCEL IDENTIFICATION NUMBER
L#	= REFERENCE TO LINE TABLE
C#	= REFERENCE TO CURVE TABLE
○	= CHANGE IN DIRECTION
	= LINE BREAK
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PCC	= POINT OF COMPOUND CURVATURE
PRC	= POINT REVERSE CURVATURE
PNT	= POINT OF NON-TANGENCY

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.83'	67°40'40"	107.29'	N79°46'29"E	101.16'
C2	288.13'	25°05'55"	126.22'	S85°46'37"E	125.21'
C3	288.13'	8°53'18"	44.70'	N77°13'47"E	44.65'
C4	280.00'	4°44'27"	23.17'	N70°17'11"E	23.16'
C5	220.00'	13°38'27"	52.38'	N74°44'11"E	52.25'
C6	25.00'	90°00'00"	39.27'	S53°26'35"E	35.36'
C7	280.00'	12°52'52"	62.95'	S14°53'02"E	62.82'
C8	223.89'	28°52'15"	112.82'	S41°34'57"E	111.63'
C9	944.63'	9°44'43"	160.67'	N51°08'42"W	160.48'
C10	700.00'	52°12'06"	637.76'	N72°22'24"W	615.93'
C11	280.90'	0°15'46"	1.29'	S81°39'26"W	1.29'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N72°39'24"E	193.01'
L2	N81°33'25"E	232.81'
L3	S08°26'35"E	45.35'
L4	S21°19'28"E	145.92'
L5	S27°00'57"E	67.60'
L6	S81°31'33"W	26.36'

CFB CLYMER FLOYD BARRY SURVEYING
CERTIFICATE OF AUTHORIZATION LB 7809

CLIENT:	THE VILLAGES LAND COMPANY, LLC
JOB NO.:	24-01-0088
DRAWING DATE:	10/24/2024
DRAWN BY:	MRB
CHECKED BY:	DMS
FIELD BOOK:	----, PAGES: ----

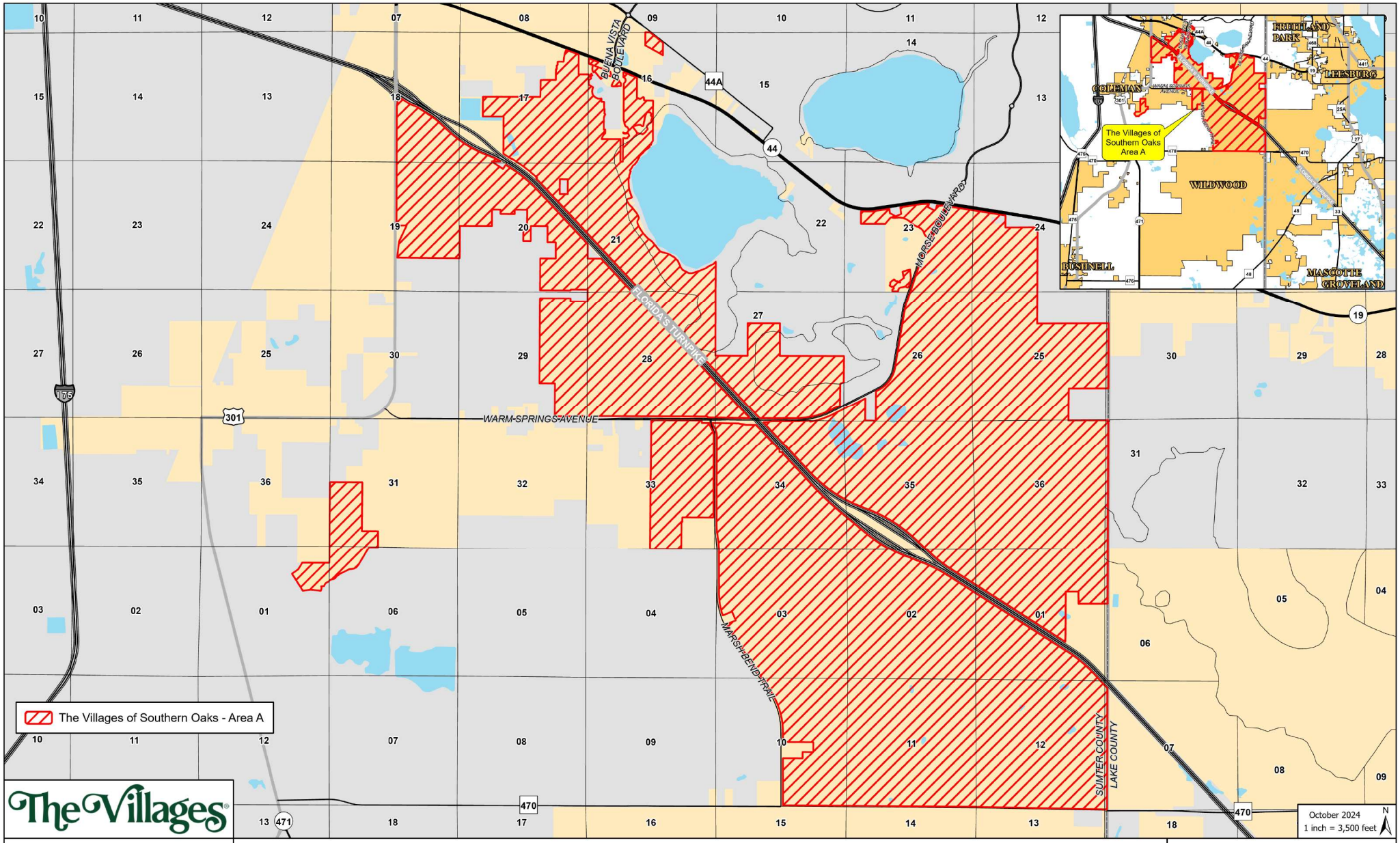
REVISIONS

DATE

VOSO 11TH AMENDMENT - CHAPTER 163
SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 40 OF 40



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THE VILLAGES OF SOUTHERN OAKS AREA B
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area B Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area B is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.**; and

WHEREAS, this Agreement is solely for Area B with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area B and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area B was adopted on September 23, 2019 and a subsequent amendment adopted on February 24, 2020, October 12, 2020, March 22, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA B PROJECT ENTITLEMENTS

LAND USE	**APPROVED DEVELOPMENT**
RESIDENTIAL	**18,413 DWELLING UNITS (Age Restricted)**
NON-RESIDENTIAL	**2,315,000 SQUARE FEET OF COMMERCIAL/OFFICE** **110,000 SQUARE FEET OF OFFICE/GOVERNMENT**

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area B. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without

Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area B to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the

Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,125 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record

drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be completed at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the

resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. NO CONSENT OF PROPERTY OWNERS REQUIRED. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to

cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

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

_____
(Witness Signature)

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

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area B Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area B Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications
Exhibit 10	Development Permitting

EXHIBIT 1

AREA B LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA B LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA B – AMENDED AND RESTATED
(CONTAINING ±8,378.46 ACRES)

TRACT 1:

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD 470 RIGHT OF WAY.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.

TOGETHER WITH:

ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.TRACT 2:

PARCEL 1:

ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:

THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE, THENCE NORTH 89°48'17" WEST 1607.46 FEET, TO A CONCRETE

MONUMENT, THENCE NORTH 01°16'52" WEST 969.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1, THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 662.38 FEET, THENCE SOUTH 07°50'34" EAST 94.87 FEET, THENCE SOUTH 60°54'12" WEST 597.97 FEET, THENCE SOUTH 66°52'27" WEST 184.59 FEET, THENCE SOUTH 78°41'22" WEST 135.40 FEET, THENCE NORTH 53°45'08" WEST 100.94 FEET, THENCE NORTH 31°26'21" WEST 464.31 FEET, THENCE NORTH 03°04'03" WEST 526.98 FEET, THENCE SOUTH 89°48'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 0°03'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 22°51'09" WEST, A DISTANCE

OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 15°12'47" WEST, A DISTANCE OF 186.06 FEET; 4) THENCE RUN NORTH 1°35'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 2°11'35" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 1°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 2°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1339.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 26°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 26°01'44" WEST, A DISTANCE OF 906.86 FEET; 16) THENCE RUN NORTH 26°14'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°51'05" WEST, A DISTANCE OF 924.25 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 954.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°00'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 449.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 94.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 88°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 75°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.93 FEET; 48) THENCE RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCE RUN NORTH 58°55'47" WEST, A DISTANCE OF 78.56 FEET; 60) THENCE RUN SOUTH 51°21'35" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56"

WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN NORTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 28.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 51°37'51" WEST, A DISTANCE OF 175.99 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 99.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'36" WEST, A DISTANCE OF 55.96 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 8°00'29" WEST, A DISTANCE OF 125.66 FEET; 85) THENCE RUN NORTH 50°23'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 31°03'41" EAST, A DISTANCE OF 38.79 FEET; 87) THENCE RUN NORTH 4°13'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 43°58'43" WEST, A DISTANCE OF 56.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°13'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 55.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 18°55'25" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 31°09'45" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 71°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°37'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 66°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN

SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'55" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°44'14" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 30°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°21'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 6°11'39" WEST, A DISTANCE OF 112.62 FEET; 137) THENCE RUN NORTH 52°24'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 59.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 33.17 FEET; 142) THENCE RUN NORTH 86°36'10" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 49°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 66°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°15'31" EAST, A DISTANCE OF 20.76 FEET; 150) THENCE RUN SOUTH 87°21'34" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 45°16'08" WEST, A DISTANCE OF 107.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.98 FEET; 153) THENCE RUN SOUTH 66°20'51" WEST, A DISTANCE OF 13.56 FEET; 154) THENCE RUN NORTH 52°17'22" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 0°59'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'49" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.32 FEET; 165) THENCE RUN NORTH 61°34'26" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 30°29'54" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°43'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" WEST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 15.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 5°56'39" EAST, A DISTANCE OF 87.83 FEET; 179) THENCE RUN SOUTH 44°09'06" WEST, A DISTANCE OF 32.67 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58"

WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" WEST, A DISTANCE OF 44.07 FEET; 188) THENCE RUN NORTH 67°59'12" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 65.13 FEET; 190) THENCE RUN NORTH 23°27'16" WEST, A DISTANCE OF 60.38 FEET; 191) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°29'28" WEST, A DISTANCE OF 38.42 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.24 FEET; 198) THENCE RUN NORTH 8°36'07" WEST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 0°05'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601); THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'59" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 0°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°31'38" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE

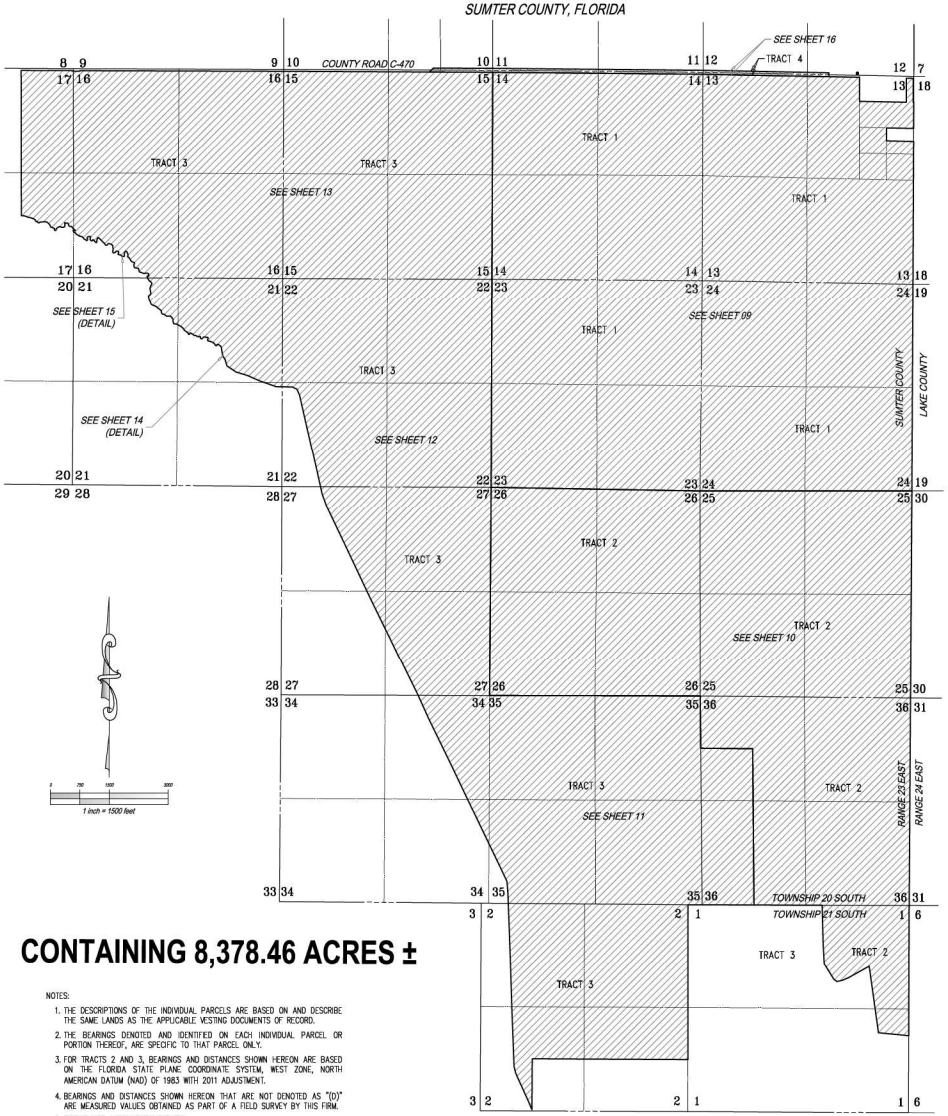
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'43" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'05" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1615.44 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL PARKWAY (A 100 FOOT WIDE PROPOSED RIGHT-OF-WAY), SAID POINT BEING A POINT ON A 2823.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°35'20" EAST AND A CHORD LENGTH OF 142.22 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'12", AN ARC DISTANCE OF 142.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1514.39 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 5371.03 FEET; 3) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3223.53 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT - CHAPTER 163
AREA B - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



CONTAINING 8,378.46 ACRES ±

NOTES:

1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY.
3. FOR TRACTS 2 AND 3, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. BEARINGS AND DISTANCES SHOWN HEREON THAT ARE NOT DENOTED AS "(D)" ARE MEASURED VALUES OBTAINED AS PART OF A FIELD SURVEY BY THIS FIRM.
5. THIS IS NOT A BOUNDARY SURVEY.
6. EASEMENTS ARE NOT SHOWN.

LEGAL DESCRIPTION:

TRACT 1:

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS:
COUNTY ROAD 470 RIGHT OF WAY.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.
TOGETHER WITH:
ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.
TOGETHER WITH:
ALL OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 2:

PARCEL 1:
ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:
THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°16'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE; THENCE NORTH 89°46'17" WEST 1607.46 FEET, TO A CONCRETE MONUMENT; THENCE NORTH 01°16'52" WEST 869.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1; THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°16'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 662.38 FEET; THENCE SOUTH 07°50'24" EAST 94.87 FEET; THENCE SOUTH 60°54'12" WEST 597.97 FEET; THENCE SOUTH 66°52'27" WEST 184.59 FEET; THENCE SOUTH 78°41'22" WEST 135.40 FEET; THENCE NORTH 53°45'08" WEST 100.94 FEET; THENCE NORTH 31°26'21" WEST 464.31 FEET; THENCE NORTH 03°04'03" WEST 536.98 FEET; THENCE SOUTH 89°46'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.
AND TOGETHER WITH:
BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

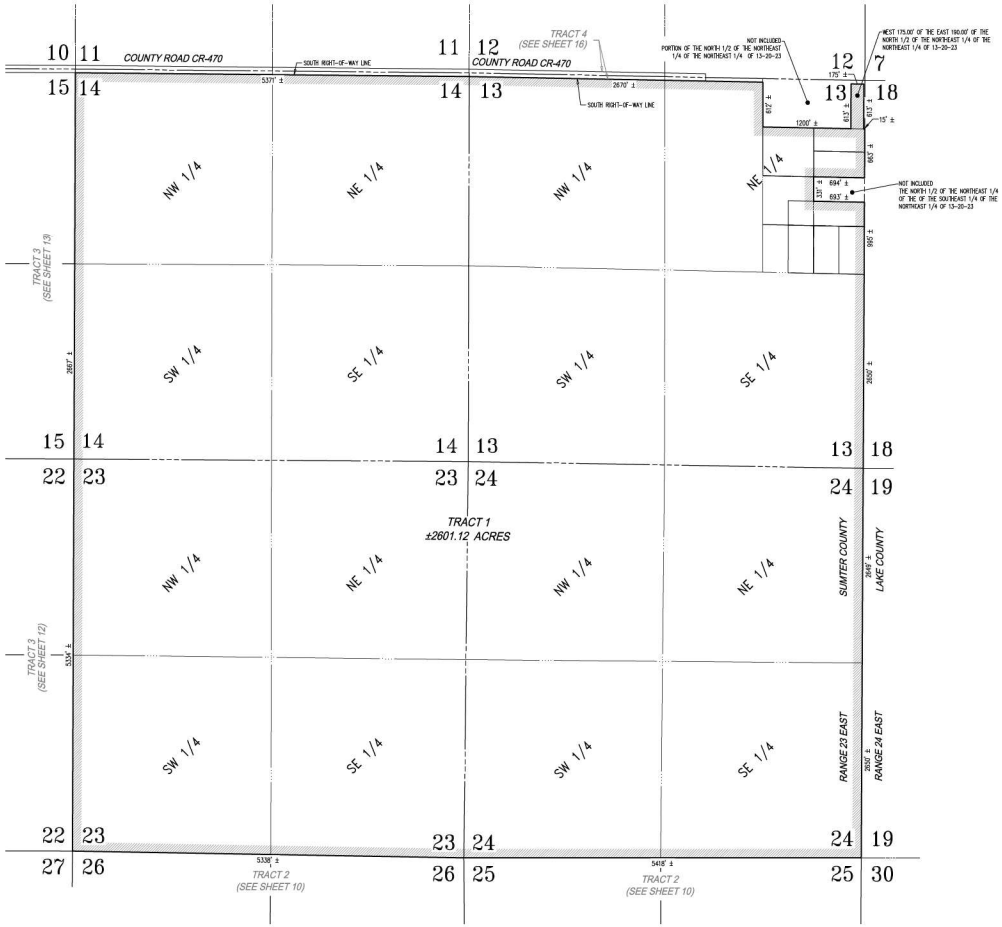
ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 01°03'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°03'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1291.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 32°59'09" WEST, A DISTANCE OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 13°12'47" WEST, A DISTANCE OF 596.06 FEET; 4) THENCE RUN NORTH 11°53'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 21°13'51" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 19°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 21°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1139.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 28°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 28°01'44" WEST, A DISTANCE OF 806.86 FEET; 16) THENCE RUN NORTH 26°47'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°01'05" WEST, A DISTANCE OF 824.20 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 904.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°07'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 448.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 94.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 89°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 75°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.83 FEET; 48) THENCE RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCE RUN SOUTH 58°55'47" WEST, A DISTANCE OF 78.66 FEET; 60) THENCE RUN SOUTH 51°21'39" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56" WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN NORTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 38.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 01°37'51" WEST, A DISTANCE OF 175.89 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 99.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'38" WEST, A DISTANCE OF 55.86 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 0°00'29" WEST, A DISTANCE OF 185.86 FEET; 85) THENCE RUN NORTH 30°03'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 39°03'41" EAST, A DISTANCE OF 36.79 FEET; 87) THENCE RUN NORTH 41°37'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 4°58'43" WEST, A DISTANCE OF 58.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°37'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 53.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 19°29'14" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 15°09'56" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 7°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°37'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 66°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'35" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°47'41" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 39°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°21'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 61°17'39" WEST, A DISTANCE OF 112.82 FEET; 137) THENCE RUN NORTH 52°34'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 58.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 23.17 FEET; 142) THENCE RUN NORTH 81°36'16" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 40°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 68°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°03'31" EAST, A DISTANCE OF 25.78 FEET; 150) THENCE RUN SOUTH 9°21'24" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 40°10'08" WEST, A DISTANCE OF 101.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.90 FEET; 153) THENCE RUN SOUTH 89°20'51" WEST, A DISTANCE OF 13.58 FEET; 154) THENCE RUN NORTH 52°17'32" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 25°07'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'48" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.35 FEET; 165) THENCE RUN NORTH 60°34'54" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 73°47'19" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°47'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 13.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 55°39'13" EAST, A DISTANCE OF 81.83 FEET; 179) THENCE RUN SOUTH 49°04'49" WEST, A DISTANCE OF 43.74 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58" WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" WEST, A DISTANCE OF 68.88 FEET; 188) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 83°27'16" WEST, A DISTANCE OF 60.38 FEET; 190) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 191) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 130.24 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°39'28" WEST, A DISTANCE OF 34.82 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.94 FEET; 198) THENCE RUN NORTH 49°45'38" WEST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 01°05'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'58" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°47'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°31'38" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'25" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1815.44 FEET TO A PO



LEGEND:

19 SECTION LABEL

0 400 800 1600

1 inch = 800 feet

SHEET 09 OF 16

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

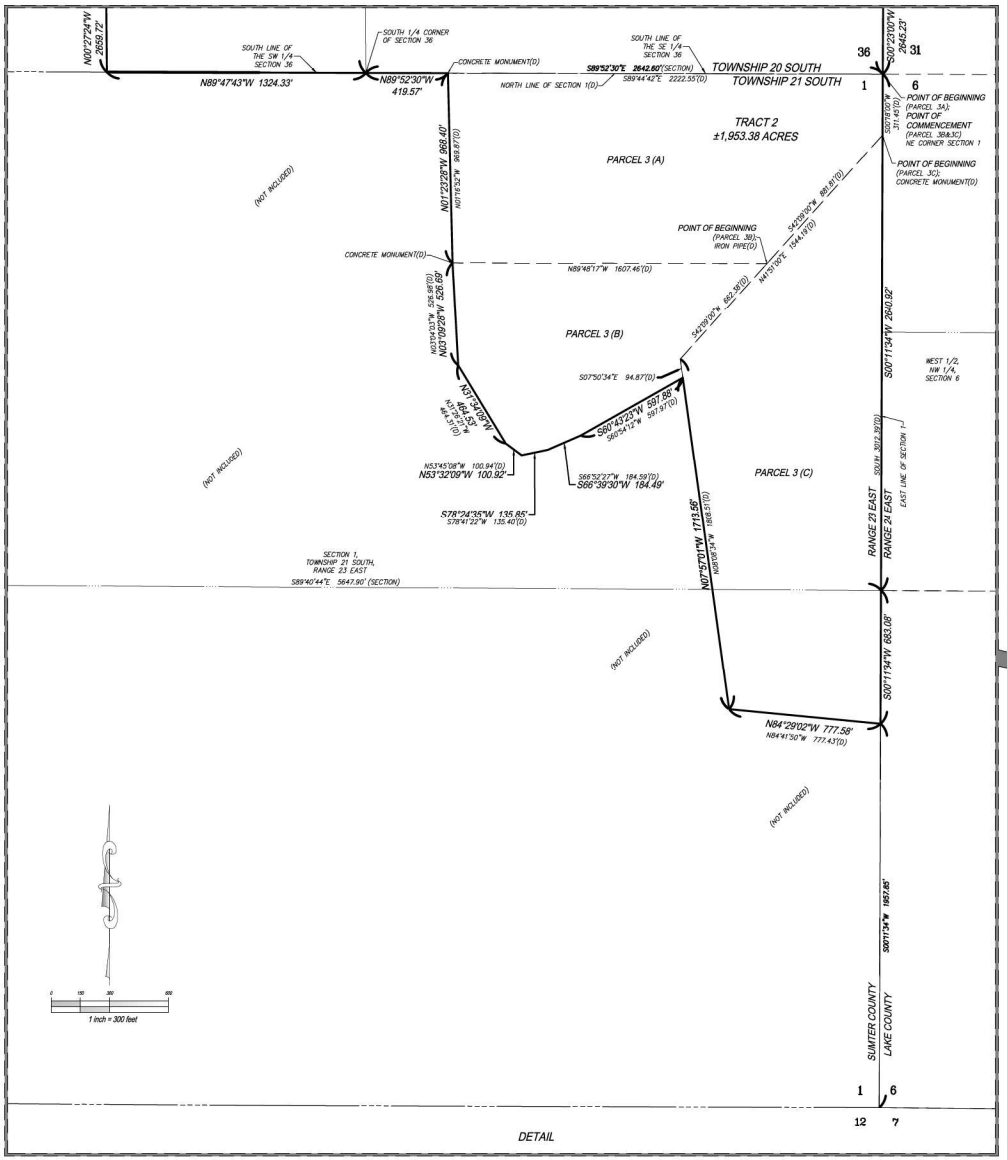
VOSS 11TH AMENDMENT - CHAPTER 163
AREA 11 - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

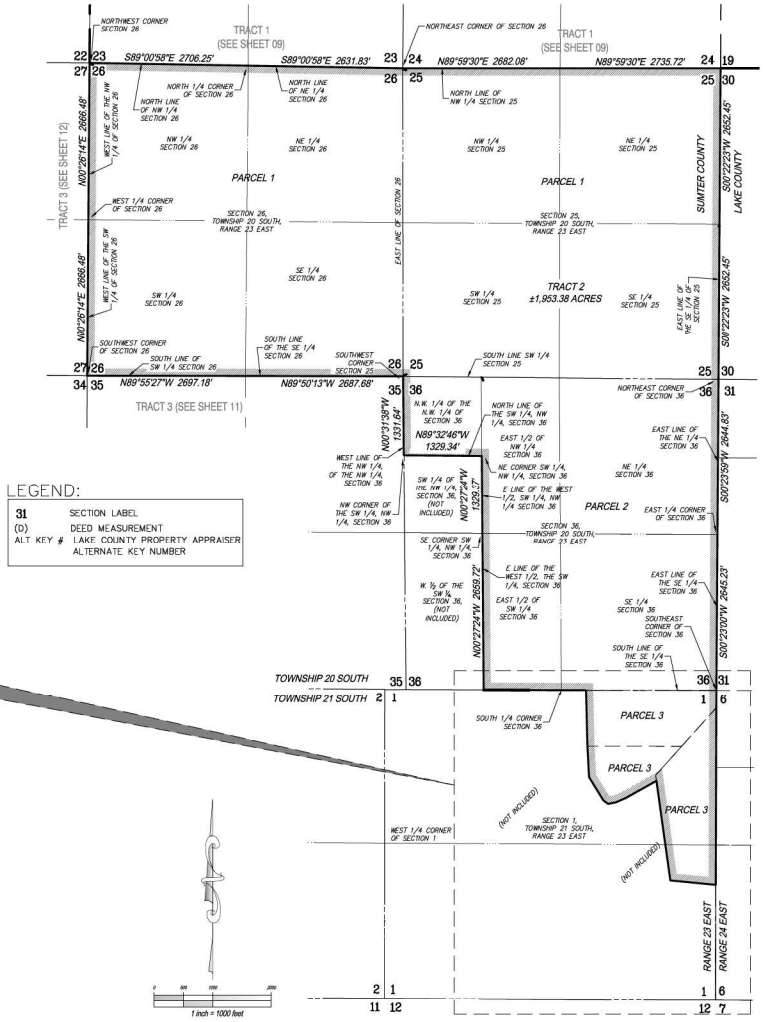
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0317.0103
DRAWING DATE: 06/25/2019
DRAWN BY: AHS
FIELD BOOK: ## PAGE: ##
CHECKED BY: JDH

REVISIONS
ADDED TRACT 3 – DMS
ADDED TRACT 4 & REVISED TRACT 1 – DMS
REVISED TRACT 1 – DMS

DATE
11/26/2019
03/29/2022
10/17/2022

CFB CLYMER FISHER BARRY SURVEYING
LB#7918





LEGEND:

31	SECTION LABEL
(D)	DEED MEASUREMENT
ALT KEY #	LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBER

CFB CLYMER FLOYD BRATT SURVEYING

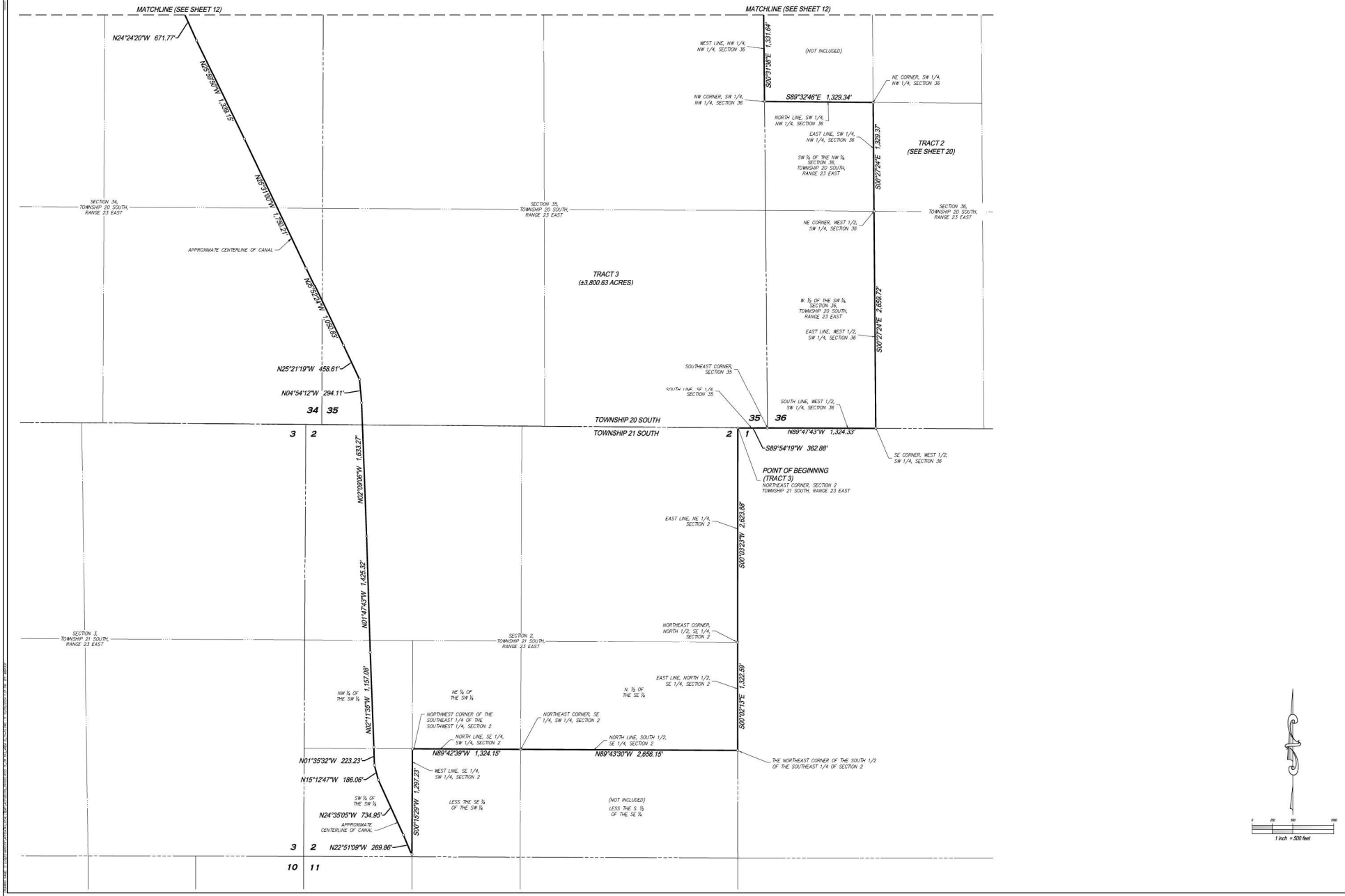
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ADDED TRACT 3 - DMS	11/26/2019
ADDED TRACT 4 & REVISED TRACT 1 - DMS	03/29/2022
REVISED TRACT 1 - DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: 2019
DRAWING DATE: 06/25/2019
DRAWN BY: JHS
FIELD BOOK: ##
DATE OF SURVEY: N/A
CHECKED BY: JSH
PAGE: ##

VOSD 11TH AMENDMENT - CHAPTER 163
AREA 1 - ADDED AND REVISED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 10 OF 16



CFB CLYMER FLOYD BARFF SURVEYING
1900 SUMTER AVENUE LEESBURG, FLORIDA 34748

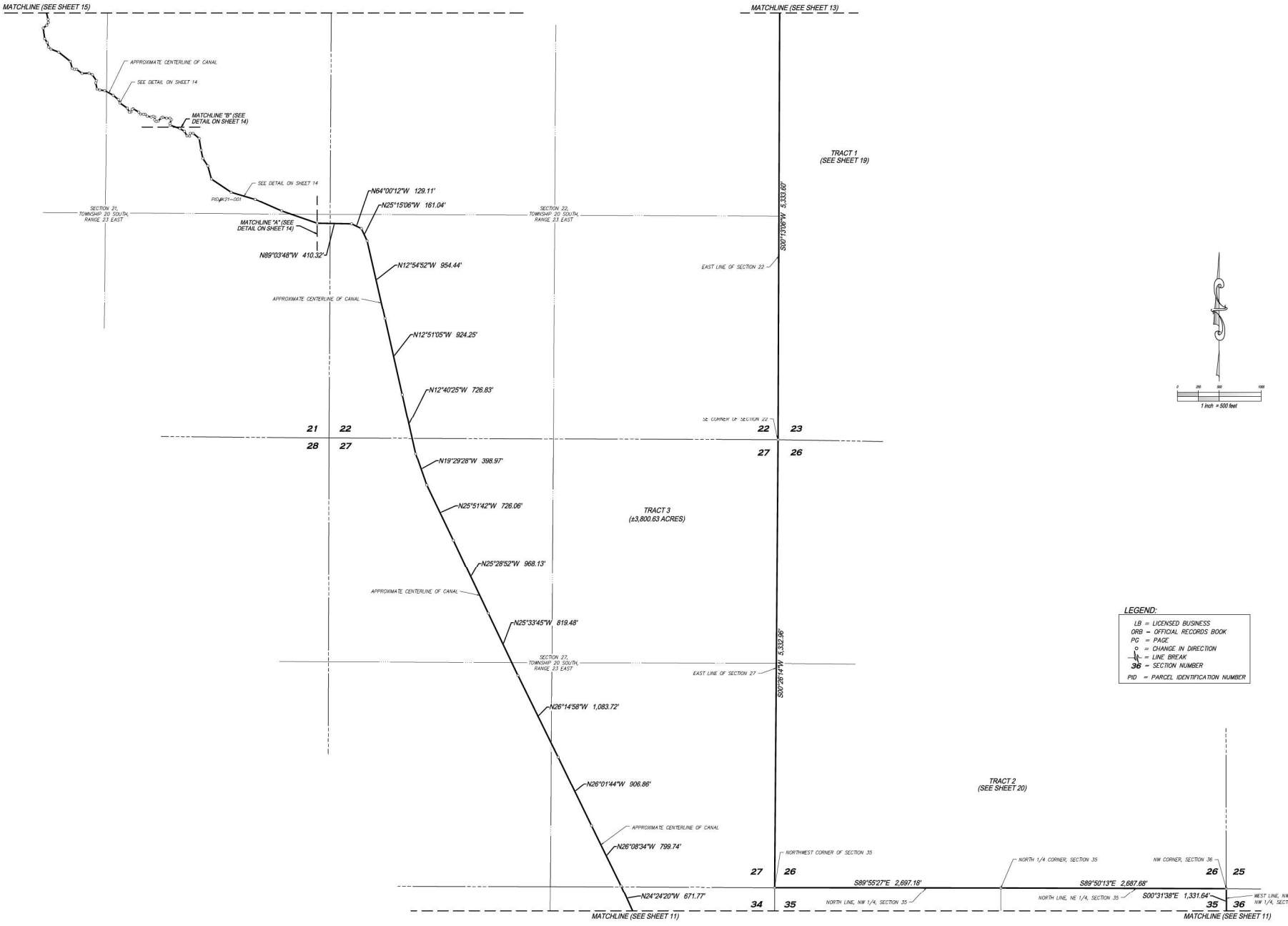
REVISIONS	DATE
ADDED TRACT 1 – DMS	11/29/2019
ADDED TRACT 4 & REVISED TRACT 1 – DMS	03/29/2022
REVISED TRACT 1 – DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 15-1-0
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOL. 118 / AMENDED CHAPTER 163 AREA 18, AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 11 OF 16



V062.118 | AMENDED CHAPTER 163 AREA, THE VILLAGES AND ADDITIONS
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY 1, FLORIDA

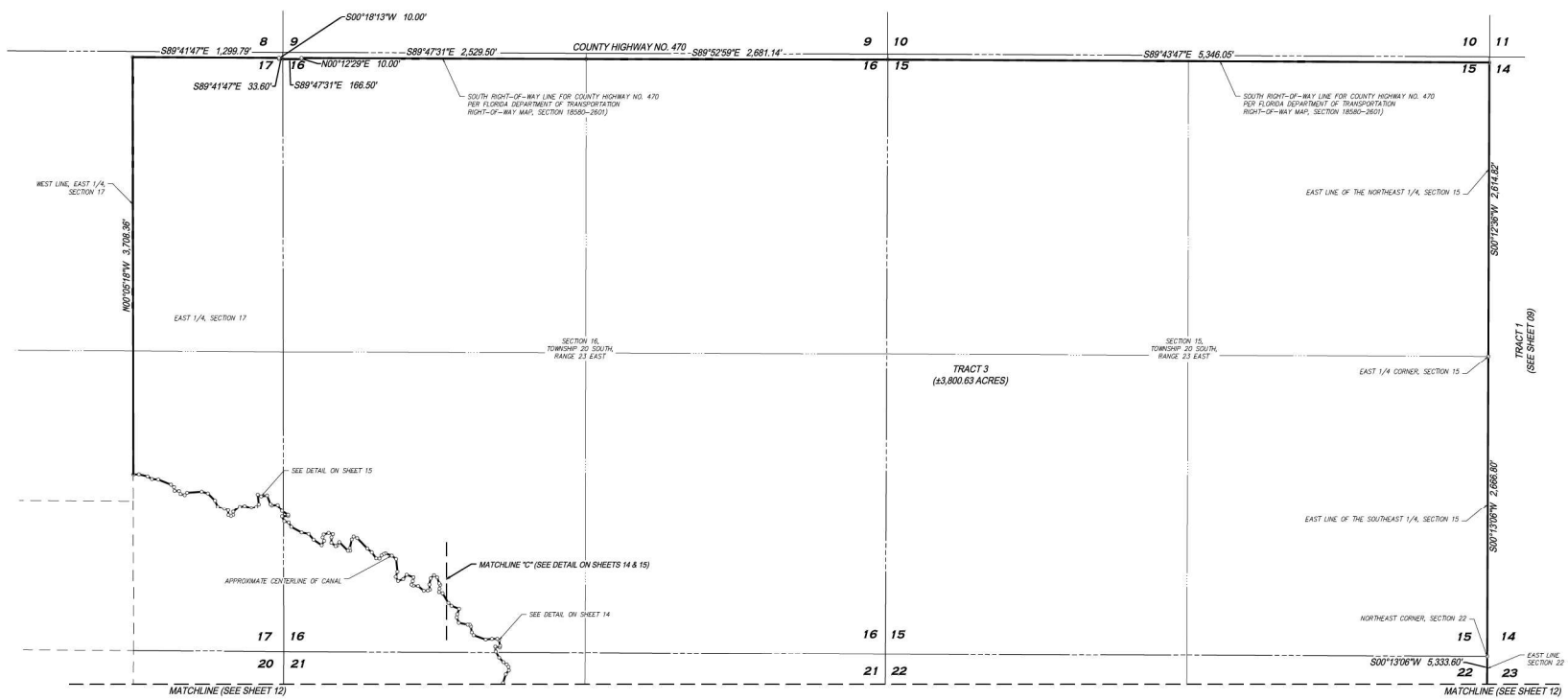
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JOB NO.: 0118.1
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
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REVISIONS
ADDED TRACT 1 – DMS 11/26/19
ADDED TRACT 4 & REVISED TRACT 1 – DMS 03/29/2022
REVISED TRACT 1 – DMS 10/17/2022

CFB CLYMER FISHER BARFF SURVEYING
1001 THOMAS DRIVE, LEESBURG, FLORIDA 34748

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 12 OF 16



CFB CLYMER FLOYD BARFF SURVEYING

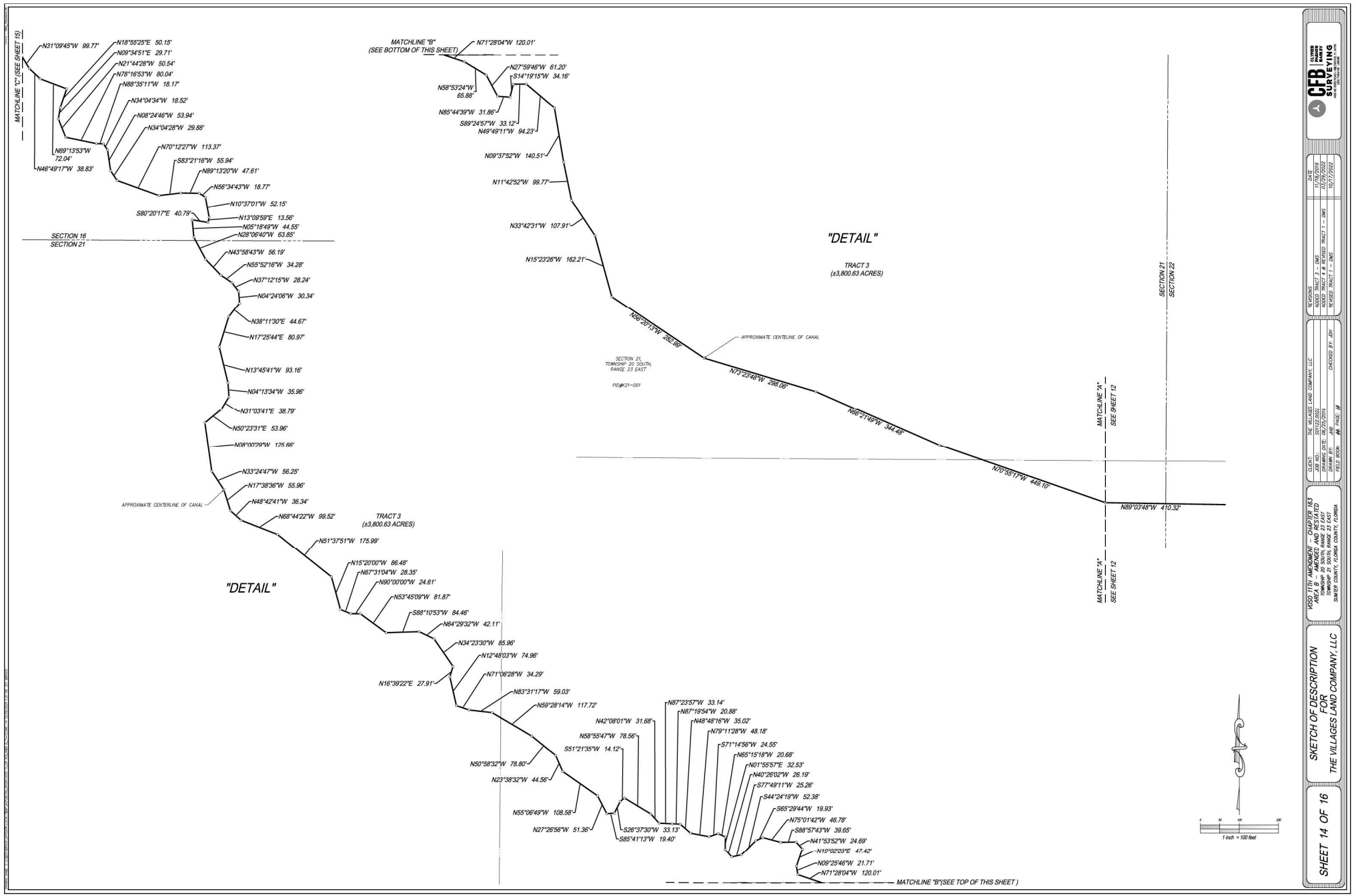
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REVISED TRACT 1 – DMS	10/17/2022

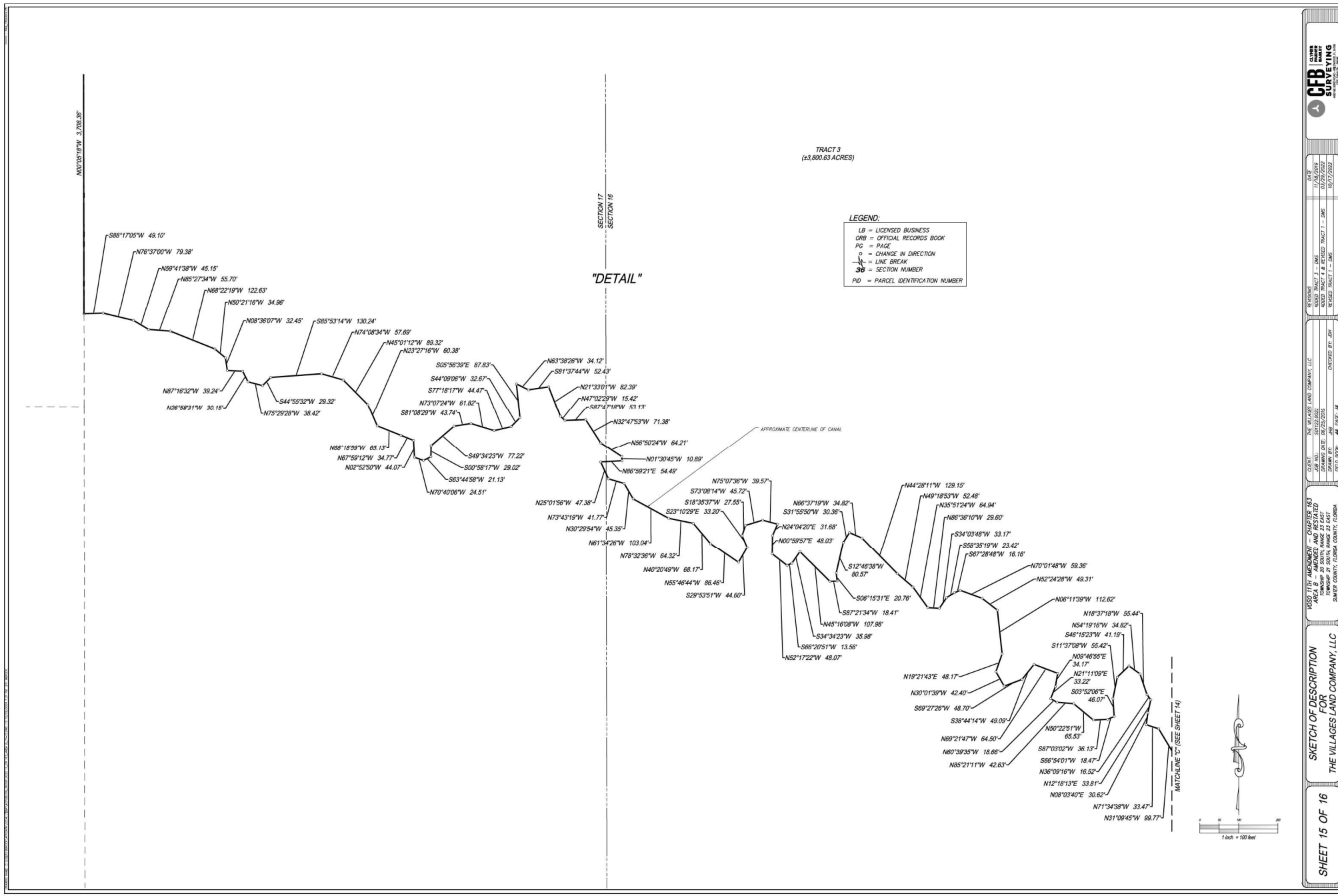
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DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOL 118 AMENDED CHAPTER 163 AREA & AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEMON COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 13 OF 16


MATCHLINE "C" (SEE SHEET 15)
N31°09'45"W 99.77'
N18°55'25"E 50.15'
N09°34'51"E 29.71'
N21°44'28"W 50.54'
N78°16'53"W 80.04'
N88°35'11"W 18.17'
N34°04'34"W 18.52'
N08°24'46"W 53.94'
N34°04'28"W 29.88'
N70°12'27"W 113.37'
S83°21'16"W 55.94'
N89°13'20"W 47.61'
N56°34'43"W 18.77'
N10°37'01"W 52.15'
S80°20'17"E 40.79'
N13°09'59"E 13.56'
N05°18'49"W 44.55'
N28°06'40"W 63.85'
N69°13'53"W 72.04'
N46°49'17"W 38.83'
SECTION 16
SECTION 21
N43°58'43"W 56.19'
N55°52'16"W 34.28'
N37°12'15"W 28.24'
N04°24'06"W 30.34'
N38°11'30"E 44.67'
N17°25'44"E 80.97'
N13°45'41"W 93.16'
N04°13'34"W 35.96'
N31°03'41"E 38.79'
N50°23'31"E 53.96'
N08°00'29"W 125.66'
N33°24'47"W 56.25'
N17°38'36"W 55.96'
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APPROXIMATE CENTERLINE OF CANAL
TRACT 3
(±3,800.63 ACRES)
N51°37'51"W 175.99'
"DETAIL"
N15°20'00"W 86.48'
N67°31'04"W 28.35'
N90°00'00"W 24.61'
N53°45'09"W 81.87'
S88°10'53"W 84.46'
N64°29'32"W 42.11'
N34°23'30"W 85.96'
N12°48'03"W 74.96'
N71°06'28"W 34.29'
N16°39'22"E 27.91'
N83°31'17"W 59.03'
N59°28'14"W 117.72'
N50°58'32"W 78.80'
N23°38'32"W 44.56'
N55°06'49"W 108.58'
N27°26'56"W 51.36'
N42°08'01"W 31.68'
N58°55'47"W 78.56'
S51°21'35"W 14.12'
N87°23'57"W 33.14'
N87°19'54"W 20.88'
N48°48'16"W 35.02'
N79°11'28"W 48.18'
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N65°15'18"W 20.68'
N01°55'57"E 32.53'
N40°26'02"W 26.19'
S77°49'11"W 25.26'
S44°24'19"W 52.38'
S65°29'44"W 19.93'
N75°01'42"W 46.78'
S88°57'43"W 39.65'
N41°53'52"W 24.69'
N19°02'23"E 47.42'
N09°25'46"W 21.71'
N71°28'04"W 120.01'
S26°37'30"W 33.13'
S85°41'13"W 19.40'
MATCHLINE "B"(SEE TOP OF THIS SHEET)
MATCHLINE "B"
(SEE BOTTOM OF THIS SHEET)
N71°28'04"W 120.01'
N27°59'46"W 61.20'
S14°19'15"W 34.16'
N58°53'24"W 65.88'
N85°44'39"W 31.86'
S89°24'57"W 33.12'
N49°49'11"W 94.23'
N09°37'52"W 140.51'
N11°42'52"W 99.77'
N33°42'31"W 107.91'
N15°23'26"W 162.21'
"DETAIL"
TRACT 3
(±3,800.63 ACRES)
N56°20'13"W 282.88'
APPROXIMATE CENTELINE OF CANAL
SECTION 21,
TOWNSHIP 20 SOUTH,
RANGE 23 EAST
PID#21-001
N73°23'48"W 298.06'
N66°21'45"W 344.48'
N70°55'17"W 449.10'
N89°03'48"W 410.32'
MATCHLINE "A"
SEE SHEET 12
MATCHLINE "A"
SEE SHEET 12
SECTION 21
SECTION 22
1 inch = 100 feet
CFB CLYMER FLOYD BARRY SURVEYING
REVISIONS
ADDED TRACT 3 – DMS 11/06/2019
ADDED TRACT 4 & REVISED TRACT 1 – DMS 03/29/2022
REVISED TRACT 1 – DMS 10/17/2022
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0315-01
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##
VOL(S) (#) MUNICIPAL CHAPTER 163 AREA & LANDS ADDED
SECTION 16 AND 21 TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 22 TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 14 OF 16



CFB CLYMER FLYNN BARRY SURVEYING
3511 Maple Avenue Suite 1000 Naples, Florida 34103 (239) 790-0778

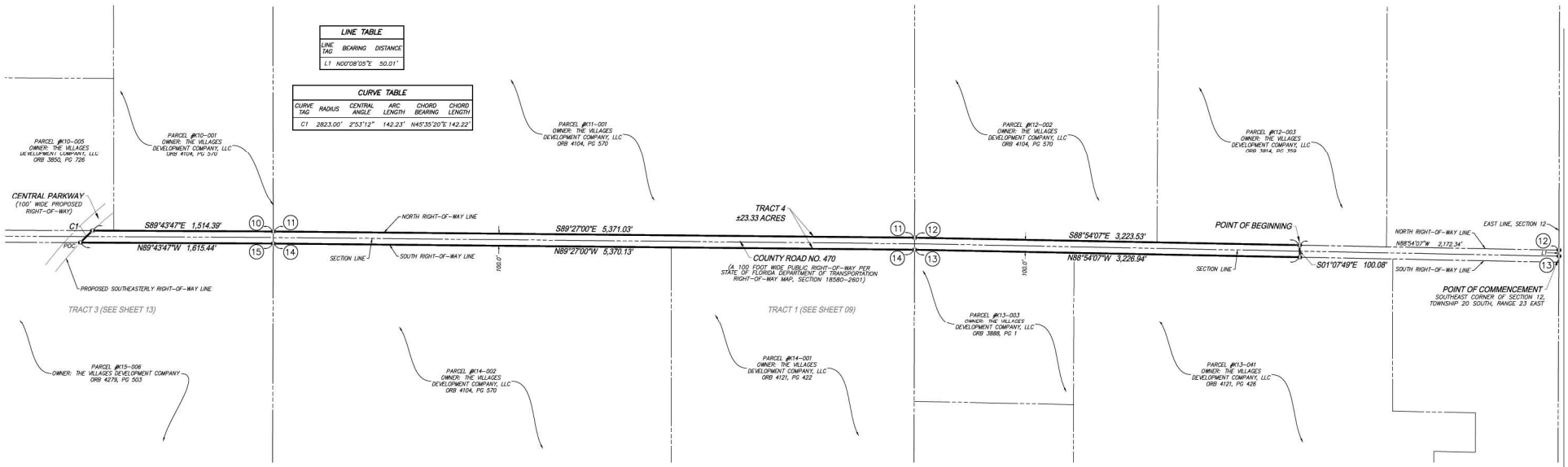
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ADDED TRACT 4 & REVISED TRACT 1 – DMS	03/29/2022
REVISED TRACT 1 – DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0170.01
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

V062.118 AMENDED CHAPTER 163 AREA A AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY 1, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 15 OF 16



CFB CLYMER FISHER BAILEY SURVEYING
LB#6838 LB#8008

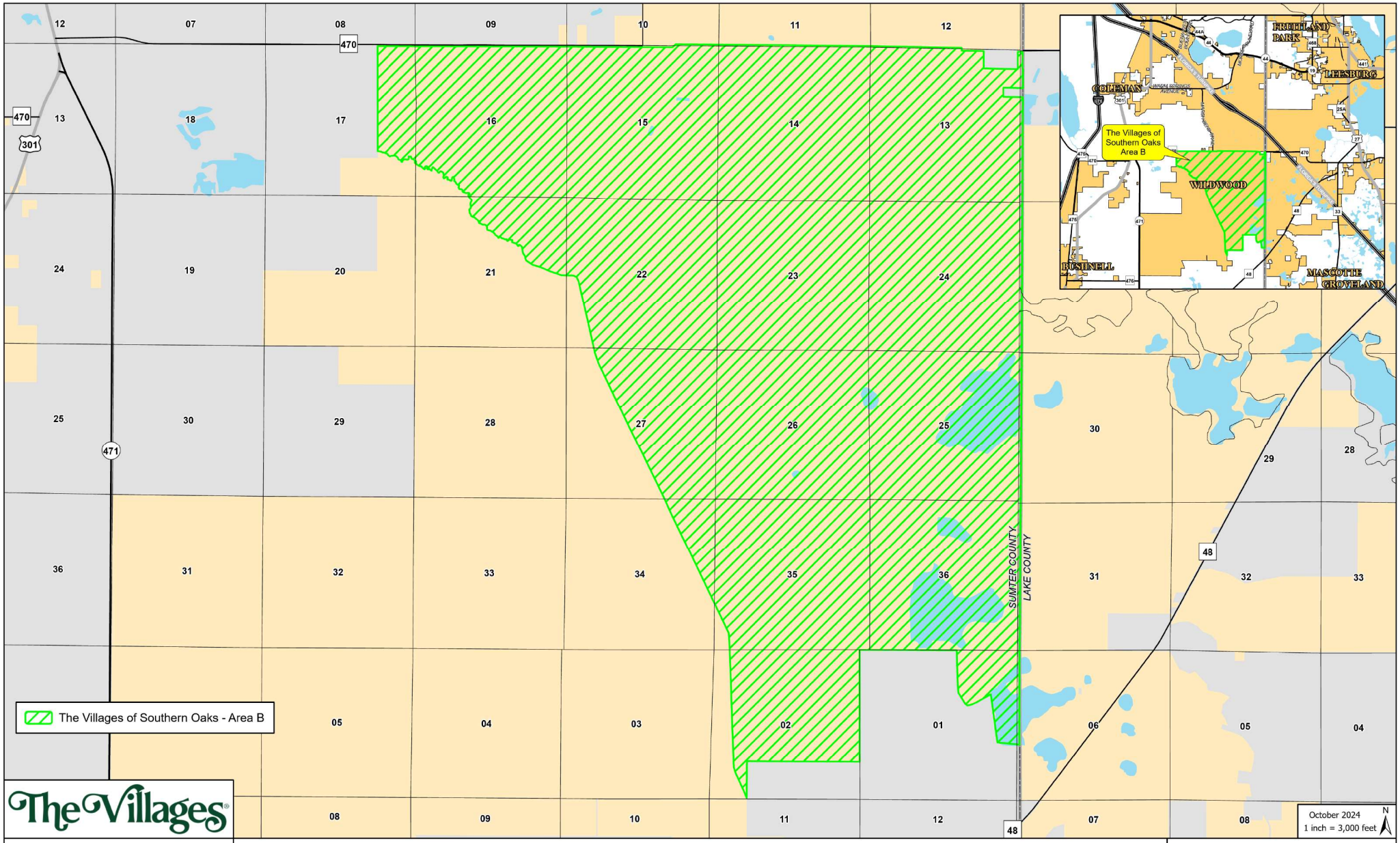
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ADDED TRACT 3 – DMS	11/06/2019
ADDED TRACT 4 & REVISED TRACT 1 – DMS	03/29/2022
REVISED TRACT 1 – DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: --- PAGE: ---

VOID 11TH AMENDMENT - CHAPTER 163 AGREEMENT AND RECORDED AMENDMENT
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 16 OF 16



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THE VILLAGES OF SOUTHERN OAKS AREA C
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to a "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area C Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area C is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.**; and

WHEREAS, this Agreement is solely for Area C with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area C and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area C was adopted on February 24, 2020, and a subsequent amendment adopted on October 12, 2020, March 22, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements will no longer be in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing; and

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA C PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	16,191 DWELLING UNITS (AGE RESTRICTED)
NON-RESIDENTIAL	2,959,000 SQUARE FEET OF COMMERCIAL/OFFICE 80,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area C. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new

development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area C to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is

approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,417 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing

zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be completed

at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. **NO CONSENT OF PROPERTY OWNERS REQUIRED**. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

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

_____
(Witness Signature)

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

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1 Area C Legal Description

Exhibit 2 Land Use Conversion Matrix

Exhibit 3 Area C Location Map

Exhibit 4 Permitted Uses

Exhibit 5 Reserved

Exhibit 6 Kimley-Horn & Associates Traffic Analysis

Exhibit 7 Reserved

Exhibit 8 General Requirements and Design Criteria

Exhibit 9 VOSO Applications

Exhibit 10 Development Permitting

EXHIBIT 1

AREA C LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA C LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA C – AMENDED AND RESTATED
(CONTAINING ±8,986.62 ACRES)

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 29, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 0°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°08'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE

NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'05" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 0°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 0°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 0°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 0°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST

1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°38'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2694.68 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1335.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 20°58'19" WEST A DISTANCE OF 1218.98 FEET; THENCE RUN NORTH 00°18'04" EAST A DISTANCE OF 479.89 FEET; THENCE RUN NORTH 29°45'01" WEST A DISTANCE OF 1201.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2390.15 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°35'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 85°27'34" EAST, A DISTANCE OF 55.70 FEET; 5)

THENCE RUN SOUTH 68°22'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 34.96 FEET; 7) THENCE RUN SOUTH 8°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 2°52'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 0°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'53" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 1°30'45" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°43'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'54" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 0°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'22" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'51" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°21'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 6°15'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE

OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 6°11'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.09 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°11'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'35" EAST, A DISTANCE OF 18.66 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°34'38" EAST, A DISTANCE OF 33.47 FEET; 91) THENCE RUN SOUTH 31°09'45" EAST, A DISTANCE OF 99.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 13°09'59" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 5°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET;

122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 15°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.35 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 71°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET; 139) THENCE RUN SOUTH 50°58'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'13" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 26°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°11'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°14'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.38 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'23" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 71°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'15" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'52" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET;

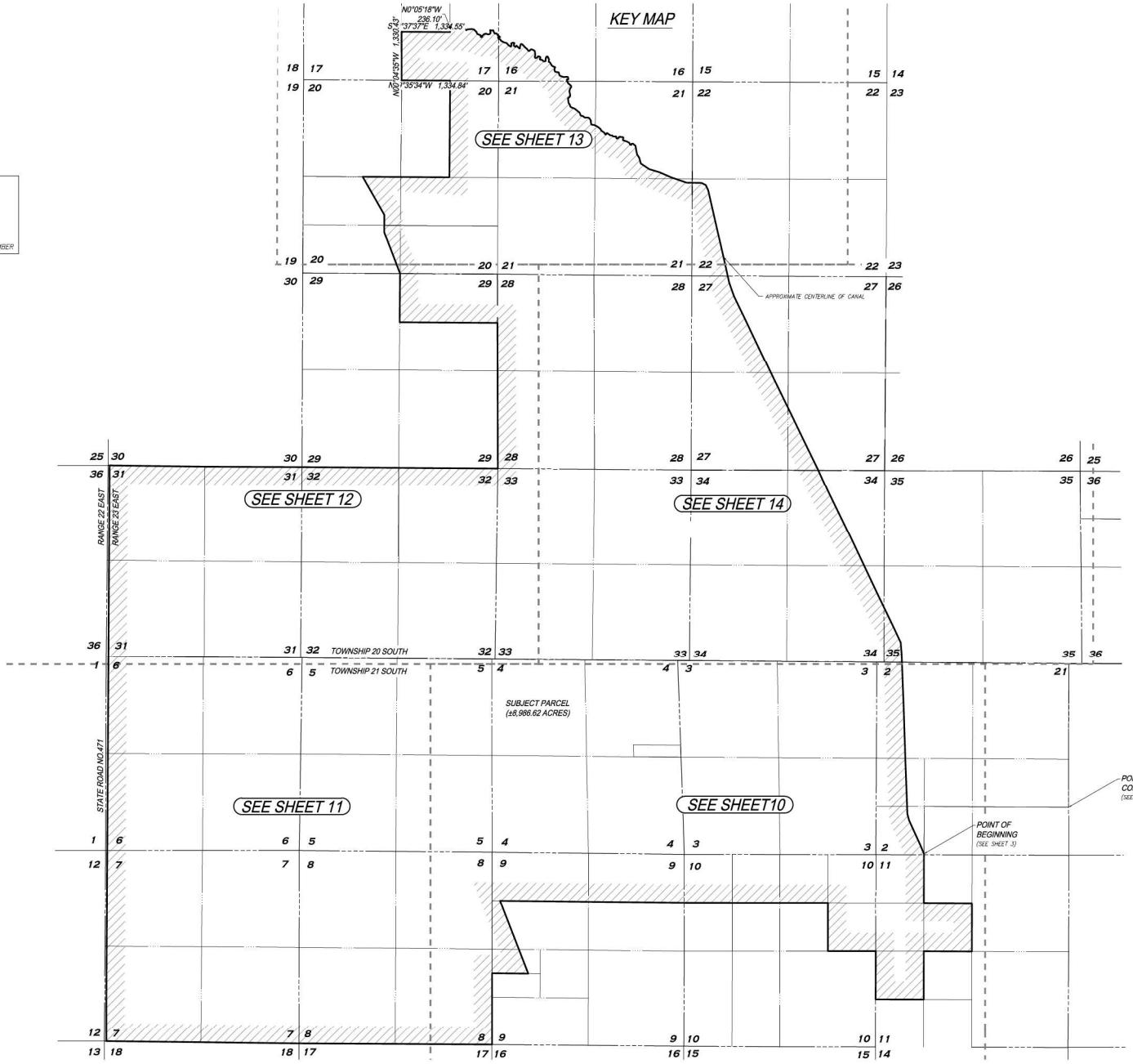
180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°15'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 968.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUTH 25°31'00" EAST, A DISTANCE OF 1750.21 FEET; 195) THENCE RUN SOUTH 25°52'24" EAST, A DISTANCE OF 1050.83 FEET; 196) THENCE RUN SOUTH 25°21'19" EAST, A DISTANCE OF 458.61 FEET; 197) THENCE RUN SOUTH 4°54'12" EAST, A DISTANCE OF 294.11 FEET; 198) THENCE RUN SOUTH 2°09'06" EAST, A DISTANCE OF 1633.27 FEET; 199) THENCE RUN SOUTH 1°47'43" EAST, A DISTANCE OF 1425.32 FEET; 200) THENCE RUN SOUTH 2°11'35" EAST, A DISTANCE OF 1157.08 FEET; 201) THENCE RUN SOUTH 1°35'32" EAST, A DISTANCE OF 223.23 FEET; 202) THENCE RUN SOUTH 15°12'47" EAST, A DISTANCE OF 186.06 FEET; 203) THENCE RUN SOUTH 24°35'05" EAST, A DISTANCE OF 734.95 FEET; 204) THENCE RUN SOUTH 22°51'09" EAST, A DISTANCE OF 269.86 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VOSO 11TH AMENDMENT-CHAPTER 163
AREA C - AMENDED AND RESTATED
A PORTION OF
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

LEGAL DESCRIPTION (AREA C):

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 28, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°43'39" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1,324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°52'29" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 01°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°08'08" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 01°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 01°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 01°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 01°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°58'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2634.60 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°23'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1,135.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 20°58'19" WEST A DISTANCE OF 1218.98 FEET; THENCE RUN NORTH 01°18'04" EAST A DISTANCE OF 479.89 FEET; THENCE RUN NORTH 29°45'01" WEST A DISTANCE OF 1201.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2,390.15 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°35'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1,334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 89°27'34" EAST, A DISTANCE OF 55.70 FEET; 5) THENCE RUN SOUTH 69°23'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 96.96 FEET; 7) THENCE RUN SOUTH 81°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 25°25'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 01°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'33" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 13°04'55" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°47'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'34" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 07°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'32" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'31" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°21'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 61°31'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 61°11'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.19 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°11'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'15" EAST, A DISTANCE OF 18.66 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°38'38" EAST, A DISTANCE OF 31.58 FEET; 91) THENCE RUN SOUTH 31°39'45" EAST, A DISTANCE OF 89.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 19°39'56" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 5°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET; 122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 13°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.25 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 7°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET; 139) THENCE RUN SOUTH 30°56'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'31" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 28°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°11'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°47'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.39 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'23" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 7°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'55" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'32" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET; 180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°13'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 868.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUTH 25°31'00" EAST, A DISTANCE OF 1750.21 FEET; 195) THENCE RUN SOUTH 25°52'24" EAST, A DISTANCE OF 1050.81 FEET; 196) THENCE RUN SOUTH 25°21'19" EAST, A DISTANCE OF 458.61 FEET; 197) THENCE RUN SOUTH 4°54'12" EAST, A DISTANCE OF 294.11 FEET; 198) THENCE RUN SOUTH 2°09'06" EAST, A DISTANCE OF 1633.27 FEET; 199) THENCE RUN SOUTH 1°47'43" EAST, A DISTANCE OF 1425.32 FEET; 200) THENCE RUN SOUTH 2°17'35" EAST, A DISTANCE OF 1157.08 FEET; 201) THENCE RUN SOUTH 1°35'32" EAST, A DISTANCE OF 223.23 FEET; 202) THENCE RUN SOUTH 1°



LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER

CFB CLYMER FLOYD BARRY SURVEYING
LB# 7768

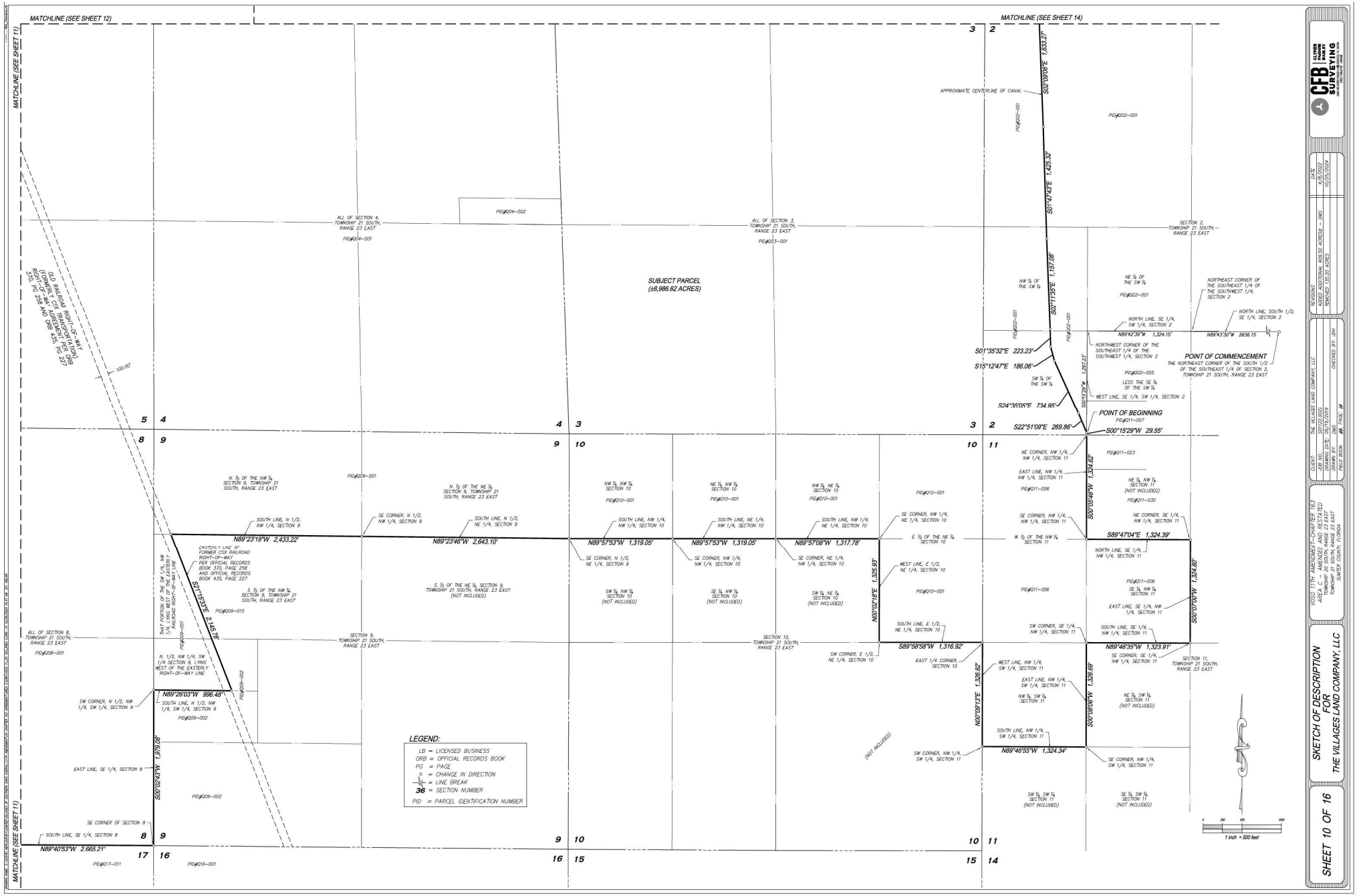
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES +- (SR)	4/8/24
REMOVED 153.20 ACRES	10/29/2024

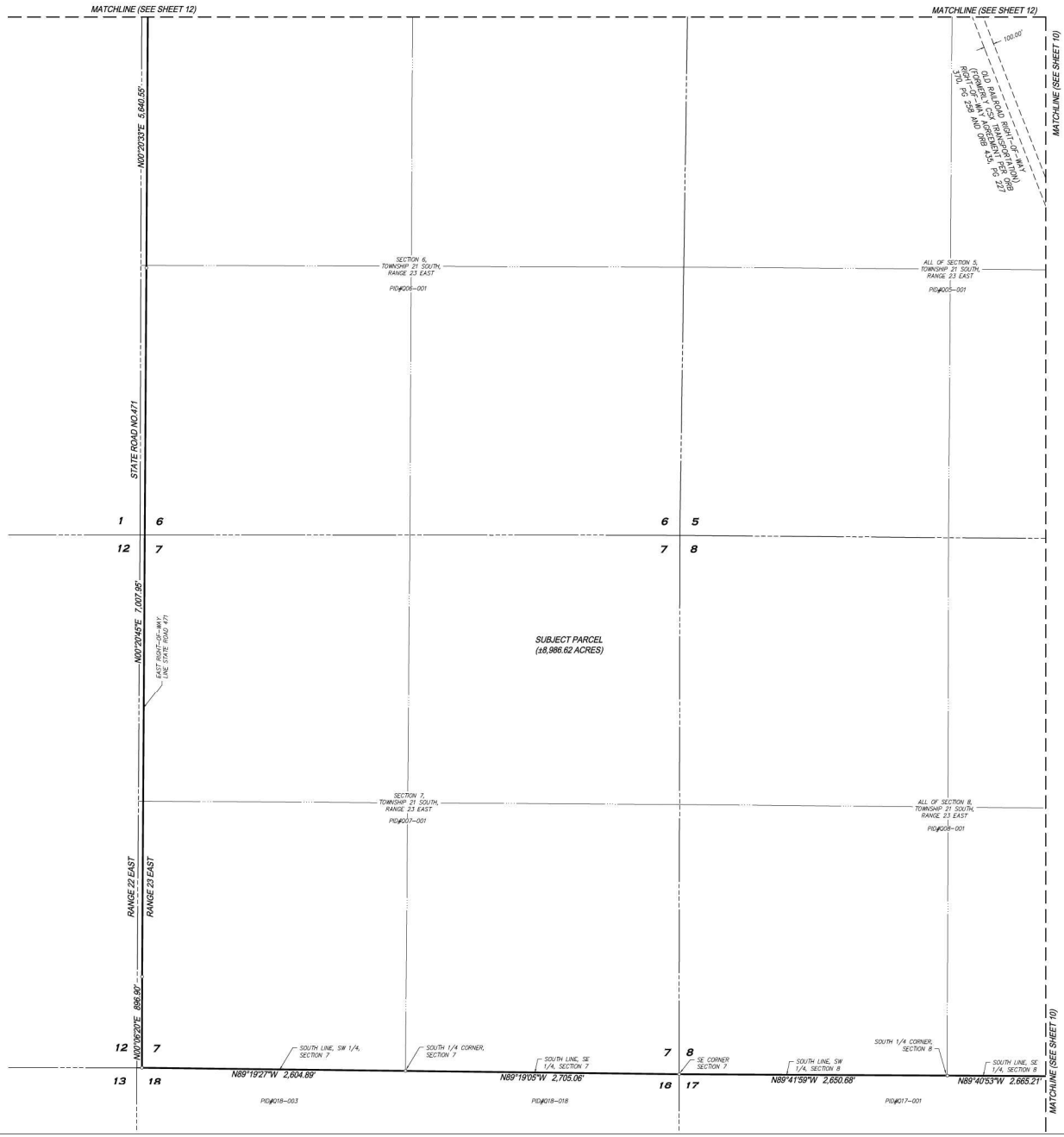
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0014
DRAWING DATE: 05/15/2019
DRAWN BY: DMS CHECKED BY: JSH
FIELD BOOK: # PAGE: #

VOLZ 11TH AMENDMENT CHAPTER 163
AREA 1 & AREA 2 AND ESTABLISHED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 09 OF 16


MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET 14)
MATCHLINE (SEE SHEET 11)
SUBJECT PARCEL
(±8,986.62 ACRES)
POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST
POINT OF BEGINNING
PID#011-007
S00°15'29"W 29.55'
S22°51'09"E 269.86'
S24°35'05"E 734.95'
S15°12'47"E 186.06'
S01°35'32"E 223.23'
S02°11'35"E 1,157.08'
S01°47'43"E 1,425.32'
S02°09'05"E 1,633.27'
APPROXIMATE CENTERLINE OF CANAL
PID#002-001
PID#004-002
PID#004-001
PID#003-001
ALL OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 23 EAST
ALL OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 23 EAST
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST
OLD RAILROAD RIGHT-OF-WAY (FORMERLY CSX TRANSPORTATION) RIGHT-OF-WAY VARIABLE WIDTH PER ORB 370, PG 258 AND ORB 435, PG 227
100.00'
N89°23'19"W 2,433.22'
N89°23'46"W 2,643.10'
N89°57'53"W 1,319.05'
N89°57'53"W 1,319.05'
N89°57'08"W 1,317.78'
S21°15'33"E 2,145.78'
N89°26'03"W 996.48'
S00°02'43"W 1,979.08'
N89°40'53"W 2,665.21'
S89°58'58"W 1,316.92'
N00°10'18"E 1,325.93'
N00°09'13"E 1,326.82'
S00°08'06"W 1,326.69'
S00°07'00"W 1,324.80'
N89°46'55"W 1,324.34'
N89°46'35"W 1,323.91'
S89°47'04"E 1,324.39'
S00°05'46"W 1,324.62'
N89°42'39"W 1,324.15'
N89°43'30"W 2656.15
S00°13'29"W 1,297.23'
N. ½ OF THE NW ¼ SECTION 9, TOWNSHIP 21 SOUTH, RANGE 23 EAST
N. ½ OF THE NE ¼ SECTION 9, TOWNSHIP 21 SOUTH, RANGE 23 EAST
S. ½ OF THE NW ¼ SECTION 9, TOWNSHIP 21 SOUTH, RANGE 23 EAST
S. ½ OF THE NE ¼ SECTION 9, TOWNSHIP 21 SOUTH, RANGE 23 EAST (NOT INCLUDED)
EASTERLY LINE OF FORMER CSX RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227
THAT PORTION OF THE SW 1/4, NW 1/4 LYING WEST OF THE EASTERLY RAILROAD RIGHT-OF-WAY LINE
N. 1/2, NW 1/4, SW 1/4 SECTION 9, LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE
SECTION 9, TOWNSHIP 21 SOUTH, RANGE 23 EAST
SECTION 10, TOWNSHIP 21 SOUTH, RANGE 23 EAST
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST
ALL OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 23 EAST
PID#009-001
PID#009-015
PID#009-002
PID#008-001
PID#017-011
PID#016-001
PID#010-001
PID#011-006
PID#011-030
PID#011-023
PID#002-005
LESS THE SE ¼ OF THE SW ¼
NW ¼ OF THE SW ¼
NE ¼ OF THE SW ¼
SW ¼ OF THE SW ¼
NW ¼, NW ¼ SECTION 10
NE ¼, NW ¼ SECTION 10
NW ¼, NE ¼ SECTION 10
SW ¼, NW ¼ SECTION 10 (NOT INCLUDED)
SE ¼, NW ¼ SECTION 10 (NOT INCLUDED)
SW ¼, NE ¼ SECTION 10 (NOT INCLUDED)
NE ¼, NW ¼ SECTION 11 (NOT INCLUDED)
NW ¼, SW ¼ SECTION 11
NE ¼, SW ¼ SECTION 11 (NOT INCLUDED)
SW ¼, SW ¼ SECTION 11 (NOT INCLUDED)
SE ¼, SW ¼ SECTION 11 (NOT INCLUDED)
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 2
NORTH LINE, SE 1/4, SW 1/4, SECTION 2
NORTH LINE, SOUTH 1/2, SE 1/4, SECTION 2
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 2
WEST LINE, SE 1/4, SW 1/4, SECTION 2
NE CORNER, NW 1/4, NW 1/4, SECTION 11
EAST LINE, NW 1/4, NW 1/4, SECTION 11
SE CORNER, NW 1/4, NW 1/4, SECTION 11
NE CORNER, SE 1/4, NW 1/4, SECTION 11
NORTH LINE, SE 1/4, NW 1/4, SECTION 11
EAST LINE, SE 1/4, NW 1/4, SECTION 11
SOUTH LINE, SE 1/4, NW 1/4, SECTION 11
SW CORNER, SE 1/4, NW 1/4, SECTION 11
SE CORNER, SE 1/4, NW 1/4, SECTION 11
WEST LINE, NW 1/4, SW 1/4, SECTION 11
EAST LINE, NW 1/4, SW 1/4, SECTION 11
SOUTH LINE, NW 1/4, SW 1/4, SECTION 11
SW CORNER, NW 1/4, SW 1/4, SECTION 11
SE CORNER, NW 1/4, SW 1/4, SECTION 11
SOUTH LINE, NW 1/4, NW 1/4, SECTION 10
SE CORNER, N 1/2, NW 1/4, SECTION 9
SOUTH LINE, N 1/2, NE 1/4, SECTION 9
SE CORNER, NW 1/4, NE 1/4, SECTION 10
SE CORNER, N 1/2, NE 1/4, SECTION 9
SE CORNER, NW 1/4, NW 1/4, SECTION 10
SE CORNER, NE 1/4, NW 1/4, SECTION 10
E. ½ OF THE NE ¼ SECTION 10
W. ½ OF THE NW ¼ SECTION 11
WEST LINE, E 1/2, NE 1/4, SECTION 10
SOUTH LINE, E 1/2, NE 1/4, SECTION 10
SW CORNER, E 1/2, NE 1/4, SECTION 10
EAST 1/4 CORNER, SECTION 10
SOUTH LINE, N 1/2, NW 1/4, SECTION 9
SW CORNER, N 1/2, NW 1/4, SW 1/4, SECTION 9
EAST LINE, SE 1/4, SECTION 8
SE CORNER OF SECTION 8
SOUTH LINE, SE 1/4, SECTION 8
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
(NOT INCLUDED)
0 500 1000
1 inch = 500 feet
CFB CLYMER FLOYD BARRETT SURVEYING
LB#7809
REVISIONS
ADDED ADDITIONAL 439.50 ACRES +/- (NE)
REMOVED 155.20 ACRES
DATE
4/5/2024
10/23/2024
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.:
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
FIELD BOOK: ##
PAGE: ##
CHECKED BY: JSH
WEST 1/TH AMENDMENT TO CHAPTER 163 AREA LOCATED IN SECTIONS 2, 3, 9, 10, 11 TOWNSHIP 21 SOUTH, RANGE 23 EAST TOWNSHIP 20 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 10 OF 16



LEGEND:

LB	= LICENSED BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
○	= CHANGE IN DIRECTION
⊣⊢	= LINE BREAK
36	= SECTION NUMBER
PID	= PARCEL IDENTIFICATION NUMBER

0 250 500 1000
1 inch = 500 feet

CFB CLYMER FLOYD BARRETT SURVEYING
WWW.CFBSURVEY.COM LB#7638

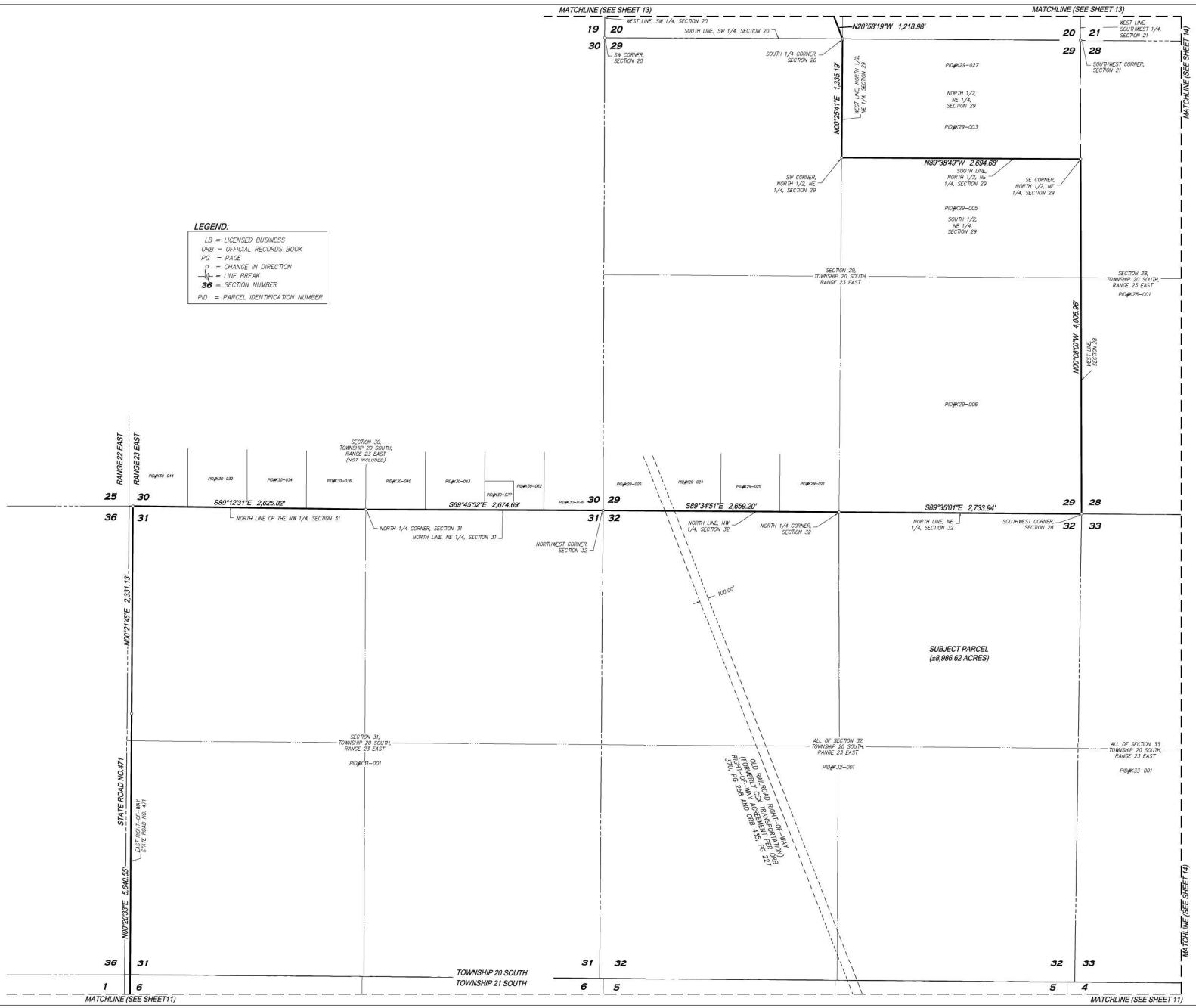
DATE	REVISIONS
4/10/2024	ADDED ADDITIONAL 439.50 ACRES+/- (9R)
10/29/2024	REMOVED 155.20 ACRES

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-054
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

VOLZ 11TH AMENDMENT CHAPTER 163
AREA 1 (+/- 8,986.62 ACRES) AND AREA 2 (+/- 439.50 ACRES)
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 11 OF 16



CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0021
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

REVISIONS
ADDED ADDITIONAL 439.50 ACRES +- ORB
REMOVED 155.20 ACRES

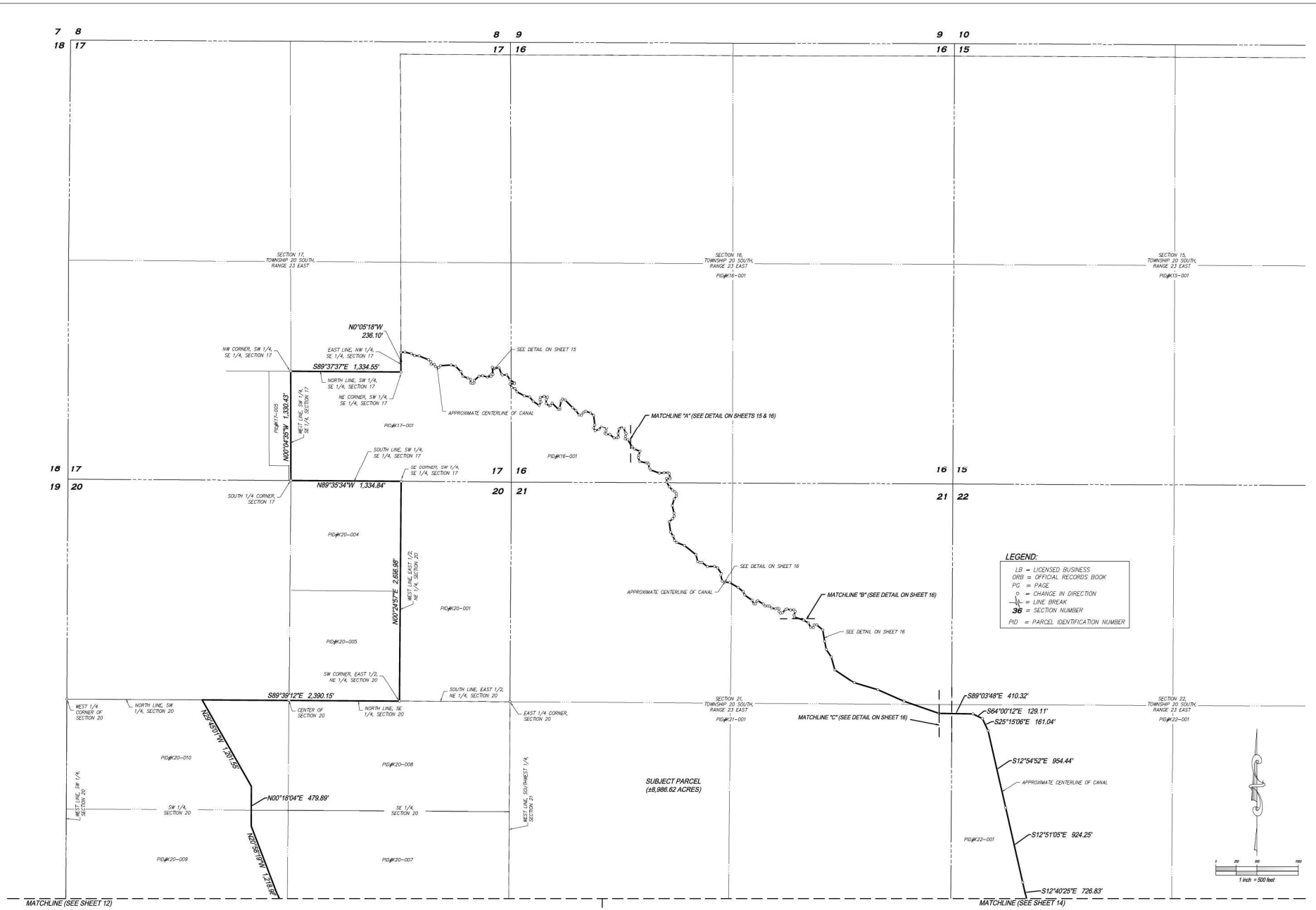
DATE
4/22/2024
10/23/2024

CFB CLYMER FLOYD BARRY SURVEYING
WWW.CFBSURVEY.COM LB#7638

VOLUME I (7TH AMENDMENT) CHAPTER 163
PART II, CODE OF ORDINANCES, AS CREATED
BY ORDINANCE 2019-14
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 12 OF 16



CFB CLYMER FLOYD BARRETT SURVEYING

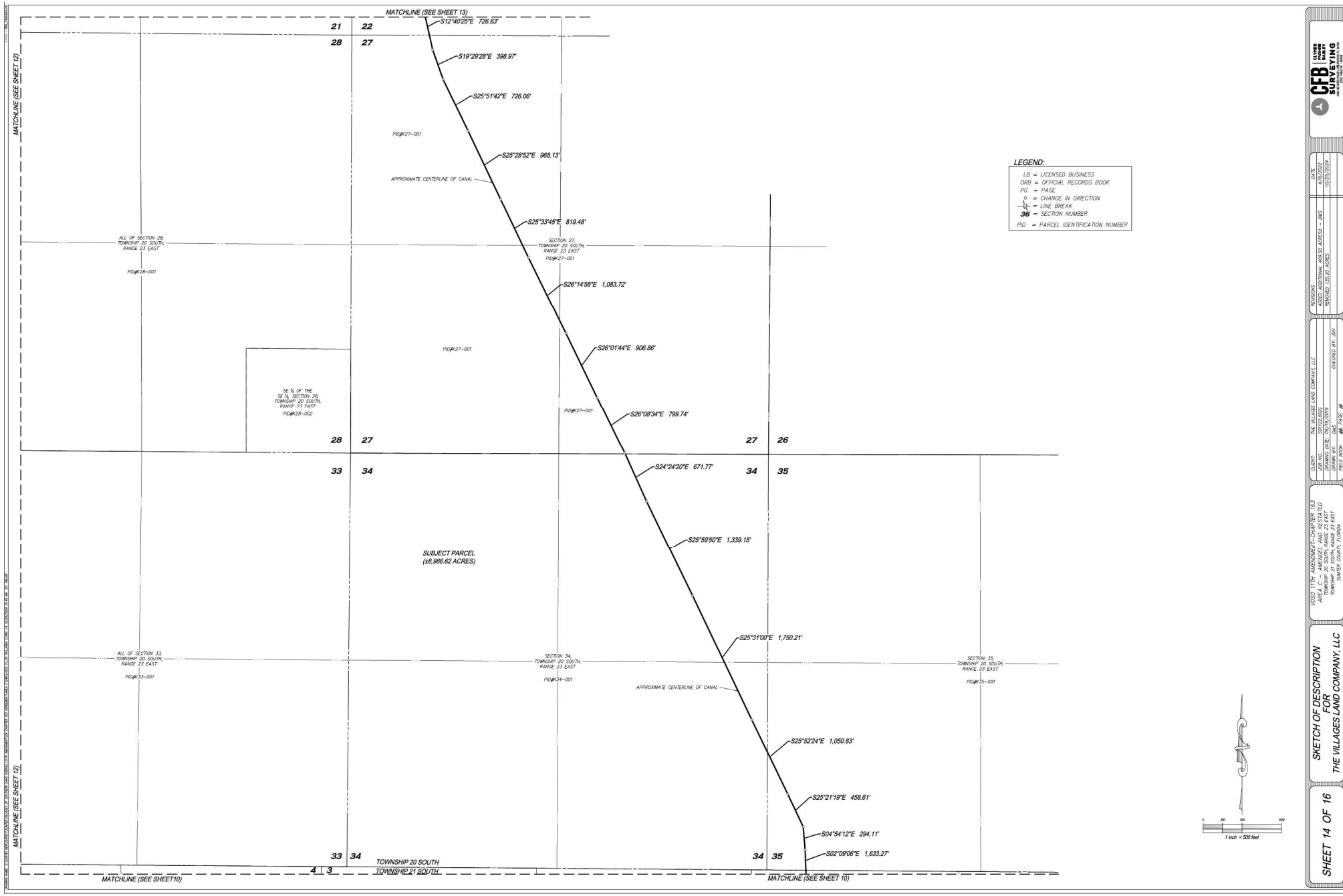
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES +- (MB)	4/10/2024
REMOVED 153.20 ACRES	10/29/2024

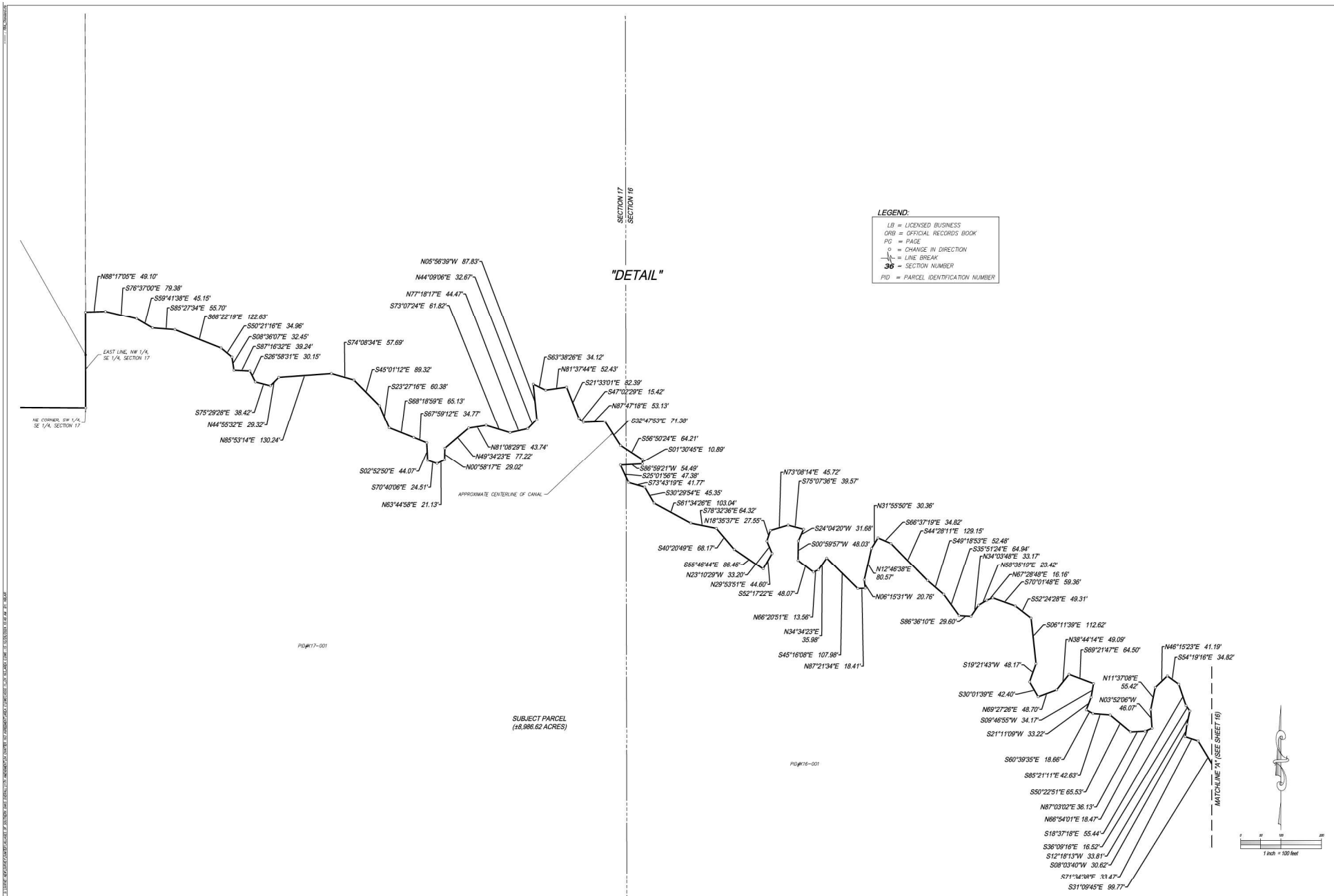
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB #: 2019-0013
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

WEST 1/2 OF AMENDED 1ST CHAPTER 15-3 PLAT OF LANDS AS RECORDED IN PLAT BOOK 1, PAGE 1, LYING IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST AND SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 13 OF 16


MATCHLINE (SEE SHEET 13)
MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET10)
MATCHLINE (SEE SHEET 10)
S12°40'25"E 726.83'
S19°29'28"E 398.97'
S25°51'42"E 726.06'
S25°28'52"E 968.13'
S25°33'45"E 819.48'
S26°14'58"E 1,083.72'
S26°01'44"E 906.86'
S26°08'34"E 799.74'
S24°24'20"E 671.77'
S25°59'50"E 1,339.15'
S25°31'00"E 1,750.21'
S25°52'24"E 1,050.83'
S25°21'19"E 458.61'
S04°54'12"E 294.11'
S02°09'06"E 1,633.27'
APPROXIMATE CENTERLINE OF CANAL
APPROXIMATE CENTERLINE OF CANAL
SUBJECT PARCEL
(±8,986.62 ACRES)
SE ¼ OF THE SE ¼ SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#28-002
ALL OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#28-001
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#27-001
ALL OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#33-001
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#34-001
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#35-001
21 22
28 27
33 34
34 35
4 3
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
C = CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
1 inch = 500 feet
CFB CLYMER FISHER BARRETT SURVEYING
LB#7933
REVISIONS
ADDED ADDITIONAL 439.50 ACRES± - 1985
REMOVED 155.20 ACRES
DATE
4/12/2024
10/29/2024
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-001
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##
VOID 11TH AMENDMENT CHAPTER 163
AND 11-C ABANDONED AND ESTABLISHED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 14 OF 16



CFB CLYMER FLOYD BRATT SURVEYING

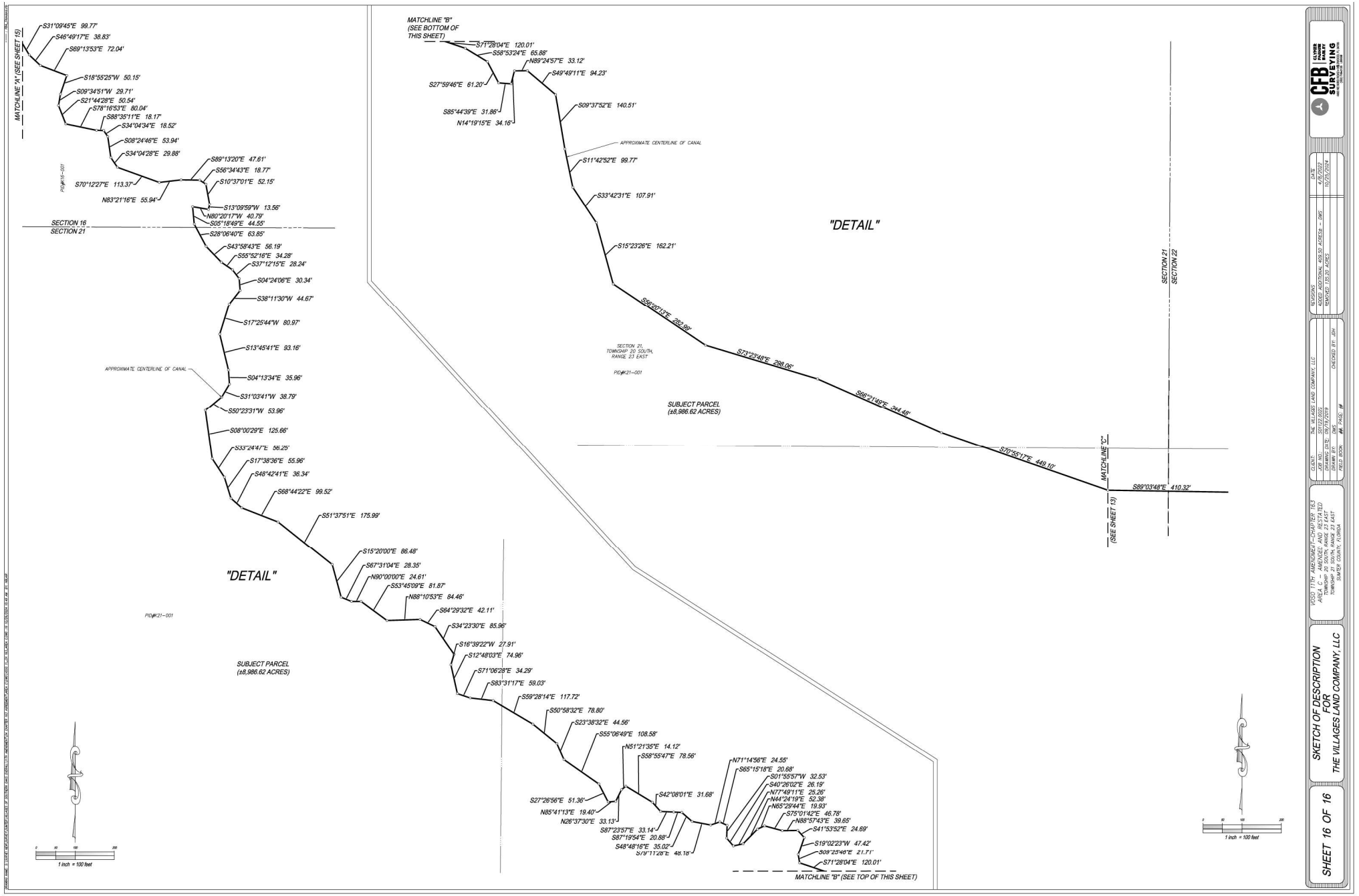
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES +- (MB)	4/5/2024
REMOVED 153.20 ACRES	10/29/2024

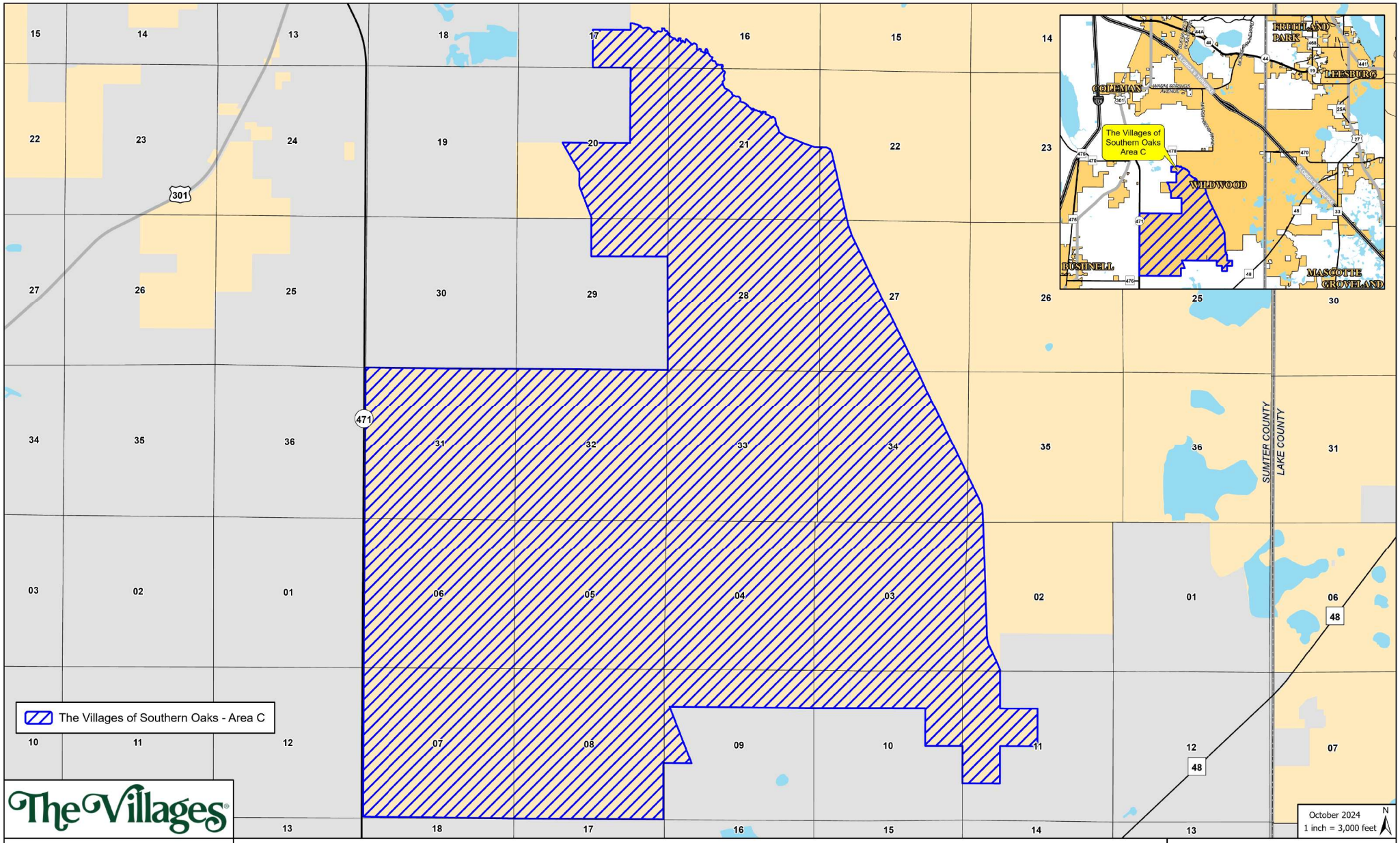
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0003
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

VOLO 11TH AMENDMENT TO CHAPTER 163 AREA 1, AREA 2, AND AREA 3 PLATTED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 15 OF 16


MATCHLINE "A" (SEE SHEET 15)
S31°09'45"E 99.77'
S46°49'17"E 38.83'
S69°13'53"E 72.04'
S18°55'25"W 50.15'
S09°34'51"W 29.71'
S21°44'28"E 50.54'
S78°16'53"E 80.04'
S88°35'11"E 18.17'
S34°04'34"E 18.52'
S08°24'46"E 53.94'
S34°04'28"E 29.88'
S89°13'20"E 47.61'
S56°34'43"E 18.77'
S10°37'01"E 52.15'
S70°12'27"E 113.37'
N83°21'16"E 55.94'
S13°09'59"W 13.56'
N80°20'17"W 40.79'
S05°18'49"E 44.55'
SECTION 16
SECTION 21
S28°06'40"E 63.85'
S43°58'43"E 56.19'
S55°52'16"E 34.28'
S37°12'15"E 28.24'
S04°24'06"E 30.34'
S38°11'30"W 44.67'
S17°25'44"W 80.97'
S13°45'41"E 93.16'
APPROXIMATE CENTERLINE OF CANAL
S04°13'34"E 35.96'
S31°03'41"W 38.79'
S50°23'31"W 53.96'
S08°00'29"E 125.66'
S33°24'47"E 56.25'
S17°38'36"E 55.96'
S48°42'41"E 36.34'
S68°44'22"E 99.52'
S51°37'51"E 175.99'
S15°20'00"E 86.48'
S67°31'04"E 28.35'
N90°00'00"E 24.61'
S53°45'09"E 81.87'
N88°10'53"E 84.46'
S64°29'32"E 42.11'
S34°23'30"E 85.96'
S16°39'22"W 27.91'
S12°48'03"E 74.96'
S71°06'28"E 34.29'
S83°31'17"E 59.03'
S59°28'14"E 117.72'
S50°58'32"E 78.80'
S23°38'32"E 44.56'
S55°06'49"E 108.58'
N51°21'35"E 14.12'
S58°55'47"E 78.56'
S27°26'56"E 51.36'
N85°41'13"E 19.40'
N26°37'30"E 33.13'
S87°23'57"E 33.14'
S87°19'54"E 20.88'
S48°48'16"E 35.02'
S19°11'26"E 48.18'
S42°08'01"E 31.68'
N71°14'56"E 24.55'
S65°15'18"E 20.68'
S01°55'57"W 32.53'
S40°26'02"E 26.19'
N77°49'11"E 25.26'
N44°24'19"E 52.38'
N65°29'44"E 19.93'
S75°01'42"E 46.78'
N88°57'43"E 39.65'
S41°53'52"E 24.69'
S19°02'23"W 47.42'
S09°25'46"E 21.71'
S71°28'04"E 120.01'
MATCHLINE "B" (SEE TOP OF THIS SHEET)
"DETAIL"
PID#16-001
PID#21-001
SUBJECT PARCEL
(±8,986.62 ACRES)
1 inch = 100 feet
MATCHLINE "B"
(SEE BOTTOM OF
THIS SHEET)
S71°28'04"E 120.01'
S58°53'24"E 65.88'
N89°24'57"E 33.12'
S49°49'11"E 94.23'
S27°59'46"E 61.20'
S85°44'39"E 31.86'
N14°19'15"E 34.16'
S09°37'52"E 140.51'
APPROXIMATE CENTERLINE OF CANAL
S11°42'52"E 99.77'
S33°42'31"E 107.91'
S15°23'26"E 162.21'
S66°20'13"E 282.89'
S73°23'48"E 298.06'
S66°21'48"E 344.48'
S70°55'17"E 449.10'
MATCHLINE "C"
(SEE SHEET 13)
S89°03'48"E 410.32'
SECTION 21
SECTION 22
"DETAIL"
SECTION 21,
TOWNSHIP 20 SOUTH,
RANGE 23 EAST
PID#21-001
SUBJECT PARCEL
(±8,986.62 ACRES)
1 inch = 100 feet
CFB CLYMER FISHER BAILEY SURVEYING
LB#7918
REVISIONS
ADDED ADDITIONAL 439.50 ACRES +/- (NE)
REMOVED 153.20 ACRES
DATE
10/29/2024
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-033
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##
VOLUSIA COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 16 OF 16



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Land Use Conversion Table

The Villages of Southern Oaks

Revised October 2020

Land Use Conversion			TO: Villages Single-Family Residential	Villages Multi Family Residential	Community Support District - Single Family	Community Support District - Multi-Family (1-2 stories)	Community Support District - Multi-Family (3+ stories)	Congregate Care / Independent Living Facility	Assisted Living Facility	Nursing Home / Skilled Nursing Facility	Hospital	Medical Office	Research & Development Center	Educational (University / College)	General Office	Commercial / Retail	Hotel	Light Industrial	Government Office
		Units	DU	DU	DU	DU	DU	DU	Beds	Beds	Beds	KSF	KSF	Students	KSF	KSF	Rooms	KSF	KSF
FROM:	Villages Single-Family Residential	DU	1.000	1.750	0.285	0.500	0.636	1.944	1.346	1.591	0.185	0.101	0.714	2.333	0.304	0.092	0.583	0.556	0.205
	Villages Multi-Family Residential	DU	0.571	1.000	0.163	0.286	0.364	1.111	0.769	0.909	0.106	0.058	0.408	1.333	0.174	0.052	0.333	0.317	0.117
	Community Support District - Single Family	DU	3.514	6.150	1.000	1.757	2.236	6.833	4.731	5.591	0.651	0.355	2.510	8.200	1.070	0.323	2.050	1.952	0.719
	Community Support District - Multi-Family (1-2 stories)	DU	2.000	3.500	0.569	1.000	1.273	3.889	2.692	3.182	0.370	0.202	1.429	4.667	0.609	0.184	1.167	1.111	0.409
	Community Support District - Multi-Family (3+ stories)	DU	1.571	2.750	0.447	0.786	1.000	3.056	2.115	2.500	0.291	0.159	1.122	3.667	0.478	0.144	0.917	0.873	0.322
	Congregate Care / Independent Living Facility	DU	0.514	0.900	0.146	0.257	0.327	1.000	0.692	0.818	0.095	0.052	0.367	1.200	0.157	0.047	0.300	0.286	0.105
	Assisted Living Facility	Beds	0.743	1.300	0.211	0.371	0.473	1.444	1.000	1.182	0.138	0.075	0.531	1.733	0.226	0.068	0.433	0.413	0.152
	Nursing Home / Skilled Nursing Facility	Beds	0.629	1.100	0.179	0.314	0.400	1.222	0.846	1.000	0.116	0.064	0.449	1.467	0.191	0.058	0.367	0.349	0.129
	Hospital	Beds	5.400	9.450	1.537	2.700	3.436	10.500	7.269	8.591	1.000	0.546	3.857	12.600	1.643	0.496	3.150	3.000	1.105
	Medical Office	KSF	9.886	17.300	2.813	4.943	6.291	19.222	13.308	15.727	1.831	1.000	7.061	23.067	3.009	0.908	5.767	5.492	2.023
	Research & Development Center	KSF	1.400	2.450	0.398	0.700	0.891	2.722	1.885	2.227	0.259	0.142	1.000	3.267	0.426	0.129	0.817	0.778	0.287
	Educational (University / College)	Students	0.429	0.750	0.122	0.214	0.273	0.833	0.577	0.682	0.079	0.043	0.306	1.000	0.130	0.039	0.250	0.238	0.088
	General Office	KSF	3.286	5.750	0.935	1.643	2.091	6.389	4.423	5.227	0.608	0.332	2.347	7.667	1.000	0.302	1.917	1.825	0.673
	Commercial / Retail	KSF	10.886	19.050	3.098	5.443	6.927	21.167	14.654	17.318	2.016	1.101	7.776	25.400	3.313	1.000	6.350	6.048	2.228
	Hotel	Rooms	1.714	3.000	0.488	0.857	1.091	3.333	2.308	2.727	0.317	0.173	1.224	4.000	0.522	0.157	1.000	0.952	0.351
	Light Industrial	KSF	1.800	3.150	0.512	0.900	1.145	3.500	2.423	2.864	0.333	0.182	1.286	4.200	0.548	0.165	1.050	1.000	0.368
	Government Office	KSF	4.886	8.550	1.390	2.443	3.109	9.500	6.577	7.773	0.905	0.494	3.490	11.400	1.487	0.449	2.850	2.714	1.000

ITE Trip Generation Manual 10th Edition PM Peak Hour Trip Generation

Land use	ITE Code	Trip Generation Rate
Villages Single-Family Residential [1]	N/A	T= 0.35 *(X), *X is # of Dwelling Units*
Villages Multi-Family Residential [1]	N/A	T= 0.20 *(X), *X is # of Dwelling Units*
Community Support District - Single Family [2]	N/A	T= 1.23 *(X), *X is # of Dwelling Units*
Community Support District - Multi-Family (1-2 stories) [2]	N/A	T= 0.70 *(X), *X is # of Dwelling Units*
Community Support District - Multi-Family (3+ stories) [2]	N/A	T= 0.55 *(X), *X is # of Dwelling Units*
Congregate Care / Independent Living Facility	253	T= 0.18 *(X), *X is # of Dwelling Units*
Assisted Living Facility	254	T= 0.26 *(X), *X is # of Beds*
Nursing Home / Skilled Nursing Facility	620	T= 0.22 *(X), *X is # of Beds*
Hospital	610	T= 1.89 *(X), *X is # of Beds*
Medical Office	720	T= 3.46 *(X), *X is 1,000 Square Feet*
Research & Development Center	760	T= 0.49 *(X), *X is 1,000 Square Feet*
Educational (University / College)	550	T= 0.15 *(X), *X is # of Students*
General Office	710	T= 1.15 *(X), *X is 1,000 Square Feet*
Commercial / Retail	820	T= 3.81 *(X), *X is 1,000 Square Feet*
Hotel	310	T= 0.60 *(X), *X is # of Rooms*
Light Industrial	110	T= 0.63 *(X), *X is 1,000 Square Feet*
Government Office	730	T= 1.71 *(X), *X is 1,000 Square Feet*

[1] Source: Villages O-D Survey

[2] The Villages Community Support District (CSD) Adjusted Rate

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

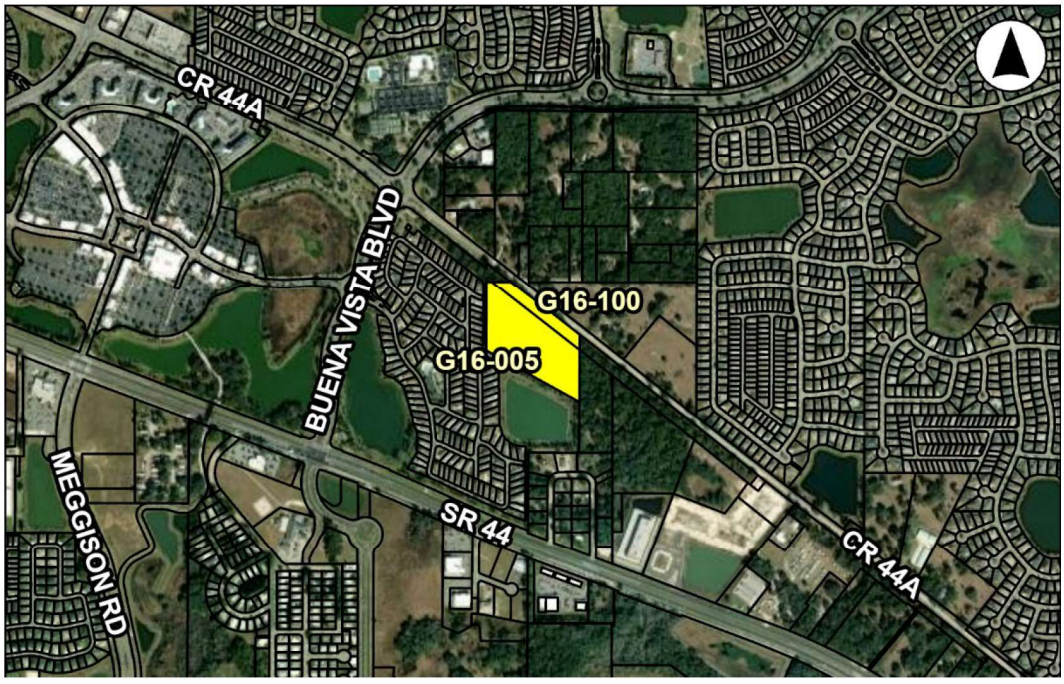
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: November 15, 2024

Subject: Eleventh Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Eleventh Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of Southern Oaks Eleventh Amendment area is composed of the following two (2) parcels totaling approximately 9.75 acres:

- One (1) parcel (Sumter County Parcel ID G16-005) located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard. The parcel is currently designated as Rural Residential (RR) on the County's Future Land Use Map.
- One (1) parcel (a portion of Sumter County Parcel ID G16-100) also located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard, and runs along a former railroad track. The parcel is currently designated as RR on the County's Future Land Use Map.



The Eleventh Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Eleventh Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Eleventh Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

As the Eleventh Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Eleventh Amendment.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Eleventh Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The following are general requirements and design criteria for The Villages of Southern Oaks. Additional design requirements are set forth in The Villages Construction and Development Manual as amended. Amendments can be made only with the consent of the Developer and the City's Project Review Committee:

A. ARCHITECTURAL STANDARDS (RESIDENTIAL & NON-RESIDENTIAL)

1) The design of individual buildings will be representative of the architectural style established by the Developer for the community and will be subject to review and approval by The Villages of Southern Oaks Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may vary in specific materials, finishes, and color palettes.

2) Specific Architectural Design Standards

   a. All commercial electrical controls, meters, etc. shall be mounted on building walls, free standing wall or dumpster enclosure walls. Freestanding electrical "racks" shall be prohibited, unless specifically approved by DRC.

   b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.

   c. Exterior building lighting is permissible. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.

   d. Where dumpsters are required, enclosures shall be finished with materials, color, and detailing similar to the associated building. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.

   e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire, unless specifically approved by DRC.

   f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.

   g. All commercial rooftop equipment shall be screened with parapets, landscape or architectural features.

   h. All commercial ground-mounted HVAC equipment shall be screened with a structural and/or landscaped screen wall.

i. All Project signage locations and design elements shall be determined and approved by The Villages of Southern Oaks DRC including the following:

i. Project "Welcome" signs

ii. Primary entry wall features and signage

iii. Secondary entry wall features and identification signage

iv. Directional signage

v. Occupant identification signs

vi. The Villages of Southern Oaks is exempt from the City's sign ordinance and shall be consistent with signage criteria located within the existing Villages development.

j. The Villages of Southern Oaks is exempt from the City's noise ordinance.

k. All Non-Residential Project lighting shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.

B. RESIDENTIAL AND NON-RESIDENTIAL

1) Single Family Detached Residential

a. Minimum lot depth shall be 50 feet.

b. Minimum lot width shall be 30 feet.

c. Minimum front setback shall be zero feet with a minimum of 50 feet between structures (face of structure to face of structure)

d. Minimum side yard setback: zero feet

e. Minimum rear yard setback: zero feet

f. Maximum building height is 50 feet unless adequate fire protection is provided.

g. Building separation shall be permitted at a minimum of 10 feet between structures.

h. No limitation on maximum lot coverage shall apply.

i. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two (2) feet into a required setback. Air conditioning units, swimming pool filter pumps, patios, door stoops, steps, sidewalks and similar features shall not be considered as encroachments into setbacks.

j. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

k. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road right of way (ROW). Minimum setback for State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

l. Minimum one (1) car parking shall be provided per residential unit. One (1) car garage requires a setback of 17' from the face of the garage door to the right of way. A two (2) car garage requires a setback of 10' from the face of the garage door to the right of way.

2) Multi-Family Residential

a. Residential lot building setbacks for townhomes, apartments, ALF/ILF, condominiums, or other similar uses.

i. Minimum front setback: zero feet.

ii. Minimum side and rear yard setback: zero feet.

iii. Building separation shall be permitted at a minimum of 10 feet between structures.

b. No limitation on maximum lot coverage shall apply.

c. Maximum building height is 50 feet unless adequate fire protection is provided.

3) Commercial, Office and Industrial

a. Maximum building height is 50 feet unless adequate fire protection is provided.

b. No minimum lot size is required.

c. No minimum lot width is required.

d. No limitation on maximum lot coverage shall apply.

e. Non-Residential Building setbacks:

i. Minimum front setback: zero feet.

ii. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

iii. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

f. City of Wildwood Commercial Design District Standards: Due to the size of the Project and the undetermined locations of all non-residential areas, the City of Wildwood Design District Standards are not required. However, the proposed non-residential areas shall be designed in a manner consistent with other non-residential areas within the existing Villages development.

g. Food trucks are allowed within non-residential uses as a permanent use.

h. Platting is not required for the development of non-residential property for transfer of single or multiple lot parcels; however, from time to time, as portions of the non-residential property are developed, the Developer or Owner may seek approval of a plat from the City which identifies lots, parcels, tracts, roadways, or parking areas which may be dedicated or conveyed to public entities or to remain in fee simple ownership.

4) Amenity/Recreational

a. Minimum front yard setback shall be zero feet.

b. Minimum side and rear yard setback: zero feet.

c. Building separation shall be permitted at a minimum of 10 feet between structures.

d. No limitation on maximum lot coverage shall apply.

e. Maximum building height is 50 feet unless adequate fire protection is provided.

f. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

5) Cell Towers

a. Towers and wireless communication services shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves from The Villages perimeter, otherwise a zero-foot (0') setback is required.

6) Water Towers

a. Water towers shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves from The Villages perimeter, otherwise a zero-foot (0') setback is required

7) Mining within the Project will comply with section 3.20 of the City LDR.

8) The actual acreage above the 100-year flood elevation is not required to be listed on the plans. The developer will apply for FEMA approval.

C. RECREATIONAL VEHICLE DEVELOPMENT

1) Purpose

The purpose of this section, applying to Recreational Vehicle Developments (RVD), is to provide an environment in which recreational vehicles or dwellings may be located to enhance the enjoyment of leisure time activities and to provide a means whereby the use occurring upon the land will be made more compatible with the surrounding properties. The following provisions shall apply to RVDs permitted by this Code.

2) Definition

An RVD shall include a parcel of land under unified management which has been planned, designed, and constructed for the placement of units for short-term, long-term, or permanent occupancy for recreational purposes.

3) A recreational vehicle (RV) shall include:

a. Travel trailer - A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation. This includes, but is not limited to: bumper pull, 5th wheel, sport utility, and various styles as pulled by a vehicle.
b. Truck camper - A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation, and vacation.
c. Motor home - Constructed on a commercial truck chassis, a specially designed motor vehicle chassis, or a commercial bus chassis.
d. Camping trailer - A canvas or other collapsible folding structure, such as pop-up, or tent trailer, mounted on wheels, designed as temporary living quarters for travel, recreation, and vacation use.
e. Park model (or park trailer) - A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 399 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All “park trailers” must be set up and anchored as established by the Florida Building Code.
f. Houseboat - A houseboat is a boat that has been designed or modified to be used primarily as a functional dwelling. Houseboats may or may not be motorized, and can be permanently moored to a fixed point attached to the land.

4) A recreational dwelling shall include:

a. Cabin - A cabin is a small, permanent structure of no more than 1500 square feet designed to provide lodging in a recreational area.

b. Tiny house - A tiny house is a small, permanent structure of no more than 500 square feet designed to provide lodging in a recreational area.

c. Glamping dwelling - A glamping dwelling may include, but is not limited to, a permanent or semi-permanent structure with a membranous exterior that may or may not be connected to utilities, but is securely fastened to the ground.

d. Tree house - An elevated, permanent platform structure used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances in or around treed areas.

e. Hill House - A permanent structure set at or just below earth plain used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances and cover with earth.

5) Permit Process

a. RVDs must go through the site plan approval process in this code.

b. RVDs where units will be sold must also follow the Record Plat process.

6) General provisions

a. RVDs shall be classified as a tourism-oriented mixed use development, with a combination of residential, commercial, and support uses in the ARD zoning district.

b. As a condition of the site plan approval, the following uses may be permitted, but not limited to: commercial and non-commercial, recreation facilities (such as pavilions, sports courts, gathering spaces and structures, etc.), entertainment facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as: retail sales establishments, personal service establishments, food service establishments with or without alcohol sales, child care centers, RV model units, or sales and service establishments, mobile home, single family detached or attached dwelling, enclosed storage structures and storage garage facilities. No such structures shall be located within any required setback, any required perimeter buffer, or any utility or drainage easement.

i. Such uses shall be conducted for the convenience of the occupants and guests of the RVD, and the public;

ii. Such retail establishments may be oriented to the interior or exterior of the RVD.

7) Specific provisions

a. All RVDs shall contain a minimum of 10 acres.

b. There shall be a building setback of 10 feet from any road right-of-way for any commercial building or accessory building.

c. Property adjacent to federal, state, or county highways shall maintain a minimum building setback of 20 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads is 10 feet.

d. All RVs and additions shall have no side or rear setback, but must maintain 10 feet of building/RV separation.

e. A well-maintained, landscaped buffer of at least five feet is required around the perimeter of the RVD.

f. There is no minimum lot size, lot width, or lot depth.

g. The density of 30 lots per acre may not be exceeded.

h. Internal roadways must have a minimum width of 12 feet for one-way drives or 24 feet for two-way drives.

i. Adequate trash disposal facilities or services shall be provided with easy access from each site.

j. Each lot shall be identified by a marker clearly visible at a minimum distance of 20 feet.

k. All structures, additions, and attachments located in the RVD must be constructed to meet standard building codes. Such additions and attachments shall include, but are not limited to: carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, pergolas, gazebos, and shall be permitted, except as qualified below:

    i. No such addition or attachment shall be attached to any RV having a vehicular body length less than twenty feet.

    ii. Additions and attachments may be designed to be removable. They may be attached to the RV and parking or patio pad.

    iii. No such addition or attachment shall be located within any setback, any perimeter buffer of the RVD, or any utility or drainage easement.

    iv. Additions or attachments may be connected to utilities, including, but not limited to: sewer, water, electric, and gas.

    v. All additions and attachments must be properly permitted as required by state and local law.

l. All “park trailers” or “park models” shall be required to obtain permits prior to set-up or connection to utilities, as pursuant to this code.

D. ROADWAYS AND PARKING

The concept for the local street system is a “soft” grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, provides for a more

pedestrian-friendly environment, and improves street vistas. This Project is not required to provide any connectivity (vehicular or pedestrian) to any adjacent property or project.

1) Gated Access

The access points to the Project may be gated with resident-only gates by the Developer or its successors or assigns. All gates will open with a push button system allowing vehicular traffic to enter the project. All gates will allow public access.

2) Local Street Network

Project roadways shall meet the following minimum criteria which are clarifications and/or extensions of the regulations and requirements contained in the LDR.

a. Pavement radii for residential streets, including those connecting to collector roadways, shall be 25 feet. ROW radii for residential streets shall be 20 feet. Minimum ROW may be 35 feet for all local and collector streets.

b. Minimum intersection separation shall be 100 feet.

c. There are no restrictions on the placement of residential driveways near intersections. However, residential driveways shall be placed on the minor street. Driveways shall be placed consistent with previous developments with The Villages.

Driveway permits will not be required to be submitted with each residence within the project. All residential driveways will comply with The Villages Construction & Development Manual, as amended.

d. The Project is not required to provide sidewalks on streets. A multimodal and/or shared use path shall be provided within the Project.

e. Pavers may be installed at crosswalks, entrance features, or other areas, within the right-of-way, to enhance the Project.

f. Stop signs on local streets may be 24” in size.

g. Villa type home products shall not require a turnaround for up to 750 feet.

3) Commercial Roadway Projects

Non-publicly dedicated roadways may be constructed from time to time pursuant to individual site plan approval without the need for platting. The layout for roadways within the property shall be depicted and approved on an individual basis. No minimum road centerline gradient is required where roadway drainage is provided that will prevent excess buildup of stormwater runoff and protect the public safety.

4) Golf Carts

Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside the Project are not required and are prohibited unless explicitly approved by the Developer or its successors or assigns.

5) Road Right of Way

All roadways and road ROW will be dedicated or conveyed to the City except those regionally significant roads outlined in the Regionally Significant Road Construction Agreement between Sumter County, Florida and The Villages Companies. The City will maintain all improvements within the ROW which include, but are not limited to, pavement, pavers, bridges, underground City-owned pipe utilities, storm drains, sidewalks, curbing, all street lights, traffic signals, and all required Manual on Uniform Traffic Control Devices (MUTCD) street signs. Tracts, Easements and other similar areas that are adjacent to the ROW can be combined with the ROW to meet minimum ROW width criteria. Local streets may have a 35' ROW with curbing being optional.

6) Existing Road Right of Way

The City will work with Developer to abandon/vacate existing ROW within the Project when necessary such as when ROW is deemed not needed by the Parties, never served as a road, or will no longer serve as a road due to proposed development.

7) Stormwater Management Systems

Except for those stormwater management systems within the City's right-of-way, the City shall have no obligation for the maintenance of stormwater management systems, and the Developer, or its assignees, hereby assumes maintenance of all improvements.

8) Parking Requirements

Parking within the project will be provided as detailed below:

Non-Residential Land Use	Required Parking Spaces Per Indicated Areas
1. Bowling Alley	3.0 Per lane
2. Church/Synagogue	1.0 Per 3 seats
3. Fiduciary Institutions	1.0 Per 300 sq.ft GFA

4. Hotel	1.1 per sleeping room or rental unit
5. Industrial	1.0 Per 750 sq.ft GFA
6. Manufacturing	1.0 Per 750 sq.ft. GFA devoted to manufacturing
7. Medical Center	1.0 Per 250 sq.ft GFA
8. Assisted Living/Skilled Nursing Facility/Memory Care	1.0 Per 4 beds
9. Independent Living Facility	To be determined by specific occupancy
10. Nightclub/Bar	1.0 Per 2.5 seats
11. Offices	3.0 Per 1,000 sq. ft GFA
12. Restaurant and Fast Food Establishment	1.0 Per 125 sq.ft of gross leasable area or 1.0 Per 2.5 seats, whichever is greater
13. Commercial or general retail independently located	1.0 Per 250 sq. ft of gross leasable area
14. Golf Driving Range	1.0 space per tee
15. Recreational Use	To be determined by specific occupancy
16. Public/Institutional Use	To be determined by specific occupancy
17. Mixed Use Shopping Center	
Under 400,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GLA
Over 400,000 sq.ft. GLA	3.0 Per 1,000 sq.ft. GLA
18. Storage areas	1.0 Per 2,000 sq.ft. GLA
19. Theater	1.0 Per 4 seats
20. Multi-Family	1.5 Per unit
21. Warehouse	1.0 Per 3,000 sq. ft. GFA

a. Habitable Building Area shall not include stairways, alcoves, elevator and elevator shafts, mechanical closets and similar areas of a building. Parking within the Project shall be measured on an aggregate basis, and at the time of site plan submittal, the owner shall also supply documentation indicating that sufficient parking is currently provided, or will be constructed, pursuant to the Project depicted in the site plan.

b. Once a structure has been constructed and parking provided pursuant to the requirements set forth in this Agreement, any subsequent reconstruction of the building not increasing the square footage of Habitable Building Area will not be required to document or comply with any parking requirement.

c. Parking areas may be used as loading and unloading zones without striping or demarcation.

d. On-street parallel parking may be constructed with a width of eight feet.

e. Historical parking criteria can be used to modify the parking requirements and shall be approved by The Villages of Southern Oaks DRC.

f. No approval from the City of Wildwood is required to modify parking criteria within The Villages of Southern Oaks and shared parking is permitted.

g. Any proposed use not found within this section shall defer to The Villages of Southern Oaks DRC.

E. OPEN SPACE, LANDSCAPE DESIGN, AND BUFFERS

1) Open Space

The Project shall maintain a minimum of 25% open space consistent with the City's Comprehensive Plan. Open space shall include at a minimum passive and active recreational uses, buffers, stormwater ponds, recreation centers, wetlands/ other conservation areas, golf courses, parks, trails, and other easements/ tracts. A community development district (CDD), homeowner's association (HOA), property owners association (POA), or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include ROW (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Open space areas will be assigned within the Project as a whole, regardless of phase.

2) Landscape Design Objectives

The overall objective of landscape design in the Project is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design. The scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.

The design of all landscaping and irrigation within the community will occur via a review and approval process administrated by the DRC. Therefore, individual landscape plans are not required to be submitted to the City. However, the City acknowledges the level of landscaping

shall remain substantially consistent with other projects within Villages developments in the City of Wildwood, including The Villages of Wildwood, Village of Fenney, and The Villages of Southern Oaks.

For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as they are built. The DRC will require the same design approach for all subsequent facilities in the project, including outparcels developed by others.

3) Buffer Requirements

a. The Project shall include a 20-foot perimeter landscape buffer easement/ tract along the boundary lines. Where landscaped open space, recreation, golf, wetlands, upland buffers, or other conservation areas are located along the property boundary, no perimeter landscape buffer is required. No perimeter buffer shall be required for portions of the property that are adjacent to compatible uses being constructed by the same developer.

b. The 20-foot perimeter landscape buffer may be reduced to zero feet if an approximate six-foot high wall or opaque fence is installed, for which no landscaping is required. Walls or opaque fences may be constructed within project setbacks.

c. No onsite landscape buffer shall be required between internal parcels or uses. No landscape buffers shall be required along perimeters of the Project abutting properties not owned by the Developer with similar land uses.

d. Stormwater ponds, existing topographic depressions, grading, and compensating storage areas shall be allowed within the perimeter landscape buffer.

e. Where 20-foot perimeter landscape buffer is required on residential home sites, the landscape, wall/fence and irrigation shall be installed with each home construction.

4) Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the POA, HOA and/or a CDD, at no cost or obligation to the City. The Developer/ owner shall create guidelines for the maintenance of common areas.

F. POTABLE WATER, SANITARY SEWER, EFFLUENT AND IRRIGATION

1) Potable Water, Sanitary Sewer and Effluent Disposal

The potable water, sanitary sewer and effluent disposal system shall be designed to meet the applicable utility provider's specifications. Additionally, the City acknowledges that the non-city utility may utilize portions of the public stormwater conveyance system to transfer captured stormwater and re-use water as defined by FDEP within the interconnected stormwater basin system via gravity flow and pressure pipe to improve water conservation.

2) Irrigation

The irrigation system shall be designed to meet the applicable utility provider's specifications including not required for specific housing projects.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Site Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Please provide an additional hard copy where noted below.

___A.0 Site Plan Application /Applicable Fee

___A.3 Aerial Photo/Fema

___A.6 Legal Description (Word format)

___A.7 Authorized Agent Form, if applicable

___B.2 Two (2) Sets of Plans, 24" x 36"

___C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Final Plat Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Surveyor Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Please submit an additional hard copy where noted below. Note additional required materials and procedures on the following page.

___A.0 Final Plat Application / Applicable Fee

___A.3 Aerial Photo/Location Map (PDF)

___A.6 Legal Description (Microsoft Word format)

A.7 Signed, Notarized Authorized Agent Form
If applicable
___

___B.1 Signed and Sealed Boundary Survey

___B.2 Plan Set, 24" x 30"

___E.2 Declaration, Covenants & Restrictions

___E.3 Title Certificate

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Engineer's Certification of Satisfactory Completion

City of Wildwood
100 N Main Street
Wildwood, Florida 34785

Project Name:_____

Applicant Name:_____

I hereby certify to the City of Wildwood that the above referenced project has been fully and satisfactorily completed in accordance with the approved plans and permits, and the provisions of the Land Development Code or VOSO Development Agreement.

This Certification is made based on site observations by me and/or others under my responsible charge, review of certified material testing reports, and review of record drawings prepared by a registered engineer.

I am forwarding herewith one (1) copy of the certified material testing reports and three (3) prints of the RECORD DRAWING which shows the improvements as constructed including dimensions and elevations. The RECORD DRAWING has been certified as correctly indicating actual conditions of construction.

By_____

_____
(Typed Name)

Registered Engineer No._____

SEAL REQUIRED

STATE OF FLORIDA
DATE:_____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO - Final Construction Clearance Procedures

Date:_____

Project Name:_____

Final Acceptance of Site Plans and Subdivisions

The following items are required to be submitted to the City in one complete package:

- ☐ Two (2) hard copies of sealed final as-builts.
- ☐ One (1) hard copy of certification letter to the City certifying that the constructed stormwater ponds have adequate volume for the project being certified complete.
- ☐ One (1) hard copy of clearance forms from any other applicable permitting agencies, if possible (FDOT, etc)
- ☐ Electronic copy of all above materials

Note: Please include all of the above checklist items. If any of the items do not apply to your project, please write "N/A" and explain in the notes section below. Failure to submit this checklist with your clearance package will result in a delay in processing.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Record Drawing Clearance Procedures

Date:_____

Project Name:_____

The following items are required to be submitted to the City in one complete package:

- ☐ One (1) ORIGINAL Engineering of Record Certification of Completion on City of Wildwood form
- ☐ One (1) COPY of above Engineering of Record Certification of Completion
- ☐ Two (2) hard copies of sealed Record Drawings.
- ☐ One (1) hard copy of all sealed original material testing lab reports.
- ☐ One (1) hard copy of FDEP final clearance acceptance for potable water and sanitary sewer system, if applicable
- ☐ An electronic copy of all above materials

Following review of the above items by the City Engineer, the City Engineer will review for completeness. Once the above items are found to be acceptable, a field inspection will be conducted by the City Engineer and a final punch list will be issued which must be satisfactorily completed prior to final acceptance of the site improvements.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Revised 4/2022

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Improvement Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **Note: All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Provide an additional hard copy where noted below. Please note additional required materials and procedures on the following page.

____A.0 Improvement Plan Application /Application Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word Format)

____A.7 Authorized Agent form, if applicable

____B.2 Plan Set, 24" x 36" (Also Provide Two (2) Hard Copies)

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Master Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**

____A.0 Master Plan Application /Applicable Fee

____A.1 Property Card Printout (Include Parcel ID)

____A.2 Current Deed

____A.3 Aerial Photo / FEMA

____A.5 Legal Description (Microsoft Word format) Master Plan Parcel

____A.6 Authorized Agent Form (as necessary)

___B.1 Master Plan, 24" x 36"

___B.2 Sketch & Description Master Plan Parcel

___B.2 Boundary Survey Parent Parcel

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must provide a notarized Authorized Agent form(available on the City's Website) from the owner to submit application.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2410-002 Kylie**

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	CP 2410-002 Kylie
Ordinance Number	O2024-84
Owner/applicant(s)	Shirley Rhoton & Debra Lee Angell-Drawdy
Property Location	The subject property is generally located approximately 0.38 miles west of the CR 134 and E C 462 intersection, south along CR 134.
Parcel(s)	G05-258
Date	January 28, 2025

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 4.82 acres MOL. This request is accompanied by a rezoning request RZ 2410-002 (O2024-85).

ANALYSIS: The applicant is looking to put one additional mobile home on the property for family care. With the additional home, there will be a total of two mobile homes on the property.

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 Rural Residential (Sumter 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 which

currently has one mobile home on the property with one additional mobile home to be projected.

(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 Rural Residential (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.”

(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 134. 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 not within 1,000 feet of the subject property and are not considered available according to Code of Ordinances Chapter 19.55. Applicant will be using a well and septic. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Schools: The two mobile homes will generate 0.572 school age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-84

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:

G05-258
Shirley Rhoton & Debra Lee Angell-Drawdy
4.82 +/-

LEGAL DESCRIPTION:

THE NW ¼ OF THE NW ¼ OF THE NE ¼, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

NW ¼ OF NW ¼ OF NE1/4, LESS COMMENCE AT NW CORNER OF NW ¼ OF NW ¼ OF NE ¼ FOR POINT OF BEGINNING; RUN S 89 DEG 59' 25" E 270.0 FEET; S 00 DEG 05'51"E 331.77 FEET; S 89 DEG 59'09" E 117.37 FEET; S 00 DEG 00'51" W 331.77 FEET N 89 DEG 59'09" W 386.72 FEET; N 00 DEG 05'51" W 663.52 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter County) to Residential Mixed Use (City of Wildwood).

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

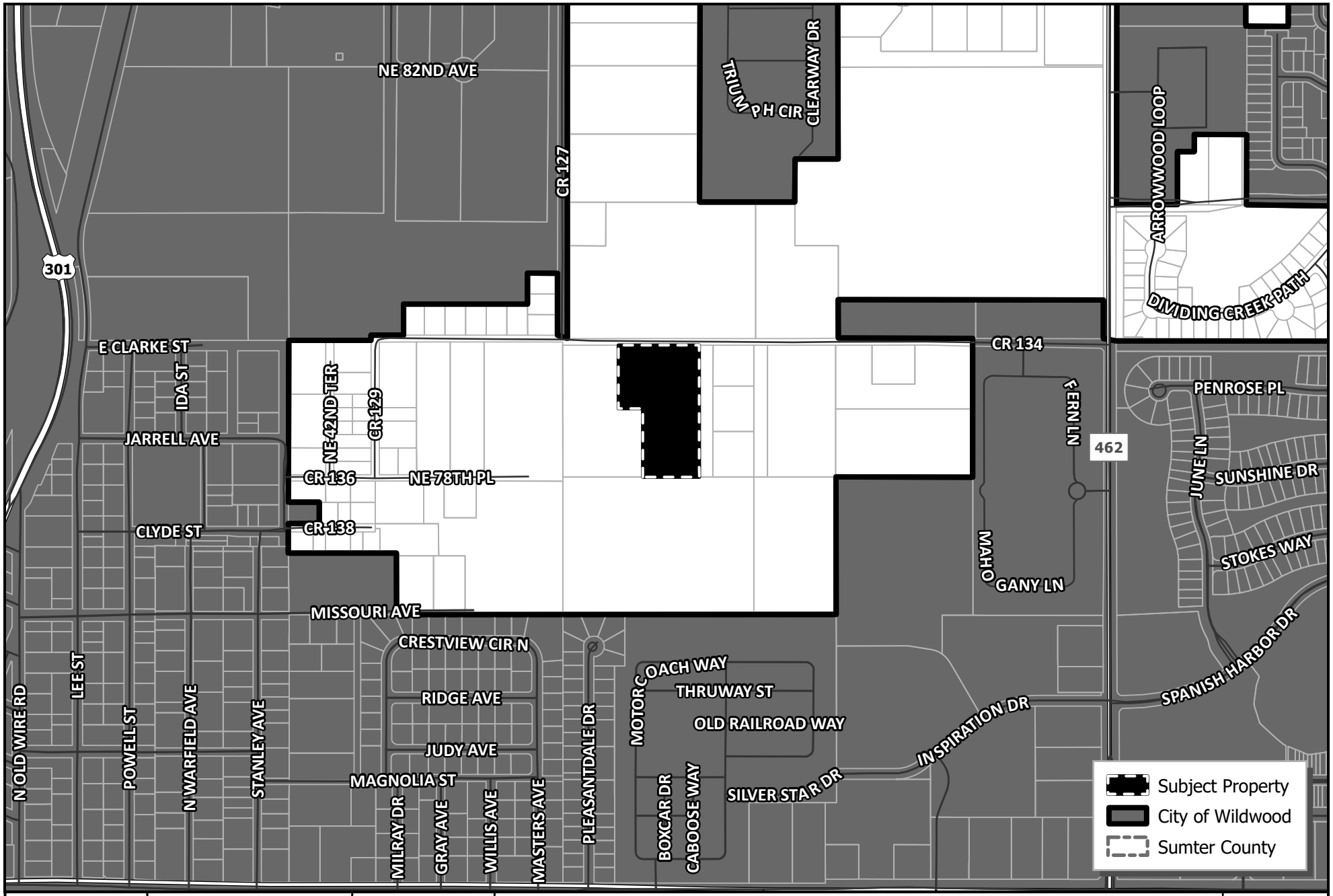
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 140 280 560

CP 2410-002

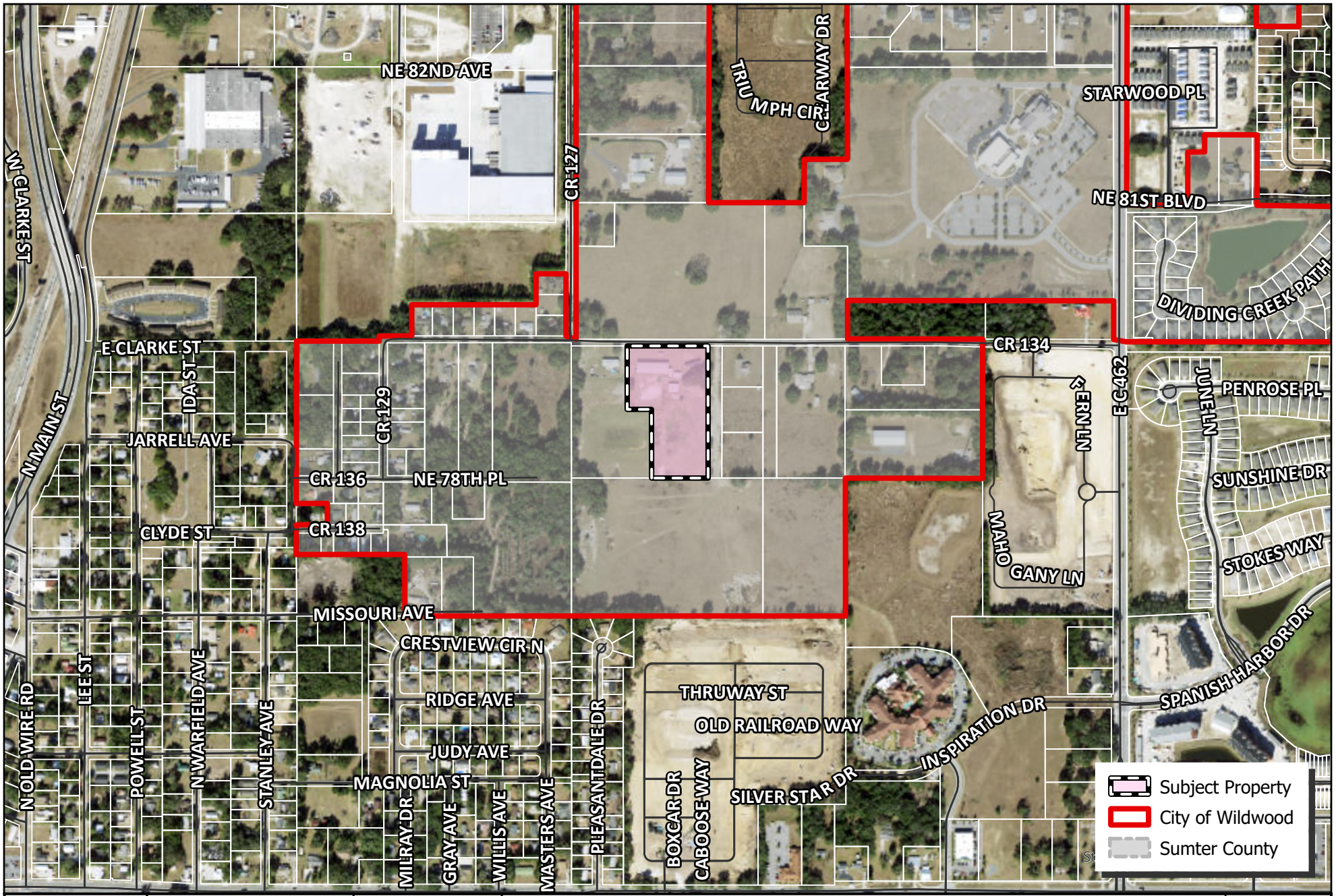
KYLIE COMP PLAN

PARCEL G05-258

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA
EST. 1877

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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

CP 2410-002

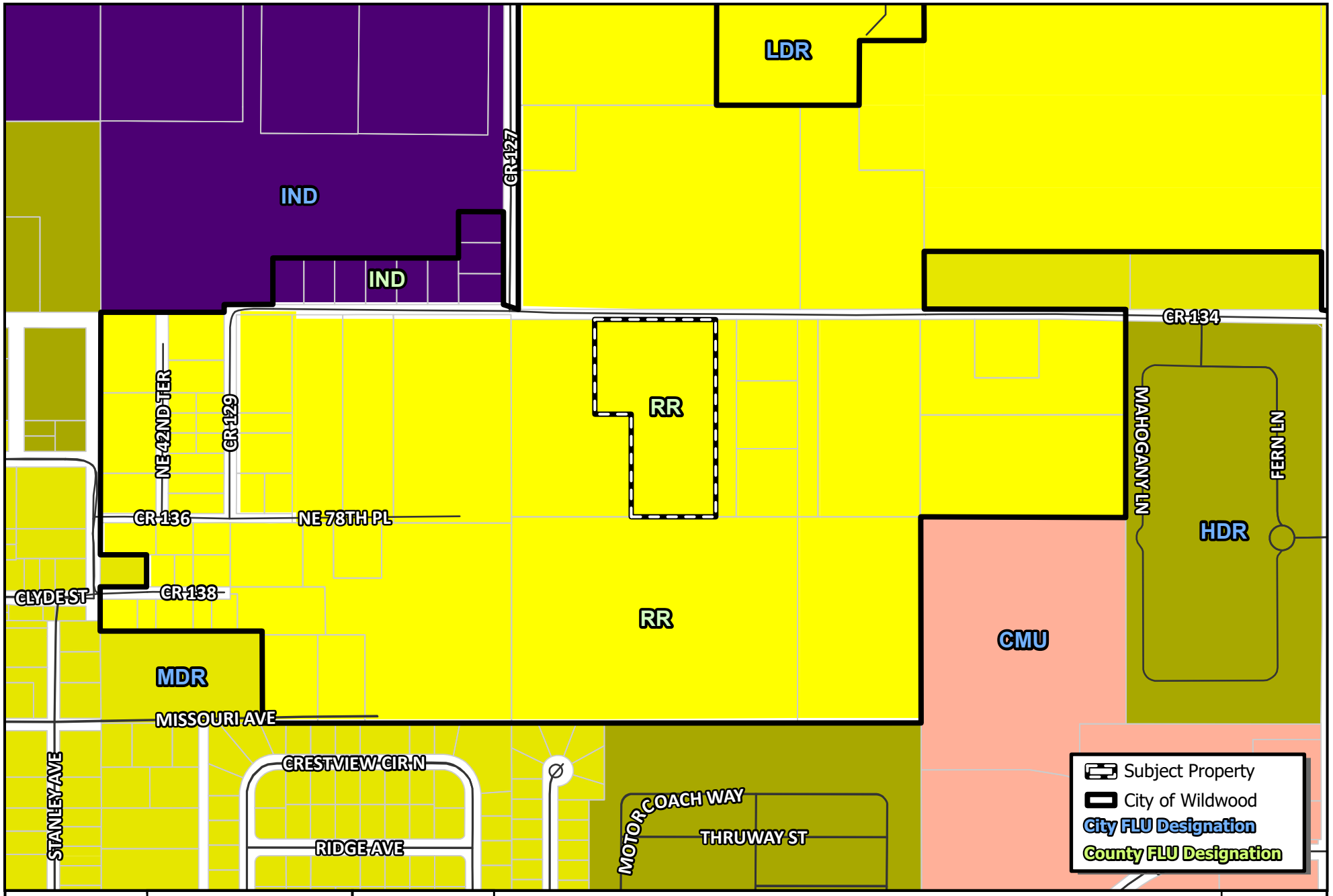
KYLIE COMP PLAN

PARCEL G05-258

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

CP 2410-002

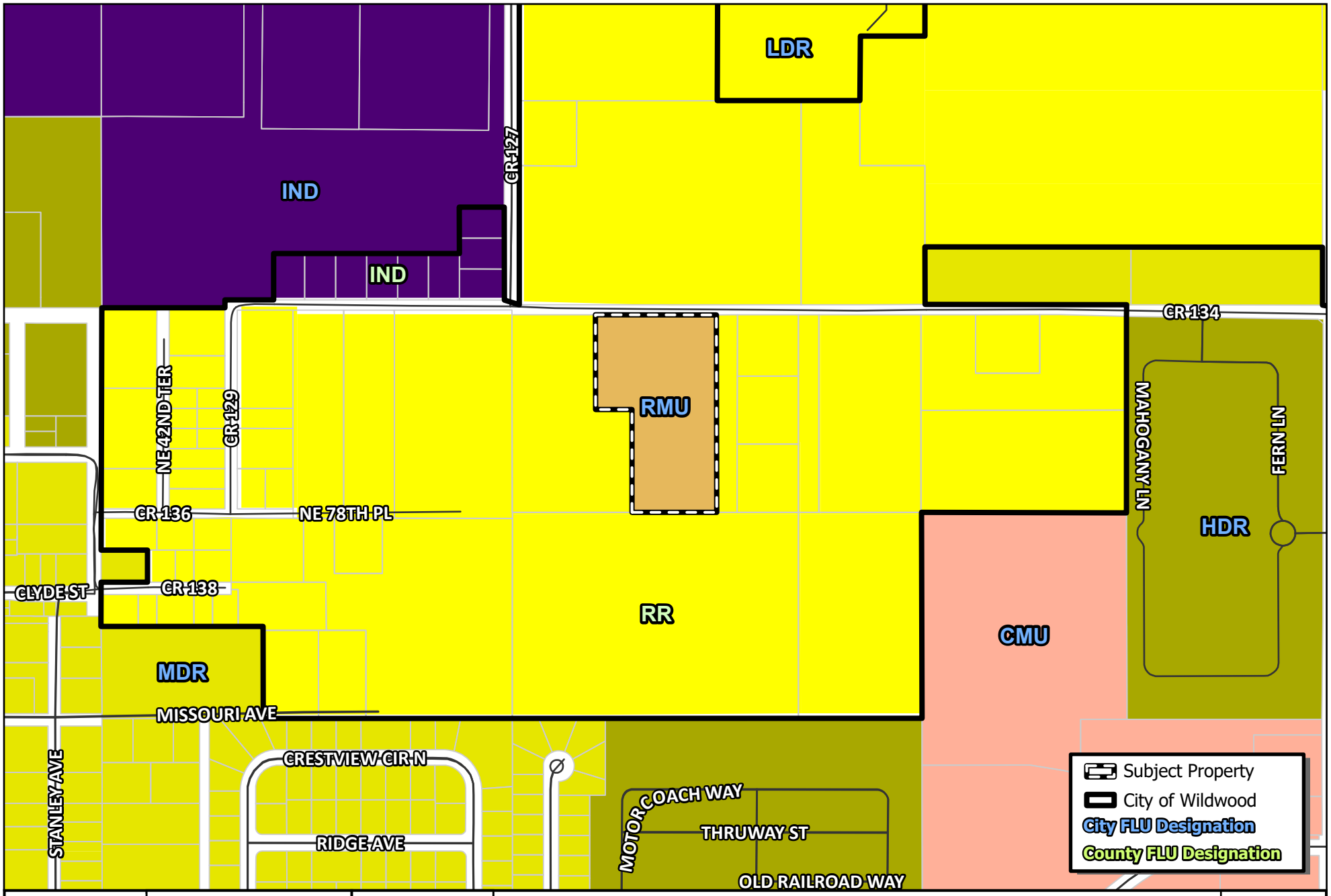
KYLIE COMP PLAN

PARCEL G05-258

MAP 2A

EXISTING LAND USE

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

CP 2410-002

KYLIE COMP PLAN

PARCEL G05-258

MAP 2B

PROPOSED LAND USE

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: O2024-84

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 law[1] 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
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) on 4.82 acres MOL. The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.

Case Number: CP 2410-002 Kylie

Applicant(s): Shirley Rhoton & Debra Lee Angell-Drawdy

Owner(s): Shirley Rhoton & Debra Lee Angell-Drawdy

Parcel(s): G05-258

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: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2411-002 Megan Stover Storage**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2411-002 Megan Stover Storage
Ordinance Number	O2024-86
Owner(s)	Jacksonville 1 LLC
Applicant(s)	Megan Stover
Property Location	The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.
Parcel(s)	G15D009
Date	January 17, 2025

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 Commercial (City) to Central Mixed Use (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2411-002 (O2024-87).

ANALYSIS: The applicant is seeking to build a three-story storage facility featuring 21,780 square feet per floor.

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 Commercial (City) to Central Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.b. The proposed land use amendment would allow for the construction of a three-story storage building, on 2 acres MOL. Policy 1.1.1.b is intended to accommodate a mix of residential and nonresidential uses.

(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 Commercial (City) to Central Mixed Use (City). The maximum density is fifteen (15) units per acre and a 0.75 FAR with a 15% minimum open space requirement. At a maximum, the site would allow for a three-story storage facility where each floor is 21,780 square feet. The 2-acre site will have to meet all necessary requirements outlines in the City's Land Development Regulations including landscape buffers, parking, and open space.

(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 1.2.1 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. Wastewater utility is available to this parcel, however, water is not available within 1,000' of the property. Connection to wastewater without water is not preferred by the City, therefore, the subject site will not be required to connect to City Utilities.

(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. An environmental survey will not be required for this site as there is an existing office on the site that has not been abandoned for more than six months.

(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 SR 44. The applicant has provided a Traffic Impact Analysis (TIA) accepted by Sumter County Public Works. The TIA states that access to the site will be provided via a right-in/right-out driveway on SR 44. The project is expected to generate 95 daily trips with 3 trips entering and existing during the AM peak hours and 5 trips entering and exiting during the PM peak hours.
Potable Water & Sewer: The subject property is located within 1,000 feet of wastewater utilities. However, the project is outside the 1,000' threshold for connection to water utility. The site will not be required to connect to wastewater without access to water.
Schools: The commercial development will not generate any school-age children.

The applicant seeks Commission approval of Ordinance Number O2024-86.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-86

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 G15D009
Jacksonville 1 LLC
2 +/-

LEGAL DESCRIPTION:

LOT 9 BAKERS ESTATES PB 4 PG 15

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

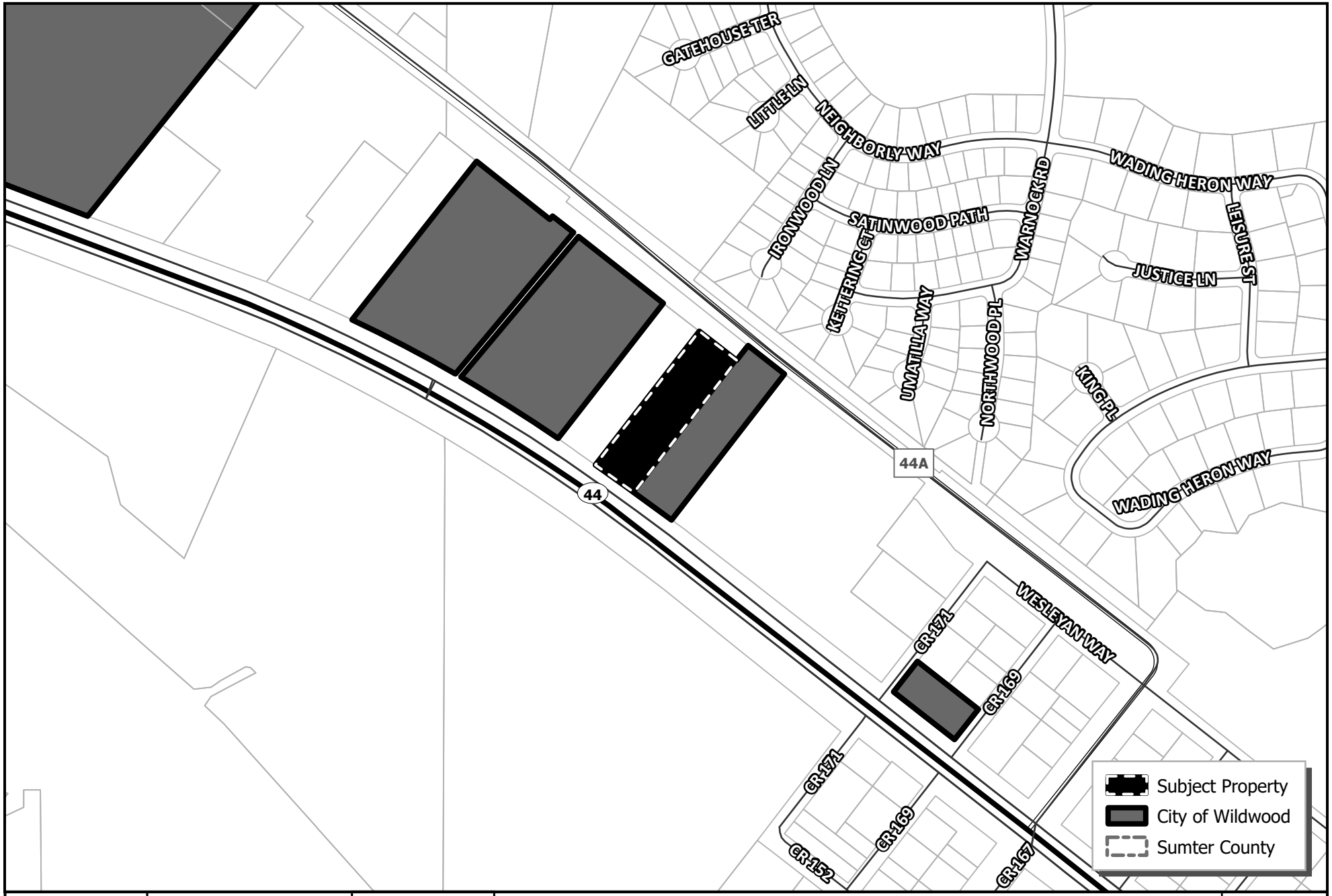
First Reading: _____

Second Reading: _____

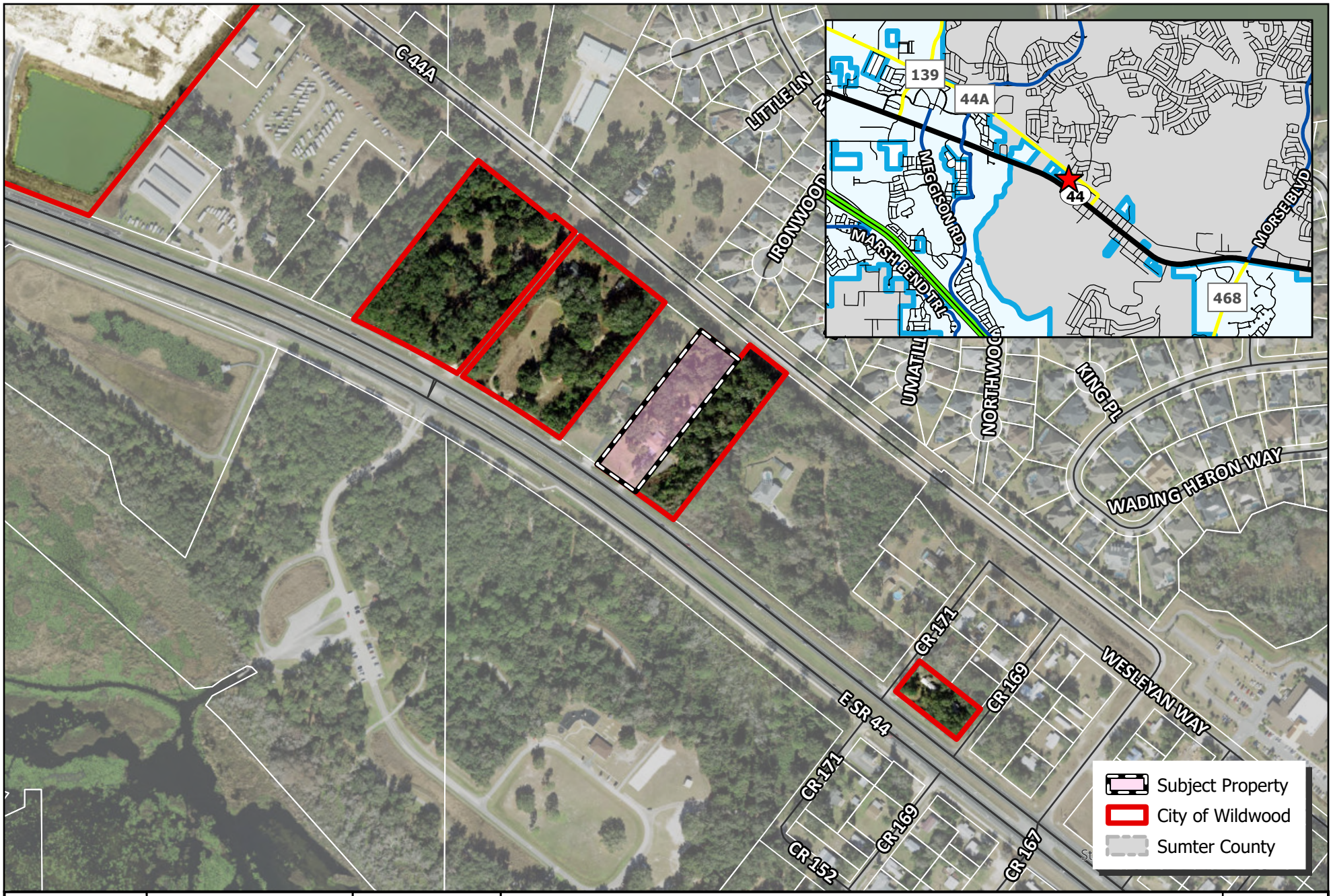
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	CP 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

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0 0.01 0.02 0.03 0.04 0.06
Miles

CP 2411-002

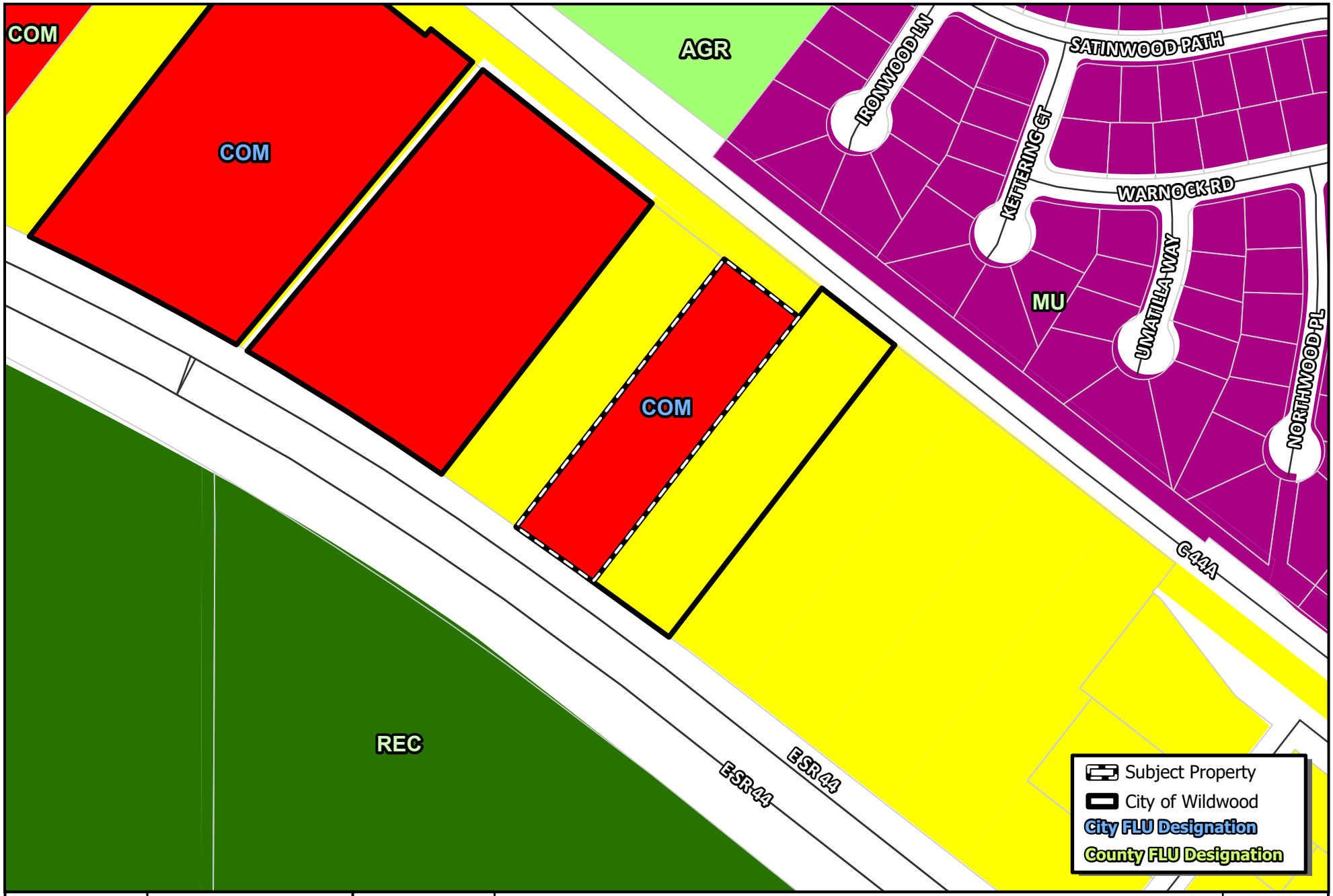
MEGAN STOVER STORAGE

PARCEL G15D009

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

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US Feet
0 45 90 180

CP 2411-002

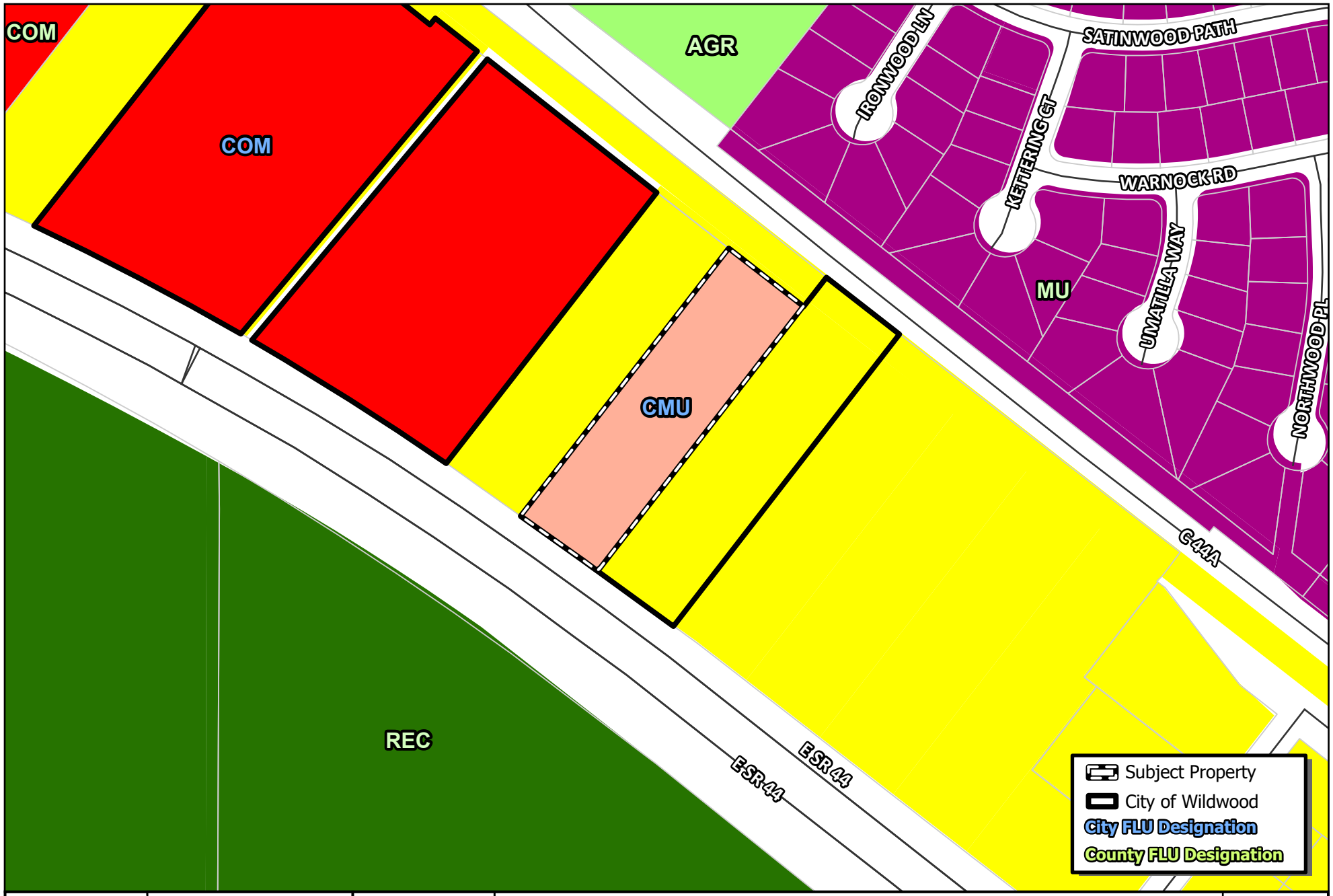
MEGAN STOVER STORAGE

PARCEL G15D009

MAP 2A

EXISTING LAND USE

NOV 2024



WILDWOOD FLORIDA EST. 1877

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 2411-002

MEGAN STOVER STORAGE

PARCEL G15D009

MAP 2B

PROPOSED LAND USE

NOV 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: O2024-86

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 law[1] 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.

MINOR TRAFFIC IMPACT ANALYSIS

6114 EAST SR 44
SUMTER COUNTY, FLORIDA

Prepared for:

Spartan Construction Services, Inc.
3930 Tampa Road
Oldsmar, Florida 34677

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

October 2024

TPD № 5986

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 6114 East SR 44

LOCATION: Sumter County, Florida

CLIENT: Spartan Construction Services, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. №: 20400

DATE: October 22nd, 2024

SIGNATURE: _____

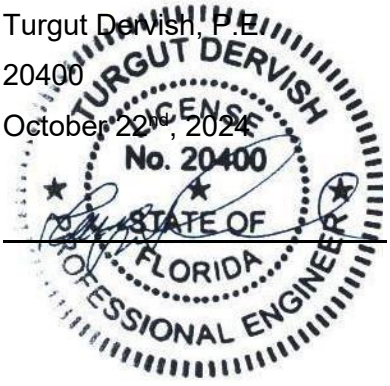


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Intersection Capacity Analysis

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B Pages from the 2023 Sumter County CMP Database
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INTRODUCTION

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. The development is located at 6114 East SR 44 and consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. **Figure 1** depicts the site location and **Figure 2** depicts the preliminary site plan. Access to the site will be provided via a right-in/right-out driveway on SR 44.

The analysis was conducted in accordance with the Sumter County and Florida Department of Transportation (FDOT) guidelines. A study methodology was submitted to and approved by Sumter County, and is included in **Appendix A** along with related correspondence. Traffic volume data, Level of Service standards, and capacities were obtained from the Sumter County Congestion Management Process (CMP) Database, and intersection turning movement counts were collected by Traffic Planning and Design, Inc. staff.

Study Area

As documented in the study methodology included in Appendix A, a Minor Traffic Impact Analysis (TIA) is required for the proposed development. Therefore, the following roadway segment and intersections were included in the analysis:

Roadway Segment:

- SR 44,
    - Buena Vista Blvd to Morse Blvd, Segment ID 35511202

Intersections:

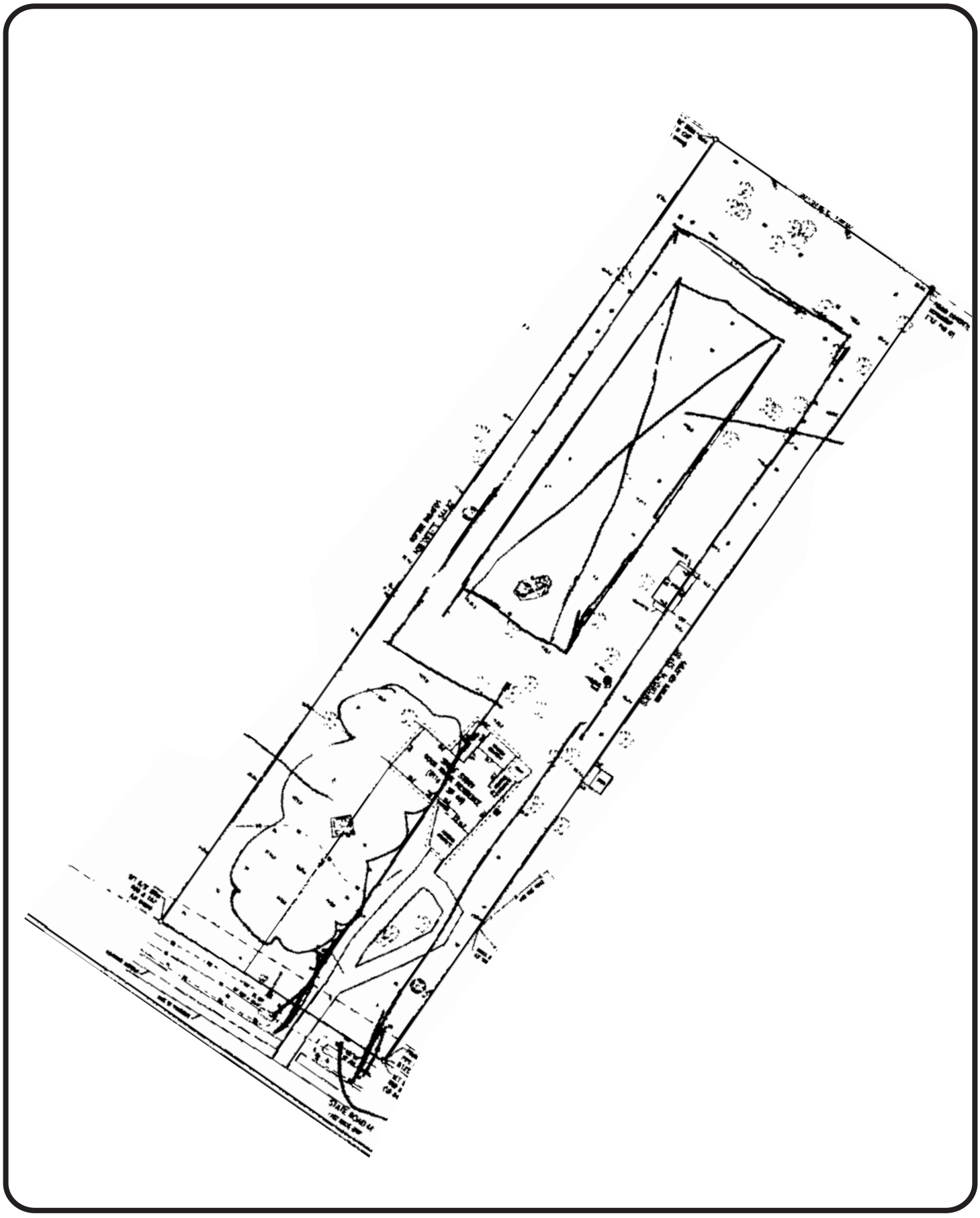
- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Blvd
- SR 44 & Site Access Driveway



6114 East SR 44
Project № 5986
Figure 1

Site Location

N
NTS



6114 East SR 44
Project № 5986
Figure 2

Site Plan

N
NTS

EXISTING CONDITIONS ANALYSIS

An existing conditions analysis was conducted for the study roadway segment and intersections utilizing existing traffic volumes and roadway geometry to establish their current operating conditions.

Roadway Capacity Analysis

The study roadway segment was analyzed by comparing its existing traffic volumes with its directional capacity for the P.M. peak hour conditions. The existing traffic volumes and capacity were obtained from the 2023 Sumter County CMP Database. The existing P.M. peak hour roadway capacity analysis is summarized in **Table 1,** which shows that the study roadway segment is currently operating at satisfactory Levels of Service. Pertinent pages from the 2023 Sumter County CMP Database are included in **Appendix B.**

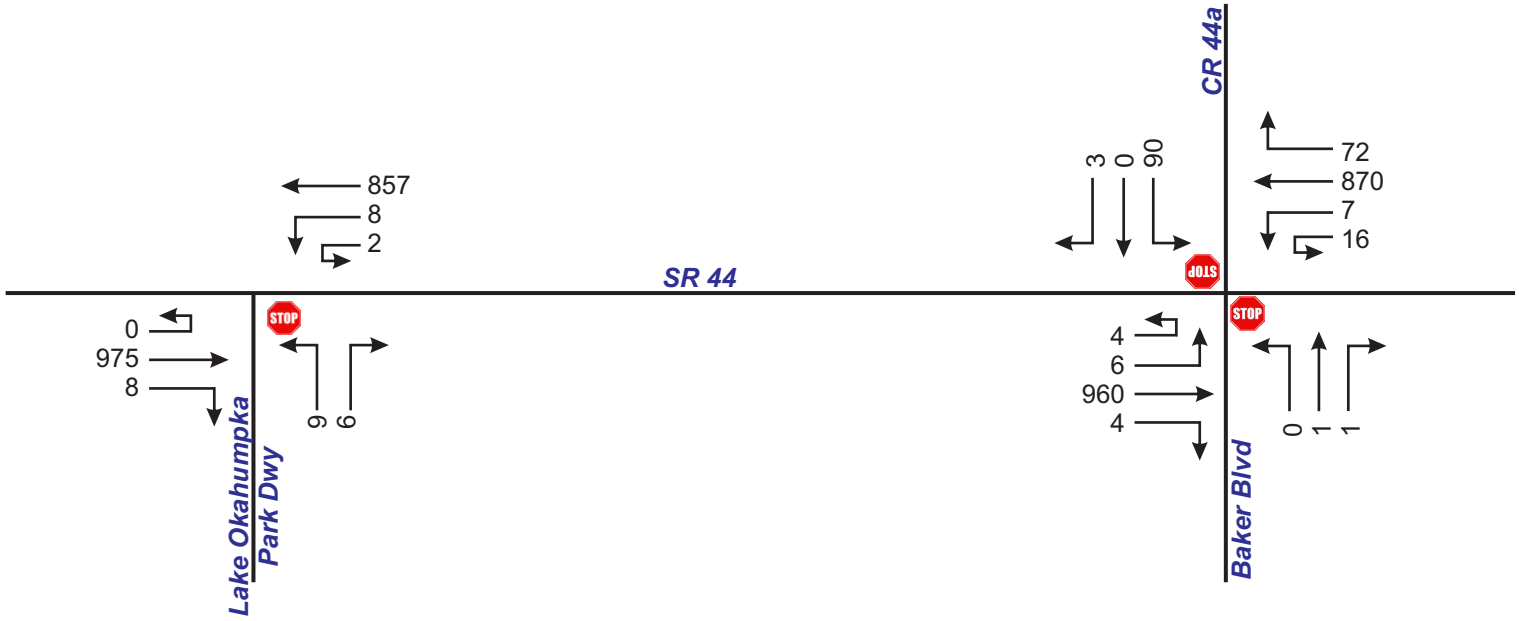
Table 1
Existing Roadway Capacity Analysis

Segment ID	Segment	Adopted*				Dir	Existing Volume*	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			
SR 44								
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,031	C
						WB	1,001	C

* Obtained from the 2023 Sumter County CMP Database; volumes grown to Existing year using growth rate

Intersection Capacity Analysis

The study intersections were analyzed in accordance with the procedures of the *Highway Capacity Manual (HCM)* using *Highway Capacity Software (HCS)*. In the analysis, existing P.M. peak hour traffic volumes, intersection geometry, and traffic controls were used. The turning movement counts were made on October 16th, 2024, when the FDOT seasonal factor for Sumter County was 1.05. Therefore, the counts were adjusted by this factor. The adjusted intersection volumes are shown in **Figure 3** for use in the analysis. Detailed traffic count and traffic control information along with FDOT's seasonal factor report for Sumter County are included in **Appendix C**. The results of the intersection capacity analysis are summarized in **Table 2**. As can be seen from the table, the study intersections are currently operating at satisfactory Levels of Service. The detailed intersection capacity analysis worksheets are included in **Appendix D**.



6114 East SR 44
Project № 5986
Figure 3

Existing P.M. Peak Hour Volumes

N
NTS

Table 2
Existing Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Lake Okahumpka Park Dwy & SR 44	Stop	14.8	B	12.0	B	16.8	C	--	--
CR 44a/Baker Blvd & SR 44	Stop	12.2	B	15.1	C	17.9	C	33.7	D

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will consist of a 65,340 square foot self-storage facility. To determine the impact of this development on the area roadways, an analysis of its trip generation characteristics was made. This included the determination of the number of trips to be generated by the site and their distribution onto the surrounding roadways.

Trip Generation

Trip generation data was obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.* The trip generation calculation of daily, A.M. and P.M. peak hour volumes is summarized in **Table 3.** The proposed development is estimated to generate 95 daily trips, of which 6 trips will occur during the A.M. peak hour and 10 during the P.M. peak hour. The detailed trip generation sheets are included in the study methodology in Appendix A.

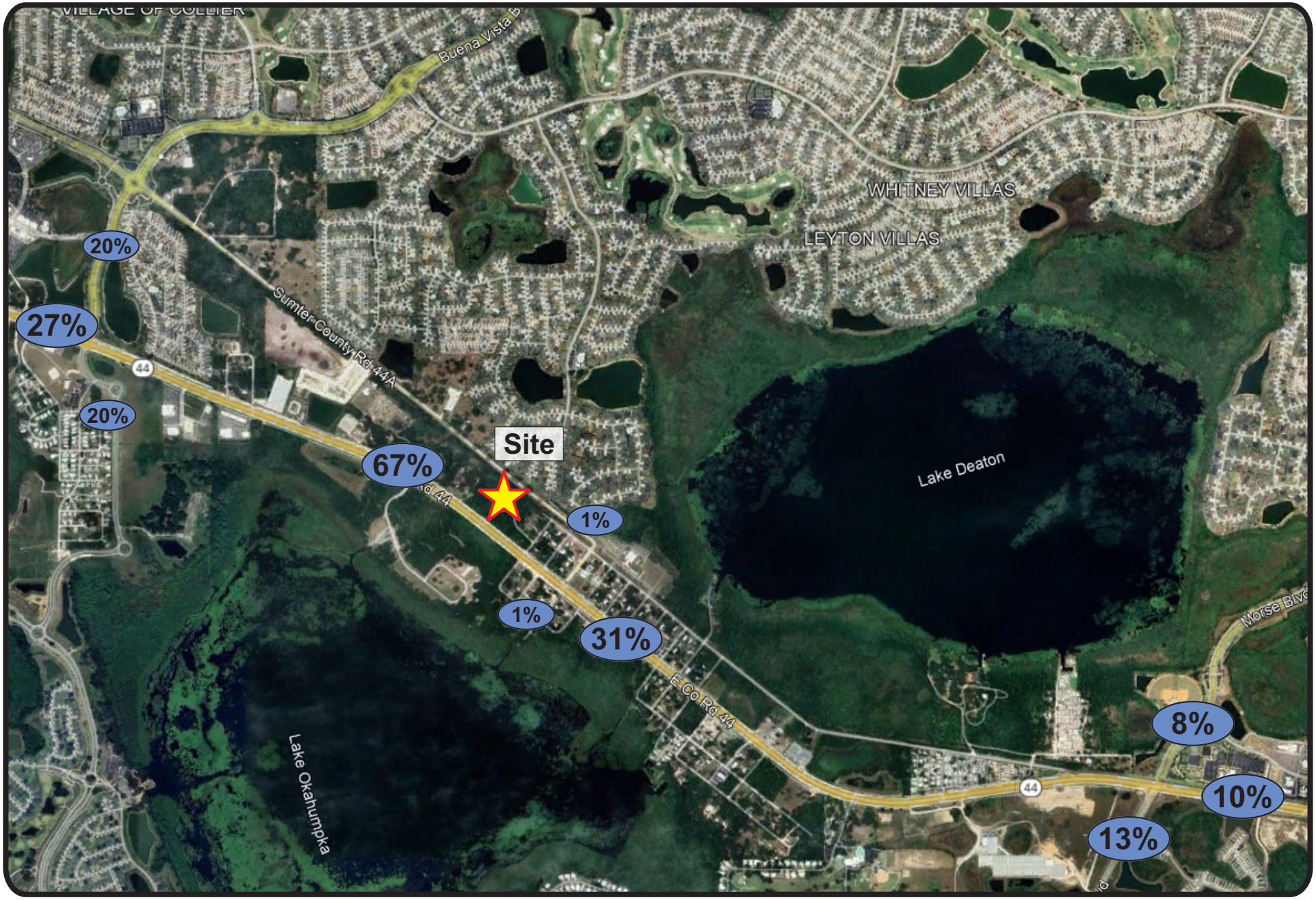
Table 3
Trip Generation Summary

ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

* KSF = 1,000 square feet

Trip Distribution / Trip Assignment

A distribution pattern for the proposed development was estimated using the Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution in the project vicinity is displayed in **Figure 4.** This distribution pattern was used to assign the project trips to the study roadway segment and intersections. The detailed model distribution plots are included in the study methodology in Appendix A.



6114 East SR 44
Project № 5986
Figure 4

Trip Distribution

N
NTS

PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were assessed in order to evaluate the impact of the proposed development on the study roadway segment and intersections. The projected conditions were estimated by combining the P.M. peak hour project trips with background traffic volumes.

Background Traffic Projections

Projected traffic volumes consist of background traffic combined with site generated traffic. Typically, background traffic volumes are determined by expanding existing peak hour traffic volumes to the buildout year using an annual growth rate. A 3.50% annual growth rate was obtained from the 2023 Sumter County CMP Database and applied to the existing traffic volumes.

Roadway Capacity Analysis

Roadway capacity analysis was performed for the study roadway segment by comparing its total projected traffic volumes with its corresponding capacities. The results of the projected roadway capacity analysis are summarized in **Table 4**, which lists the roadway segment along with its number of lanes, Level of Service standard, projected traffic volumes, capacity, and resultant Levels of Service. As can be seen from the table, the study roadway segment will continue to operate satisfactorily upon the completion of the project.

Table 4
Projected Roadway Capacity Analysis

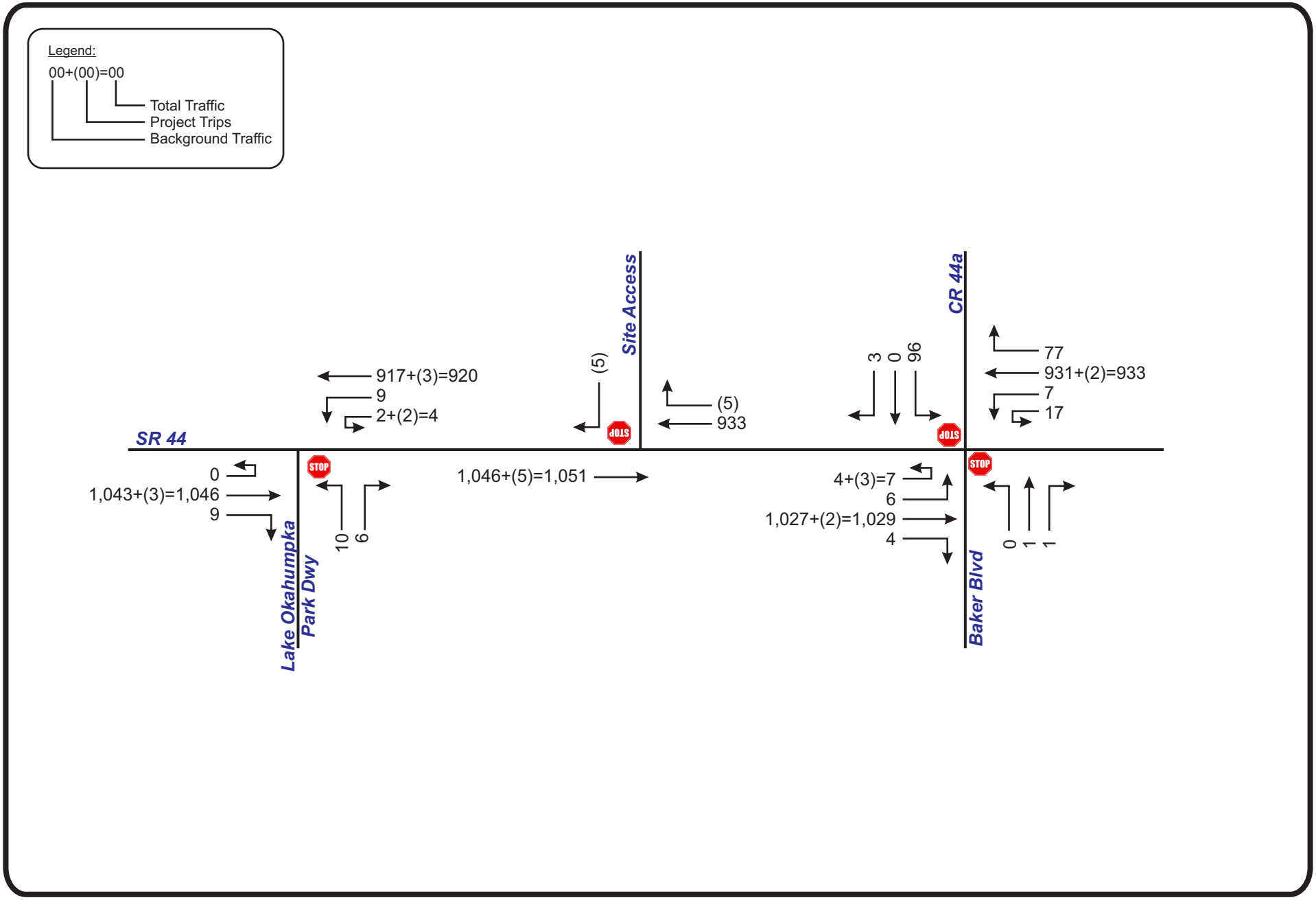
Segment ID	Segment	Adopted				Dir	Bkgd Volume*	Project Trips**		Total Volume	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			%	Vol		
SR 44											
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,103	67%	3	1,106	C
						WB	1,071	67%	3	1,074	C

* Existing volume X 1.07

** Highest on Segment

Intersection Capacity Analysis

In order to assess the projected operational conditions at the study intersections and site access driveway, intersection capacity analysis was conducted using the total projected volumes, including the project trips. The projected P.M. peak hour volumes at the study intersections and site access driveway are shown in **Figure 5.**



6114 East SR 44
Project № 5986
Figure 5

Projected P.M. Peak Hour Volumes

The intersections were analyzed similarly to the existing conditions analysis using HCS software in accordance with the procedures of the *Highway Capacity Manual (HCM).* The results of the analysis are summarized in **Table 5,** which shows that the study intersections and the site access driveway will continue to operate satisfactorily upon the completion of the project. The detailed capacity analysis worksheets are included in **Appendix E.**

Table 5
Projected Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Lake Okahumpka Park Dwy & SR 44	Stop	15.8	C	13.5	B	18.2	C	--	--
CR 44a/Baker Blvd & SR 44	Stop	13.6	B	16.4	C	19.2	C	42.2	E
Site Access & SR 44	Stop	--	--	--	--	--	--	12.2	B

STUDY CONCLUSIONS

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. Located at 6114 East SR 44, the development consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. The findings of this analysis are as follows:

- The proposed development will generate 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during the P.M. peak hour.

- The analysis indicated that the study roadway segment currently operates at satisfactory Levels of Service and will continue to do so upon the completion of the project.

- The analysis of the study intersections revealed that the study intersections currently operate satisfactorily and will continue to do so upon the completion of the project.

- Access to the site will be provided via a right-in/right-out driveway on SR 44. The site access driveway is projected to operate satisfactorily upon the completion of the project.

APPENDICES

APPENDIX A

Study Methodology and Correspondence

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272910

Date Submitted: 10/1/2024

First Name*	Last Name*	Email Address*
Rita	Merhi	Rita@tpdtraffic.com

Name of Project:*

6114 East SR 44

Phone*	Parcel Number*
407-628-9955	G15D009

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) Methodology acceptance:

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

Choose File 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

5986 - 6114 East SR 44 Methodology.pdf

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
- [x] 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: Matthew Tadlock
Engineer, Public Works

FROM: Turgut Dervish, P.E.

DATE: September 30th, 2024

RE: 6114 East SR 44 TIA Methodology
Sumter County, Florida
TPD No. 5986

The following is an outline of the proposed methodology for the Traffic Impact Analysis of the proposed development located at 6114 East SR 44 in Wildwood, Sumter County. The development is located on the north side of SR 44, approximately 1 mile south/east of Buena Vista Boulevard. **Figure 1** depicts the site location and the area roadways. The analysis will be conducted as per the guidelines established by Sumter County.

1. Proposed Development

The proposed development will consist of a 65,340 square foot self-storage facility. Access to the site is proposed via a right-in/right-out driveway on SR 44. **Figure 2** depicts the conceptual site plan. The development will be completed by the end of 2026.

2. Trip Generation

Trip generation rates from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation for the proposed development calculated with the ITE data. As can be seen from the table, the project is expected to generate a total of 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**. Based on Sumter County TIA guidelines, a Minor TIA is required for the proposed development.

Table 1
Trip Generation Calculation Summary

ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

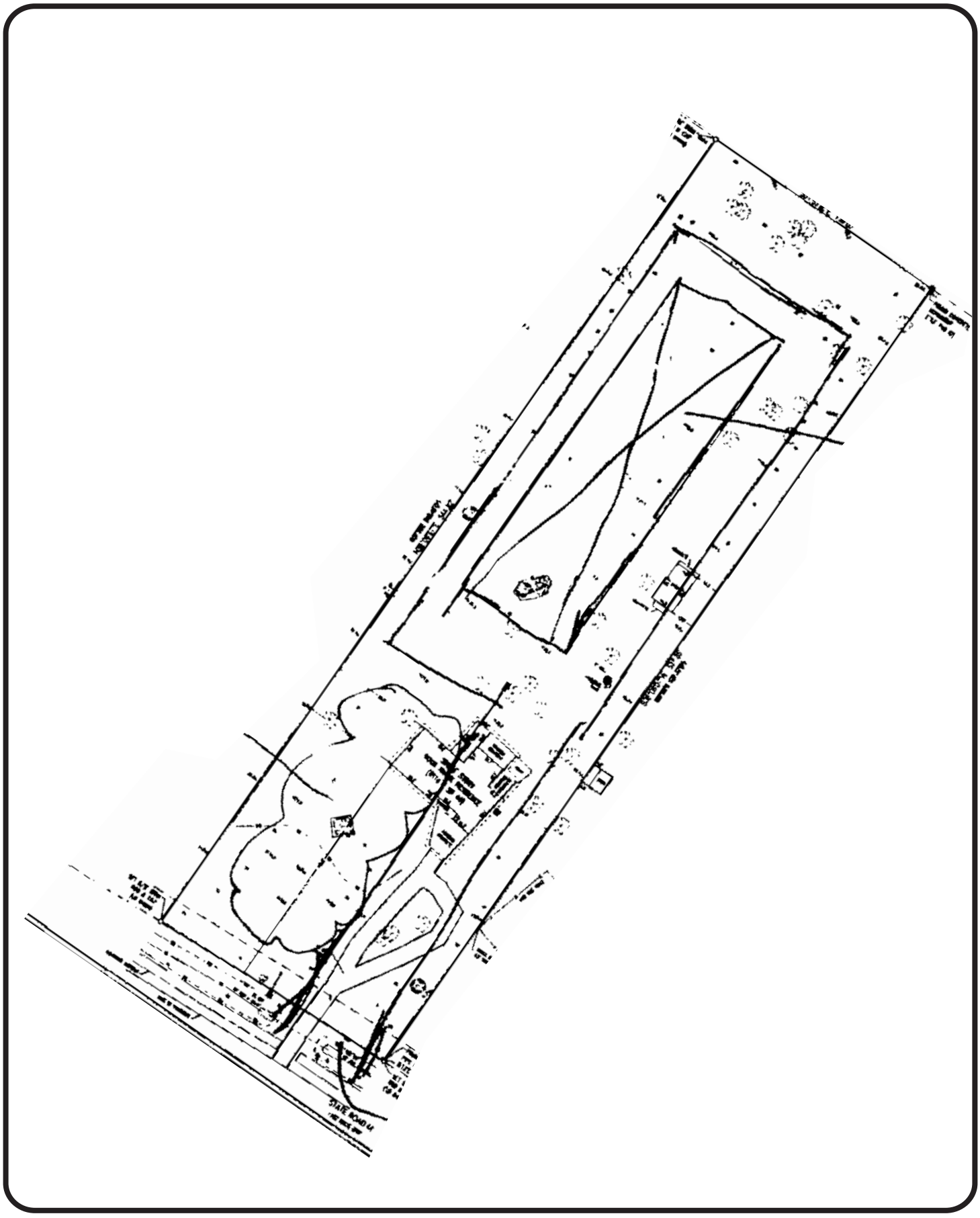
* KSF = 1,000 square feet



6114 East SR 44
Project № 5986
Figure 1

Site Location

N
NTS



6114 East SR 44
Project № 5986
Figure 2

Site Plan

N
NTS

3. Trip Distribution

The trip distribution pattern for the proposed project was estimated using the currently adopted Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution is shown in **Figure 3** and the model distribution plots are included in **Attachment B**.

4. Impact Area

As per Sumter County guidelines, the impact area for a Minor TIA includes the roadway which directly abuts the development, as well as the major signalized and unsignalized intersections within 1,320 feet of the site access driveway. There are no major signalized or unsignalized intersections within 1,320 feet of the proposed development, therefore the adjacent median openings will be included in the analysis along with the adjacent roadway segment. The following roadway segments and intersections will therefore be included in the analysis:

The roadway segments to be included in the analysis:

- SR 44
    - Buena Vista Boulevard to Morse Boulevard, Segment ID 35511202

The intersections to be included in the analysis:

- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Boulevard
- SR 44 & Site Access Driveway

5. Traffic Impact Assessment

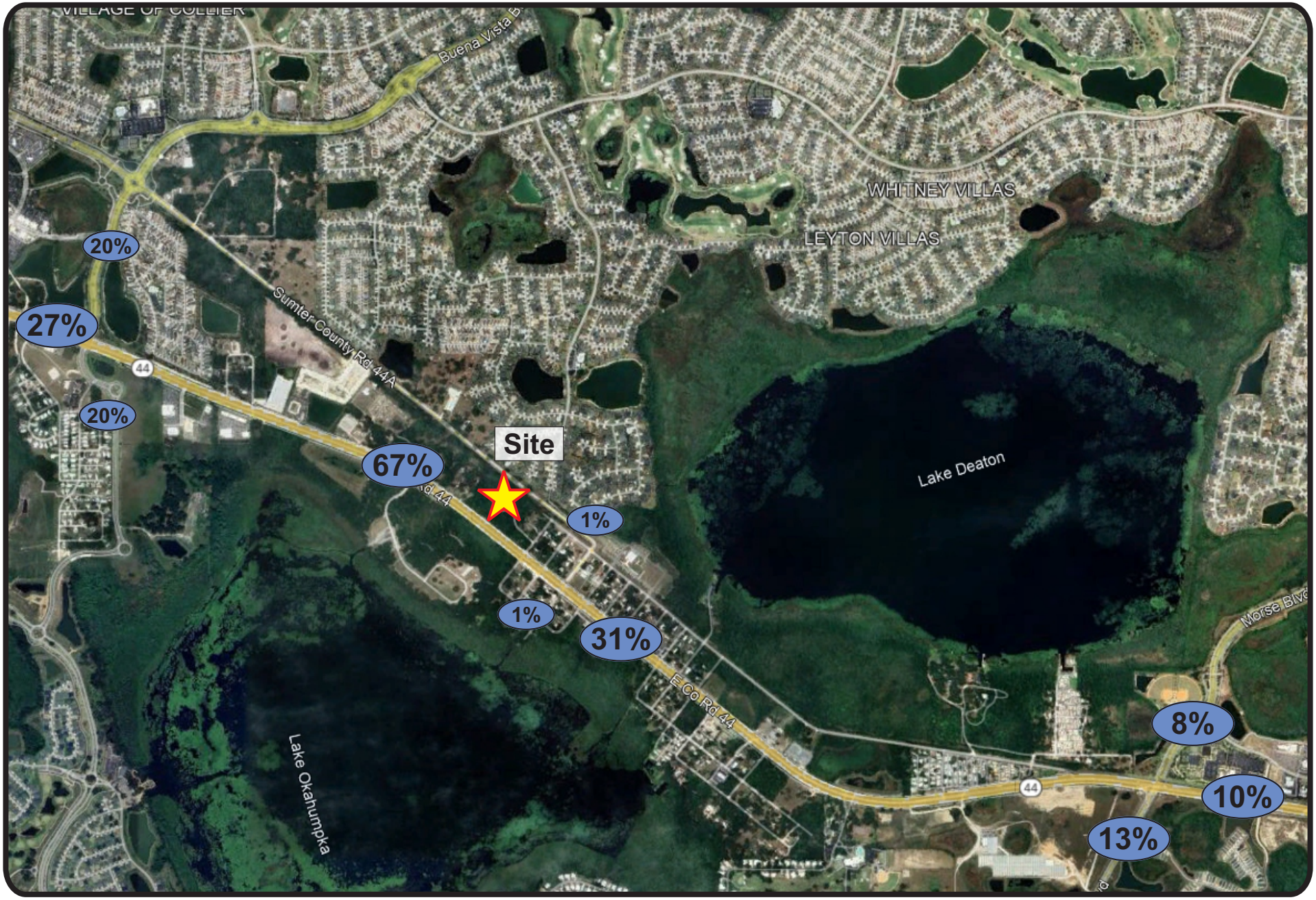
a) <u>Roadway</u>

- Obtain existing traffic volumes on the study roadway segment from the 2023 Sumter County CMP Database for use in the traffic analysis.

- Determine background traffic growth on the study roadway segment with the use of growth rates obtained from the Sumter County CMP Database. The minimum 1.00% annual growth rate will be used.

- Combine project traffic with background traffic to obtain total traffic volumes.

- Perform P.M. peak hour roadway analysis utilizing Sumter County LOS standards.



6114 East SR 44
Project № 5986
Figure 3

Trip Distribution

b) Intersections

- Conduct intersection counts and use Seasonal Factors to adjust intersection data during the P.M. peak period at the study intersections.
- Determine background traffic with the use of the growth rates obtained from the Sumter County CMP Database.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis for the P.M. peak hour utilizing the latest version of the *Highway Capacity Software (HCS)* in accordance with the procedures of the *Highway Capacity Manual (HCM).*

6. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations.
If you have any questions or concerns, please contact us at (407) 628-9955.

Attachments

Attachment A
ITE Trip Generation Sheets

Mini-Warehouse
(151)

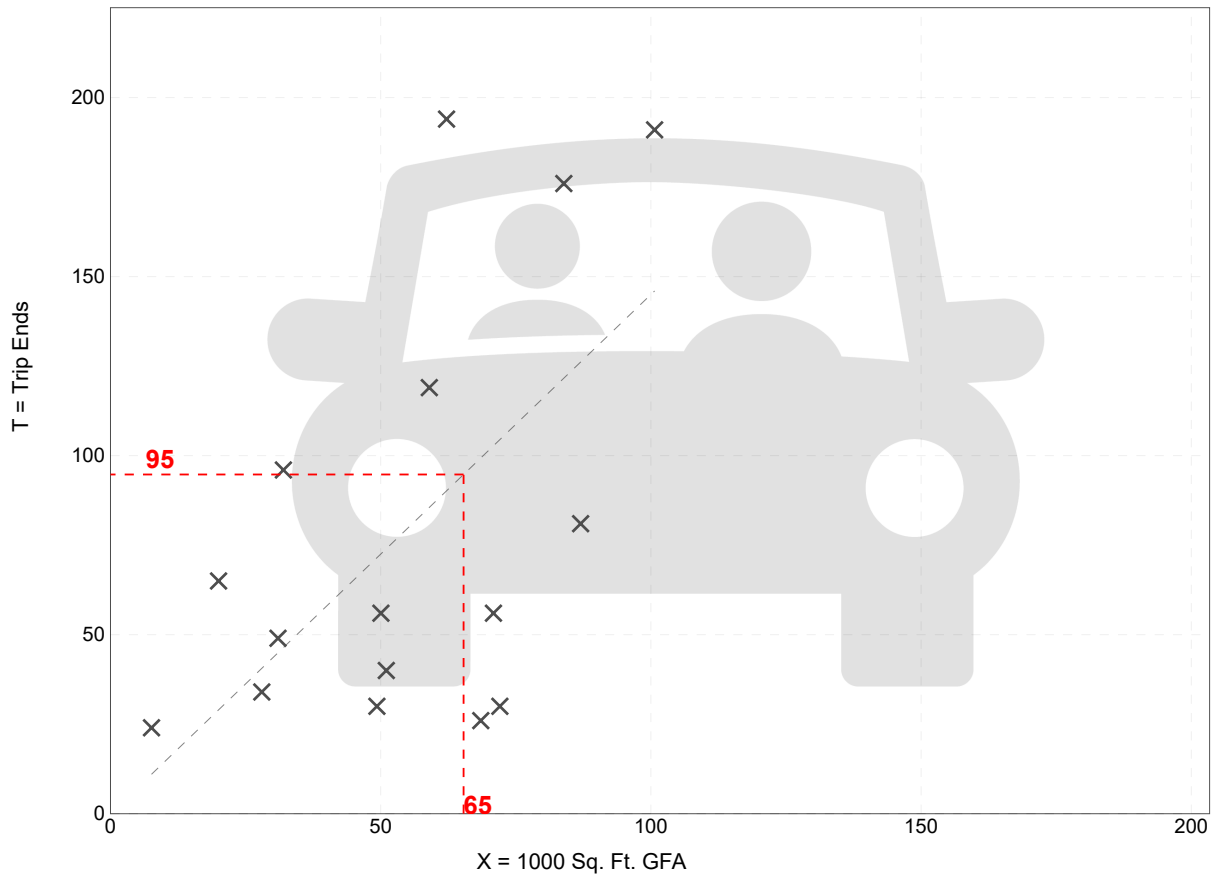
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



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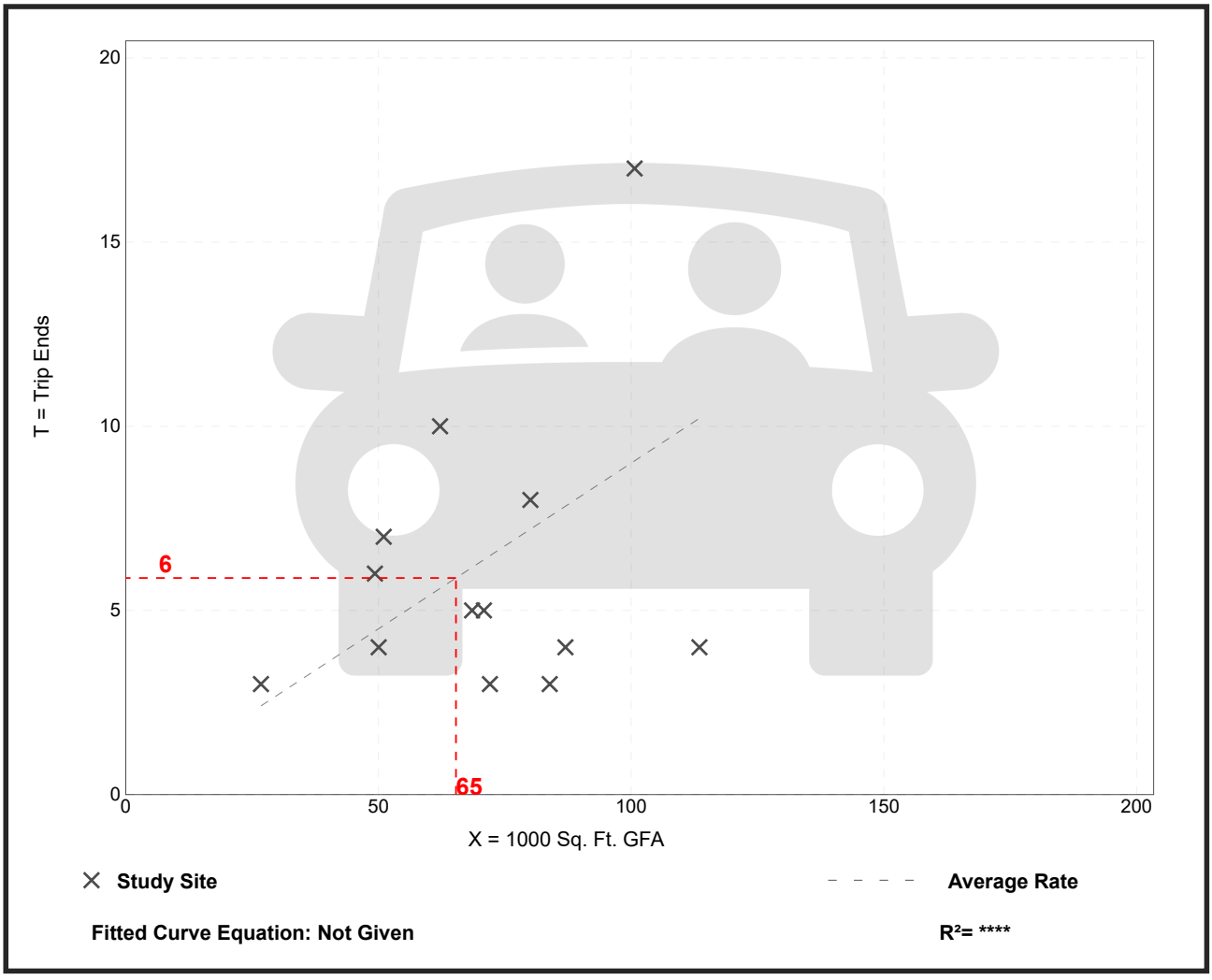
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



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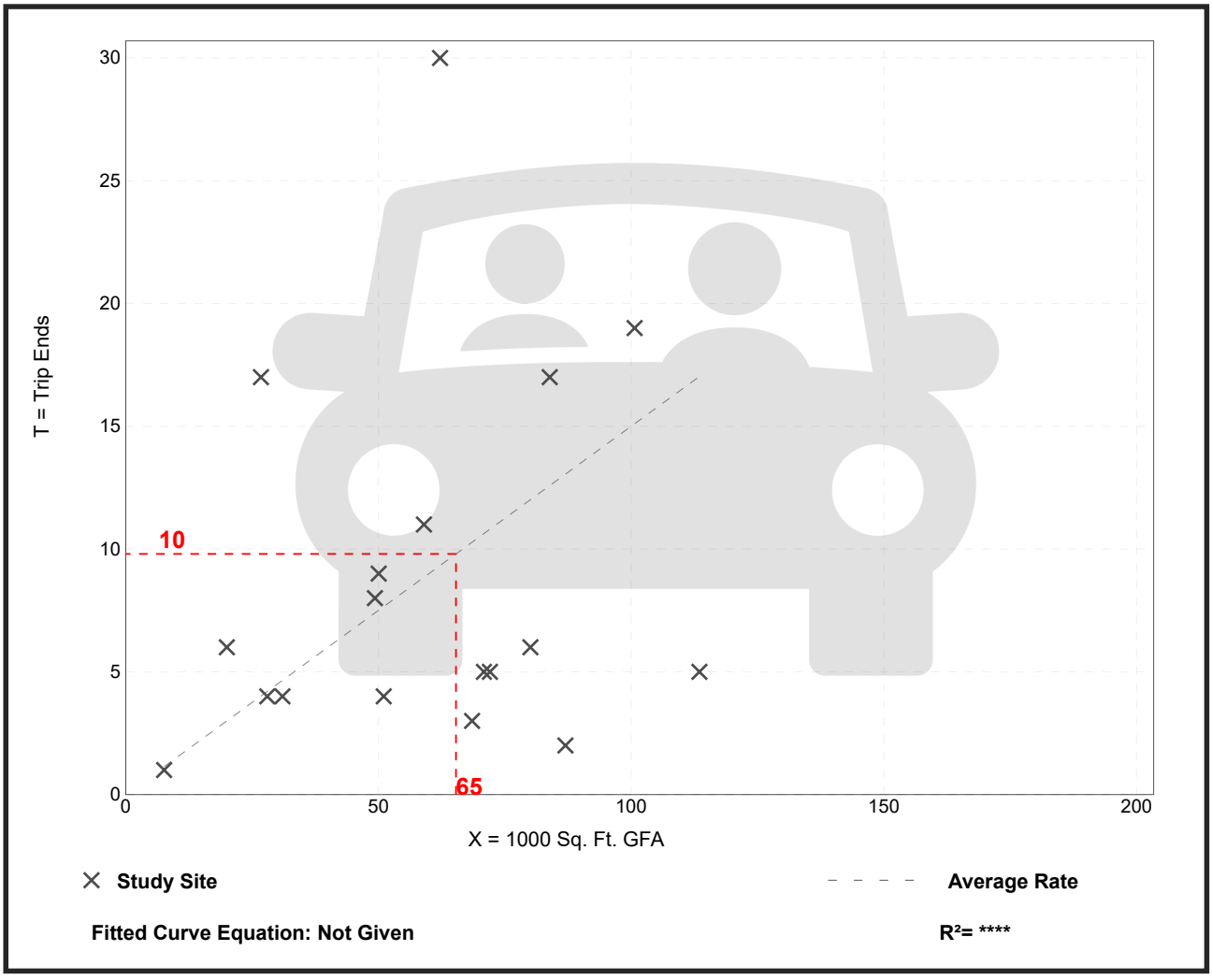
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

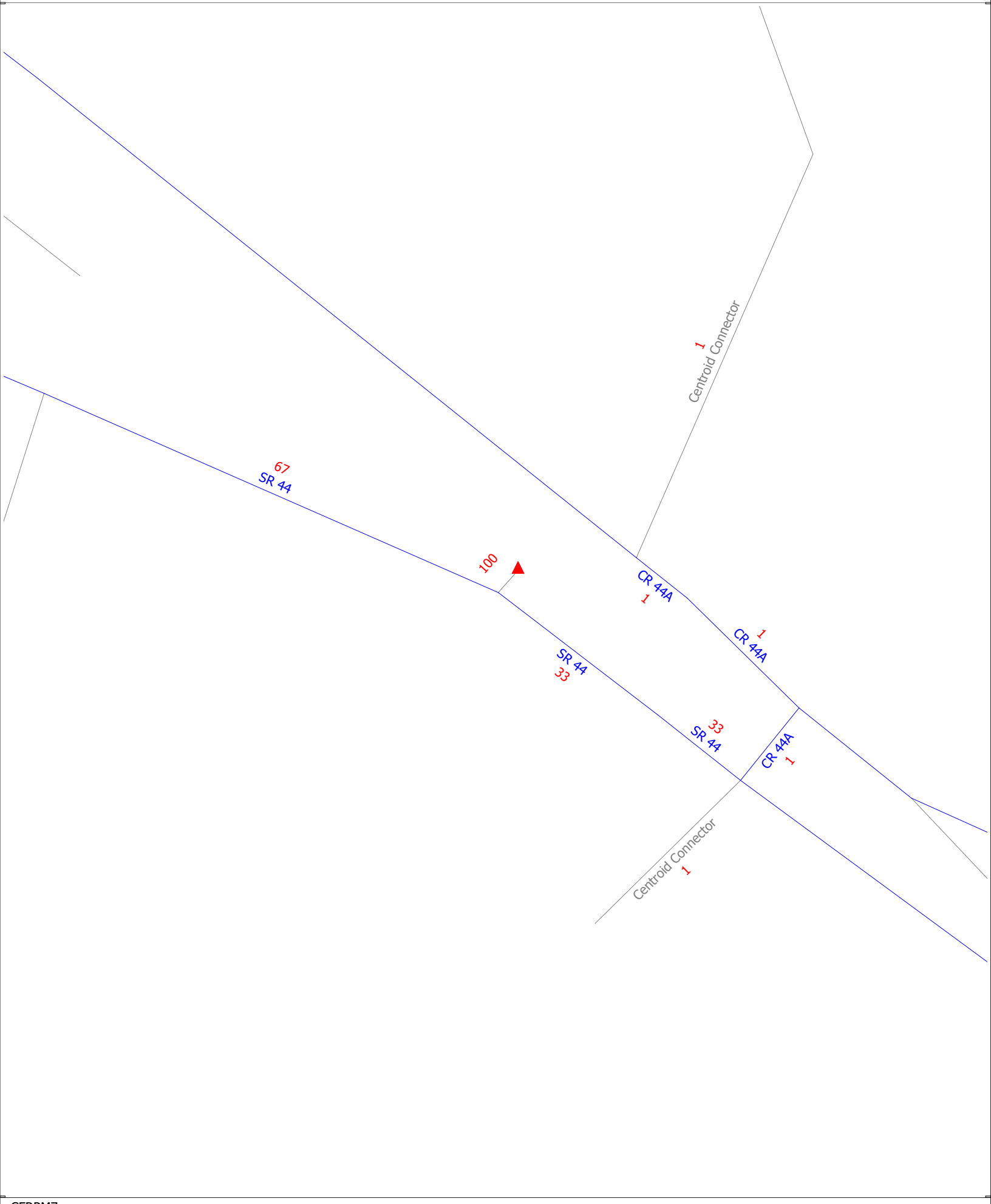
Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

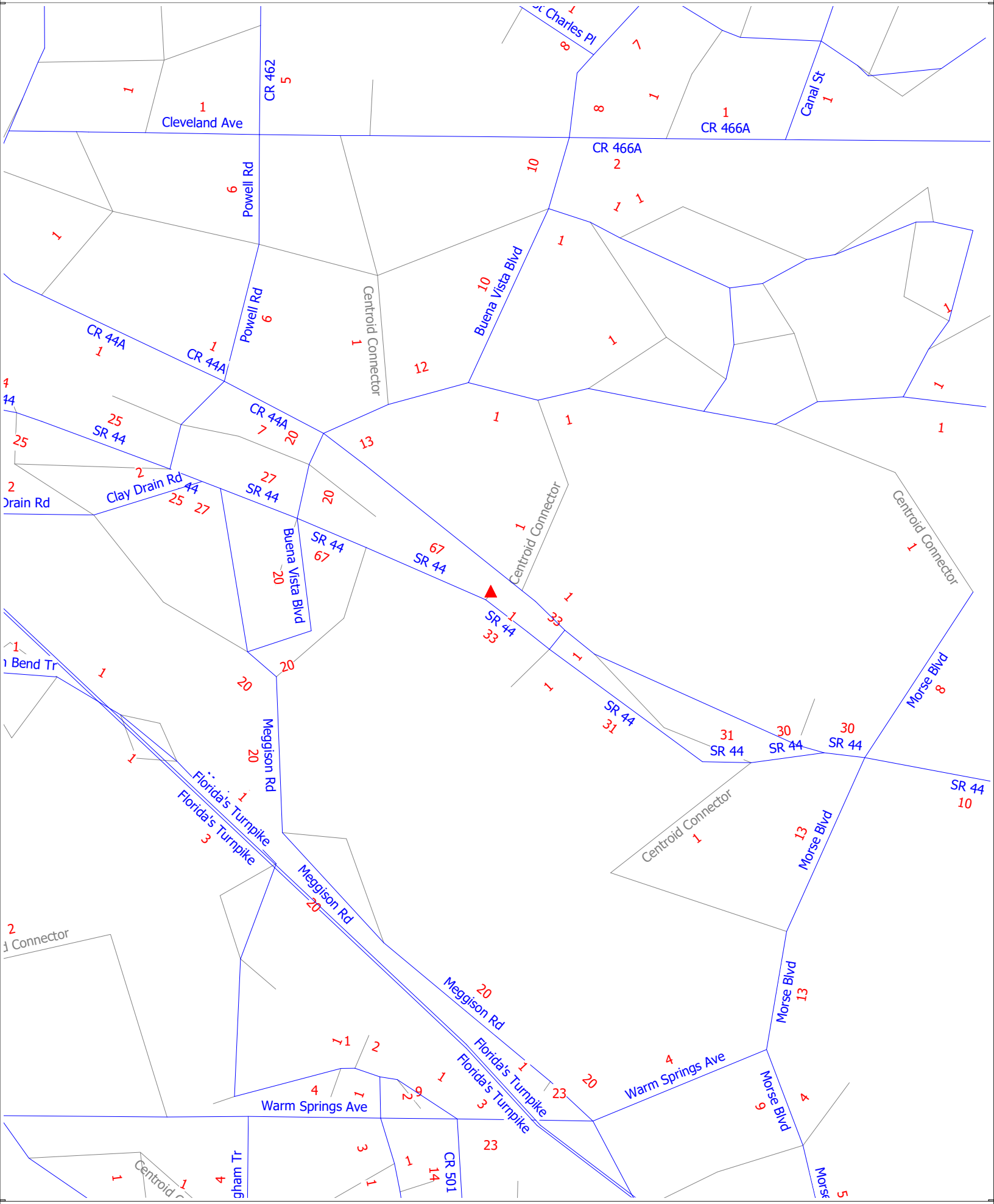


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Attachment B
Model Output



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(Licensed to Traffic Planning and Design, Inc.)

APPENDIX B

Pages from the 2023 Sumter County CMP Database

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3652120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	685	0.29	B	4,350	2,769	B	0.64
3652130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3653100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3653130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3653140	37		SUMTER	55	2.75	CR 469	CR 728	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3653150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3653160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3653170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3653180	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3653190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3653200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3653210	77		ADJACENT	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3654120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3654130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 S (MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,363	C	0.72
3654140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3655100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3655110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3655120	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3655130	2020-105		SUMTER	45	0.48	CR 48	CR 616	CR 313	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3656100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3656110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3657110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	1.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3657120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3657130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3657140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3657150	207		SUMTER	45	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3657160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	0.21	C	1,850	322	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	373	456	0.25	C	3,360	2,223	C	0.66
3657170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3657180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3658110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3658120	181001	181001	FDOT	55	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3658140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3658150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3658170	180020		FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3658180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3658190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3659100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3659110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3660110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3660120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	5.75%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	703	695	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000010	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1,818	1,233	C	0.68
6000060	88		SU

APPENDIX C

Turning Movement Counts, Geometry, FDOT Seasonal Factor Report

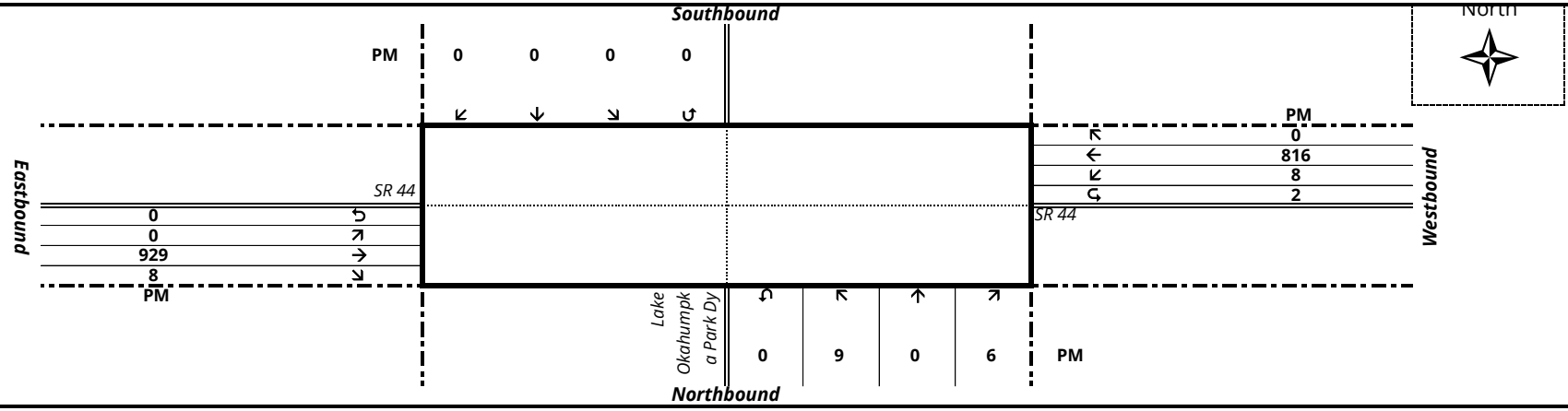
15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: October 16, 2024 (Wednesday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Lake Okahumpka Park Dy & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Lake Okahumpka Park Dy											SR 44											SR 44	
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	3	0	4	0	**7**	0	0	0	0	**0**	**7**	0	229	2	0	**231**	1	209	0	1	**211**	**442**	**449**
04:15 PM	1	0	2	0	**3**	0	0	0	0	**0**	**3**	0	215	4	0	**219**	2	203	0	0	**205**	**424**	**427**
04:30 PM	1	0	1	0	**2**	0	0	0	0	**0**	**2**	0	237	0	0	**237**	2	196	0	1	**199**	**436**	**438**
04:45 PM	4	0	1	0	**5**	0	0	0	0	**0**	**5**	0	222	0	0	**222**	2	194	0	0	**196**	**418**	**423**
TOTAL	9	0	8	0	**17**	0	0	0	0	**0**	**17**	0	903	6	0	**909**	7	802	0	2	**811**	**1,720**	**1,737**
05:00 PM	1	0	2	0	**3**	0	0	0	0	**0**	**3**	0	238	5	0	**243**	0	182	0	0	**182**	**425**	**428**
05:15 PM	3	0	2	0	**5**	0	0	0	0	**0**	**5**	0	232	3	0	**235**	4	244	0	1	**249**	**484**	**489**
05:30 PM	4	0	2	0	**6**	0	0	0	0	**0**	**6**	0	201	1	0	**202**	0	204	0	1	**205**	**407**	**413**
05:45 PM	1	0	1	0	**2**	0	0	0	0	**0**	**2**	0	190	0	0	**190**	1	179	1	0	**181**	**371**	**373**
TOTAL	9	0	7	0	**16**	0	0	0	0	**0**	**16**	0	861	9	0	**870**	5	809	1	2	**817**	**1,687**	**1,703**
PM Peak																					**Peak Hour Factor:**		**0.909**
04:30 PM to 05:30 PM	**9**	**0**	**6**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**929**	**8**	**0**	**937**	**8**	**816**	**0**	**2**	**826**	**1,763**	**1,778**



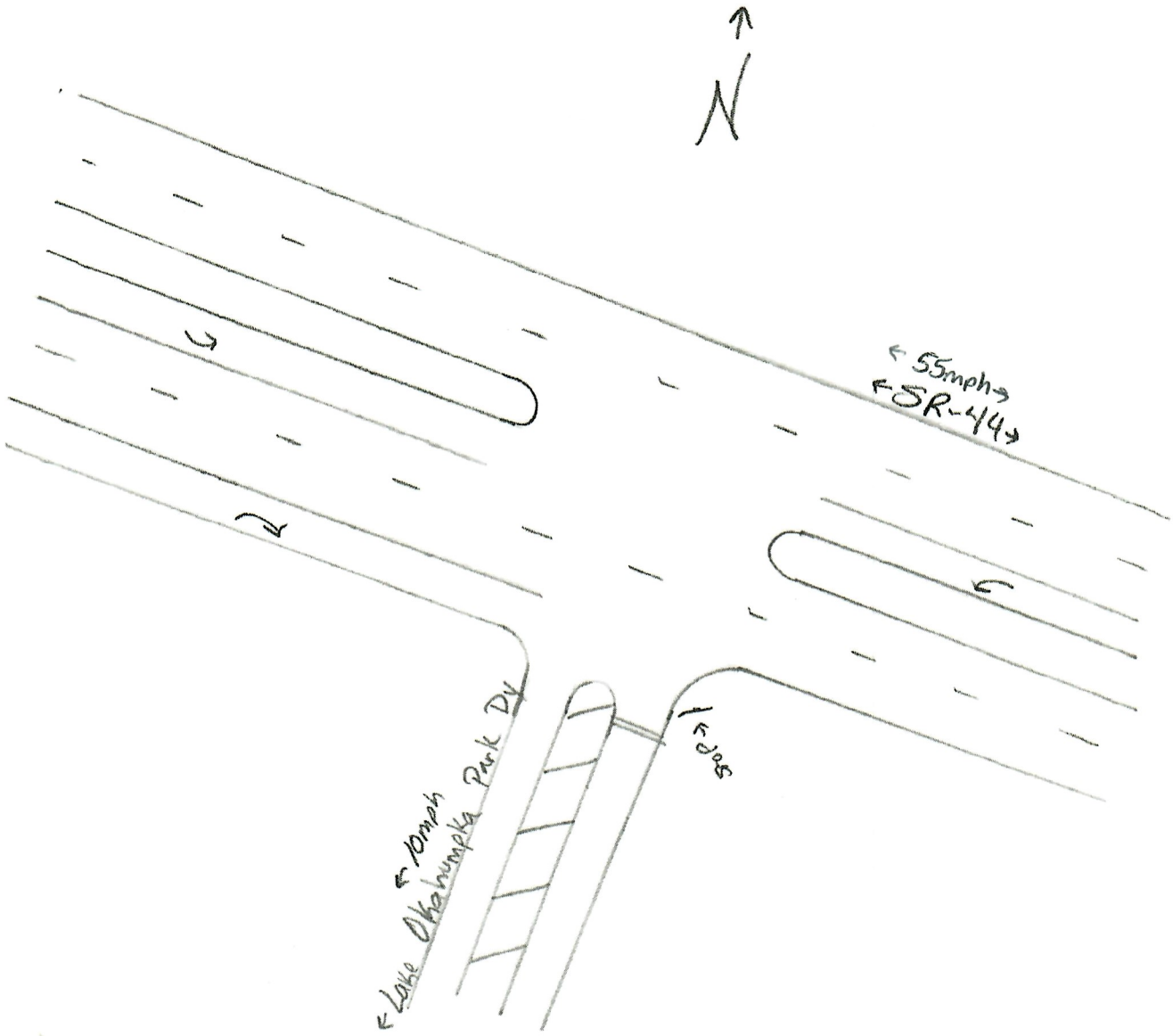
15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 16, 2024 (Wednesday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Lake Okahumpka Park Dy & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Lake Okahumpka Park Dy												SR 44						SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	6	0	0	**6**	0	7	0	0	**7**	**13**	**13**
04:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	6	0	0	**6**	**11**	**11**
04:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	0	0	**5**	**9**	**9**
04:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	7	0	0	**7**	**9**	**9**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	17	0	0	**17**	0	25	0	0	**25**	**42**	**42**
05:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	7	0	0	**7**	**11**	**11**
05:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	11	0	0	**11**	**13**	**13**
05:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	2	0	0	**2**	**7**	**7**
05:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	0	0	**5**	**9**	**9**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	15	0	0	**15**	0	25	0	0	**25**	**40**	**40**
PM Peak																							
04:30 PM to 05:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**0**	**0**	**12**	**0**	**30**	**0**	**0**	**30**	**42**	**42**


N
55mph
SR-44
Lake Okahumpka Park Dr
10mph
Stop

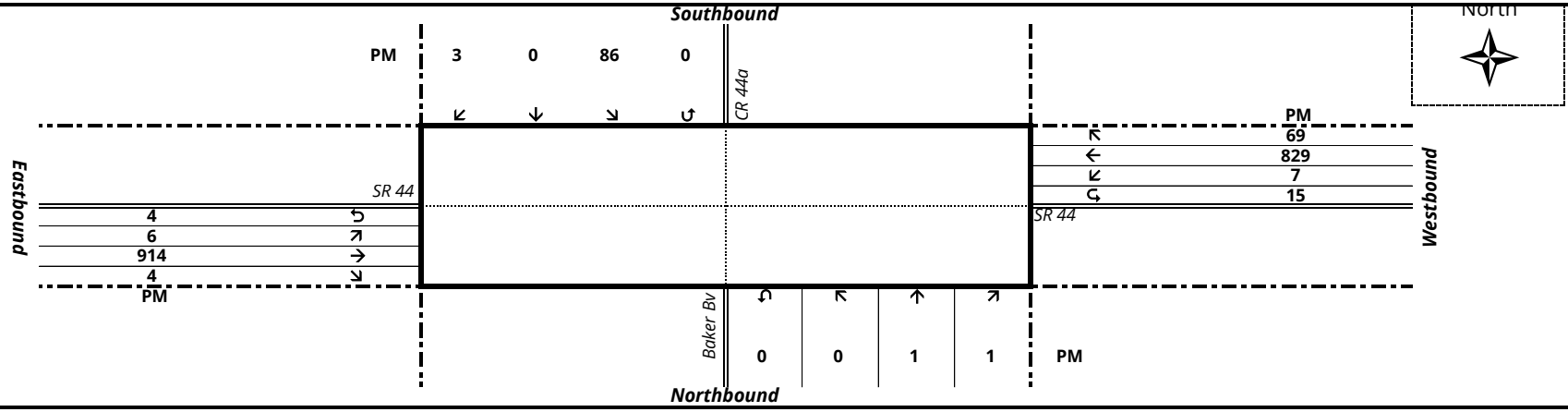
15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: October 17, 2024 (Thursday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Baker Bv/CR 44a & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Baker Bv					CR 44a						SR 44					SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	1	0	**1**	16	0	2	0	**18**	**19**	2	227	0	0	**229**	2	207	21	2	**232**	**461**	**480**
04:15 PM	0	0	0	0	**0**	12	1	3	0	**16**	**16**	2	219	0	0	**221**	1	207	21	2	**231**	**452**	**468**
04:30 PM	2	0	0	0	**2**	15	0	0	0	**15**	**17**	1	232	0	1	**234**	1	197	18	2	**218**	**452**	**469**
04:45 PM	0	0	0	0	**0**	20	0	1	0	**21**	**21**	2	231	1	0	**234**	0	207	22	1	**230**	**464**	**485**
TOTAL	2	0	1	0	**3**	63	1	6	0	**70**	**73**	7	909	1	1	**918**	4	818	82	7	**911**	**1,829**	**1,902**
05:00 PM	0	0	0	0	**0**	28	0	0	0	**28**	**28**	2	232	0	2	**236**	3	168	23	4	**198**	**434**	**462**
05:15 PM	0	0	0	0	**0**	26	0	2	0	**28**	**28**	0	235	1	1	**237**	2	241	12	1	**256**	**493**	**521**
05:30 PM	0	1	1	0	**2**	12	0	0	0	**12**	**14**	2	216	2	1	**221**	2	213	12	9	**236**	**457**	**471**
05:45 PM	0	1	0	0	**1**	15	1	2	0	**18**	**19**	1	187	0	1	**189**	2	184	13	4	**203**	**392**	**411**
TOTAL	0	2	1	0	**3**	81	1	4	0	**86**	**89**	5	870	3	5	**883**	9	806	60	18	**893**	**1,776**	**1,865**
PM Peak																					**Peak Hour Factor:**		**0.930**
04:45 PM to 05:45 PM	**0**	**1**	**1**	**0**	**2**	**86**	**0**	**3**	**0**	**89**	**91**	**6**	**914**	**4**	**4**	**928**	**7**	**829**	**69**	**15**	**920**	**1,848**	**1,939**



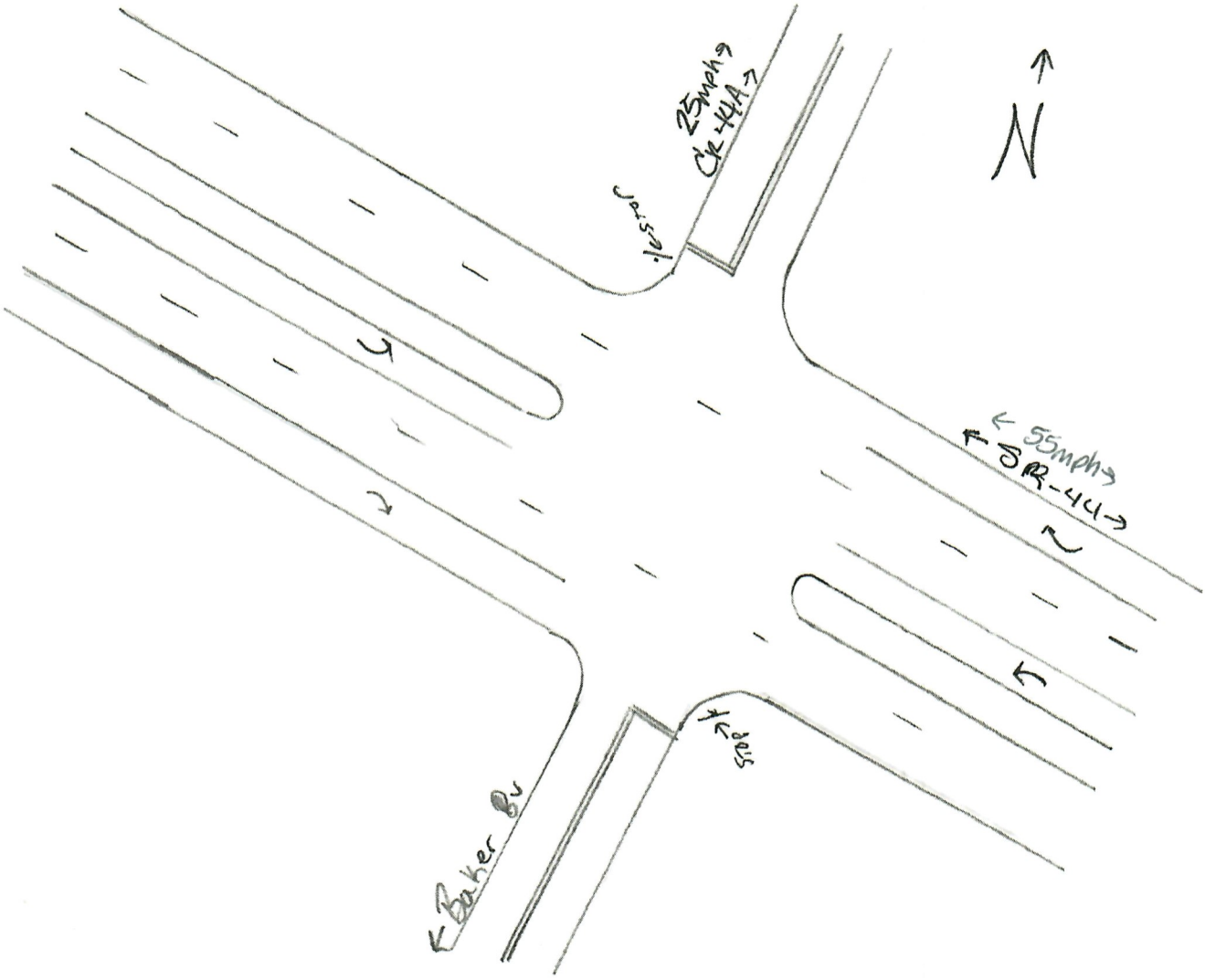
15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 17, 2024 (Thursday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Baker Bv/CR 44a & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Baker Bv					CR 44a						SR 44					SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	5	0	0	**5**	**7**	**7**
04:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	1	0	0	**1**	0	3	2	0	**5**	**6**	**6**
04:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	3	0	0	**3**	0	5	0	0	**5**	**8**	**8**
04:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	1	0	**6**	**10**	**10**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	10	0	0	**10**	0	18	3	0	**21**	**31**	**31**
05:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	6	1	0	**7**	**9**	**9**
05:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	7	0	0	**7**	**12**	**12**
05:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	3	0	0	**3**	0	8	1	0	**9**	**12**	**12**
05:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	4	0	0	**4**	**8**	**8**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	14	0	0	**14**	0	25	2	0	**27**	**41**	**41**
PM Peak																							
04:45 PM to 05:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**0**	**0**	**14**	**0**	**26**	**3**	**0**	**29**	**43**	**43**


25mph
CR-44A
Jessup
N
55mph
SR-44
Baker Rd
Jessup

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	0.99	1.04
2	01/08/2023 - 01/14/2023	1.00	1.05
3	01/15/2023 - 01/21/2023	1.02	1.07
4	01/22/2023 - 01/28/2023	1.01	1.06
5	01/29/2023 - 02/04/2023	1.00	1.05
6	02/05/2023 - 02/11/2023	1.00	1.05
7	02/12/2023 - 02/18/2023	0.99	1.04
* 8	02/19/2023 - 02/25/2023	0.97	1.02
* 9	02/26/2023 - 03/04/2023	0.95	1.00
*10	03/05/2023 - 03/11/2023	0.93	0.98
*11	03/12/2023 - 03/18/2023	0.91	0.96
*12	03/19/2023 - 03/25/2023	0.92	0.97
*13	03/26/2023 - 04/01/2023	0.93	0.98
*14	04/02/2023 - 04/08/2023	0.93	0.98
*15	04/09/2023 - 04/15/2023	0.94	0.99
*16	04/16/2023 - 04/22/2023	0.95	1.00
*17	04/23/2023 - 04/29/2023	0.96	1.01
*18	04/30/2023 - 05/06/2023	0.97	1.02
*19	05/07/2023 - 05/13/2023	0.98	1.03
*20	05/14/2023 - 05/20/2023	0.99	1.04
21	05/21/2023 - 05/27/2023	0.99	1.04
22	05/28/2023 - 06/03/2023	1.00	1.05
23	06/04/2023 - 06/10/2023	1.00	1.05
24	06/11/2023 - 06/17/2023	1.00	1.05
25	06/18/2023 - 06/24/2023	1.00	1.05
26	06/25/2023 - 07/01/2023	1.00	1.05
27	07/02/2023 - 07/08/2023	1.00	1.05
28	07/09/2023 - 07/15/2023	1.00	1.05
29	07/16/2023 - 07/22/2023	1.02	1.07
30	07/23/2023 - 07/29/2023	1.04	1.09
31	07/30/2023 - 08/05/2023	1.07	1.13
32	08/06/2023 - 08/12/2023	1.09	1.15
33	08/13/2023 - 08/19/2023	1.11	1.17
34	08/20/2023 - 08/26/2023	1.11	1.17
35	08/27/2023 - 09/02/2023	1.12	1.18
36	09/03/2023 - 09/09/2023	1.12	1.18
37	09/10/2023 - 09/16/2023	1.13	1.19
38	09/17/2023 - 09/23/2023	1.11	1.17
39	09/24/2023 - 09/30/2023	1.09	1.15
40	10/01/2023 - 10/07/2023	1.08	1.14
41	10/08/2023 - 10/14/2023	1.06	1.12
42	10/15/2023 - 10/21/2023	1.05	1.11
43	10/22/2023 - 10/28/2023	1.02	1.07
44	10/29/2023 - 11/04/2023	1.00	1.05
45	11/05/2023 - 11/11/2023	0.98	1.03
46	11/12/2023 - 11/18/2023	0.96	1.01
47	11/19/2023 - 11/25/2023	0.96	1.01
48	11/26/2023 - 12/02/2023	0.97	1.02
49	12/03/2023 - 12/09/2023	0.98	1.03
50	12/10/2023 - 12/16/2023	0.99	1.04
51	12/17/2023 - 12/23/2023	1.00	1.05
52	12/24/2023 - 12/30/2023	1.01	1.06
53	12/31/2023 - 12/31/2023	1.02	1.07

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 5_1800_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

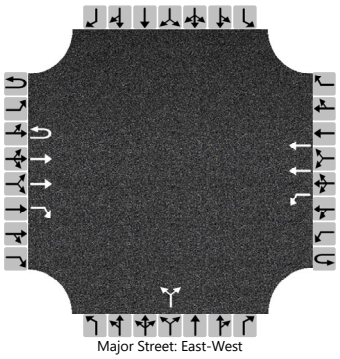
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	R		L	T				LR					
Volume (veh/h)	0		975	8	2	8	857			9		6				
Percent Heavy Vehicles (%)	0				0	0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No														
Median Type | Storage		Left + Thru								2						

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4				6.4	4.1				7.5		6.9				
Critical Headway (sec)	6.40				6.40	4.10				6.80		6.90				
Base Follow-Up Headway (sec)	2.5				2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50				2.50	2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	0					11					16					
Capacity, c (veh/h)	368					529					321					
v/c Ratio	0.00					0.02					0.05					
95% Queue Length, Q_{95} (veh)	0.0					0.1					0.2					
95% Queue Length, Q_{95} (ft)	0.0					2.5					5.0					
Control Delay (s/veh)	14.8					12.0					16.8					
Level of Service (LOS)	B					B					C					
Approach Delay (s/veh)		0.0				0.1				16.8						
Approach LOS		A				A				C						

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HCS Two-Way Stop-Control Report

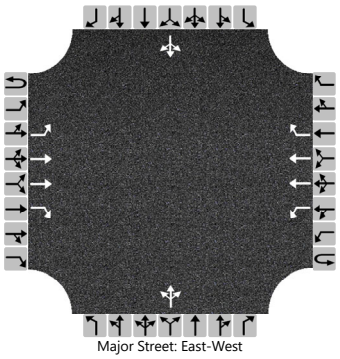
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume (veh/h)	4	6	960	4	16	7	870	72		0	1	1		90	0	3
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.10			6.40	4.10				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.20			2.50	2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11				25					2				100	
Capacity, c (veh/h)		513				383					282				223	
v/c Ratio		0.02				0.06					0.01				0.45	
95% Queue Length, Q_{95} (veh)		0.1				0.2					0.0				2.1	
95% Queue Length, Q_{95} (ft)		2.5				5.0					0.0				52.5	
Control Delay (s/veh)		12.2				15.1					17.9				33.7	
Level of Service (LOS)		B				C					C				D	
Approach Delay (s/veh)	0.1				0.4				17.9				33.7			
Approach LOS	A				A				C				D			

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APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

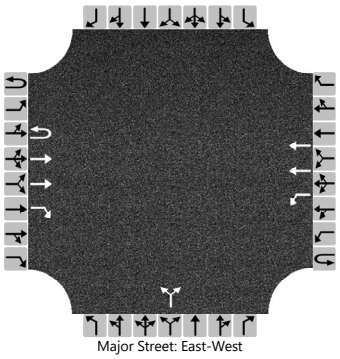
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	R		L	T				LR					
Volume (veh/h)	0		1046	9	4	9	920			10		6				
Percent Heavy Vehicles (%)	0				0	0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No														
Median Type | Storage		Left + Thru								2						

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4				6.4	4.1				7.5		6.9				
Critical Headway (sec)	6.40				6.40	4.10				6.80		6.90				
Base Follow-Up Headway (sec)	2.5				2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50				2.50	2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	0					14					18					
Capacity, c (veh/h)	332					437					290					
v/c Ratio	0.00					0.03					0.06					
95% Queue Length, Q_{95} (veh)	0.0					0.1					0.2					
95% Queue Length, Q_{95} (ft)	0.0					2.5					5.0					
Control Delay (s/veh)	15.8					13.5					18.2					
Level of Service (LOS)	C					B					C					
Approach Delay (s/veh)		0.0				0.2				18.2						
Approach LOS		A				A				C						

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HCS Two-Way Stop-Control Report

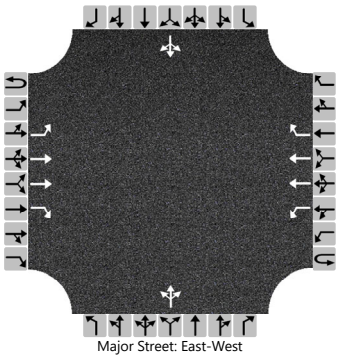
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume (veh/h)	7	6	1029	4	17	7	933	77		0	1	1		96	0	3
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.10			6.40	4.10				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.20			2.50	2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				26					2				106	
Capacity, c (veh/h)		431				343					255				199	
v/c Ratio		0.03				0.08					0.01				0.53	
95% Queue Length, Q_{95} (veh)		0.1				0.2					0.0				2.8	
95% Queue Length, Q_{95} (ft)		2.5				5.0					0.0				70.0	
Control Delay (s/veh)		13.6				16.4					19.2				42.2	
Level of Service (LOS)		B				C					C				E	
Approach Delay (s/veh)	0.2				0.4				19.2				42.2			
Approach LOS	A				A				C				E			

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HCS Two-Way Stop-Control Report

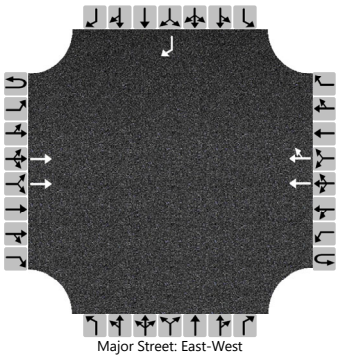
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Site Access
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		0	0	1
Configuration			T				T	TR								R
Volume (veh/h)			1051				933	5								5
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																5
Capacity, c (veh/h)																506
v/c Ratio																0.01
95% Queue Length, Q_{95} (veh)																0.0
95% Queue Length, Q_{95} (ft)																0.0
Control Delay (s/veh)																12.2
Level of Service (LOS)																B
Approach Delay (s/veh)													12.2			
Approach LOS													B			

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

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial (City) to Central Mixed Use (City) on 2 acres MOL. The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.

Case Number: CP 2411-002 Megan Stover Storage

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

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: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2411-001 VOSO 11th Amendment SSCP**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	CP 2411-001 VOSO 11th Amendment
ORDINANCE NUMBER	O2024-88
APPLICANTS	The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro
OWNER	The Villages of Lake-Sumter, Inc.
PROPERTY LOCATION	The property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.
PARCEL NUMBER	G16-005 and portion of parcel G16-100
DATE	January 30, 2025

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 Rural Residential (City) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. This request is accompanied by a rezoning request RZ 2411-001 (O2024-89).

ANALYSIS: The Eleventh Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use

approved for the Villages of Southern Oaks (and proposed for the Eleventh Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

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 Villages has provided an application that includes details of natural features, cultural resources, and land use and compatibility. The Villages have also provided a Consistency Analysis demonstrating the consistency of the proposed map amendment with the City of Wildwood Comprehensive Plan. The proposed land use amendment together with the Villages of Southern Oaks Chapter 163 Agreement would allow up to 30 dwelling units per acre and maximum building intensity is 0.5 FAR within the Town Center and Medical Campus is 3.0 FAR.

(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 Rural Residential (County) to Age Restricted Development Mixed use (City).

The proposed amendment as presented is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject properties are currently vacant, undeveloped and is located in the City of Wildwood's urban service area. The proposed amendment is consistent with Future Land Use Policies 1.5.4 and Policy 1.5.5.

(3) The proposed amendment should not be considered urban sprawl or 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."

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 the south of CR 44-A within the City of Wildwood's Joint Planning Area. The proposed development abuts existing City of Wildwood residential 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 private 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 its own utilities; therefore, there are no impact to the City of Wildwood's water and wastewater infrastructure..

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 2050 Comprehensive Plan and Land Development Regulations.

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 residential and would assist the city in meeting the residential stock needs of the area for the demand of a growing retirement community.

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;

Development of the subject properties will follow all requirements imposed by City, State and Federal permitting agencies. Any impacts to environmentally sensitive systems will be mitigated in compliance with State and Federal permitting regulations.

(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.

The proposed amendment is a continuation of The Villages development with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is

proposed by this amendment as the existing entitlements will be spread over the additional properties.

Transportation: A combination of transportation opportunities will be provided, including automobile, golf cart, bicycle and pedestrian travel.

Potable Water & Sewer: The subject properties will be served by private utilities.

Schools: The subject properties will be served by The Villages and Sumter County, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development should the development be of non-age restricted dwelling units.

Conclusion:

The applicant seeks a favorable recommendation of Ordinance Number O2024-88 be forwarded to the City Commission for further action.

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 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.

This is the second and final reading of Ordinance O2024-88.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-88

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 G16-005 and a portion of Parcel G16-100
The Villages of Lake-Sumter, Inc.
9.745 +/-

LEGAL DESCRIPTION:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2)

THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3)

THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA);

THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2)

THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3)

THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4)

THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5)

THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (County) to Age Restricted Development 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.

SECTION 5. SCRIVENER’S ERROR. The city attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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: _____

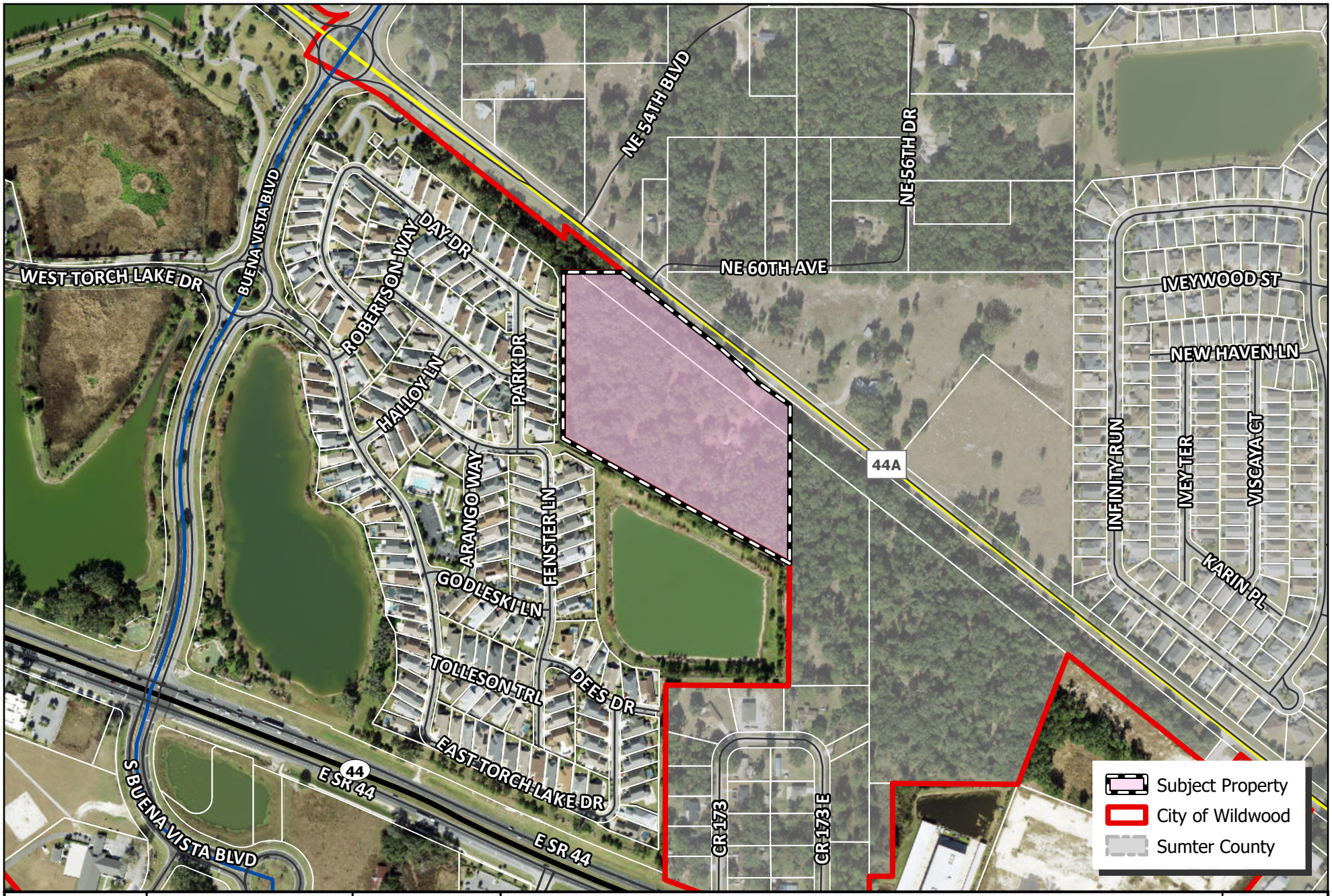
Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	CP 2411-001 **VOSO - 11TH AMENDMENT** PARCEL G16-005 & PORTION OF PARCEL G16-100	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

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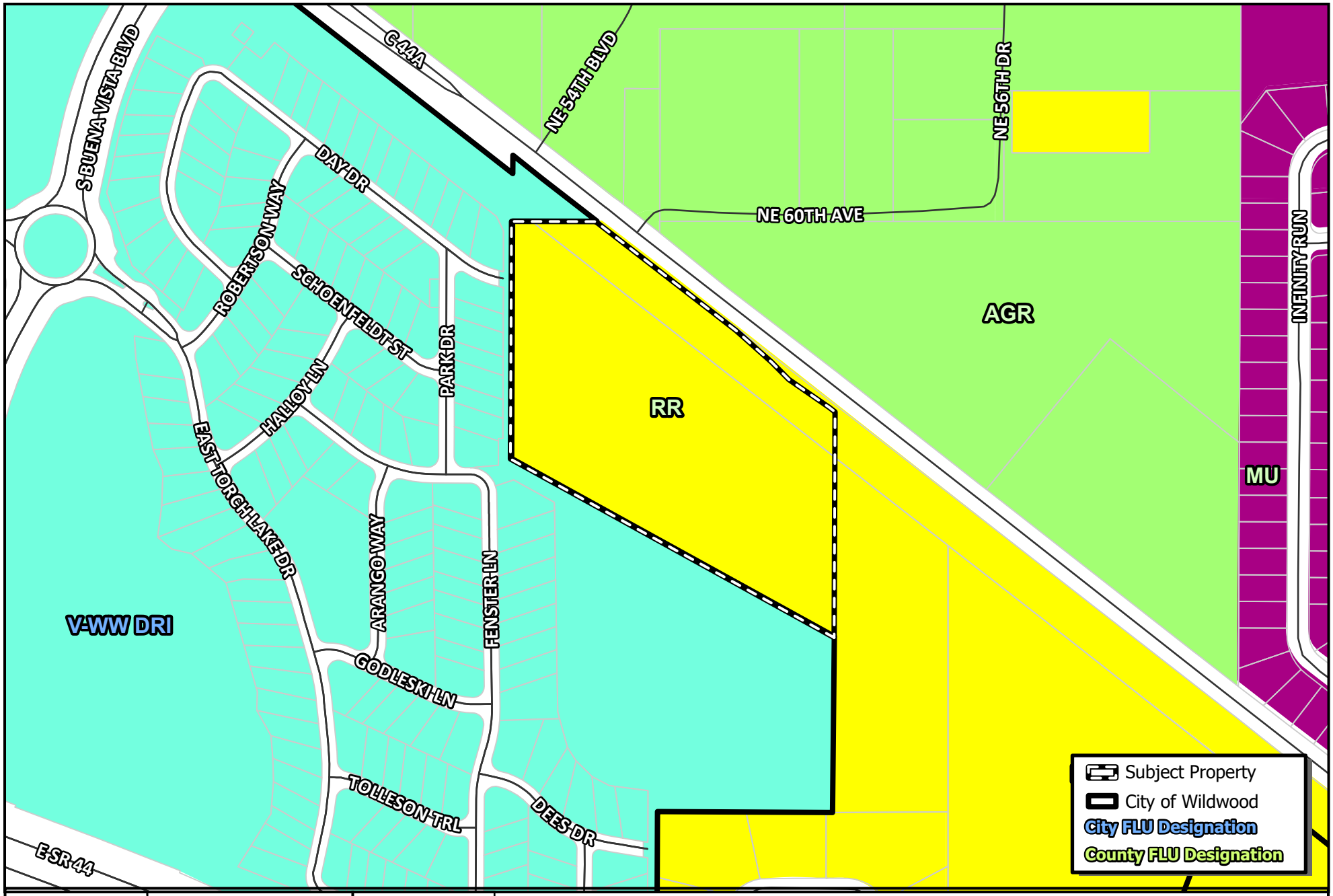
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Miles

CP 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1B
LOCATION MAP
DEC 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 65 130 260

CP 2411-001

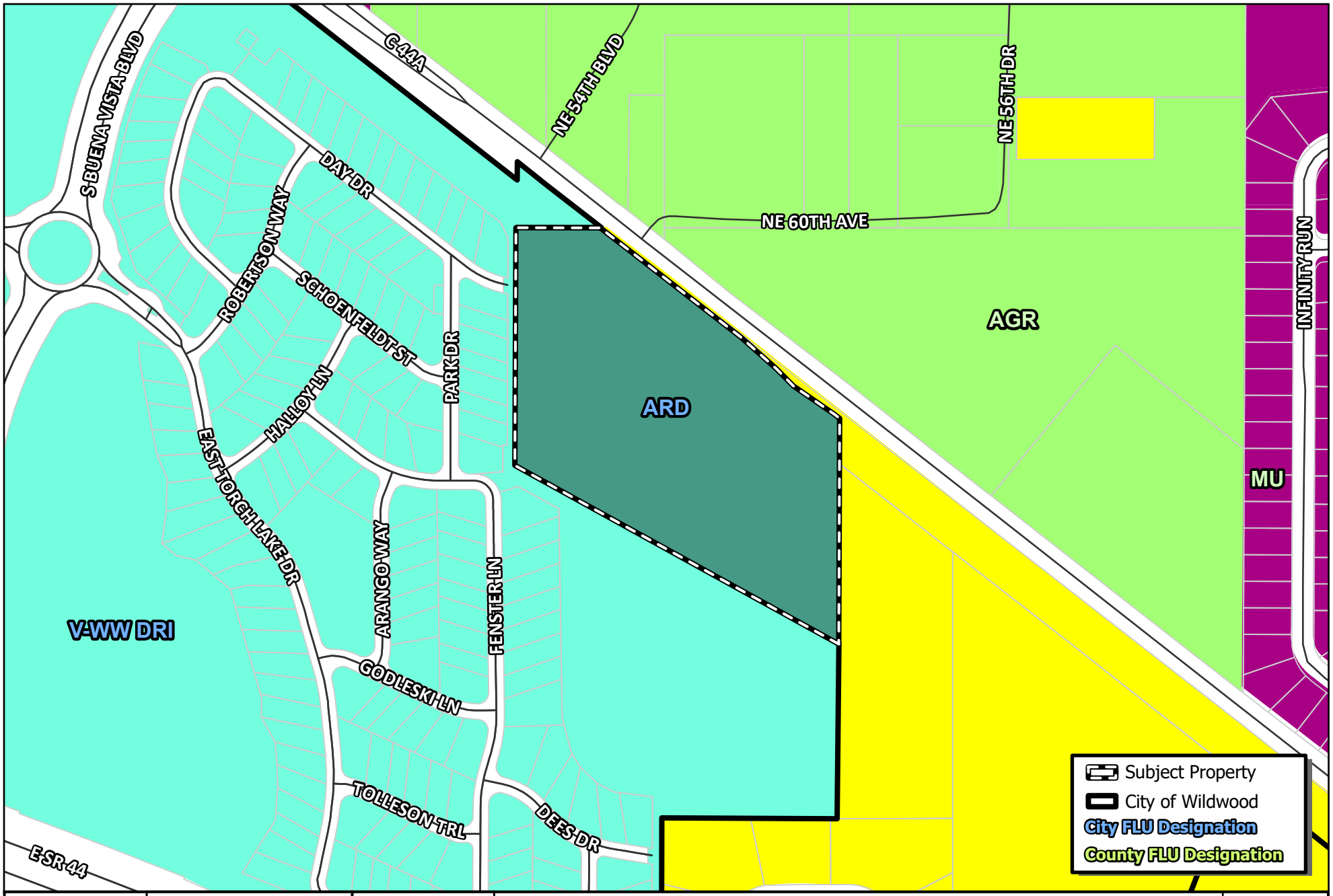
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 2A

EXISTING LAND USE

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 65 130 260

CP 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 2B

PROPOSED LAND USE

NOV 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: O2024-88

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 law[1] 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 #1274328

Date Submitted: 12/6/2024

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

Name of Project:*

CP/RZ 2411-001 VOSO 11th Amendment

Phone*	Parcel Number*
3301334	G16-005 & Portion of parcel G16-100

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 acceptance:

Matthew Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter County Public Works, ou=Planning and Design, email=matthew.tadlock@sumtercountyfl.gov, c=US
Date: 2024.12.09 07:33:37 -05'00'

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

Choose File 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

Choose File No file chosen

Please submit your TIA

C.2 VOSO 11th Amendment Transportation Analysis.pdf

Date of Methodology Acceptance by County

Florida

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

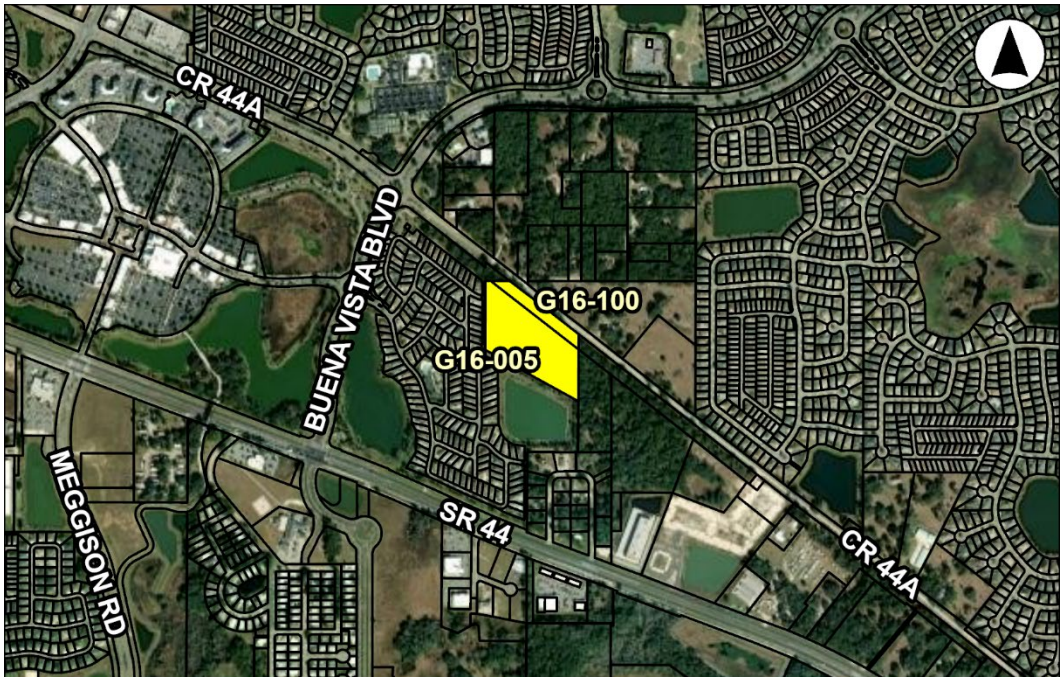
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: November 15, 2024

Subject: Eleventh Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Eleventh Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of Southern Oaks Eleventh Amendment area is composed of the following two (2) parcels totaling approximately 9.75 acres:

- One (1) parcel (Sumter County Parcel ID G16-005) located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard. The parcel is currently designated as Rural Residential (RR) on the County's Future Land Use Map.
- One (1) parcel (a portion of Sumter County Parcel ID G16-100) also located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard, and runs along a former railroad track. The parcel is currently designated as RR on the County's Future Land Use Map.



The Eleventh Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Eleventh Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Eleventh Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

As the Eleventh Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Eleventh Amendment.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Eleventh Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

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

The case below was heard on Tuesday, January 7, 2025, 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 Rural Residential (County) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. The subject property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.

Case Number:	CP 2411-001 VOSO 11th Amendment SSCP
Applicant(s):	The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro
Owner(s):	The Villages of Lake-Sumter, Inc.
Parcel(s):	G16-005 and Portion of Parcel G16-100

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 O2024-88:

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2410-004 Oxford Professional Plaza**

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	CP 2410-004 Oxford Professional Plaza
Ordinance Number	O2024-92
Owner(s)	T-Lynne Properties, LLC
Applicant(s)	Lawrence Breech
Property Location	The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472.
Parcel(s)	D20-050
Date	January 28, 2025

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 (Sumter County) to Commercial (City) for the parcel listed above on 3.63 acres MOL. This request is accompanied by a rezoning request RZ 2410-004 (O2024-93).

ANALYSIS: The applicant is proposing an additional 3,765 square foot commercial building on the property.

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 (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a commercial building, on 3.63 acres MOL.

Policy 1.1.1.c is intended to support a mix of commercial and office uses.

(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 (Sumter County) to Commercial (City). The use of the property is already commercial within Sumter County limits and would remain commercial once annexed into the City. Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. 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.

(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 subject property is located along N US 301 and is already being serviced by City utilities. 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.” 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.”

(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. An environmental assessment was provided by Clymer Farner Barley, Inc in October of 2024. The environmental assessment utilizes literature from existing sources and available GIS data since the limit of construction (LOC) has remained relatively unchanged since the original construction concluded in 2010. No wetlands were previously identified. Due to the land use and small size of the projects’ LOC, probability of potential species, such as gopher tortoise, eastern indigo snake, and the Florida burrowing owl is low, therefore the determination is not likely to adversely affect the three species. Should any species be found during preconstruction, proper coordination with FWC and implementation of USFWS will be initiated.

(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 US 301. The applicant has applied for a transportation impact analysis (TIA) exemption which was granted by Sumter County Public Works, due to the additional building producing less than 50 trips per day.
Potable Water & Sewer: The property is already connected to the City’s potable water and sanitary sewer under a developer’s agreement. The proposed commercial building is projected to add an additional 1.26 ERUs of potable water and sanitary sewer which is covered under the developer’s agreement.
Schools: The commercial development will not generate any school age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-92

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:

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.

This property is to be reclassified from Agricultural (Sumter County) to Commercial (City of Wildwood).

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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 EST. 1877

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 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 00.01 0.01 0.02 0.03 Miles

CP 2410-004

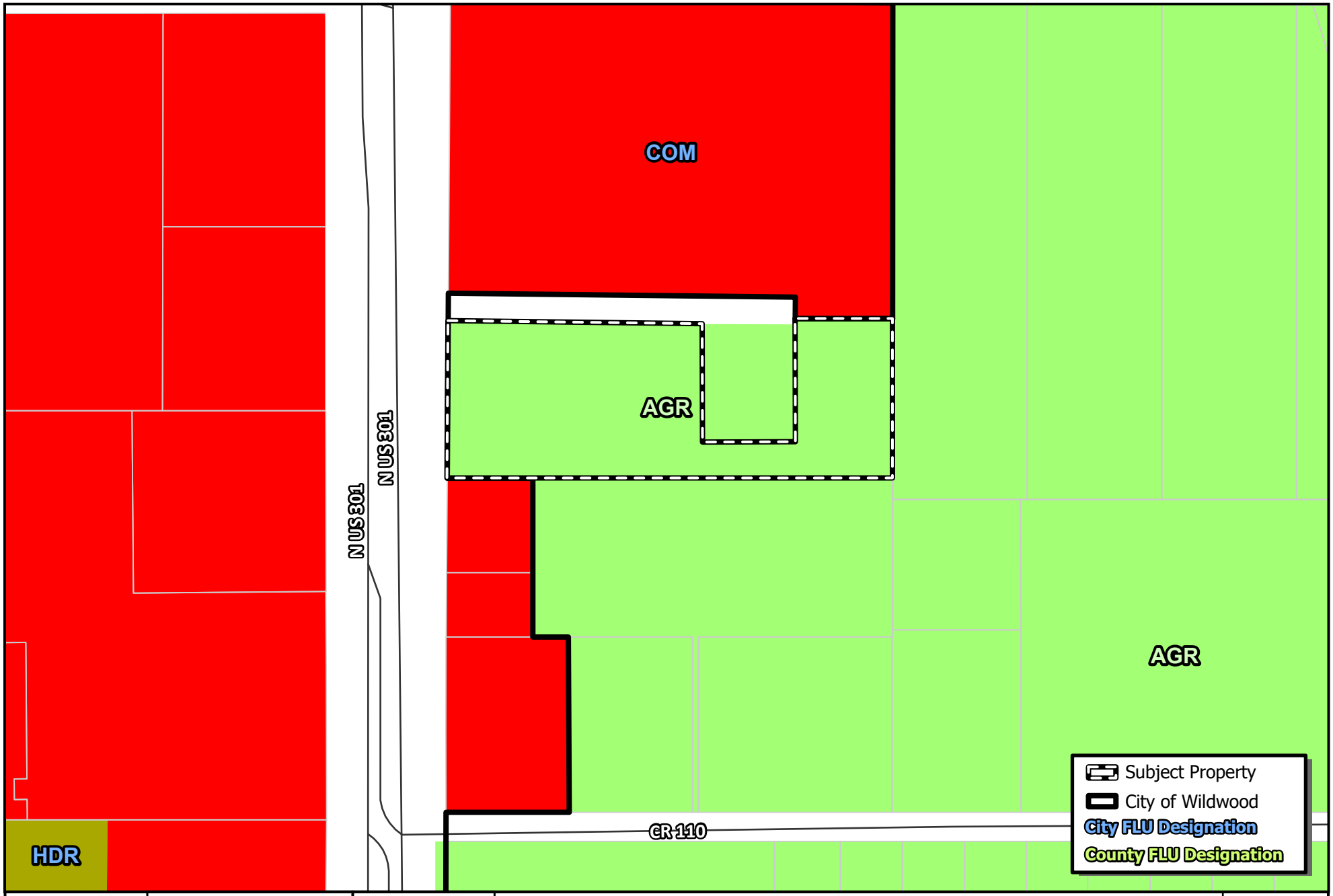
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1B

LOCATION MAP

OCT 2024



EST. 1877 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 2410-004

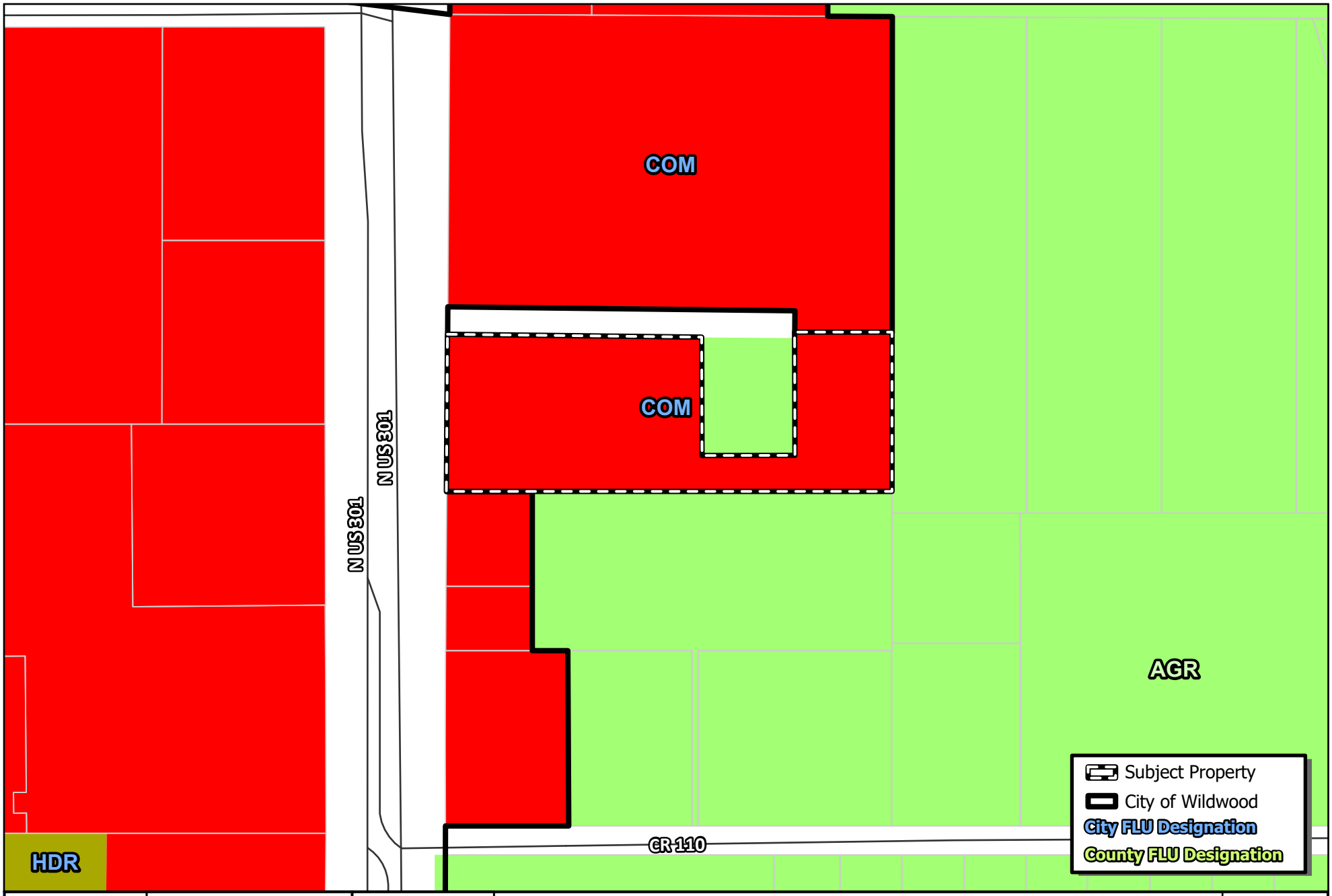
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 2A

EXISTING LAND USE

OCT 2024



EST. 1877 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 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 2B

PROPOSED LAND USE

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: O2024-92

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 law[1] 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
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, 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 Agricultural (Sumter County) to Commercial (City) on 3.36 acres MOL. The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472.

Case Number: CP 2410-004 Oxford Professional Plaza

Applicant(s): Lawrence Breech

Owner(s): T-Lynne Properties, LLC

Parcel(s): D20-050

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: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

Rec 299.00

This instrument prepared by and after recording return to:

Jerri A. Blair
JERRI A. BLAIR, P.A.
P.O. 130
Tavares, FL 32778
(352) 343-3755

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 1 OF 35
AGREEMENT B-1827 P-635
2007 27438

DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD, FLORIDA AND GREGORY LAND HOLDINGS, LLC

This agreement, effective this ____ day of _____, 2007, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and Gregory Land Holdings, LLC, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, City is a regional water and wastewater provider; and,

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, as shown and described in Exhibit "A" attached hereto and made a part hereof (hereinafter refered to as "The Property"); and,

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reclaimed water, if available, and refuse service from the City for the Property described in Exhibit "A"; and,

WHEREAS, Developer's proposed development includes six commercial buildings and requires access to wastewater service and water service, in order to develop its property at the proposed densities and intensities; and,

WHEREAS, the City of Wildwood desires to provide wastewater, water and refuse service to Developer's property; and,

WHEREAS, the parties desire to enter into an agreement setting forth the mutual understandings and undertakings regarding the furnishing of said services, including, but not limited to, water, wastewater and refuse services for the Property described in Exhibit "A"; and,

WHEREAS, this Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement; and,

WHEREAS, the City has approved this Agreement and has authorized the proper City officials to execute this Agreement by motion passed at a regular Board meeting on _____.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I. DEFINITIONS

A. The term "connection fee" shall be construed as defined in City of Wildwood ordinances and resolutions.

B. The term "Developer" shall refer to Gregory Land Holdings, LLC

C. The term "Equivalent Residential Connection" as defined by City ordinance shall be referred to in this Agreement as "ERC" and shall be defined by section 19-343 of the City of Wildwood Code.

D. The term "Property" or "Developer's Property" refers to the real property described in Exhibit "A", attached to and incorporated into this Agreement.

E. The term "Transmission Infrastructure Extension Fee" shall be referred to as TIE fee and shall be as defined by City ordinances and resolutions.

PART II. DEVELOPER'S OBLIGATIONS

A. Water and wastewater on the Property. This section concerns only water and wastewater lines and facilities that are constructed by Developer for service on Developer's property and requires:

1. Developer, at its expense and at no expense to the City, shall design, construct, and install all necessary water distribution and wastewater collection lines, and any necessary lift stations over, through, under and across the Property in accordance with the plans, specifications and engineering data as required by Florida regulatory agencies and the City or its authorized representative; and said water distribution and wastewater collection lines shall be installed and connected to City existing water distribution and wastewater collection lines, all of which work shall be paid for by the Developer. Developer's portion of the water system on the property shall end at the point of connection to the water meter. Developer's portion of the wastewater system on the property shall end at the point of connection to the nearest City wastewater main or lift station. If Developer and City agree that the mainlines or lift stations Developer places on the property are to be transferred to City, then Developer shall transfer and City shall accept and maintain such mainlines and lift stations. Any such agreement shall be in writing and signed by all parties.

2. All installations of all lines referred to herein shall be installed at Developer's expense and shall include, without limitation, all water lines, effluent reuse lines, gravity flow mains, force mains, pump stations and lift stations and any other

capital improvements required for the furnishing of service on the Property. At the time of submission of plans, specifications and engineering data by Developer to the City, the Developer shall pay to the City a Plan Review Fee. Said Plan Review Fee is to compensate City for City's expense in having said plans, specifications and engineering data reviewed. This shall occur at each phase of the development.

3. Developer shall, at its own expense, and at no expense to the City, retain the services of a registered professional engineer for the purposes of providing necessary inspection and supervision of the construction work to insure that construction is at all times in compliance with accepted engineering practices and in compliance with the approved plans and specifications. Developer shall notify City in writing of such appointment. A copy of each field report shall be submitted to the City. Should there be cause or reason for the Developer to engage the services of a registered engineer other than the design engineer for inspections, then Developer shall notify the City within five (5) days of such engagement.

4. Developer, its Project Engineer, and its Contractor shall arrange for and hold preconstruction meeting or meetings with the City or its authorized representative. Notification of said meeting shall be made in writing and received by all parties seventy-two (72) hours in advance of said meeting. The meeting shall be held at least twenty-four (24) hours prior to start of each phase of construction.

5. The work to be performed by Developer, as provided in this Agreement shall not commence until all plans and specifications covering the work to be performed are approved in writing by the City or its authorized representative.

6. During construction and at the time periodic inspections are required, the

City or its authorized representative may be present and Developer's engineer shall be present to observe and witness tests for determination of conformance to approved plans and specifications. Copies of the approved test results shall be furnished to the City on successful completion of each test.

7. The work to be performed by Developer, pursuant to the provisions set forth herein, shall be in accordance with all requirements of the regulatory agencies which have jurisdiction over the subject matter of this Agreement as well as all applicable Federal and State Statutes, County and City's ordinances. The requirements of this paragraph shall govern, regardless of any errors or omissions in the approved plans or specifications.

8. Developer shall, at its own expense and at no expense to the City, furnish to the City five (5) complete sets of reproducible as-built drawings prepared by a Florida registered engineer who designed the water distribution and wastewater collection systems. As-built drawings shall be certified by the Developer's engineer and shall show all pertinent information as to all mains, services and appurtenances belonging to, and affecting the water distribution, wastewater collection and reuse systems and service lines as constructed in the field. As-built drawings shall also be certified by a Florida registered surveyor as to the actual location of all surface and subsurface features of these systems and easements and rights-of-way which are part of or adjacent to the Property.

9. If City has agreed or agrees in the future to accept transfer of any portions of the wastewater collection and/or water distribution systems placed on Developer's property by Developer, Developer shall also provide to the City information concerning

the costs of construction of the water distribution and wastewater collection systems to be transferred to the City.

10. Developer understands it will be subject to Ordinance 448, the Gateway Ordinance. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

B. Easements and Real Property to be provided to the City.

Developer shall provide the City with clear title to the following:

1. Twenty foot (20') easements along 301 (adjacent to and outside of road right of way) for the City's use for extending water, wastewater, reclaimed water mainlines and transmission facilities, or other facilities. It is intended that and recognized that these transmission facilities will be providing service not only to the property but to other property in the surrounding area.

2. Ten foot (10') easements along the property boundaries which are not fronted by the above reference existing roadway for the City's use for utility expansion.

3. If the City accepts any mainlines or lift stations on the property to be used to

serve areas outside of the property, Developer shall provide the City with whatever easements are necessary to maintain said mainlines and lift stations.

C. Connection and TIE Fees.

1. TIE Fees.

a. The Transmission Infrastructure (TIE) fee purchases a hydraulic share in the water or wastewater infrastructure extending from the proposed development back to the nearest well facility for water and wastewater treatment plant for wastewater. As with connection fees, TIE fees are based on equivalent residential volumes, which are 300 gallons per day water consumption or 250 gallons per day of wastewater treatment and the distance (in feet) between the development and the water or wastewater plant. The standard distance for one (1) TIE is 15,000 feet.

b. The water TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B"

c. The wastewater TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B".

d. All TIE fees are due at the time Developer executes this agreement. e. Developer understands that TIE fees are non-refundable.

f. TIE fees are calculated by the City based on the number of connection fees approved for reservation as indicated in Exhibit "B". One (1) TIE fee is due for each connection (ERC) reserved.

g. Developer understands that increases in capacity reservation will result in additional TIE fees.

2. Connection Fees

a. The connection fees (both water and wastewater) shall be calculated according to the rate schedule adopted by the City at the time the Developer reserves capacity. The calculation for the connection fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B."

b. Developers must proceed with due diligence toward the use of all connection fees purchased.

c. Connection Fees are not sold on speculation and may be repurchased by the City at the price paid by the Developer if significant progress is not made toward construction within twenty-four (24) months of the date the purchased connection fee becomes available to the Developer. TIE fees are not refundable to the Developer. Significant progress shall be deemed to have occurred if Developer has completed construction as indicated in the attached Exhibit "C" within twenty four (24) months of the schedule date of when capacity is made available to the Developer.

d. The following actions must precede the reservation of either water or wastewater connection fees:

i. The Developer must complete either annexation or pre-annexation paperwork if requested by the City.

ii. If annexation into the City is imminent, zoning and comprehensive plan amendment paperwork must be completed.

iii. The Developer must complete the TIE, Connection Fee, and Refuse Utility forms.

iv. The City must approve in writing the TIE, Connection Fee, and Refuse utility forms.

v. The Developer and the City must both execute the water and wastewater ERU availability schedule form.

vi. All non-refundable TIE fees for both water and wastewater must be paid.

vii. This Developers Agreement and attachments must be fully executed.

e. Connection fees shall be paid as follows:

I. The first fifty (50%) percent of all water and wastewater connection fees to be reserved must be paid at the time of execution of this agreement.

ii. The next twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the individual building permits for which ERCs are reserved.

iii. The final twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the Certificate of Occupancy for the portion of the Developer for which ERCs are reserved.

f. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.

g. Capacity is reserved for a particular location and pre-supposes that the City will be prepared to serve that capacity according to the agreed upon availability schedule at that location and no other.

h. Fire flow volumes and pressures are limited by the City's potable water extension service infrastructure. Need for enhanced fire flow volumes, pressures,

over extended time periods may indicate that Developer set a storage tank with high pressure pumps or otherwise supplement existing potable water delivery at Developer's expense.

i. If the Developer's need for capacity falls a quarter or more behind the agreed upon availability schedule, the City has the right to unilaterally adjust the availability schedule to reflect the slowed pace of need. Such action must be done with appropriate documentation and in writing.

3. Until Developer provides the City with full payment for all TIE fees, connection fees and completes all other requirements of this agreement, no water or sewer service will be provided.

4. The City reserves the right to determine the number of ERC's it will allow a Developer to purchase. The City has determined at the time of execution of this agreement that the Developer may purchase 16 water ERC's and 13.33 wastewater ERU's. These capacities will be available at the times listed on Exhibit "C". This is based upon an estimate of 150,000 square feet of commercial use without the benefit of knowledge of what type of businesses and how many businesses will be located on the property.

5. Developer may not transfer any water or wastewater capacity reserved without written permission from the City. Any such transfer will void the capacity reservation and the ERC's will revert back to the City and the Developer will forfeit any right to any repayment of the connection fees paid for the capacity reservation. The City shall not withhold permission for a transfer of capacity to another property or another project if the request is reasonable. As developer develops the property and

sells parcels to third parties, such sales shall not be deemed a transfer prohibited by this paragraph.

6. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.

D. Default

1. Should Developer be in default of this Agreement, it is agreed that the City shall have the right to exercise any of the following sanctions or penalties:

a. All capacity purchased by developer under this agreement shall revert back to City upon noncurable default by developer and developer forfeits all claim to reimbursement of the monies paid to City for connection fees. However, if there is a noncurable default, City shall provide developer with written notice of the default and developer shall have 30 days to cure the default. If the default is not cured within 30 days from receipt of notice, the capacity shall automatically revert to City.

b. There shall be an interest penalty equal to the maximum rate allowed by Florida State Law on any payments due to City from Developer which are not paid. The penalty, when applicable, shall accrue from the due date of payment as provided in this Agreement. The rate of interest shall be established by Resolution of the City.

c. The City shall be entitled to lien the Property and foreclose the lien in satisfaction of any payments due under this Agreement.

d. City shall be entitled to any other remedy at law and failure to

exercise any remedy shall not constitute a waiver of said remedy.

E. Easement, Bill of Sale, Bond or any portions of water and wastewater systems to be transferred to City.

If Developer and the City agree that City will accept some portion of the mainlines and/or lift stations placed on the property by Developer, no later than the time of completion, approval and acceptance of the work required to be done, Developer shall, without cost to the city:

1. Convey to City and its successors and assigns, by good and sufficient easement deed, in a form satisfactory to City a perpetual right, easement and privilege to operate, maintain, repair or replace all such accepted wastewater mainlines (from manhole to manhole): reclaimed water (if applicable) mainline; pumps and lift stations; water mains and pipes to meters and meters (hereinafter water and wastewater transmission facility) within granted easements upon the property in connection with supplying water, wastewater and reclaimed (if applicable) service to the inhabitants, occupants and customers in Developer's Property and secure from each mortgagee and lienor a release of mortgagee's and lienors' interest in the easement and fixtures thereon for so long as the easement is used for the operation, maintenance, repair or replacement of water and wastewater mains, pipes, connections, pumps and meters within the easement including any other easement necessary to allow the City to provide the service contemplated by this agreement to Developer. Developer retains all rights not inconsistent with City's right to use easements; and,

2. Transfer to City by Bill of Sale Absolute all Developer's right, title and interest in and to any water and wastewater transmission facilities transferred to the City under this agreement; and,

3. For any portion of the system transferred to the City under this agreement, furnish the City with an Affidavit that all persons, firms or corporations who furnished labor or materials used directly or indirectly in the prosecution of the work required to be performed by this Agreement have been paid, or in the event of a dispute between the Developer and a contractor or sub-contractor, furnish the City with a Bond in the amount in dispute and in a form acceptable to the City; and,

4. For any portion of the system transferred to the City under this agreement, Developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by Developer and proposed to be transferred to the City. Such cost information shall be prerequisite for the acceptance by City of the portion of the water distribution and wastewater collection system constructed by Developer; and,

5. For any portion of the system transferred to the City under this agreement, Developer shall furnish the City with a satisfactory surety bond or letter of credit in the amount of fifty percent (50%) of the cost of the work, in a form acceptable to the City, guaranteeing all work installed pursuant to this Agreement which is transferred to the City pursuant to this agreement against defects in materials, equipment or construction for a period of one (1) year from date of acceptance by the City.

F. Developer's responsibility after connection to City's water and wastewater system.

After connection to City's water and wastewater systems:

1. Developer shall be responsible for all wastewater lines on Developer's side

of the point of connection to the City's wastewater system.

2. The Developer shall be responsible for all water distribution lines from the Developer's side of the water meter.

3. The Developer shall provide the City with any easement necessary to access the water meter once the placement for the meter is identified.

G. Refuse Services.

1. The City shall have the right to provide all refuse services to the Property and Developer shall cooperate with the City to assure such services are used on the Property. This shall include in addition to post development refuse services, refuse services during development of the property such as clearing and construction debris generated that meets the City's standards for disposal in the City's incinerator.

2. The City will determine developer's refuse needs and implement a system (cans, dumpsters, roll offs, etc.) which best matches the City's service availability and developer's needs.

H. Impact Fees.

1. Developer understands that the City has implemented police, refuse, library and parks and recreation impact fees and the Developer shall be required to pay these and any other applicable impact fees at the times and in the amounts set by the Commission for these and any other applicable impact fees.

2. Developer further understands that Sumter County has a transportation impact fee which must also be paid. Additionally, the Sumter County School Board is working on a school impact fee which must also be paid.

3. The City is considering options for financing improvements to roads including the possibility of a city traffic impact fee. If this impact fee is enacted and is applicable, this fee shall be paid by Developer. However, if City enacts a traffic impact fee and it is applicable to the Developer's property, Developer will be entitled to a credit for the value of the road right of way donation provided for under paragraph II.B.1 of this agreement.

I. Preannexation

1. If the development has not already been annexed to the City, Developer must execute a preannexation covenant and agreement, copies of which are attached as Exhibit "D". If not already annexed, until the Property is annexed into the City, user fees shall be at "out of City" rates.

J. Gateway.

1. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

2. Developer shall not place billboards on the property.

K. The City is currently amending its land development regulations to require dual systems for irrigation, Florida friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These land development regulations will apply to this development.

PART III. CITY'S OBLIGATIONS

A. When, at no cost to City, (1) the water distribution and wastewater collection and reuse systems have been satisfactorily installed, inspected, tested and approved and certified in writing by Developer's engineer, with the City, or its authorized representative; (2) Developer has satisfied the conditions of this Agreement; and (3) the City's authorized representative has inspected the constructed facilities, permitting documents and construction "as-built" drawings, and received five (5) sets of completed "as-built" drawings, then the City shall thereafter connect the water distribution system, and wastewater collection systems within granted easements upon Developer's Property to the City's water ans wastewater system and accept any portion of the mainlines and/or lift stations the parties have agreed upon in writing will be transferred to the City. The obligation of the City to furnish water and/or wastewater and/or reuse service other than construction water shall not arise until Developer has completed the conditions contained in this paragraph. The City shall have at least thirty (30) days from completion of construction to review drawings and constructed facilities.

B. The City shall extend water and wastewater transmission facilities to the property.

C. The City shall make available to the Developer the ERC's purchased by Developer at the dates indicated in the attached Exhibit "C".

D. The City shall provide all water, wastewater, and refuse services to the Property.

PART IV. MUTUAL COVENANTS

It is mutually agreed by and between the parties that the preambles contained at the beginning of this Agreement are true and correct and in addition to them it is

mutually covenanted and agreed as follows:

A. In addition to binding Developer, the provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of successors to title to the property or any part thereof after this Agreement has been recorded in the Public Records of Sumter County, Florida. However, any other assignment or transfer of Developer's rights and obligations is prohibited unless:

1. Assignment shall be done in writing in the same formality as this Agreement.

2. City shall be a party of said assignment and shall not withhold approval of assignment unreasonably.

3. Developer shall remain primarily liable to City for the terms and conditions of this Agreement unless assignment is made in compliance with this section. City agrees to execute a "Satisfaction by Assignment" for Developer if this Agreement is properly as signed.

B. All prior Developer Agreements or Agreements pertaining to the supply of water and wastewater service affecting the Property are hereby cancelled and declared of no force and effect upon that Property which is the subject matter of this Agreement.

C. City shall have the exclusive right to furnish water service and wastewater collection and reuse service to consumers within the Property covered by this Agreement.

D. Developer, its successors and assigns, and the Owners and occupants of buildings on Developer's Property shall not install or shall not be connected to any potable water system other than the City's system, except for outdoor irrigation

purposes.

E. City shall have the right to promulgate from time to time reasonable rules and regulations relating to the furnishing of water service and wastewater collection service to consumers within the Property encompassed by this Agreement. Such rules and regulations may relate to, but are not limited to, rates, deposits, and connection charges and the right to discontinue services under certain conditions. The water and wastewater rates to be charged by City to said customers shall be the rates now or hereafter charged to other customers within the area of service of the Developer's Property. Developer hereby acknowledges and agrees that rates are subject to change at any time by City.

F. City, shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on Developer's Property other than the water service lines and wastewater collection system within granted easements to City pursuant to this Agreement.

G. Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Commission meeting at which it was approved.

H. If single family homes are built on the property, it is assumed that a single family home on the Property will be serviced by a ⅝ x ¾ inch water meter. If a larger water meter is needed, then the Owner (whether Developer, Assignee, or Homeowner) will be charged additional connection fees which must be paid at the rate prevailing at the time of the application for a larger meter for additional ERC's to accommodate the

larger meter.

I. Each consumer of water service or wastewater collection service on Developer's Property shall keep:

(a) All wastewater lines, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the lateral lines from the main line to the lot occupied by the consumer in good order and condition; and

(b) Water lines, connections and necessary fixtures on the consumers side of the water meter in good order and condition. The sale of water by City to the consumer shall occur at the consumer's side of the entire meter installation, but the obligation for the maintenance of the lines shall be set forth above and in applicable City regulations. A "Clean-out" for the wastewater lateral shall be at the Property or easement line. The "clean-out" is for inspection purposes only.

J. No water from City's water distribution system shall be used or disbursed by Developer or his agents, through fire hydrants or water mains, or by any person, firm, corporation or agency, public or private, unless adequate provisions have first been made for compensating City for such water, as provided for within the City's Ordinance.

K. Any temporary cessation or interruptions of the furnishings of water and wastewater service to the Property described herein at any time caused by Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damaged equipment or mains, civil or military authority, riots or other cause beyond the control of the City shall not constitute a breach of the provisions

contained herein nor impose liability upon the City by the Developer, his successors and assigns.

L. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

M. This Agreement shall be recorded by the City among the Public Records of Sumter County, Florida, for the particular purpose of placing all Owners or occupants of properties in Developer's Property connected to or to be connected to said water and sewer systems of City upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said Owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real Property in Developer's Property connected to or to be connected to the said water and sewer systems of City shall be deemed conclusive evidence of the fact that the said Owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

N. It is mutually agreed that the City shall be held harmless from any and all liability for damages if City's obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the Developer's Property for which City cannot perform it's obligations.

O. The City may refuse services or terminate all service to Developer's property if Developer fails to comply with the terms of this agreement.

P. The calculation of connection and TIE fees in this agreement are based upon developer's representation of the intended development on the property. If Developer has provided City with inaccurate information it could result in additional connection and TIE fees.

Q. Developer understands that the City is currently in the application process with the Southwest Florida Water Management District for an increase in its water use permit to ensure available water capacity to accommodate all approved units in all of the City's pending and executed agreements to 2013.

PART VI. NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid, certified, United States, mail, with the return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving notice, which shall remain until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for the giving of notice:

CITY OF WILDWOOD	FOR THE DEVELOPER
City Manager	~~Robert M. Couch, III, PE~~ Gregory Land Holdings,
100 N. Main Street	~~3852 SE Maricamp Road~~ 10889 NE US Hwy 301 LLC
Wildwood, Florida 32786	~~Ocala, FL 34471~~ Oxford, FL 34484

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United

States mail.

PART VII. ADDITIONAL PROVISIONS

A. The parties agree that in the event it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement then, and in that event, the prevailing party shall be entitled to receive reasonable attorney's fees and the cost of such litigation including appellate litigation.

B. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" - Legal description of Gregory Land Holdings, LLC

EXHIBIT "B" - Calculation of TIE and Connection fees.

EXHIBIT "C" - Schedule of Time Frames

EXHIBIT "D" - Annexation Covenant and Agreement

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

Signed, sealed and delivered
in the presence of:

ATTEST

Joseph Jacobs, City Clerk

CITY OF WILDWOOD

BY: Ed Wolf
Mayor Ed Wolf

DATE: 6-19-2007

Gregory Land Holdings, LLC

WITNESS

BY: William W Gregory
~~Robert M. Couch~~ William Gregory
Its: President

WITNESS

DATE: 6-11-07

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 18th day of June, 2007 by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

MARENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

Marena D Roberts
Notary Public, State of Florida

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by, William Gregory, for Gregory Land Holdings, LLC who has produced Personally Known as identification or is personally known to me.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public, State of Florida

C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\Gregory Landings.Dev.Agreement

SUMTER COUNTY, FLORIDA
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Gregory Land Holdings, LLC

By: William W Gregory

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory who is personally known to me or has

(Property owner)

produced Personally Known as identification and who did not take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Signature

Kristin K LAW
Typed or printed name of Notary Public

Serial number, if any
My Commission Expires:

develop agt#4C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\preannex.cov.exhibit d.1.8.07.wpd

SUMTER COUNTY, FLORIDA
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This Instrument prepared by,
and return to:

Jerri A. Blair
JERRI A.. BLAIR, P.A.
Post Office Box 130
Tavares, FL 32778

Property Appraisers Parcel
Identification (Folio) Number(s):

COVENANT IN SUPPORT OF ANNEXATION

This Covenant in Support of Annexation is made this _____ day of _____, _____, by Gregory Land Holdings, LLC. ("Owner"), as owner of that certain parcel of property described in Exhibit "A", attached hereto and made a part hereof by reference.

Whereas, Owner has entered into an agreement with the City of Wildwood, Florida ("City") for the provision of water service to the property described in Exhibit "A", such agreement being dated _____ ; and

Whereas, the agreement requires that Owner execute and deliver to City a covenant in support of annexation, consenting to the annexation of the property described in Exhibit "A" at such time as it becomes contiguous to the corporate limits of the City of Wildwood;

Now therefore, Owner, for and in consideration of the sum of ten and no/100 dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby impress, place upon, and declare the title to the property described in Exhibit "A" shall be subject to the following described restrictions, covenants, conditions, and reservations:

1) The property described in Exhibit "A" shall be subject to annexation by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

2) City shall have the right to annex the property described in Exhibit "A" at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood, such annexation being at the request of City, notwithstanding any objection to the contrary raised by Owner.

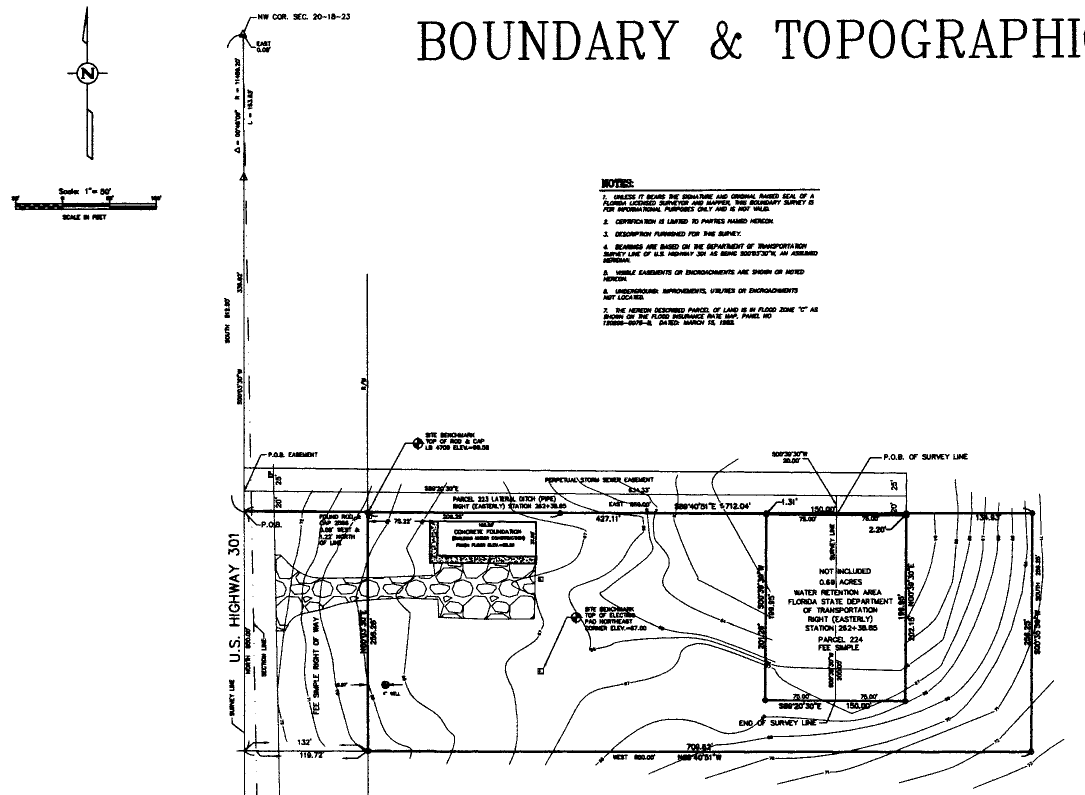
3) Owner shall not raise, and is hereby precluded from raising, any challenge to the annexation of the property described in Exhibit "A" by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

4) "Owner" includes the signatory hereto the signatory's heirs, legal representatives, and assigns if an individual or individuals, and the signatory's successors and assigns if a corporation or corporations. Additionally, this covenant shall run with the property and shall be binding upon any person or entity who purchases the property.

5) This covenant shall terminate ninety (90) years from the date of its execution.

EXHIBIT "D"

BOUNDARY & TOPOGRAPHIC SURVEY



NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. DESCRIPTION FURNISHED FOR THIS SURVEY.
4. BEARINGS ARE BASED ON THE DEPARTMENT OF TRANSPORTATION SURVEY LINE OF U.S. HIGHWAY 301 AS BEING S00°53'30"W, AN ASSUMED MERIDIAN.
5. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
6. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
7. THE HEREON DESCRIBED PARCEL OF LAND IS IN FLOOD ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO 120000-0075-B, DATED MARCH 15, 1988.

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 AQUIRED 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 [redacted] OF SAID SURVEY LINE; THENCE CONTINUE S 00°39'30" W, A DISTANCE OF 200 FEET FOR THE END OF THIS DESCRIBED SURVEY LINE.

CONTAINING 30,000 SQUARE FEET (0.69 ACRE) MORE OR LESS.

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, DE- SCRIBED 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 12.80 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.06 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, 1382.28 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.

CONTAINING 122,940 SQUARE FEET (2.824 ACRES), MORE OR LESS. EXCLUSIVE OF EXISTING ROAD RIGHTS OF WAY.

CERTIFIED TO:
GREGORY LAND HOLDING
CITIZENS FIRST BANK
RANDALL G. THORNTON
LAND TITLE SERVICES UNLIMITED, INC.

DATE

LEGEND

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

BILL GREGORY
OFFICE

SCALE IN FEET

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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EXHIBIT "A"

BEGIN AT THE NW CORNER OF N ½ 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:
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.
CONTAINING 30,000 SQUARE FEET (0.69 ACRE) MORE OR LESS.

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 12.50 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.

CONTAINING 122,940 SQUARE FEET (2.824 ACRES), MORE OR LESS, EXCLUSIVE OF EXISTING ROAD RIGHTS OF WAY.

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EXHIBIT "A"

EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

~~DEVELOPER UTILITY CONCURRENCY~~

TRANSMISSION INFRASTRUCTURE EXTENSION FEE - (TIE FEE)

"Worksheet"

PROJECT NAME: 301 S. Office Complex

WATER TIE CALCULATION:

- One (1) tie (full distance) =	15,000 feet
- This project to nearest wellhead =	9,821 feet
- Distance schedule pro-rated value =	0.70 TIE
- Fee per one (1) full distance TIE =	$525.00
- This project fee = $525 x 0.70 = $367.50	$367.50

WASTEWATER TIE CALCULATION:

- One (1) tie (full distance) =	15,000 feet
- This project to Wastewater Treatment Plant =	23,602 feet
- Distance schedule pro-rated value =	1.63 TIE
- Fee per one (1) full distance TIE =	$575.00
- This project fee = $575 x 1.63 =	$937.25

TOTAL WATER AND WASTEWATER TIE (1)

$367.50 + $937.25 = **$1,304.75**

Development Authority: WILLIAM W GREGORY William W Gregory 6-14-07
Printed Name Signature Date

Agreement to Provide: James R. Stevens James R Stevens 6-13-07
James R Stevens (City Manager) Signature Date

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

DEVELOPER UTILITY CONCURRENCY TIE CHARGES DUE

PROJECT NAME: 301 S. Office Complex

1) WATER:

a)	One (1) water TIE due for every water connection ERU reserved	
b)	Number of water ERU's reserved =	# 16
c)	Number of water TIE's due =	# 16
d)	Charge per water TIE for this project =	$ 367.50
e)	TOTAL water TIE charges due	
	$367.50 x # 16 =	$ 5,880

2) WASTEWATER:

a)	One (1) wastewater TIE due for every wastewater connection ERU reserved	
b)	Number of wastewater ERU's reserved =	# 13.33
c)	Number of wastewater TIE's due =	# 13.33
d)	Charge per wastewater TIE for this project =	$ 937.25
e)	TOTAL water TIE charges due	
	$ 937.25 x # 13.33 =	$ 12,493.55

3) NOTE:

ALL water and wastewater TIE fees are due at the execution of the Developer's Agreement

Development Authority: WILLIAM W GREGORY (Printed Name) William W Gregory (Signature) 6-14-07 (Date)

Agreement to Provide: James R. Stevens (James R Stevens (City Manager)) (Signature) 6-13-07 (Date)

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street
Wildwood, FL 34785 - 352-330-1330

DEVELOPER UTILITY CONCURRENCY CONNECTION FEES:

PROJECT NAME: 301 S. Office Complex

WATER CONNECTION FEE:

			Check One
	a) Inside City, or, Pre-Annexation	$980.00	☐
or	b) Outside City, NO Pre-Annexation	$1,225.00	☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested # 16

TOTAL water connection fee charges = $980 x #16 = **$15,680**

DUE SCHEDULE:

100% due on execution of developer's agreement $ 15,680

TOTAL $15,680

WASTEWATER CONNECTION FEE:

			Check One
	a) Inside City, or, Pre-Annexation	$ 2080	☐
or	b) Outside City, NO Pre-Annexation	$2,600	☐

One (1) wastewater ERU = 250 gallons per day

Number of wastewater connections (ERU's) requested # 13.33

TOTAL wastewater connection fee charges = $ 2080 x # 13.33 = **$ 27,726.40**

DUE SCHEDULE:

100% due on execution of developer's agreement $ 27,726.40

TOTAL $ 27,726.40

Development Authority: WILLIAM W GREGORY (Printed Name) William W. Gregory (Signature) 6-14-07 (Date)

Agreement to Provide: JAMES R. STEVENS James R Stevens (City Manager) (Signature) 6-13-07 (Date)

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

DISTANCE FACTORS FOR METHODS 3 & 4 - TABLE 2

(Distance factors for pipe distances in the 0-35.000 feet range)

PROJECT NAME: 301 S. Office Complex

Distance Range, in feet	Distance Factor (df)
0-1000	0.07
1001-2000	0.14
2001-3000	0.21
3001-4000	0.28
4001-5000	0.35
5001-6000	0.42
6001-7000	0.49
7001-8000	0.56
8001-9000	0.63
9001-10000	0.70 X WATER
10001-11000	0.77
11001-12000	0.84
12001-13000	0.91
13001-14000	0.98
14001-15000	1.00

Distance Range, in feet	Distance Factor (df)
15001-16000	1.07
16001-17000	1.14
17001-18000	1.21
18001-19000	1.28
19001-20000	1.35
20001-21000	1.42
21001-22000	1.49
22001-23000	1.56
23001-24000	1.63 X WASTEWATER
24001-25000	1.70
25001-26000	1.77
26001-27000	1.84
27001-28000	1.91
28001-29000	1.98
29001-30000	2.05
30001-31000	2.12
31001-32000	2.19
32001-33000	2.26
33001-34000	2.33
34001-35000	2.40
Greater than 35,000	2.50

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City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

EXHIBIT C

DEVELOPER UTILITY CONCURRENCY
REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE
1.3 MGD EXPANSION WASTEWATER TREATMENT PLANT

PROJECT NAME: 301 S Office Complex

YEAR 2007	Wastewater ERC's before the 2nd Quarter of '07 are in the existing plant	2nd Qtr. '07 ERU's Needed	3rd Qtr. '07 ERU's Needed	4th Qtr. '07 ERU's Needed
WATER		____	8	8
WASTEWATER		____	6.665	6.665
REUSE				

YEAR 2008	1st Qtr. '08 ERU's Needed	2nd Qtr. '08 ERU's Needed	3rd Qtr. '08 ERU's Needed	4th Qtr. '08 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2009	1st Qtr. '09 ERU's Needed	2nd Qtr. '09 ERU's Needed	3rd Qtr. '09 ERU's Needed	4th Qtr. '09 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2010	1st Qtr. '10 ERU's Needed	2nd Qtr. '10 ERU's Needed	3rd Qtr. '10 ERU's Needed	4th Qtr. '10 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2011	1st Qtr. '11 ERU's Needed	2nd Qtr. '11 ERU's Needed	3rd Qtr. '11 ERU's Needed	4th Qtr. '11 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

Development Authority: _____ (Printed Name) _____ (Signature) _____ (Date)

Authorized City Representative: JAMES R. STEERS (Printed Name) _____ (Signature) 6-13-07 (Date)

This commitment expires after ___ days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERC

G:\OFFICE\WPWIN\DORIS\Forms - TIE - Connection, etc\ERUs Needed 2ND QTR 2007-4TH QTR 2011(Requested Utility Connectir

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 32 OF 35
AGREEMENT B-1827 P-666
2007 27438

D

This Instrument prepared by,
and return to:

Jerri A. Blair
JERRI A.. BLAIR, P.A.
Post Office Box 130
Tavares, FL 32778

Property Appraisers Parcel
Identification (Folio) Number(s):

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 33 OF 35
AGREEMENT B-1827 P-667
2007 27438

PRE-ANNEXATION AGREEMENT

This agreement is made this _____ day of _____, _____, between Gregory Land Holdings, LLC, (hereinafter "property owner"), and the City of Wildwood (hereinafter "the City").

RECITALS

1. Property owner owns certain property located outside of the City of Wildwood, Florida, more particularly described:

See attached Exhibit "A".

2. The property currently is contiguous with the City and is currently available for annexation into the City.

3. The City of Wildwood is a regional water and wastewater provider in Sumter County, Florida.

4. The City has determined that it is in the best interest of the citizens to annex the property.

NOW, THEREFORE, the parties agree as follows:

1. For good and valuable consideration, property owner agrees to annex the property into the City.

2. Property owner further acknowledges that he or she understands that when the property is annexed into the City, it shall be assigned a zoning classification pursuant

to the City of Wildwood land development regulations and subject to all restrictions and requirements of that classification and that until such classification occurs it shall continue to have its then current county zoning classification.

3. Property owner shall cooperate with the City to determine the value of any improvements which may become City property and responsibility upon annexation such as roads, curbing, sidewalks, or other improvements. This shall not be construed to require that the City take responsibility for any property, but to require cooperation so that the City may comply with State law, if such items do become the City's property and responsibility.

CITY OF WILDWOOD

ATTEST

By: _____
Joseph Jacobs, City Clerk

By: _____
Mayor Ed Wolf

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 14th day of June, 2007, by Mayor Ed Wolf, on behalf of the City of Wildwood, who is personally known to me or has produced _____ as identification and who did not take an oath.

_____
Signature

_____
Typed or printed name of Notary Public

MABENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

_____
Serial number, if any

My Commission Expires:

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 34 OF 35
AGREEMENT B-1827 P-668
2007 27438

In Witness Whereof, Owner has hereunto set hand and seal this 11 day of June, 2007.

Signed, sealed and delivered in our presence:

E. C. Bishop

E. C. Bishop
(Print or Type Witness Name)

Robert Killinger

ROBERT KILLINGER
(Print or Type Witness Name)

GREGORY LAND HOLDINGS, LLC

By: William W Gregory
Name of Signator
Address 13436 C R 209
OXFORD FL. 34484

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory of GREGORY LAND HOLDINGS, LLC, on behalf of the corporation. He/she is personally known to me or has produced Personally known as identification and who did (did not) take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public
Kristin K Law
(Print or Type Notary's Name)

Serial Number, if any

develop agt#4
C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\covenant.annex.EXHIBIT D.1.8.07.wpd

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 35 OF 35
AGREEMENT B-1827 P-669
2007 27438

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1273887

Date Submitted: 11/14/2024

First Name*	Last Name*	Email Address*
Tyler	Counts	lwillis@cfb-inc.com

Name of Project:*

Oxford Professional Plaza Expansion

Phone*	Parcel Number*
3527483126	d20-050

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
Date: 2024.11.15 14:47:42 -05'00'

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

B.4 Traffic Statement.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
- [x] 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

CFB | CLYMER FARNER BARLEY

VIA UPLOAD
November 2024

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785

RE: **Oxford Professional Plaza Expansion – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 3,765 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	41	21	20
Weekday AM Peak Hour	1.52 trips / 1,000 SF	6	5	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	6	1	5

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts
Tyler Counts, P.E.,

Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

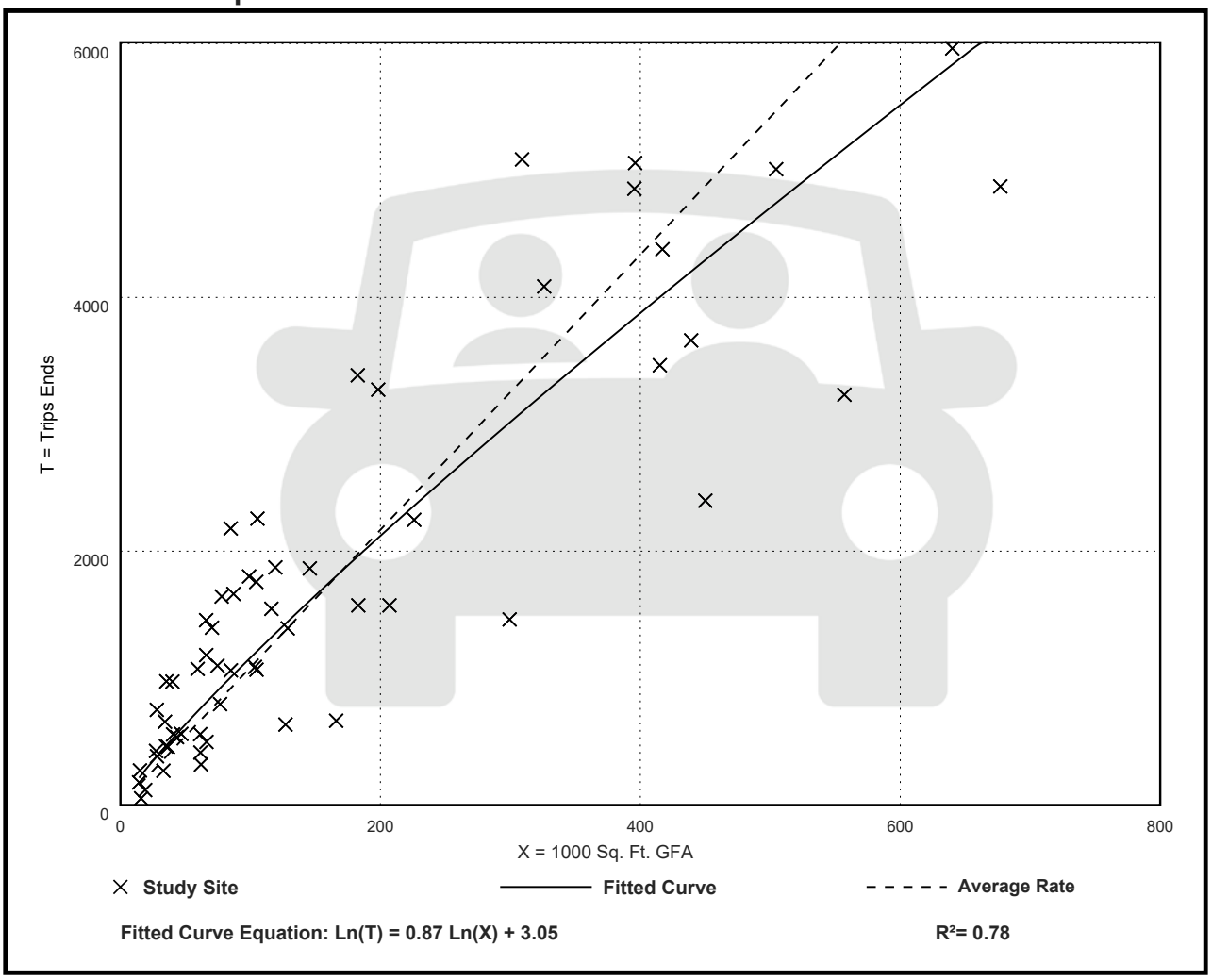
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



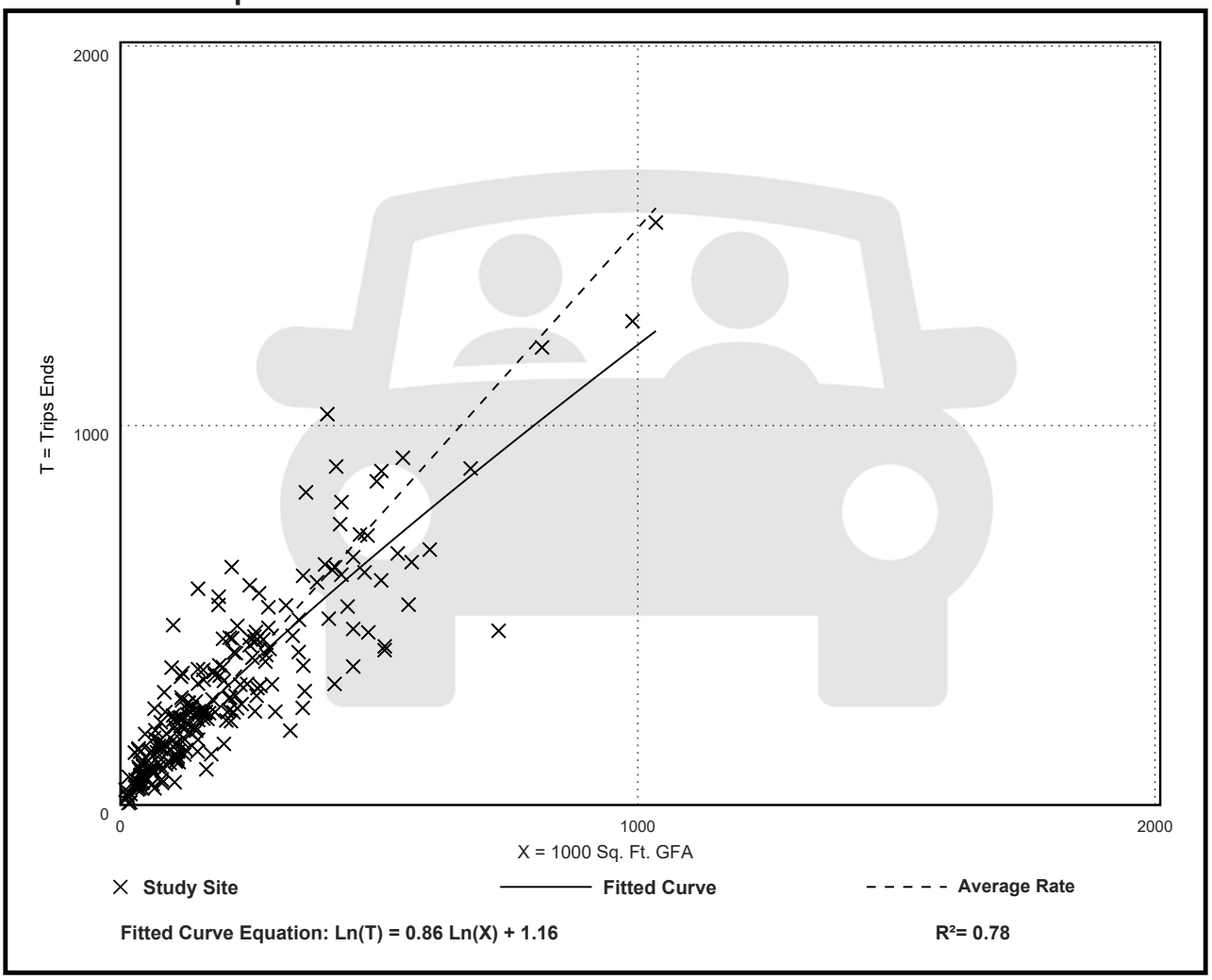
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

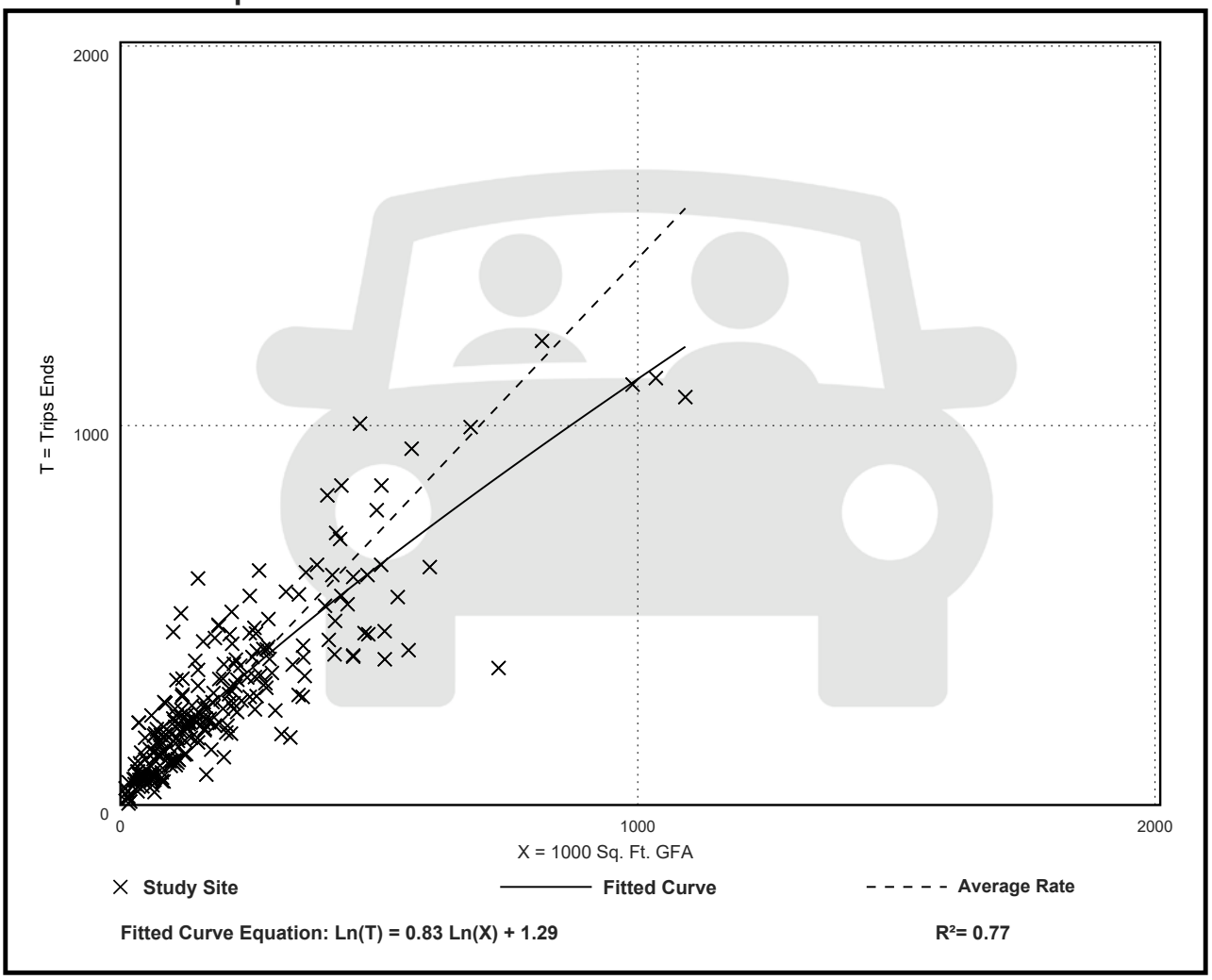
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2412-002 Wieckhorst**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2412-002
Ordinance Number	O2024-97
Owner(s)	Barbara Lynn Wieckhorst
Applicant(s)	L. Norman Adams Home Builders
Property Location	The property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.
Parcel(s)	G29A239
Date	January 27, 2025

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 (Sumter County) to Estate Residential (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a rezoning request RZ 2412-002 (O2024-98).

ANALYSIS: The applicant is proposing a 1,992 square foot single-family residence. 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 (Sumter County) to Estate Residential (City), as supported in the 2050 Comprehensive Plan Policy 1.1.1.a. The proposed land use amendment would allow for the construction of a new single-family home, on 2.5 acres MOL. Policy 1.1.1.a is intended to support a mix of agricultural and residential uses.

(2) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
The applicant finds the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural

(Sumter County) to Estate Residential (City). The maximum intensity is two dwelling units per acre. The maximum density for the development would allow for up to five dwelling units total, however, the applicant is proposing a 1,992 square-foot single-family residence, which meets the criteria of the proposed land use.

(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. Utilities are not available to the property; the applicant intends to connect to well and septic. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations is mainly Agricultural (Sumter County) and Age Restricted Development (City), an addition of Estate Residential (City) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider more efficient land use in the area.

(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. The applicant requested an environmental assessment exemption as the property had been previously developed.

(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 CR 504 and CR 511A. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.
Potable Water & Sewer: Utilities are currently not available to the subject property. The applicant intends to utilize an onsite well and septic system. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Schools: A single-family home will generate 0.328 school-aged children with the maximum school-aged children to be 2.

The applicant is seeking favorable approval of Ordinance Number O2024-97.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-97

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 G29A239
Barbara Lynn Wieckhorst
Acres 2.5 +/-

LEGAL DESCRIPTION:

W 35 FT OF LOT 23 & LOT 24 BLK I WILDWOOD RANCH PB3 PG29A-29B LESS THE S 195 FT OF LOT 24 & LESS THE S. 195 FT OF THE W 35 FT OF LOT 23 BLK I

This property is to be reclassified from Agricultural (County) to Estate Residential (City)

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

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

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

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

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

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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 EST. 1877

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

N

US Feet
0 112.5 225 450

CP 2412-002

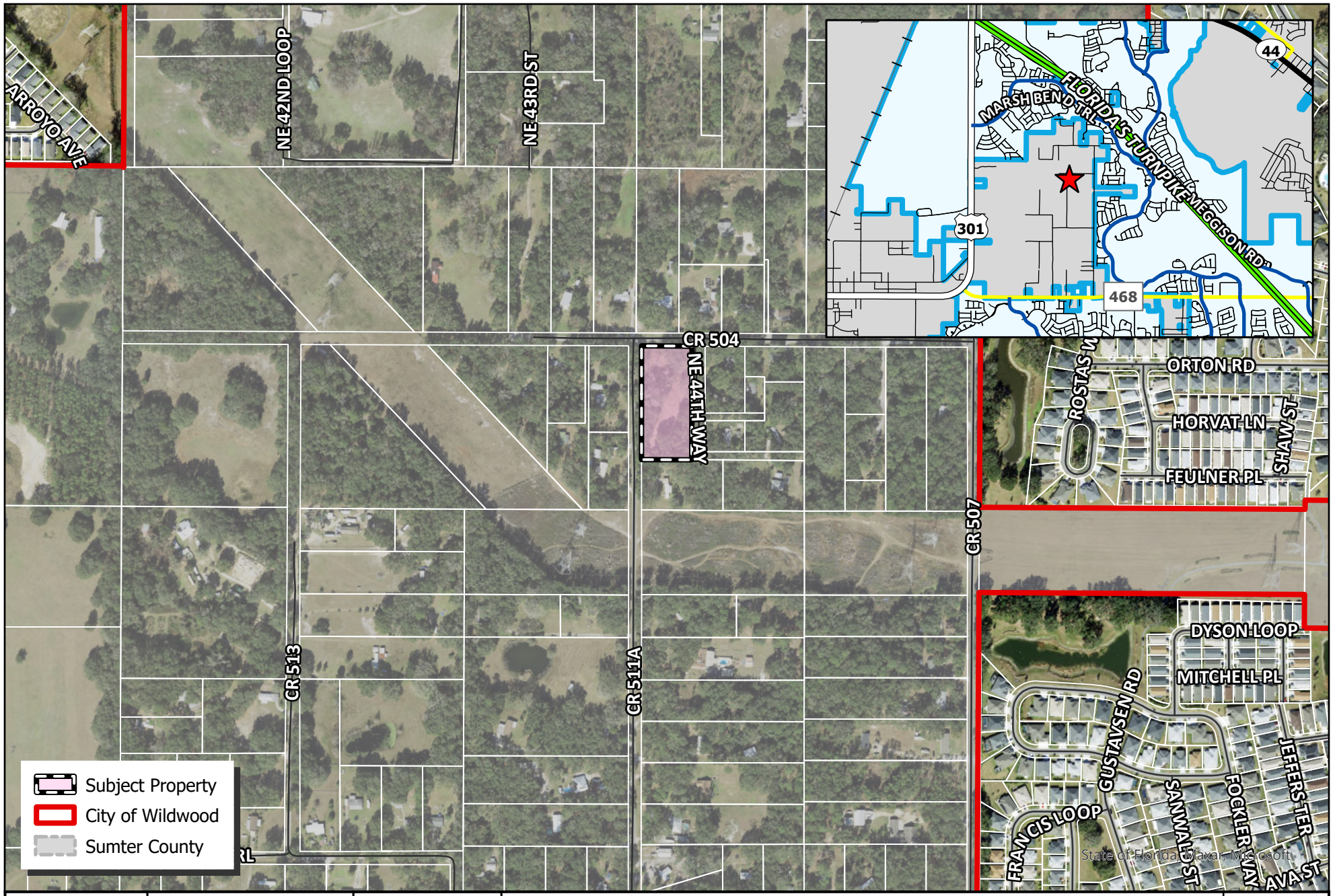
WIECKHORST

PARCEL G29A239

MAP 1A

LOCATION MAP

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

CP 2412-002

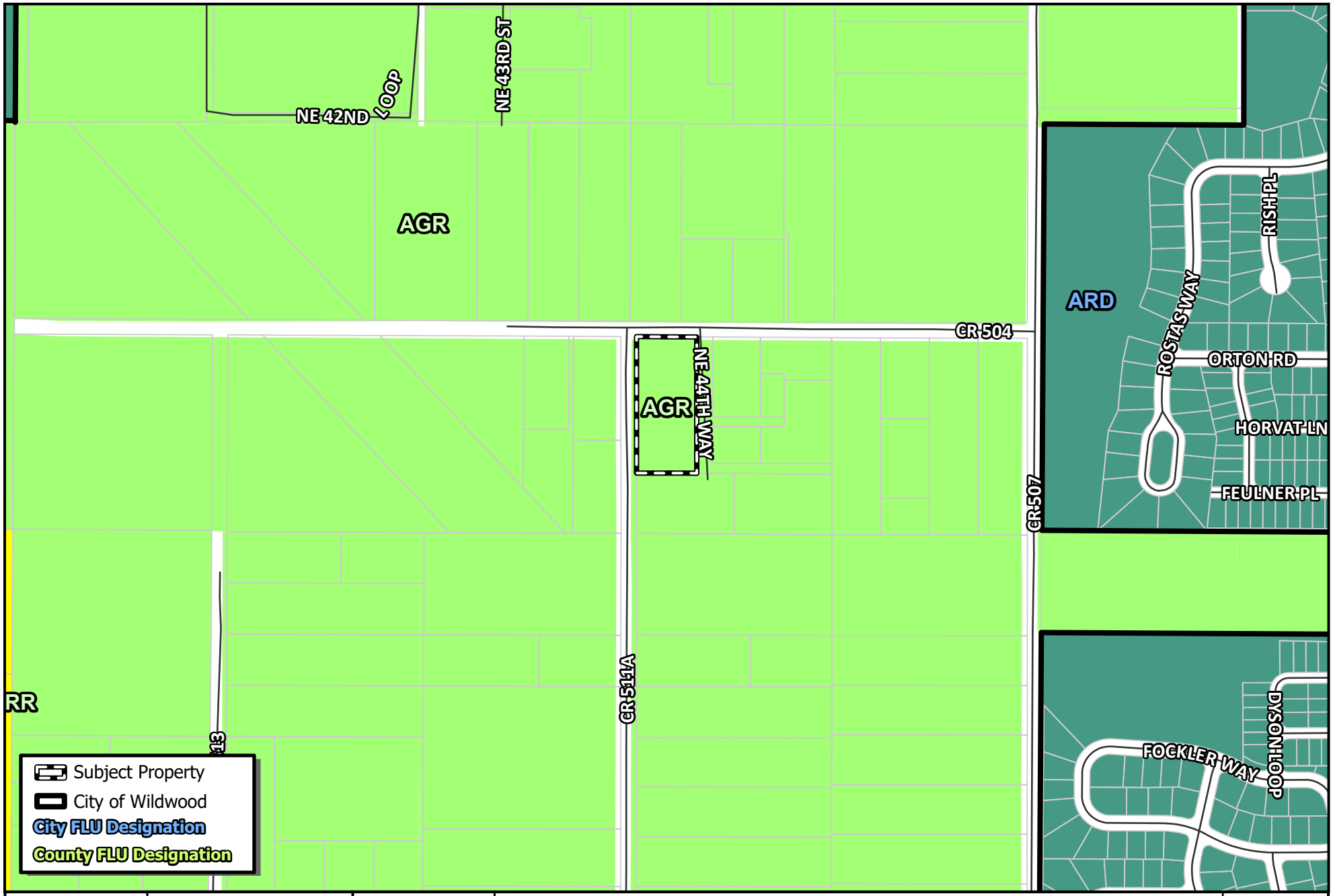
WIECKHORST

PARCEL G29A239

MAP 1B

LOCATION MAP

DEC 2024



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

N
US Feet
0 90 180 360

CP 2412-002

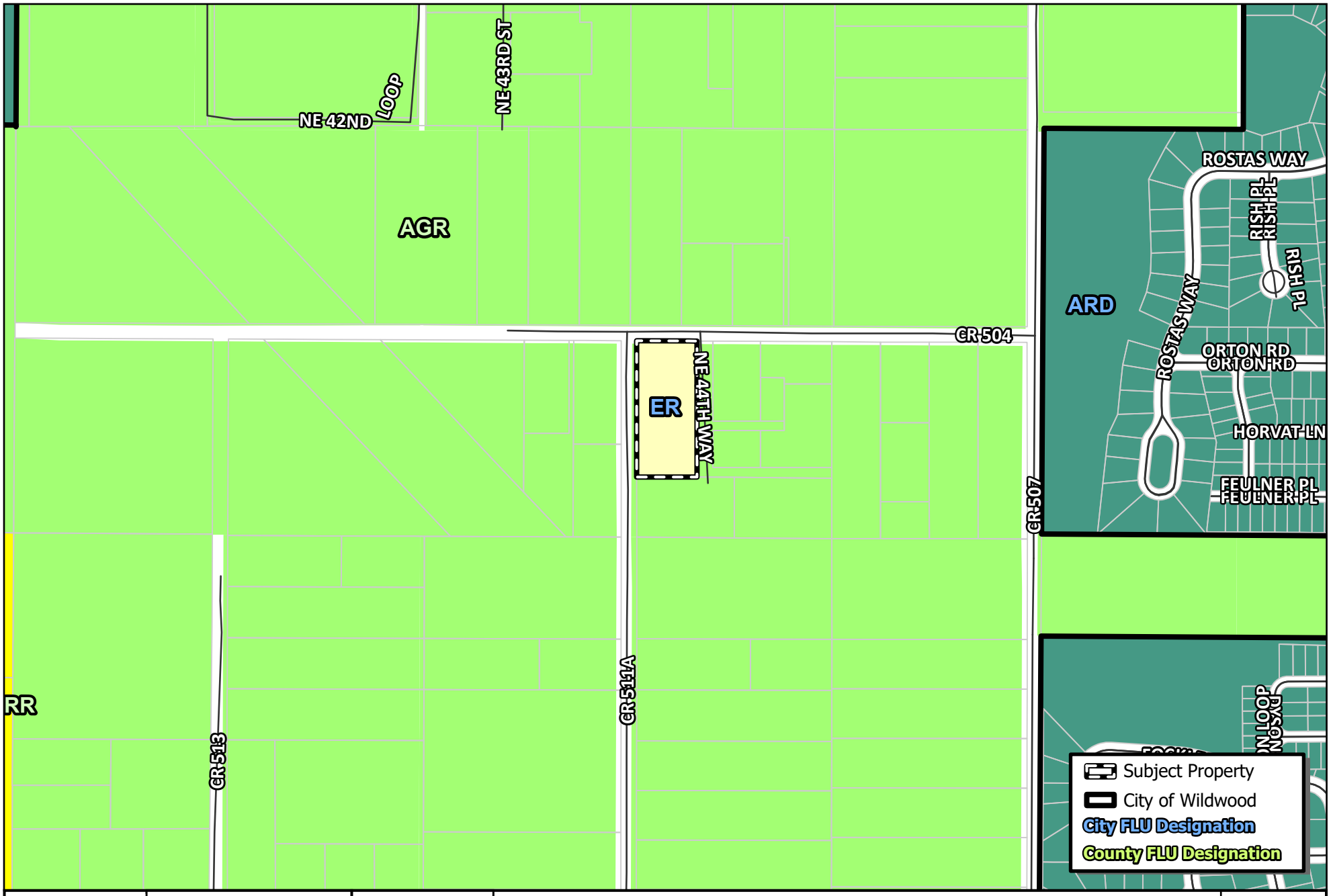
WIECKHORST

PARCEL G29A239

MAP 2A

EXISTING LAND USE

DEC 2024



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	CP 2412-002 **WIECKHORST** PARCEL G29A239	**MAP 2B** **PROPOSED LAND USE** **DEC 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: O2024-97

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 law[1] 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

C.2

Sumter County Traffic Impact Analysis (TIA) - Submission #1274401

Date Submitted: 12/11/2024

First Name*	Last Name*	Email Address*
Talia	Waller	TwallerInahb@gmail.com

Name of Project:*

Wieckhorst

Phone*	Parcel Number*
3527937511	G29A239

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 acceptance:

Matthew Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter County Public Works, ou=Planning and Design, email=matthew.tadlock@sumtercountyfl.gov, c=US
Date: 2024.12.12 15:59:43 -05'00'

C.2

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

Wieckhorst 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).

C.2

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
- [x] 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

C.2

The City of Wildwood is requesting an exemption of a traffic impact analysis for the Owner Barbra Wieckhorst. On behalf of L. Norman Adams Home Builders, building a New Single-Family Residents as a Replacement home on parcel G29A239 on 2.5 acres.

The proposed zoning is ER – Estate Residential with a max density of 2 units per acre or 5 dwelling units.

There is one home on the property which will be replaced by the new single-family home.

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

The case below was heard on Tuesday, January 7th, 2025, 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 Agricultural (Sumter County) to Estate Residential (City) on 2.5 acres MOL. The subject property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.

Case Number: CP 2412-002 Wieckhorst

Applicant(s): L. Norman Adams Home Builders

Owner(s): Barbara Lynn Wieckhorst

Parcel(s): G29A239

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: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-002 Kylie**

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 2410-002 Kylie
Ordinance Number	O2024-85
Owner/Applicant(s)	Shirley Rhoton & Debra Lee Angell-Drawdy
Property Location	The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.
Parcel(s)	G05-258
Date	January 28, 2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for the parcel listed above on 4.82 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-002 (O2024-84).

ANALYSIS: The applicant is looking to put one additional mobile home on the property for family care. With the additional home, there will be a total of two mobile homes on the property.

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 and agricultural. 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: This property will have 2 mobile homes and contribute 0.572 school-aged children with the maximum of 1.4 school-aged children based on the RMU zoning and the property acreage of 4.82.
Potable Water & Sewer: Utilities are not within 1,000 feet of the subject property and are not considered available according to Code of Ordinances Chapter 19.55. Applicant will be using a well and septic. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Streets: The property has access off of CR 134. 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 two single-family residences, it's expected up to 20 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	A10C & RR1 (County)
SOUTH	A10C (County)
EAST	RR5 (County)
WEST	RR5C & R2C (County)

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



Amanda Bondi
Planner II, Development

ORDINANCE NO. O2024-85

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:

G05-258
Shirley Rhoton & Debra Lee Angell-Drawdy
4.82 +/-

LEGAL DESCRIPTION:

THE NW ¼ OF THE NW ¼ OF THE NE ¼, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

NW ¼ OF NW ¼ OF NE1/4, LESS COMMENCE AT NW CORNER OF NW ¼ OF NW ¼ OF NE ¼ FOR POINT OF BEGINNING; RUN S 89 DEG 59' 25" E 270.0 FEET; S 00 DEG 05'51"E 331.77 FEET; S 89 DEG 59'09" E 117.37 FEET; S 00 DEG 00'51" W 331.77 FEET N 89 DEG 59'09" W 386.72 FEET; N 00 DEG 05'51" W 663.52 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from RR5 (Sumter County) to RMU (City of Wildwood).

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

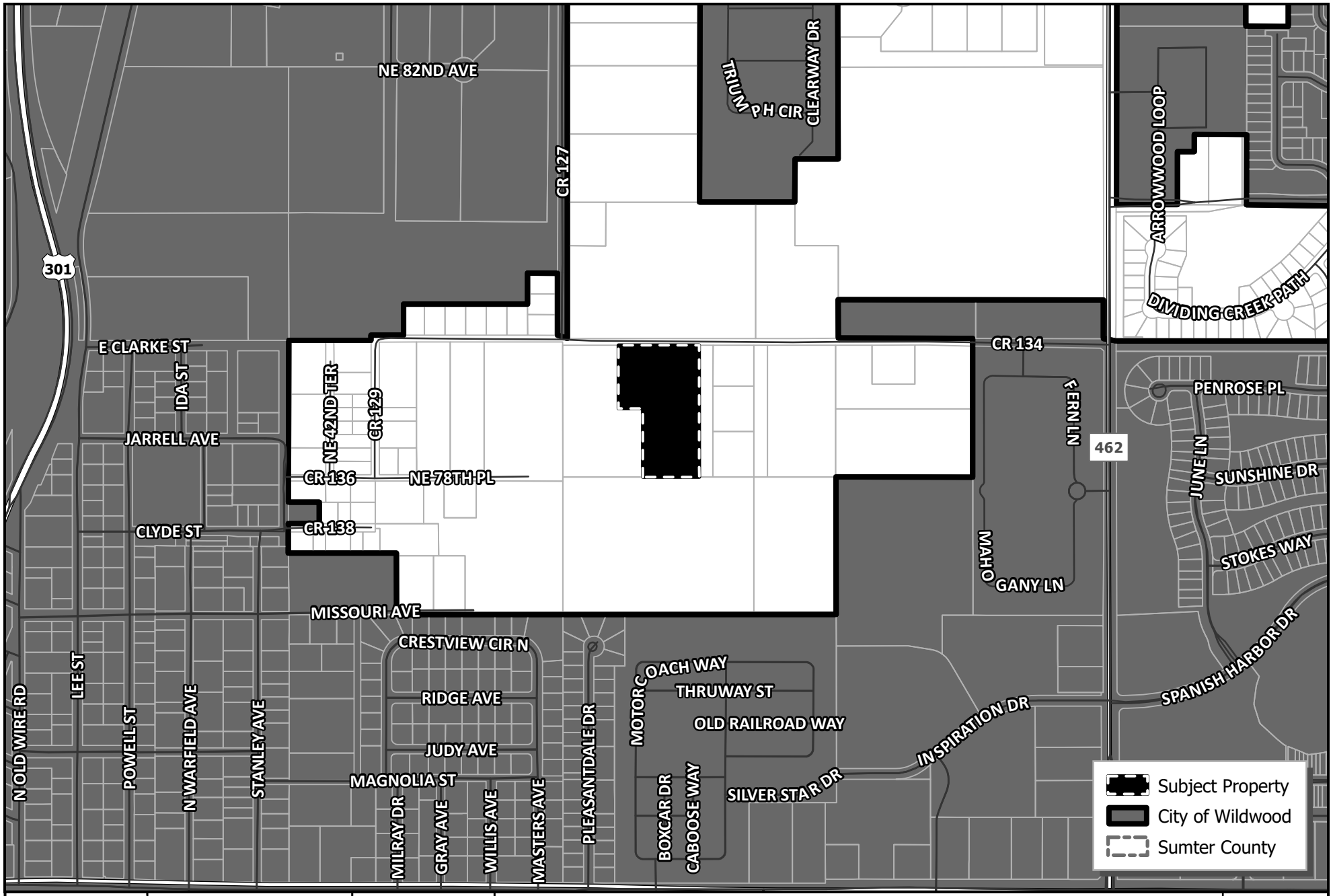
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 140 280 560

RZ 2410-002

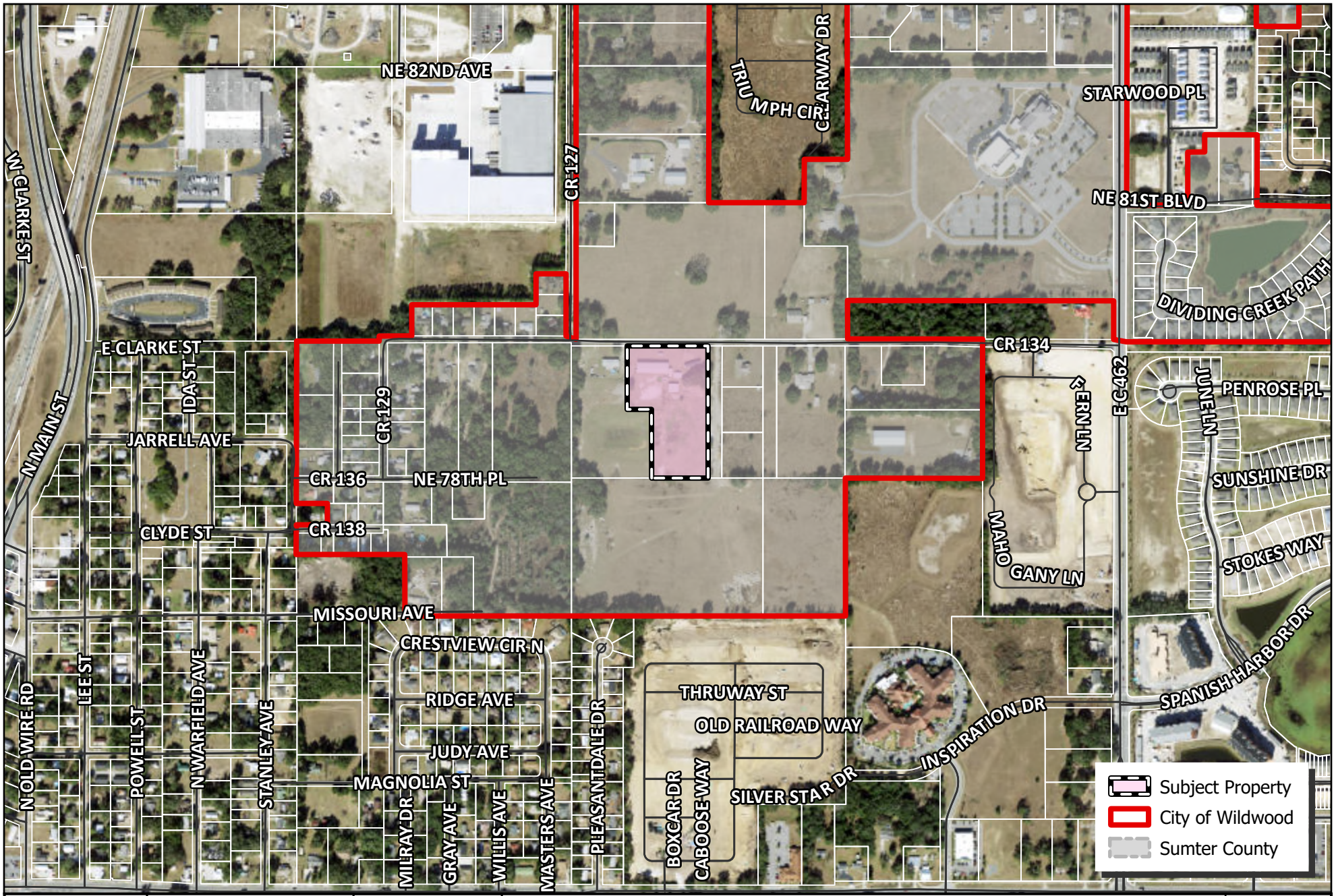
KYLIE REZONING

PARCEL G05-258

MAP 1A

LOCATION MAP

NOV 2024



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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

RZ 2410-002

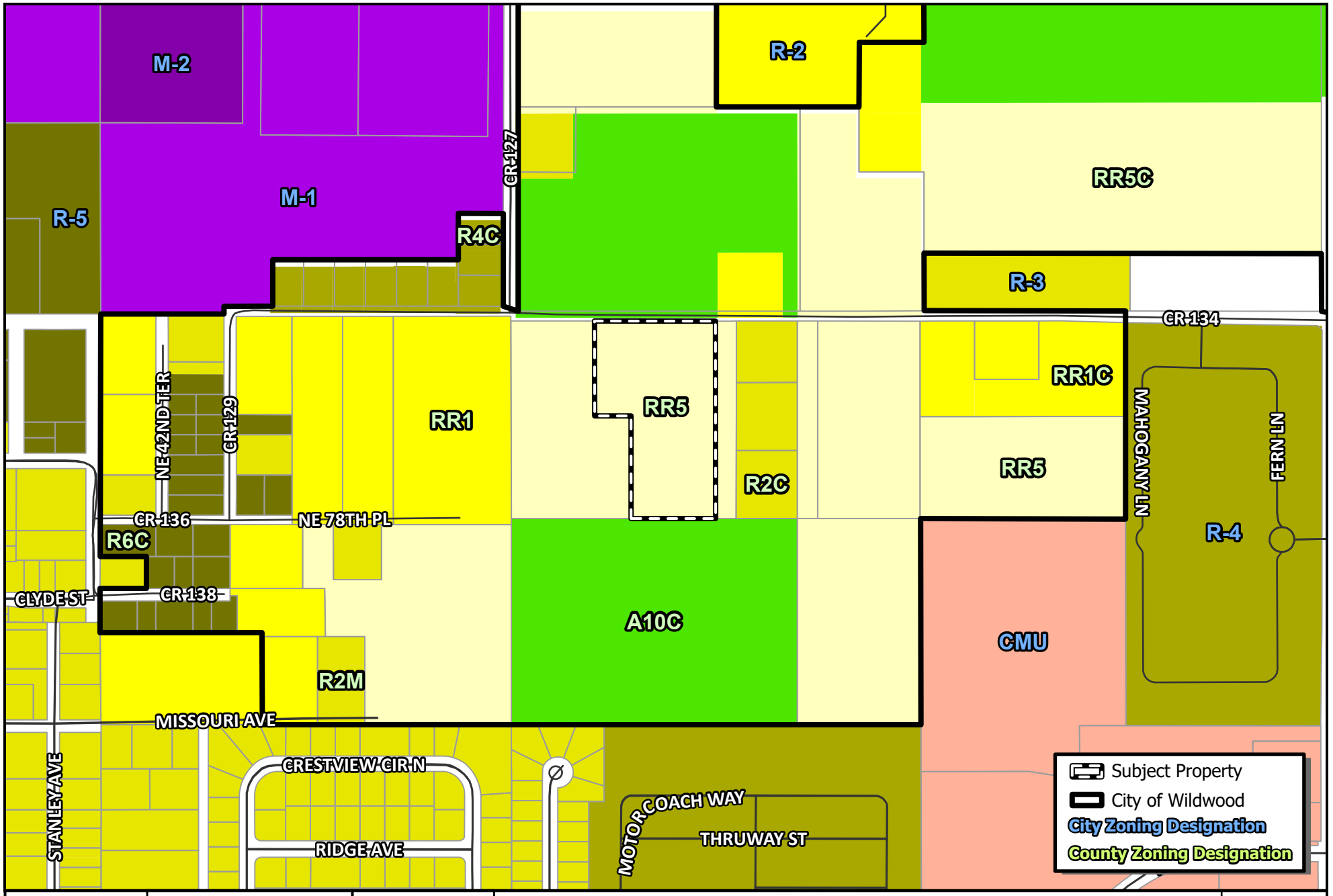
KYLIE REZONING

PARCEL G05-258

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

RZ 2410-002

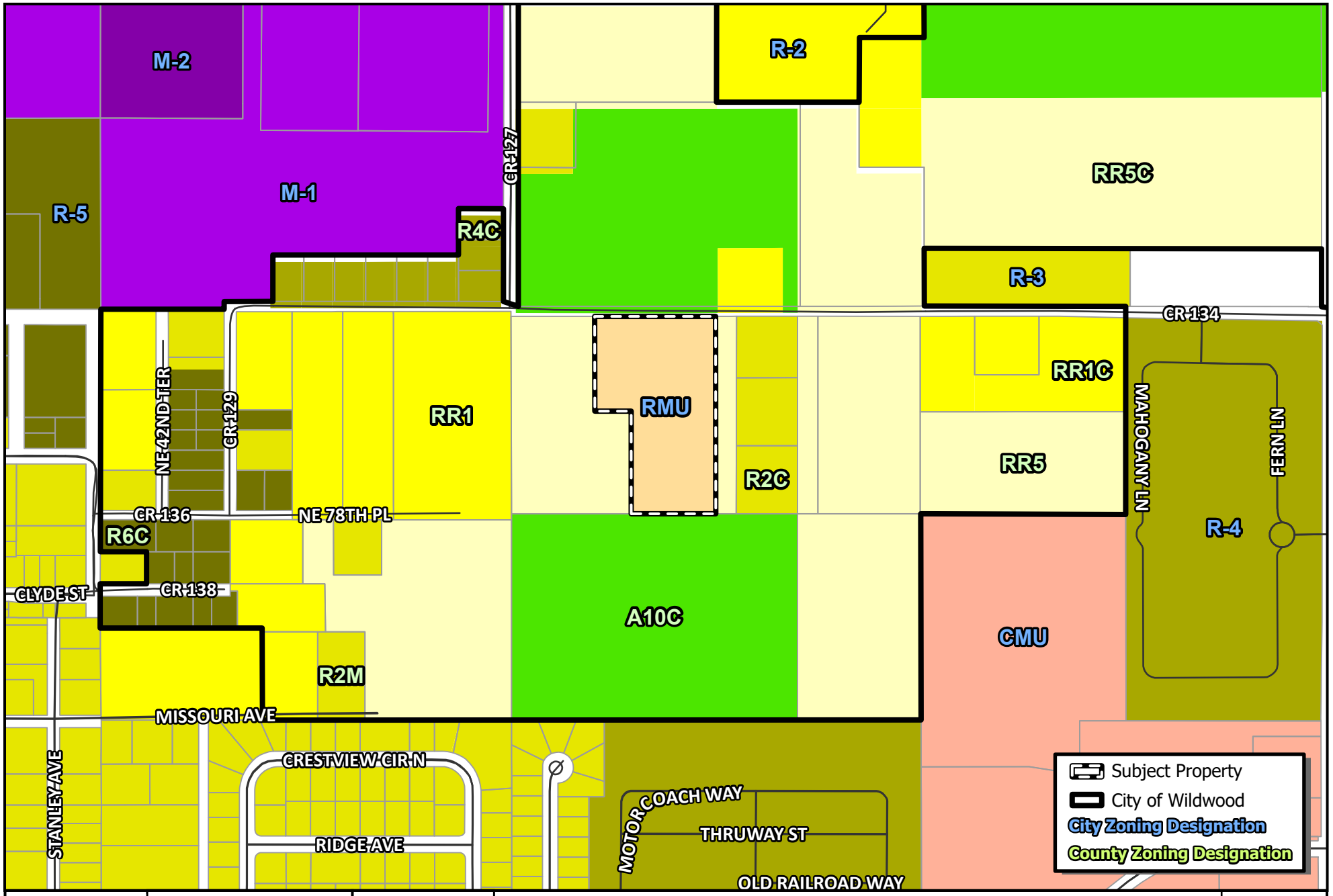
KYLIE REZONING

PARCEL G05-258

MAP 3A

EXISTING ZONING

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

RZ 2410-002

KYLIE REZONING

PARCEL G05-258

MAP 3B

PROPOSED ZONING

NOV 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: O2024-85

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 law[1] 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, January 7, 2025, 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 RR5 (Sumter County) to RMU (City) on 4.82 acres MOL. The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.

Case Number: RZ 2410-002 Kylie

Applicant(s): Shirley Rhoton & Debra Lee Angell-Drawdy

Owner(s): Shirley Rhoton & Debra Lee Angell-Drawdy

Parcel(s): G05-258

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: January 7, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2411-002 Megan Stover Storage**

REQUESTED ACTION: The Special Magistrate recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2411-002 Megan Stover Storage
Ordinance #	O2024-87
Applicant	Megan Stover
Owner(s)	Jacksonville 1 LLC
Property Location	The subject property is generally located approximately one mile southeast from the intersection of SR 44 & Buena Vista Blvd.
Parcel Number(s)	G15D009
Date	January 17, 2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).

ANALYSIS:

The applicant is proposing a three-story storage facility.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to CC is consistent with the proposed Future Land Use Map designation of Central Commercial Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1.b.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is commercial, recreational, and some residential. The proposed CC zoning designation will continue to provide commercial services to the surrounding area.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school-aged children.
Potable Water & Sewer: The subject property is located within 1,000 feet of wastewater utilities, however, the project is outside the 1,000' threshold for connection to water utility. The site will not be required to connect to wastewater without access to water.
Streets: The property has access off of SR 44. The applicant has provided a Traffic Impact Analysis (TIA) accepted by Sumter County Public Works. The TIA states that access to the site will be provided via a right-in/right-out driveway on SR 44.

(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 three-story storage facility, 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;
The applicant has provided a Minor Traffic Impact Analysis approved by Sumter County, indicating that the project is expected to generate a total of 95 daily trips.

(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	RPUD (County)
SOUTH	ROW SR 44/PIE (County)
EAST	RR1C (County)
WEST	RR1C (County)

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

The applicant seeks Commission approval of O2024-86, subject to the approval of O2024-85, which establishes a future land use appropriate for the proposed zoning.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-87

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 G15D009
Jacksonville 1 LLC
2 +/-

LEGAL DESCRIPTION:

LOT 9 BAKERS ESTATES PB 4 PG 15

This property is to be reclassified from C-3 (City) to CC (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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

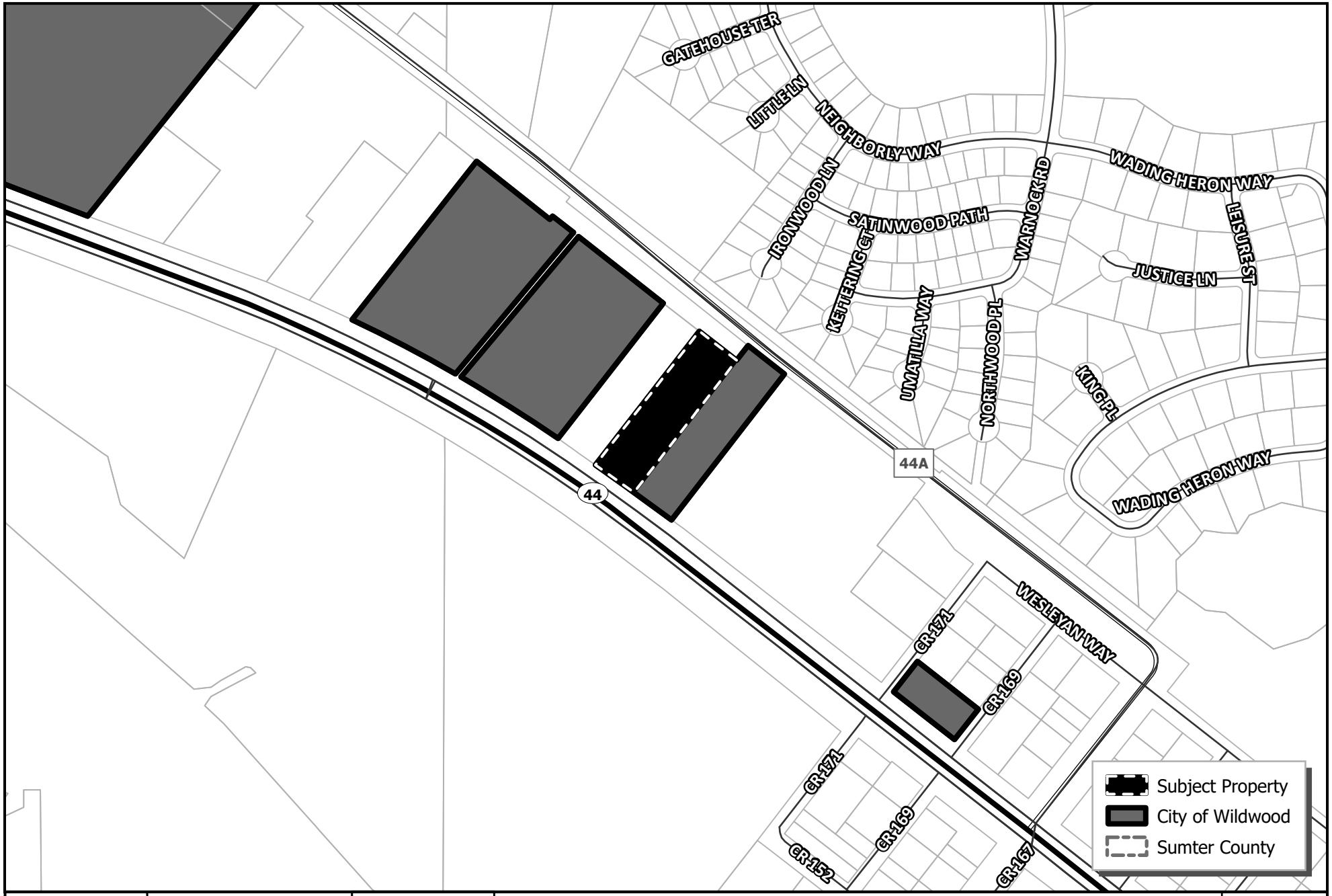
First Reading: _____

Second Reading: _____

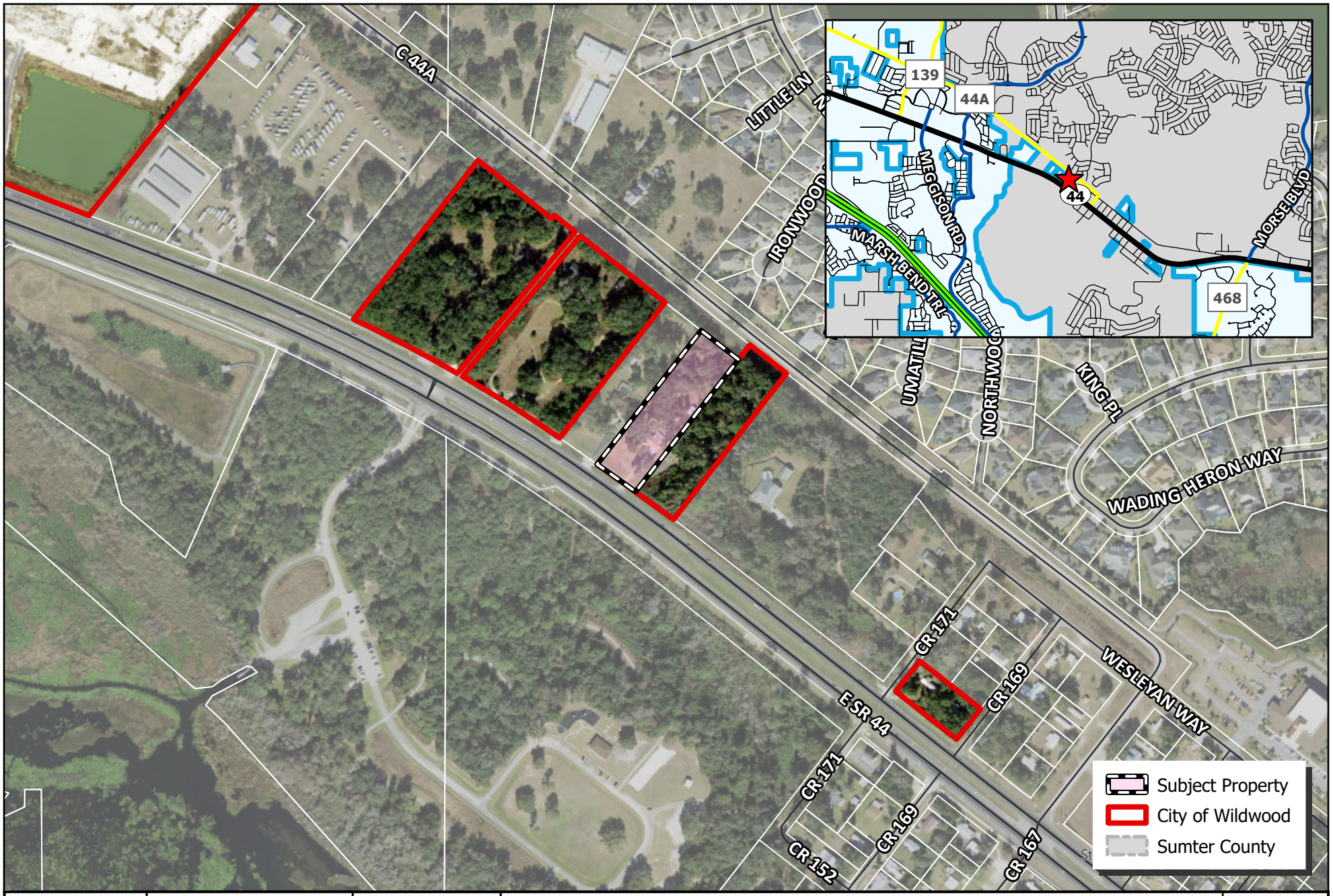
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	RZ 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

RZ 2411-002

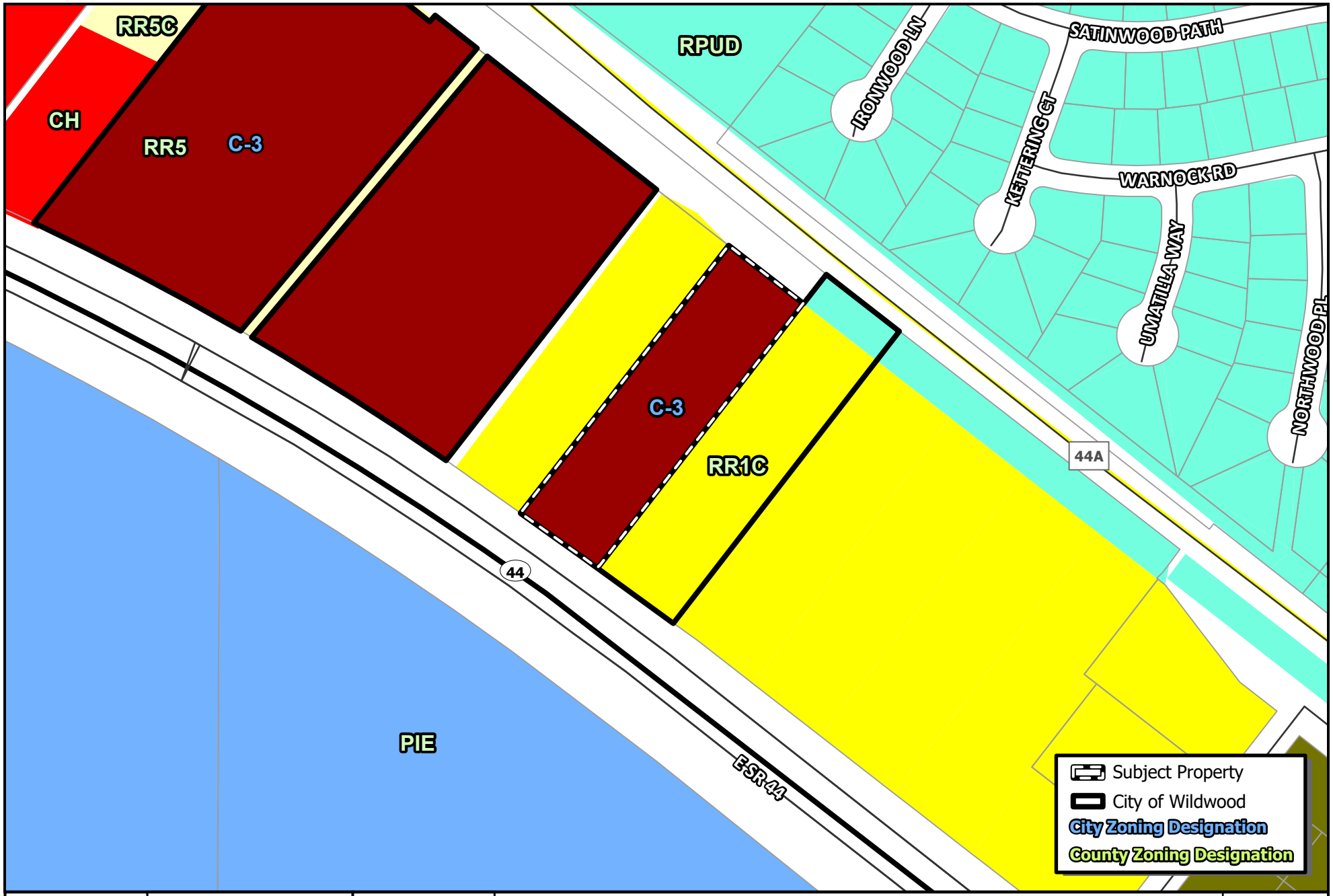
MEGAN STOVER STORAGE

PARCEL G15D009

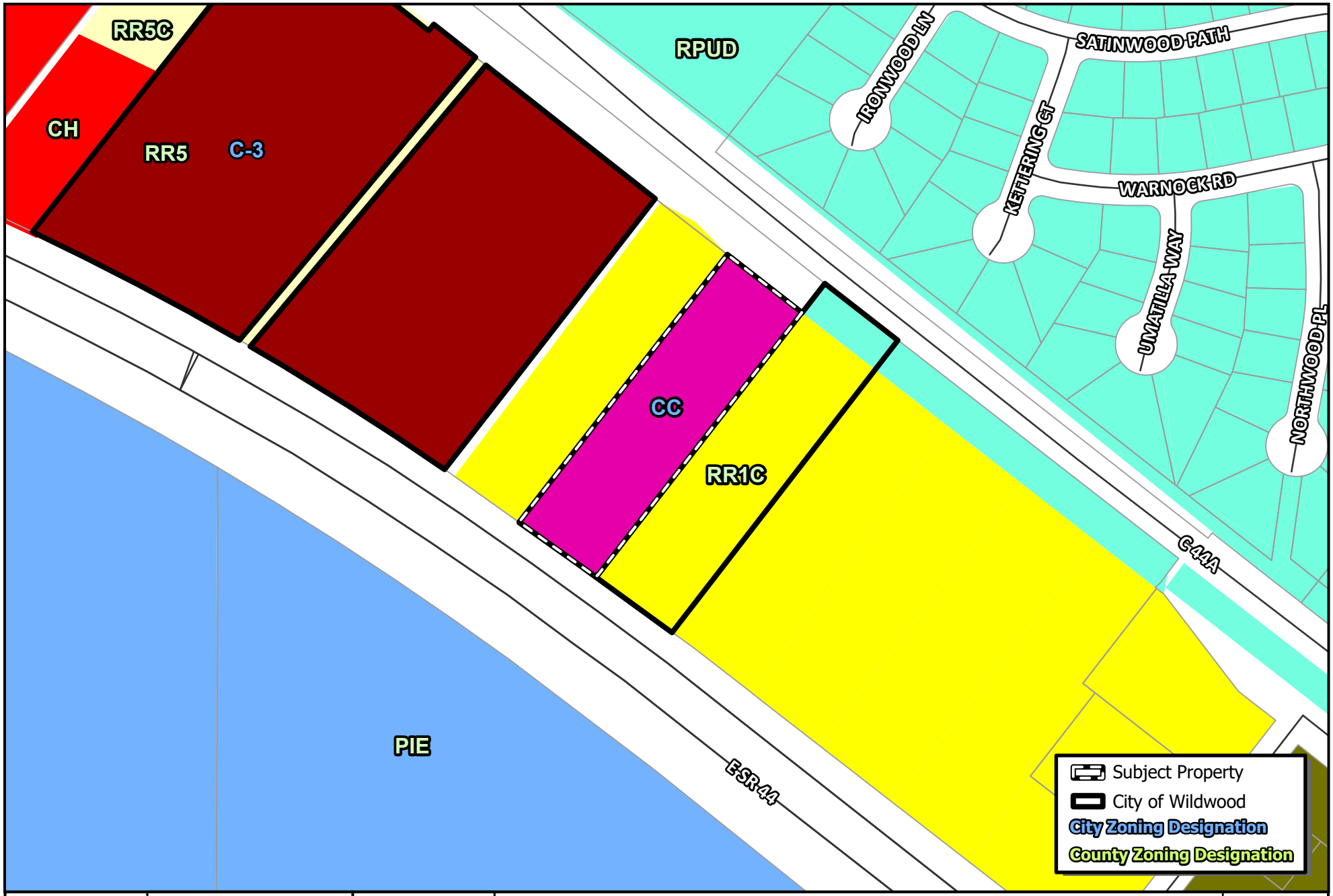
MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 45 90 180	RZ 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 3A** **EXISTING ZONING** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

RZ 2411-002

MEGAN STOVER STORAGE

PARCEL G15D009

MAP 3B

PROPOSED ZONING

NOV 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: O2024-87

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 law[1] 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.

MINOR TRAFFIC IMPACT ANALYSIS

6114 EAST SR 44
SUMTER COUNTY, FLORIDA

Prepared for:

Spartan Construction Services, Inc.
3930 Tampa Road
Oldsmar, Florida 34677

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

October 2024

TPD № 5986

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 6114 East SR 44

LOCATION: Sumter County, Florida

CLIENT: Spartan Construction Services, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. №: 20400

DATE: October 22nd, 2024

SIGNATURE: _____

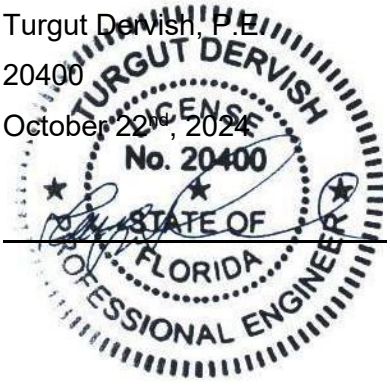


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INTRODUCTION

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. The development is located at 6114 East SR 44 and consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. **Figure 1** depicts the site location and **Figure 2** depicts the preliminary site plan. Access to the site will be provided via a right-in/right-out driveway on SR 44.

The analysis was conducted in accordance with the Sumter County and Florida Department of Transportation (FDOT) guidelines. A study methodology was submitted to and approved by Sumter County, and is included in **Appendix A** along with related correspondence. Traffic volume data, Level of Service standards, and capacities were obtained from the Sumter County Congestion Management Process (CMP) Database, and intersection turning movement counts were collected by Traffic Planning and Design, Inc. staff.

Study Area

As documented in the study methodology included in Appendix A, a Minor Traffic Impact Analysis (TIA) is required for the proposed development. Therefore, the following roadway segment and intersections were included in the analysis:

Roadway Segment:

- SR 44,
    - Buena Vista Blvd to Morse Blvd, Segment ID 35511202

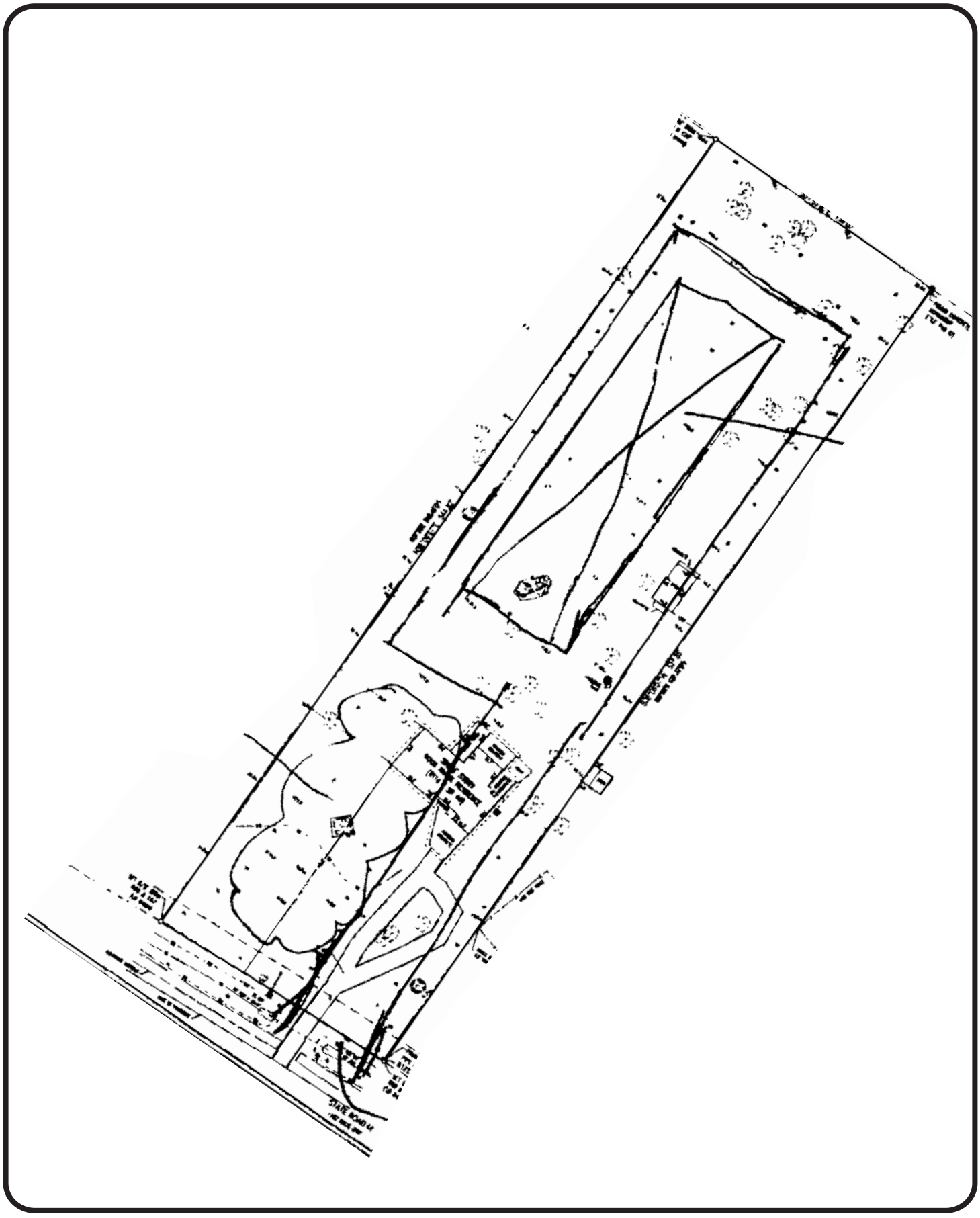
Intersections:

- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Blvd
- SR 44 & Site Access Driveway



6114 East SR 44
Project № 5986
Figure 1

Site Location



6114 East SR 44
Project № 5986
Figure 2

Site Plan

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NTS

EXISTING CONDITIONS ANALYSIS

An existing conditions analysis was conducted for the study roadway segment and intersections utilizing existing traffic volumes and roadway geometry to establish their current operating conditions.

Roadway Capacity Analysis

The study roadway segment was analyzed by comparing its existing traffic volumes with its directional capacity for the P.M. peak hour conditions. The existing traffic volumes and capacity were obtained from the 2023 Sumter County CMP Database. The existing P.M. peak hour roadway capacity analysis is summarized in **Table 1,** which shows that the study roadway segment is currently operating at satisfactory Levels of Service. Pertinent pages from the 2023 Sumter County CMP Database are included in **Appendix B.**

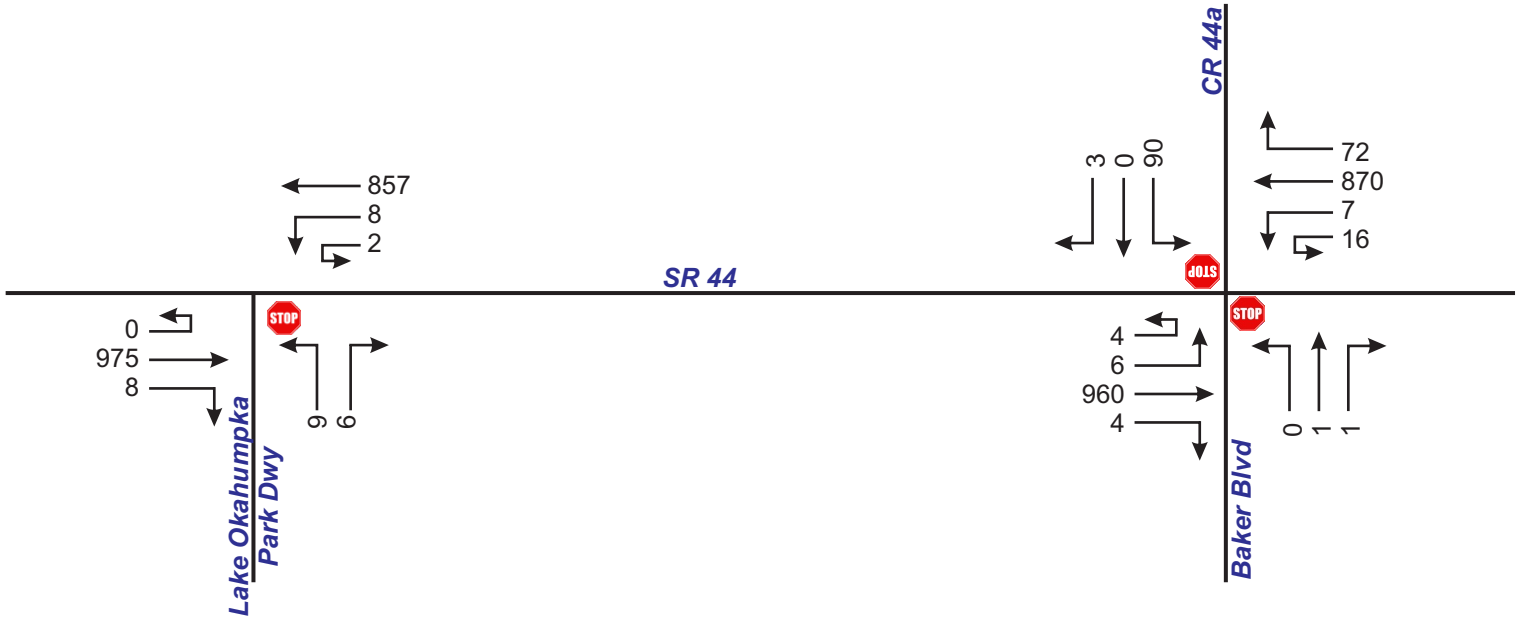
Table 1
Existing Roadway Capacity Analysis

Segment ID	Segment	Adopted*				Dir	Existing Volume*	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			
SR 44								
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,031	C
						WB	1,001	C

* Obtained from the 2023 Sumter County CMP Database; volumes grown to Existing year using growth rate

Intersection Capacity Analysis

The study intersections were analyzed in accordance with the procedures of the *Highway Capacity Manual (HCM)* using *Highway Capacity Software (HCS)*. In the analysis, existing P.M. peak hour traffic volumes, intersection geometry, and traffic controls were used. The turning movement counts were made on October 16th, 2024, when the FDOT seasonal factor for Sumter County was 1.05. Therefore, the counts were adjusted by this factor. The adjusted intersection volumes are shown in **Figure 3** for use in the analysis. Detailed traffic count and traffic control information along with FDOT's seasonal factor report for Sumter County are included in **Appendix C**. The results of the intersection capacity analysis are summarized in **Table 2**. As can be seen from the table, the study intersections are currently operating at satisfactory Levels of Service. The detailed intersection capacity analysis worksheets are included in **Appendix D**.



6114 East SR 44
Project № 5986
Figure 3

Existing P.M. Peak Hour Volumes

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Table 2
Existing Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Lake Okahumpka Park Dwy & SR 44	Stop	14.8	B	12.0	B	16.8	C	--	--
CR 44a/Baker Blvd & SR 44	Stop	12.2	B	15.1	C	17.9	C	33.7	D

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will consist of a 65,340 square foot self-storage facility. To determine the impact of this development on the area roadways, an analysis of its trip generation characteristics was made. This included the determination of the number of trips to be generated by the site and their distribution onto the surrounding roadways.

Trip Generation

Trip generation data was obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.* The trip generation calculation of daily, A.M. and P.M. peak hour volumes is summarized in **Table 3.** The proposed development is estimated to generate 95 daily trips, of which 6 trips will occur during the A.M. peak hour and 10 during the P.M. peak hour. The detailed trip generation sheets are included in the study methodology in Appendix A.

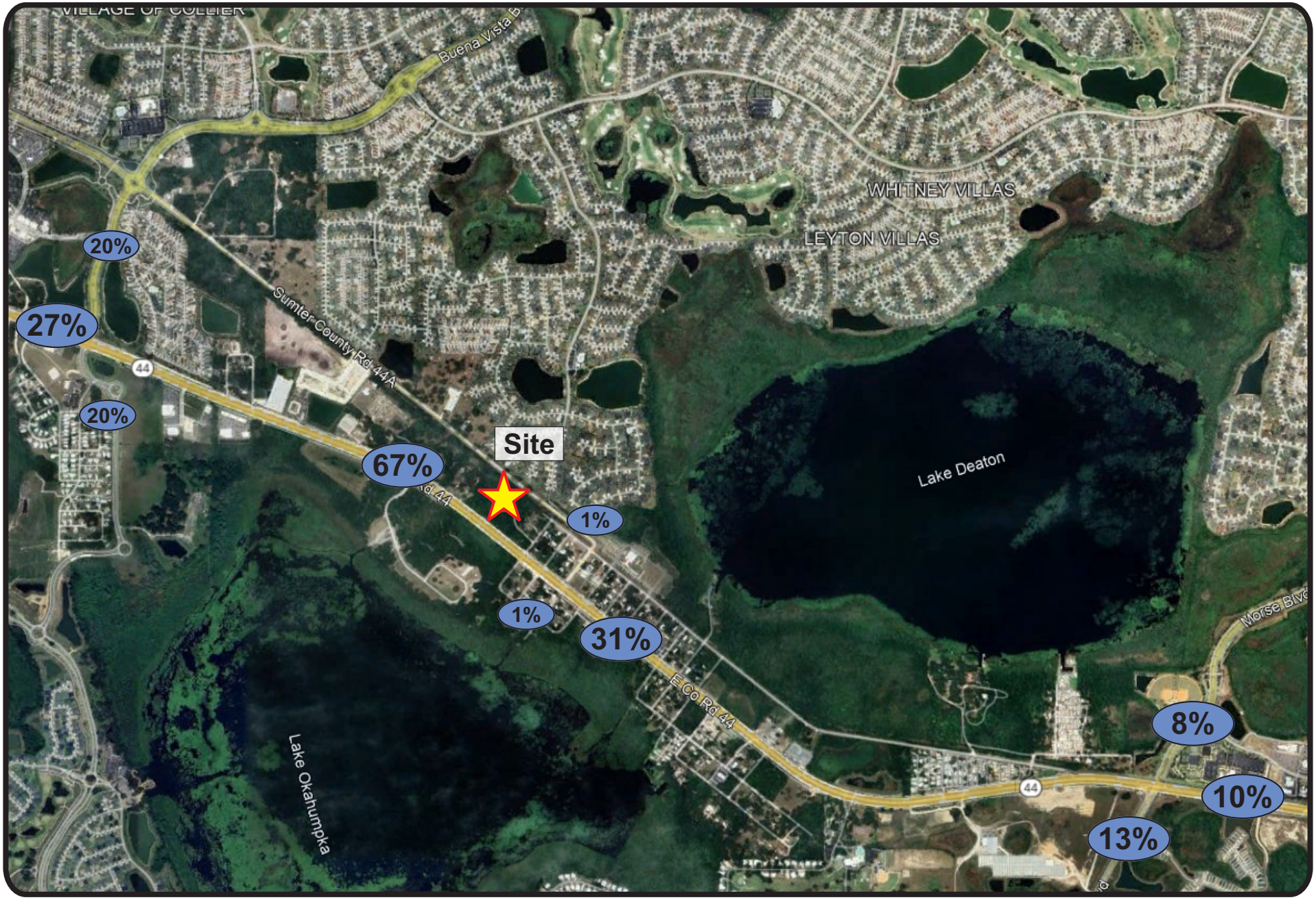
Table 3
Trip Generation Summary

ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

* KSF = 1,000 square feet

Trip Distribution / Trip Assignment

A distribution pattern for the proposed development was estimated using the Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution in the project vicinity is displayed in **Figure 4.** This distribution pattern was used to assign the project trips to the study roadway segment and intersections. The detailed model distribution plots are included in the study methodology in Appendix A.



6114 East SR 44
Project № 5986
Figure 4

Trip Distribution

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PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were assessed in order to evaluate the impact of the proposed development on the study roadway segment and intersections. The projected conditions were estimated by combining the P.M. peak hour project trips with background traffic volumes.

Background Traffic Projections

Projected traffic volumes consist of background traffic combined with site generated traffic. Typically, background traffic volumes are determined by expanding existing peak hour traffic volumes to the buildout year using an annual growth rate. A 3.50% annual growth rate was obtained from the 2023 Sumter County CMP Database and applied to the existing traffic volumes.

Roadway Capacity Analysis

Roadway capacity analysis was performed for the study roadway segment by comparing its total projected traffic volumes with its corresponding capacities. The results of the projected roadway capacity analysis are summarized in **Table 4**, which lists the roadway segment along with its number of lanes, Level of Service standard, projected traffic volumes, capacity, and resultant Levels of Service. As can be seen from the table, the study roadway segment will continue to operate satisfactorily upon the completion of the project.

Table 4
Projected Roadway Capacity Analysis

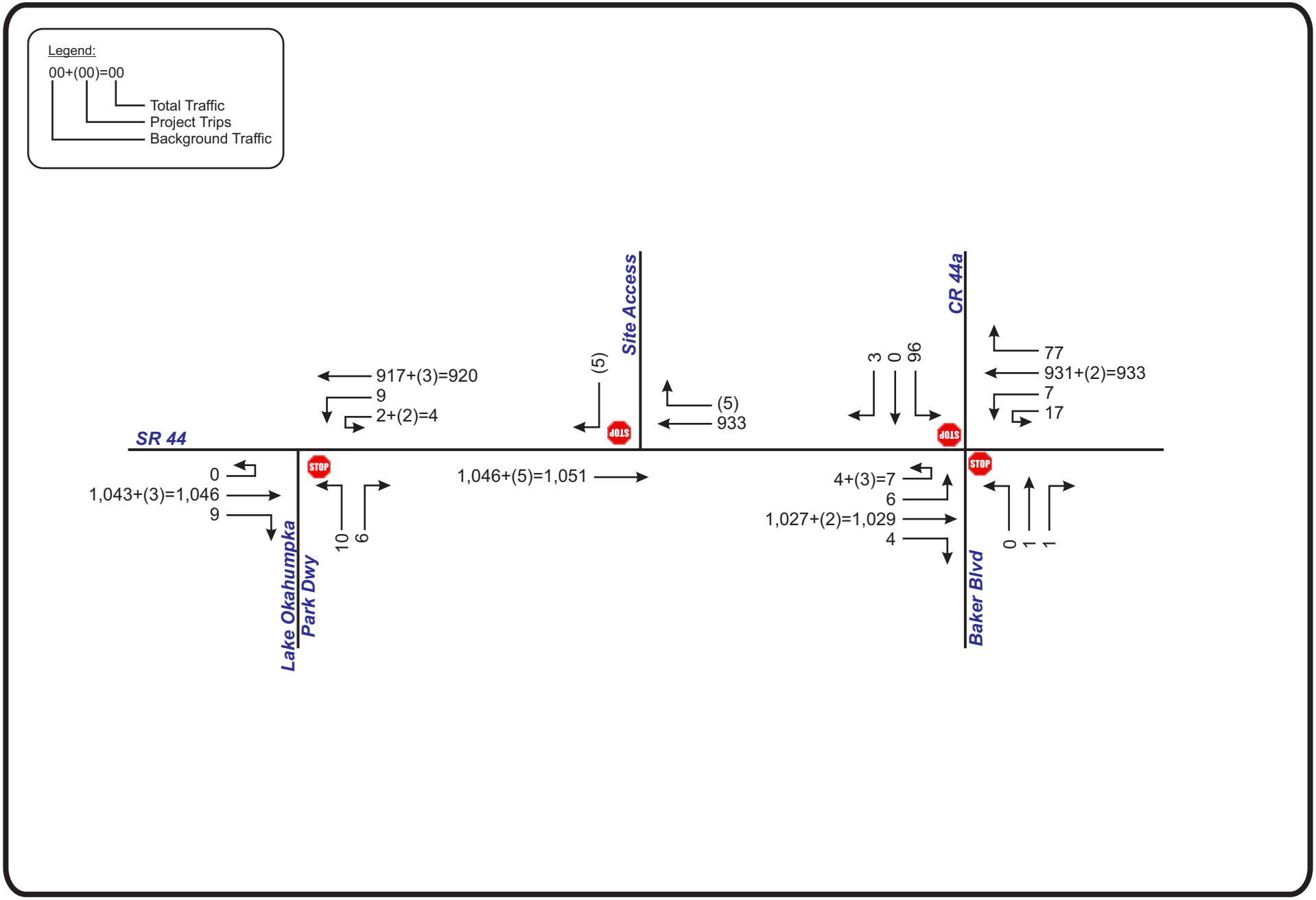
Segment ID	Segment	Adopted				Dir	Bkgd Volume*	Project Trips**		Total Volume	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			%	Vol		
SR 44											
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,103	67%	3	1,106	C
						WB	1,071	67%	3	1,074	C

* Existing volume X 1.07

** Highest on Segment

Intersection Capacity Analysis

In order to assess the projected operational conditions at the study intersections and site access driveway, intersection capacity analysis was conducted using the total projected volumes, including the project trips. The projected P.M. peak hour volumes at the study intersections and site access driveway are shown in **Figure 5.**



6114 East SR 44
Project № 5986
Figure 5

Projected P.M. Peak Hour Volumes

The intersections were analyzed similarly to the existing conditions analysis using HCS software in accordance with the procedures of the *Highway Capacity Manual (HCM).* The results of the analysis are summarized in **Table 5,** which shows that the study intersections and the site access driveway will continue to operate satisfactorily upon the completion of the project. The detailed capacity analysis worksheets are included in **Appendix E.**

Table 5
Projected Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Lake Okahumpka Park Dwy & SR 44	Stop	15.8	C	13.5	B	18.2	C	--	--
CR 44a/Baker Blvd & SR 44	Stop	13.6	B	16.4	C	19.2	C	42.2	E
Site Access & SR 44	Stop	--	--	--	--	--	--	12.2	B

STUDY CONCLUSIONS

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. Located at 6114 East SR 44, the development consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. The findings of this analysis are as follows:

- The proposed development will generate 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during the P.M. peak hour.

- The analysis indicated that the study roadway segment currently operates at satisfactory Levels of Service and will continue to do so upon the completion of the project.

- The analysis of the study intersections revealed that the study intersections currently operate satisfactorily and will continue to do so upon the completion of the project.

- Access to the site will be provided via a right-in/right-out driveway on SR 44. The site access driveway is projected to operate satisfactorily upon the completion of the project.

APPENDICES

APPENDIX A

Study Methodology and Correspondence

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272910

Date Submitted: 10/1/2024

First Name*	Last Name*	Email Address*
Rita	Merhi	Rita@tpdtraffic.com

Name of Project:*

6114 East SR 44

Phone*	Parcel Number*
407-628-9955	G15D009

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) Methodology acceptance:

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

Choose File 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

5986 - 6114 East SR 44 Methodology.pdf

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
- [x] 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: Matthew Tadlock
Engineer, Public Works

FROM: Turgut Dervish, P.E.

DATE: September 30th, 2024

RE: 6114 East SR 44 TIA Methodology
Sumter County, Florida
TPD No. 5986

The following is an outline of the proposed methodology for the Traffic Impact Analysis of the proposed development located at 6114 East SR 44 in Wildwood, Sumter County. The development is located on the north side of SR 44, approximately 1 mile south/east of Buena Vista Boulevard. **Figure 1** depicts the site location and the area roadways. The analysis will be conducted as per the guidelines established by Sumter County.

1. Proposed Development

The proposed development will consist of a 65,340 square foot self-storage facility. Access to the site is proposed via a right-in/right-out driveway on SR 44. **Figure 2** depicts the conceptual site plan. The development will be completed by the end of 2026.

2. Trip Generation

Trip generation rates from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation for the proposed development calculated with the ITE data. As can be seen from the table, the project is expected to generate a total of 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**. Based on Sumter County TIA guidelines, a Minor TIA is required for the proposed development.

Table 1
Trip Generation Calculation Summary

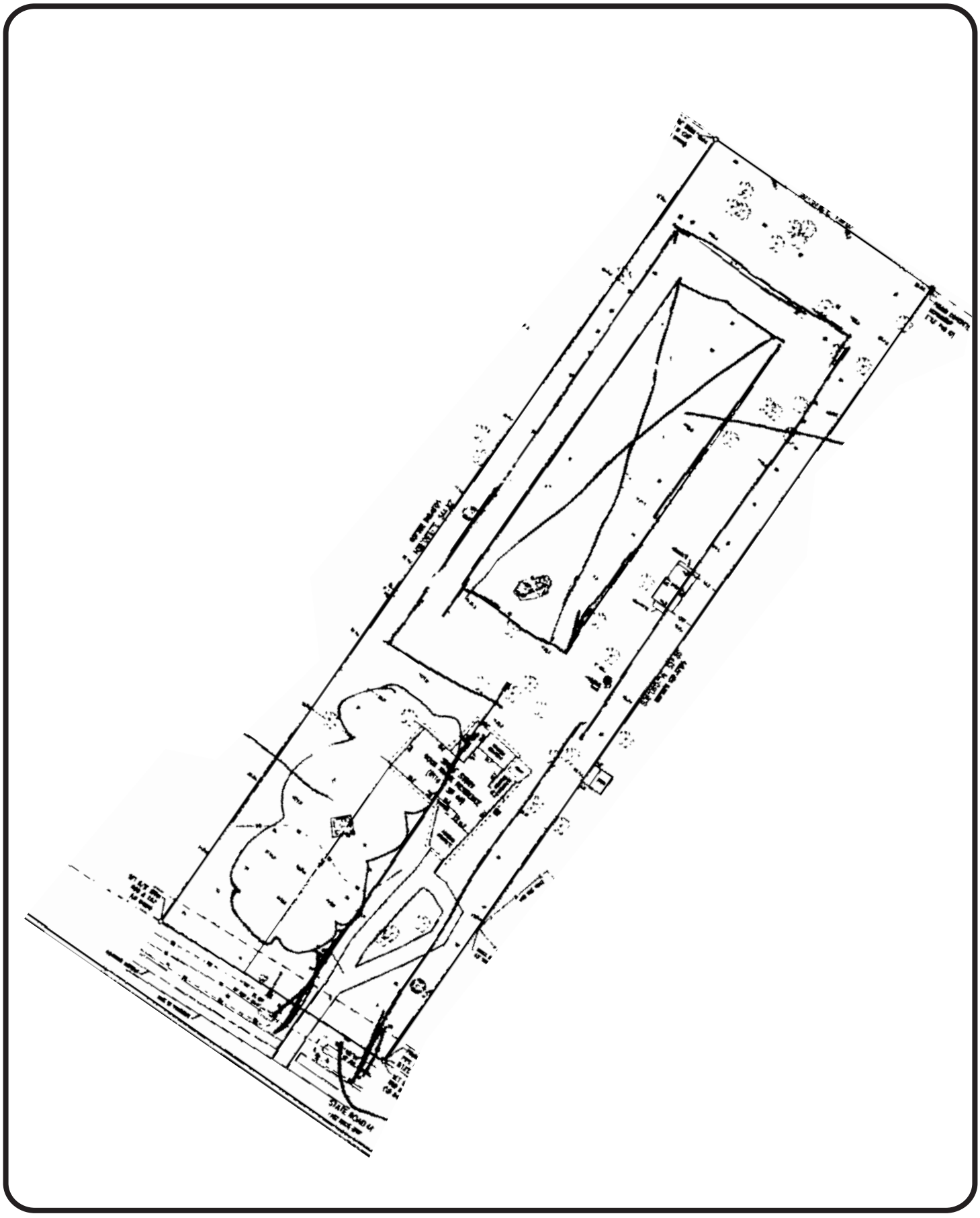
ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

* KSF = 1,000 square feet



6114 East SR 44
Project № 5986
Figure 1

Site Location



6114 East SR 44
Project № 5986
Figure 2

Site Plan

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NTS

3. Trip Distribution

The trip distribution pattern for the proposed project was estimated using the currently adopted Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution is shown in **Figure 3** and the model distribution plots are included in **Attachment B**.

4. Impact Area

As per Sumter County guidelines, the impact area for a Minor TIA includes the roadway which directly abuts the development, as well as the major signalized and unsignalized intersections within 1,320 feet of the site access driveway. There are no major signalized or unsignalized intersections within 1,320 feet of the proposed development, therefore the adjacent median openings will be included in the analysis along with the adjacent roadway segment. The following roadway segments and intersections will therefore be included in the analysis:

The roadway segments to be included in the analysis:

- SR 44
    - Buena Vista Boulevard to Morse Boulevard, Segment ID 35511202

The intersections to be included in the analysis:

- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Boulevard
- SR 44 & Site Access Driveway

5. Traffic Impact Assessment

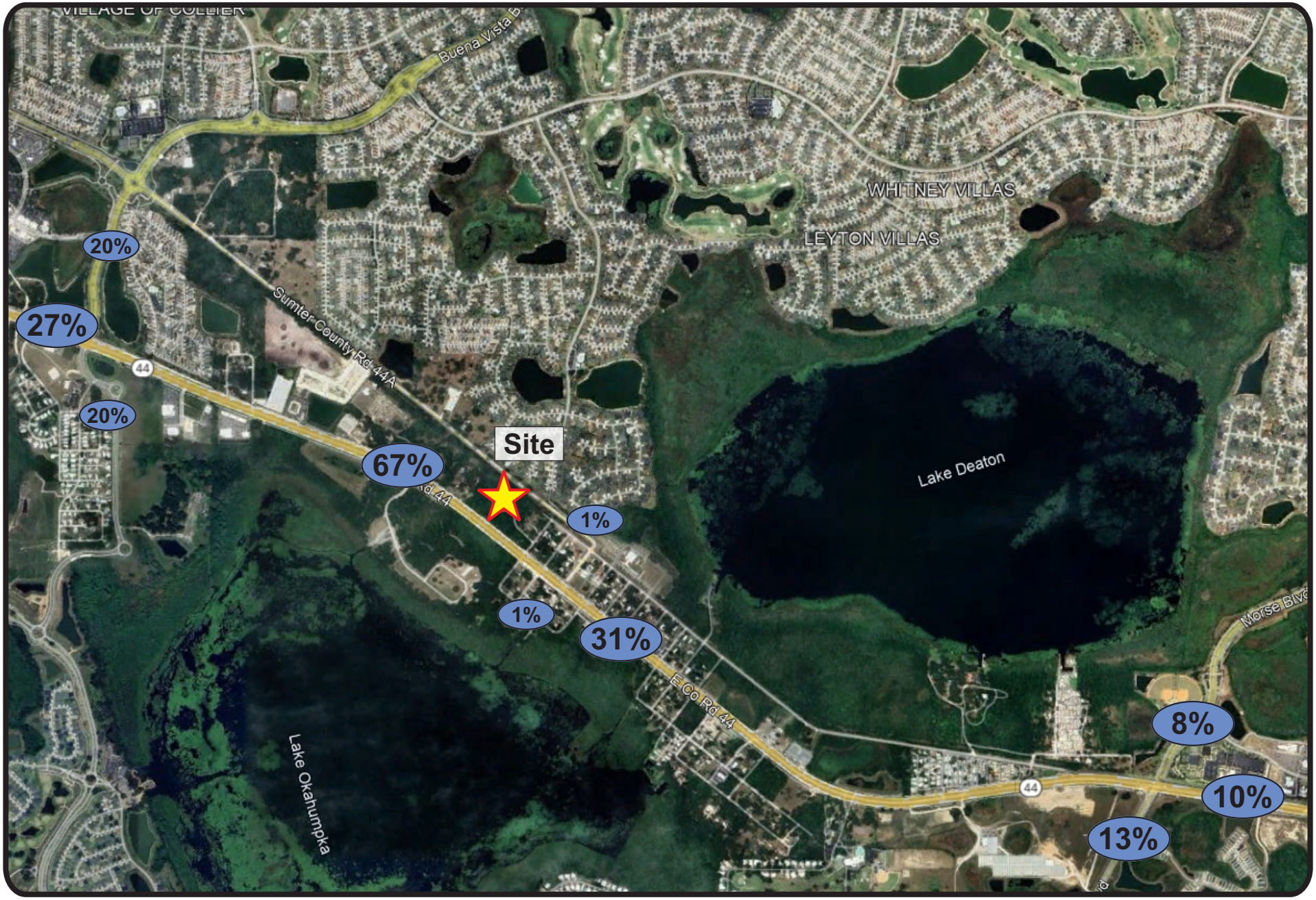
a) <u>Roadway</u>

- Obtain existing traffic volumes on the study roadway segment from the 2023 Sumter County CMP Database for use in the traffic analysis.

- Determine background traffic growth on the study roadway segment with the use of growth rates obtained from the Sumter County CMP Database. The minimum 1.00% annual growth rate will be used.

- Combine project traffic with background traffic to obtain total traffic volumes.

- Perform P.M. peak hour roadway analysis utilizing Sumter County LOS standards.



6114 East SR 44
Project № 5986
Figure 3

Trip Distribution

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b) Intersections

- Conduct intersection counts and use Seasonal Factors to adjust intersection data during the P.M. peak period at the study intersections.
- Determine background traffic with the use of the growth rates obtained from the Sumter County CMP Database.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis for the P.M. peak hour utilizing the latest version of the *Highway Capacity Software (HCS)* in accordance with the procedures of the *Highway Capacity Manual (HCM).*

6. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations.
If you have any questions or concerns, please contact us at (407) 628-9955.

Attachments

Attachment A
ITE Trip Generation Sheets

Mini-Warehouse
(151)

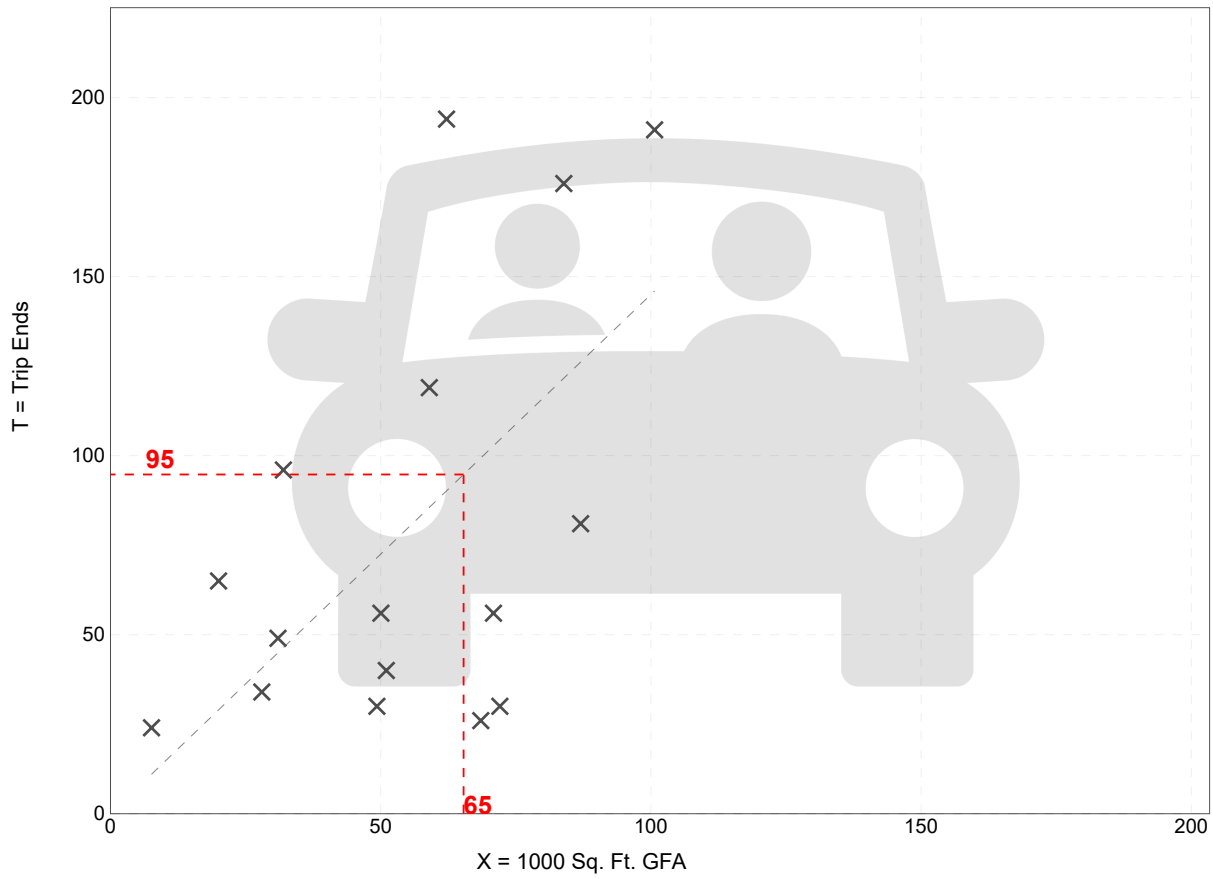
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

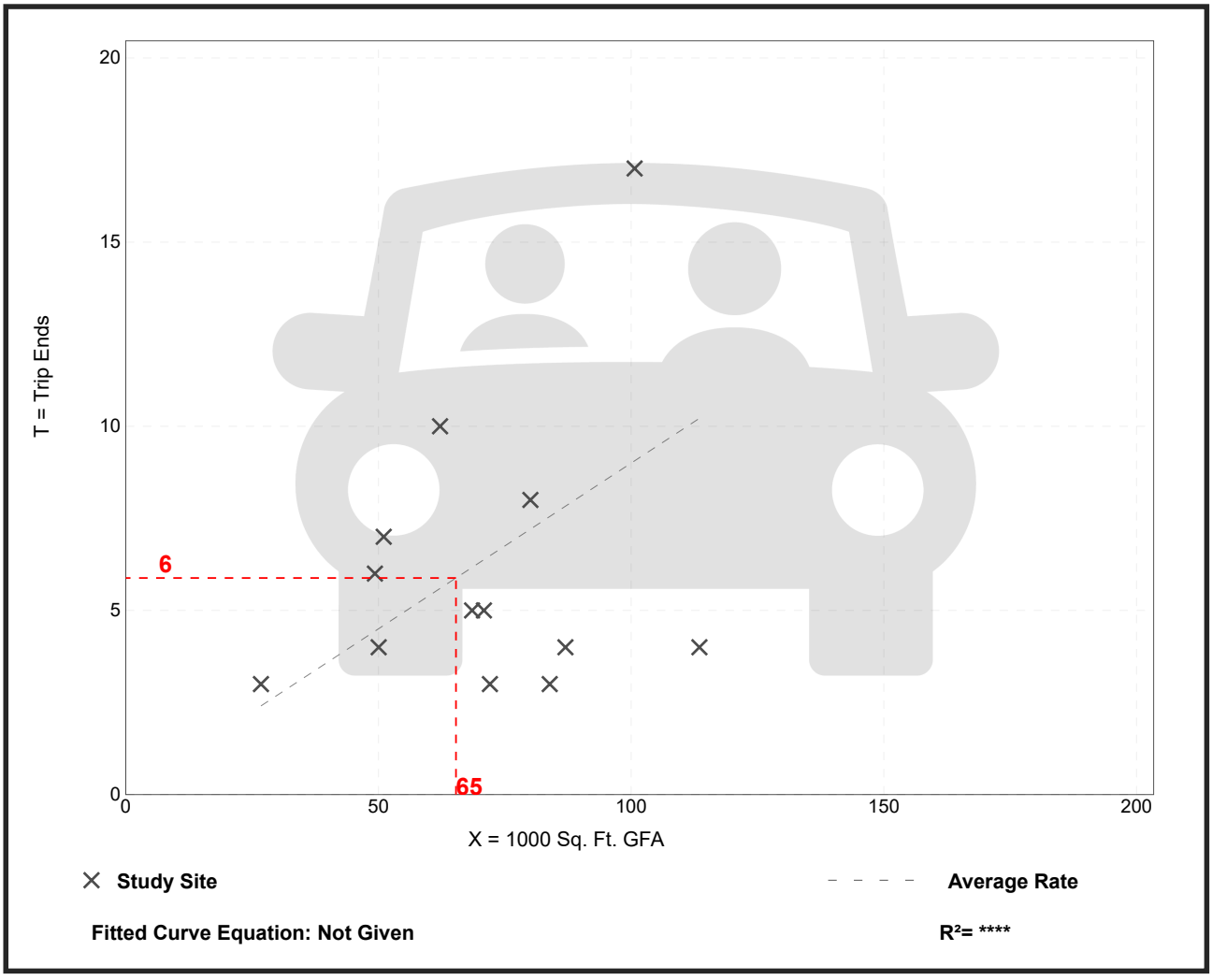
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

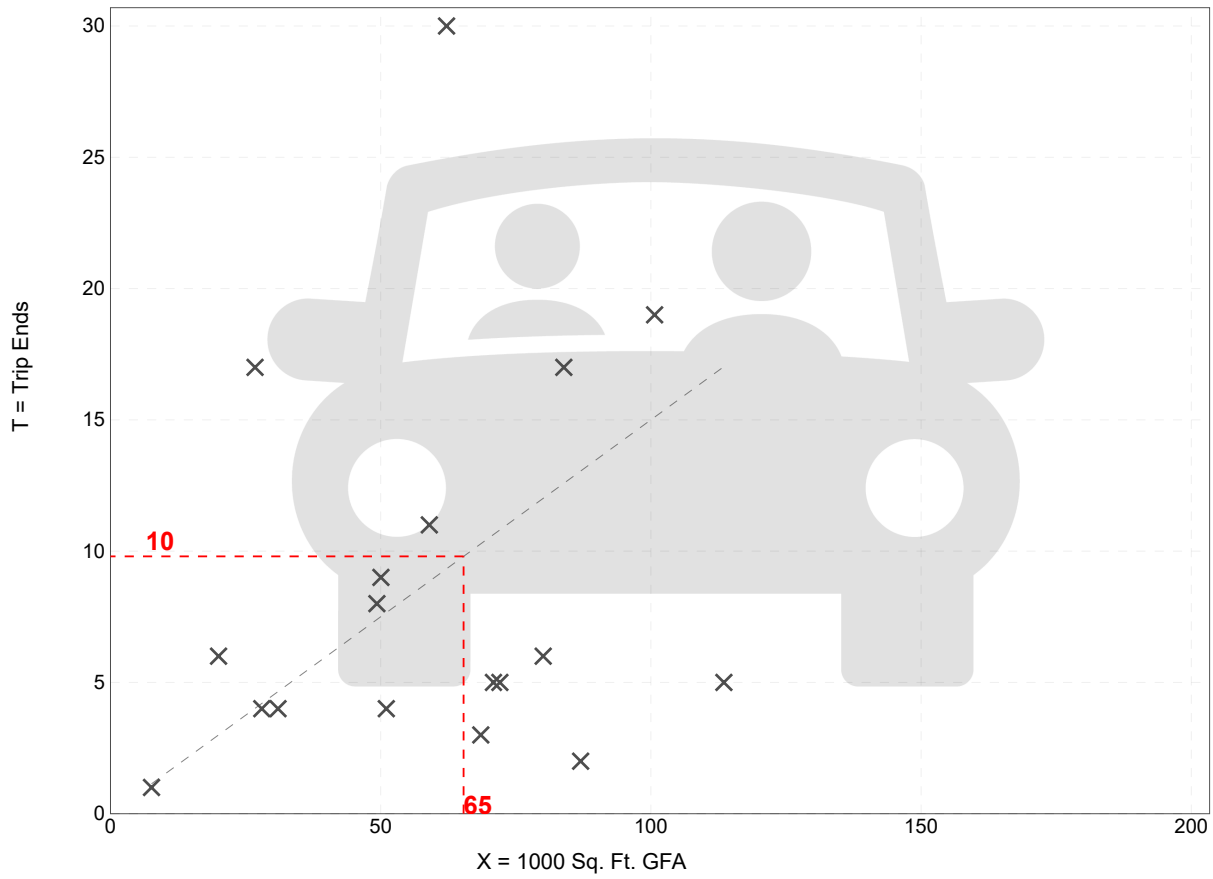
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	18
Avg. 1000 Sq. Ft. GFA:	59
Directional Distribution:	47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

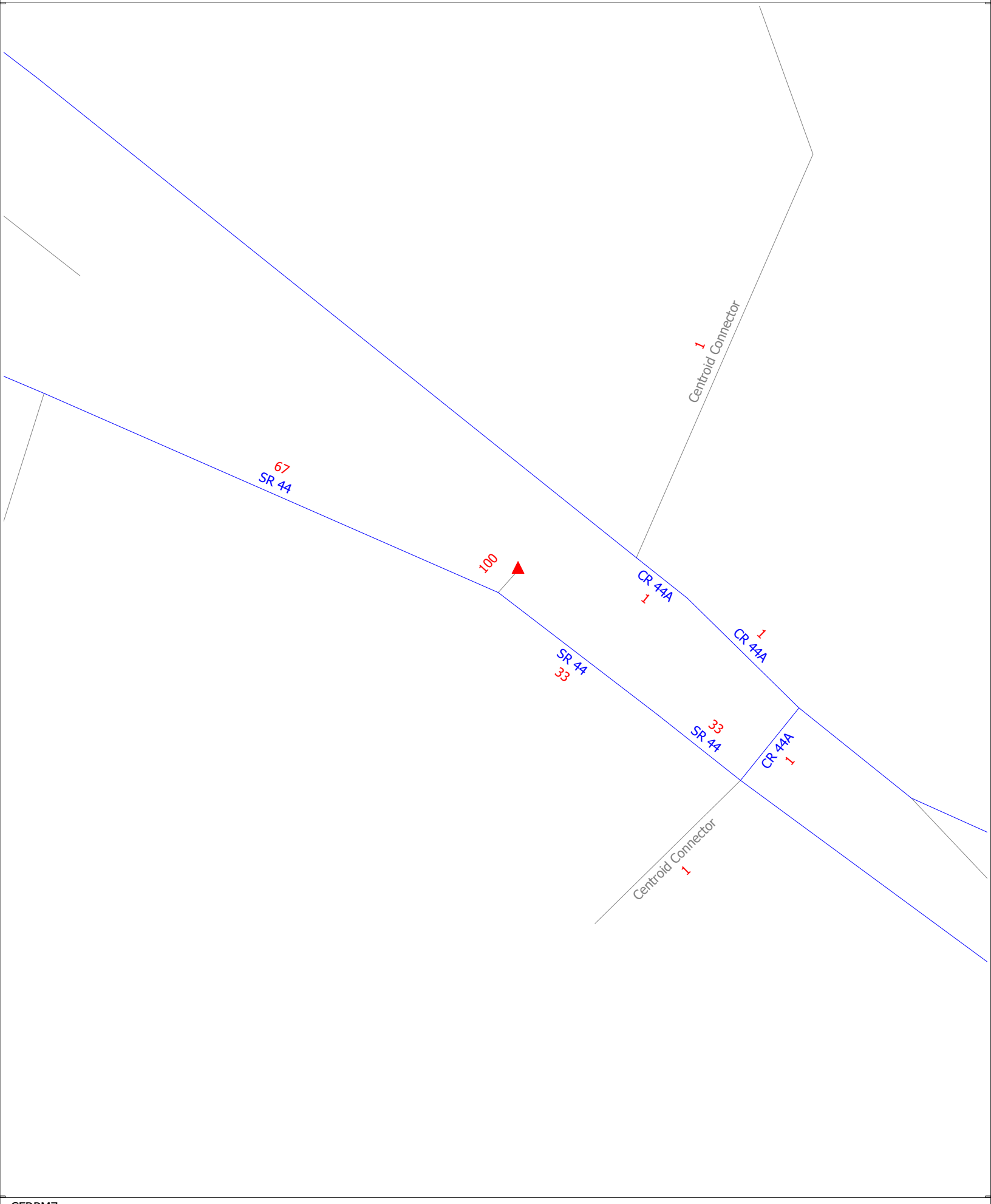
Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

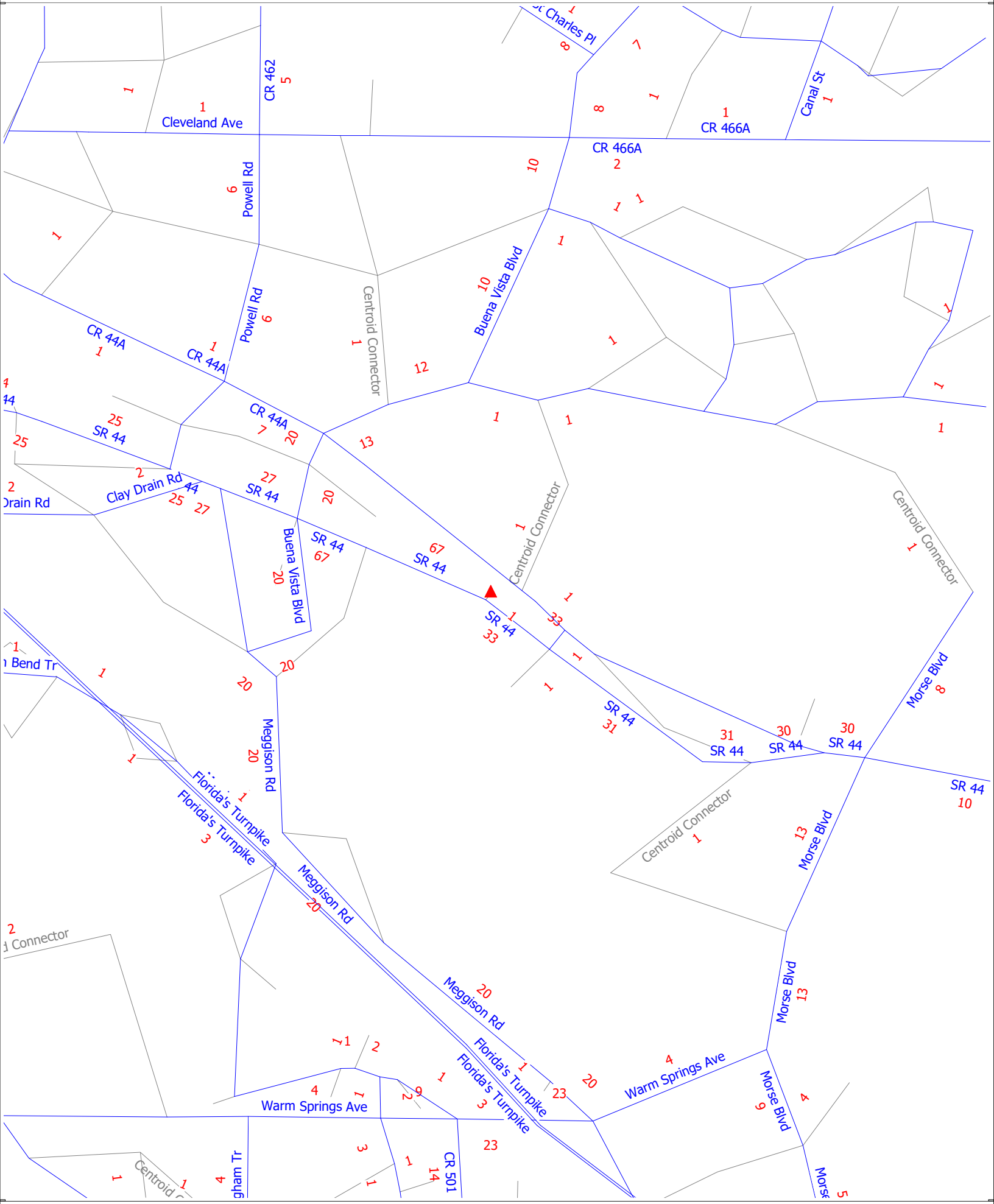


Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Attachment B
Model Output



(Licensed to Traffic Planning and Design, Inc.)



(Licensed to Traffic Planning and Design, Inc.)

APPENDIX B

Pages from the 2023 Sumter County CMP Database

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3652120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	685	0.29	B	4,350	2,769	B	0.64
3652130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3653100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3653130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3653140	37		SUMTER	55	2.75	CR 469	CR 728	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3653150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3653160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3653170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3653180	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3653190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3653200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3653210	77		ADJACENT	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3654120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3654130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 S (MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,363	C	0.72
3654140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3655100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3655110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3655120	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3655130	2020-105		SUMTER	45	0.48	CR 48	CR 616	CR 313	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3656100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3656110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3657110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	1.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3657120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3657130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3657140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3657150	207		SUMTER	45	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3657160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	0.21	C	1,850	322	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	373	456	0.25	C	3,360	2,223	C	0.66
3657170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3657180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3658110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3658120	181001	181001	FDOT	55	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3658140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3658150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3658170	180020		FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3658180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3658190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3659100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3659110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3660110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3660120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	5.75%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	703	695	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000010	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1,818	1,233	C	0.68
6000060	88		SU

APPENDIX C

Turning Movement Counts, Geometry, FDOT Seasonal Factor Report

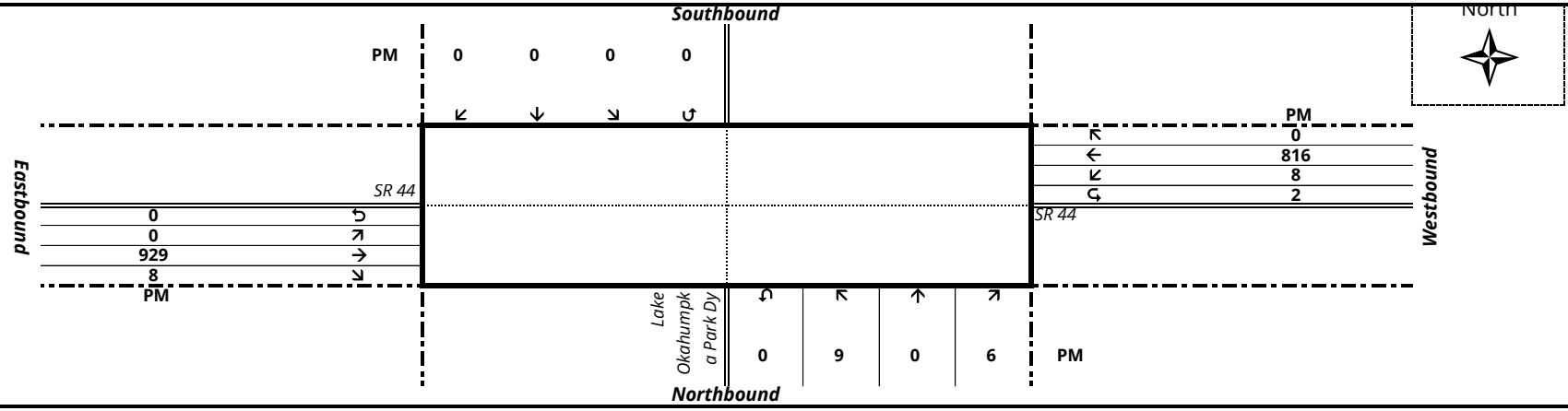
15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: October 16, 2024 (Wednesday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Lake Okahumpka Park Dy & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Lake Okahumpka Park Dy											SR 44											SR 44	
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	3	0	4	0	**7**	0	0	0	0	**0**	**7**	0	229	2	0	**231**	1	209	0	1	**211**	**442**	**449**
04:15 PM	1	0	2	0	**3**	0	0	0	0	**0**	**3**	0	215	4	0	**219**	2	203	0	0	**205**	**424**	**427**
04:30 PM	1	0	1	0	**2**	0	0	0	0	**0**	**2**	0	237	0	0	**237**	2	196	0	1	**199**	**436**	**438**
04:45 PM	4	0	1	0	**5**	0	0	0	0	**0**	**5**	0	222	0	0	**222**	2	194	0	0	**196**	**418**	**423**
TOTAL	9	0	8	0	**17**	0	0	0	0	**0**	**17**	0	903	6	0	**909**	7	802	0	2	**811**	**1,720**	**1,737**
05:00 PM	1	0	2	0	**3**	0	0	0	0	**0**	**3**	0	238	5	0	**243**	0	182	0	0	**182**	**425**	**428**
05:15 PM	3	0	2	0	**5**	0	0	0	0	**0**	**5**	0	232	3	0	**235**	4	244	0	1	**249**	**484**	**489**
05:30 PM	4	0	2	0	**6**	0	0	0	0	**0**	**6**	0	201	1	0	**202**	0	204	0	1	**205**	**407**	**413**
05:45 PM	1	0	1	0	**2**	0	0	0	0	**0**	**2**	0	190	0	0	**190**	1	179	1	0	**181**	**371**	**373**
TOTAL	9	0	7	0	**16**	0	0	0	0	**0**	**16**	0	861	9	0	**870**	5	809	1	2	**817**	**1,687**	**1,703**
PM Peak																					**Peak Hour Factor:**		**0.909**
04:30 PM to 05:30 PM	**9**	**0**	**6**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**929**	**8**	**0**	**937**	**8**	**816**	**0**	**2**	**826**	**1,763**	**1,778**



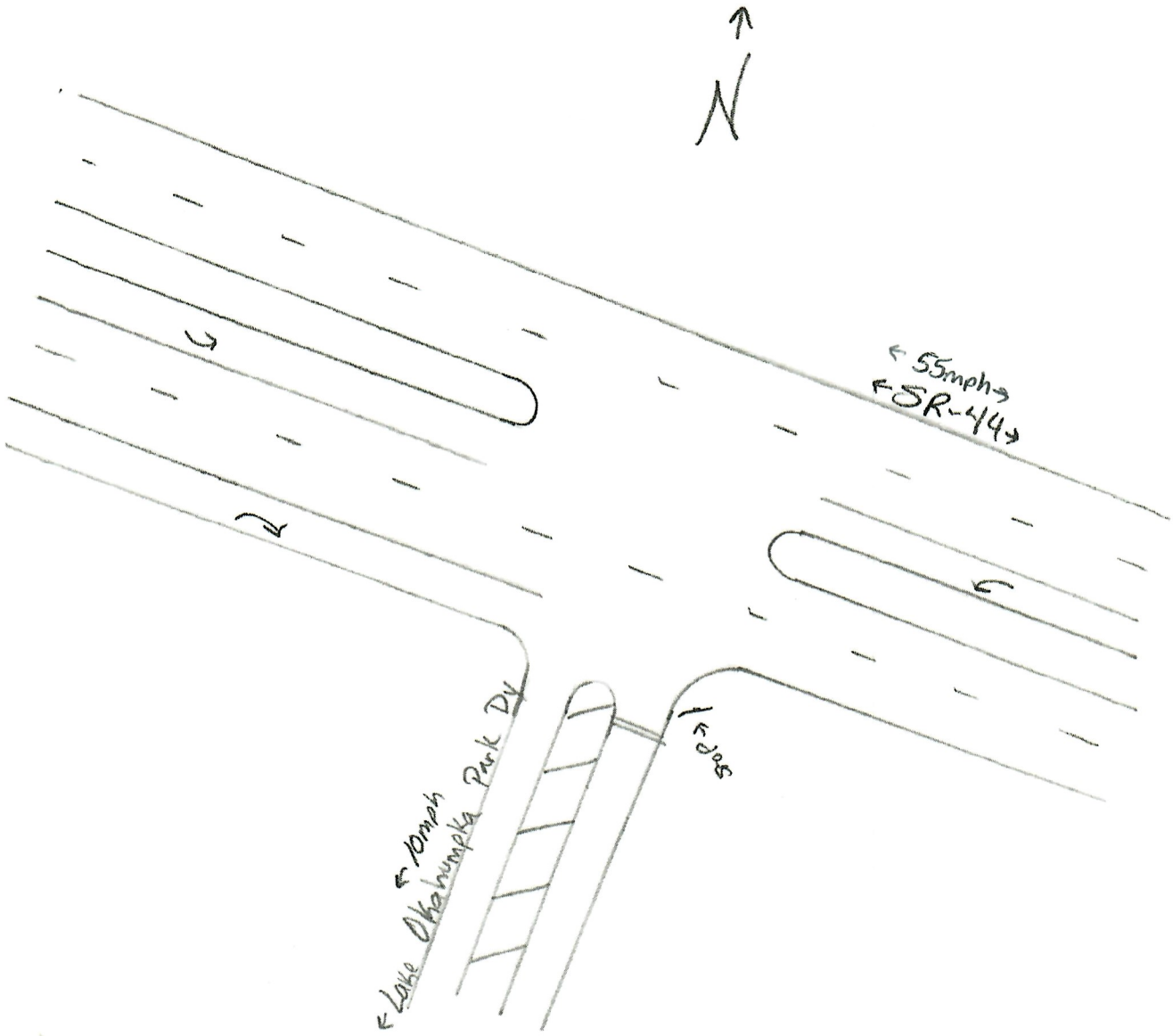
15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 16, 2024 (Wednesday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Lake Okahumpka Park Dy & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Lake Okahumpka Park Dy												SR 44						SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	6	0	0	**6**	0	7	0	0	**7**	**13**	**13**
04:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	6	0	0	**6**	**11**	**11**
04:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	0	0	**5**	**9**	**9**
04:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	7	0	0	**7**	**9**	**9**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	17	0	0	**17**	0	25	0	0	**25**	**42**	**42**
05:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	7	0	0	**7**	**11**	**11**
05:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	11	0	0	**11**	**13**	**13**
05:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	2	0	0	**2**	**7**	**7**
05:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	0	0	**5**	**9**	**9**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	15	0	0	**15**	0	25	0	0	**25**	**40**	**40**
PM Peak																							
04:30 PM to 05:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**0**	**0**	**12**	**0**	**30**	**0**	**0**	**30**	**42**	**42**


N
55mph
SR-44
Lake Okahumpka Park Dr
10mph
Stop

15 MINUTE TURNING MOVEMENT COUNTS

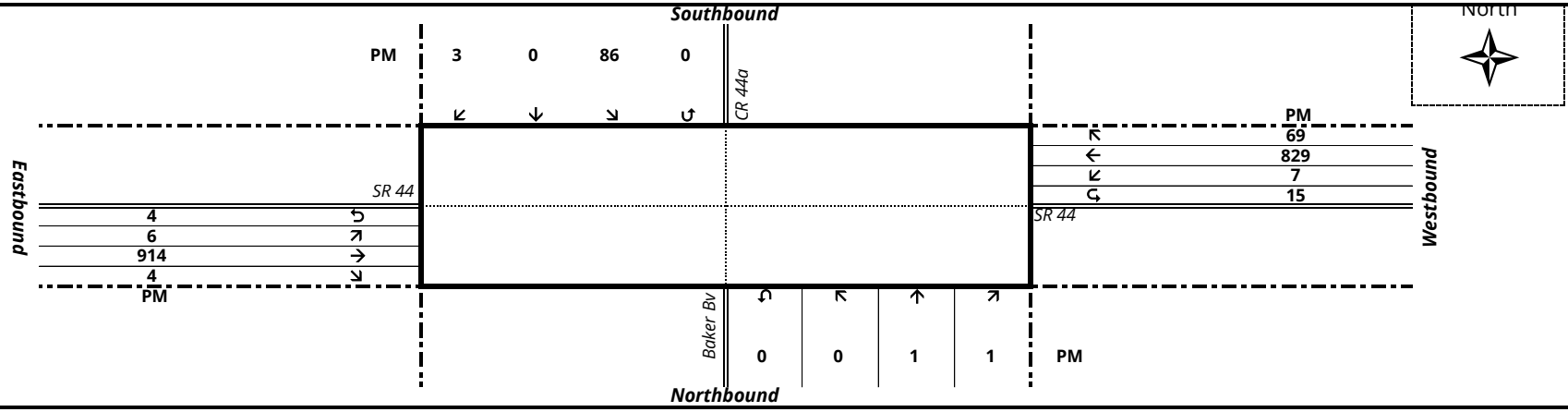
(Cars and Trucks)

DATE: October 17, 2024 (Thursday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Baker Bv/CR 44a & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Baker Bv					CR 44a						SR 44					SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	1	0	**1**	16	0	2	0	**18**	**19**	2	227	0	0	**229**	2	207	21	2	**232**	**461**	**480**
04:15 PM	0	0	0	0	**0**	12	1	3	0	**16**	**16**	2	219	0	0	**221**	1	207	21	2	**231**	**452**	**468**
04:30 PM	2	0	0	0	**2**	15	0	0	0	**15**	**17**	1	232	0	1	**234**	1	197	18	2	**218**	**452**	**469**
04:45 PM	0	0	0	0	**0**	20	0	1	0	**21**	**21**	2	231	1	0	**234**	0	207	22	1	**230**	**464**	**485**
TOTAL	2	0	1	0	**3**	63	1	6	0	**70**	**73**	7	909	1	1	**918**	4	818	82	7	**911**	**1,829**	**1,902**
05:00 PM	0	0	0	0	**0**	28	0	0	0	**28**	**28**	2	232	0	2	**236**	3	168	23	4	**198**	**434**	**462**
05:15 PM	0	0	0	0	**0**	26	0	2	0	**28**	**28**	0	235	1	1	**237**	2	241	12	1	**256**	**493**	**521**
05:30 PM	0	1	1	0	**2**	12	0	0	0	**12**	**14**	2	216	2	1	**221**	2	213	12	9	**236**	**457**	**471**
05:45 PM	0	1	0	0	**1**	15	1	2	0	**18**	**19**	1	187	0	1	**189**	2	184	13	4	**203**	**392**	**411**
TOTAL	0	2	1	0	**3**	81	1	4	0	**86**	**89**	5	870	3	5	**883**	9	806	60	18	**893**	**1,776**	**1,865**

PM Peak																					**Peak Hour Factor:**		**0.930**
04:45 PM to 05:45 PM	**0**	**1**	**1**	**0**	**2**	**86**	**0**	**3**	**0**	**89**	**91**	**6**	**914**	**4**	**4**	**928**	**7**	**829**	**69**	**15**	**920**	**1,848**	**1,939**



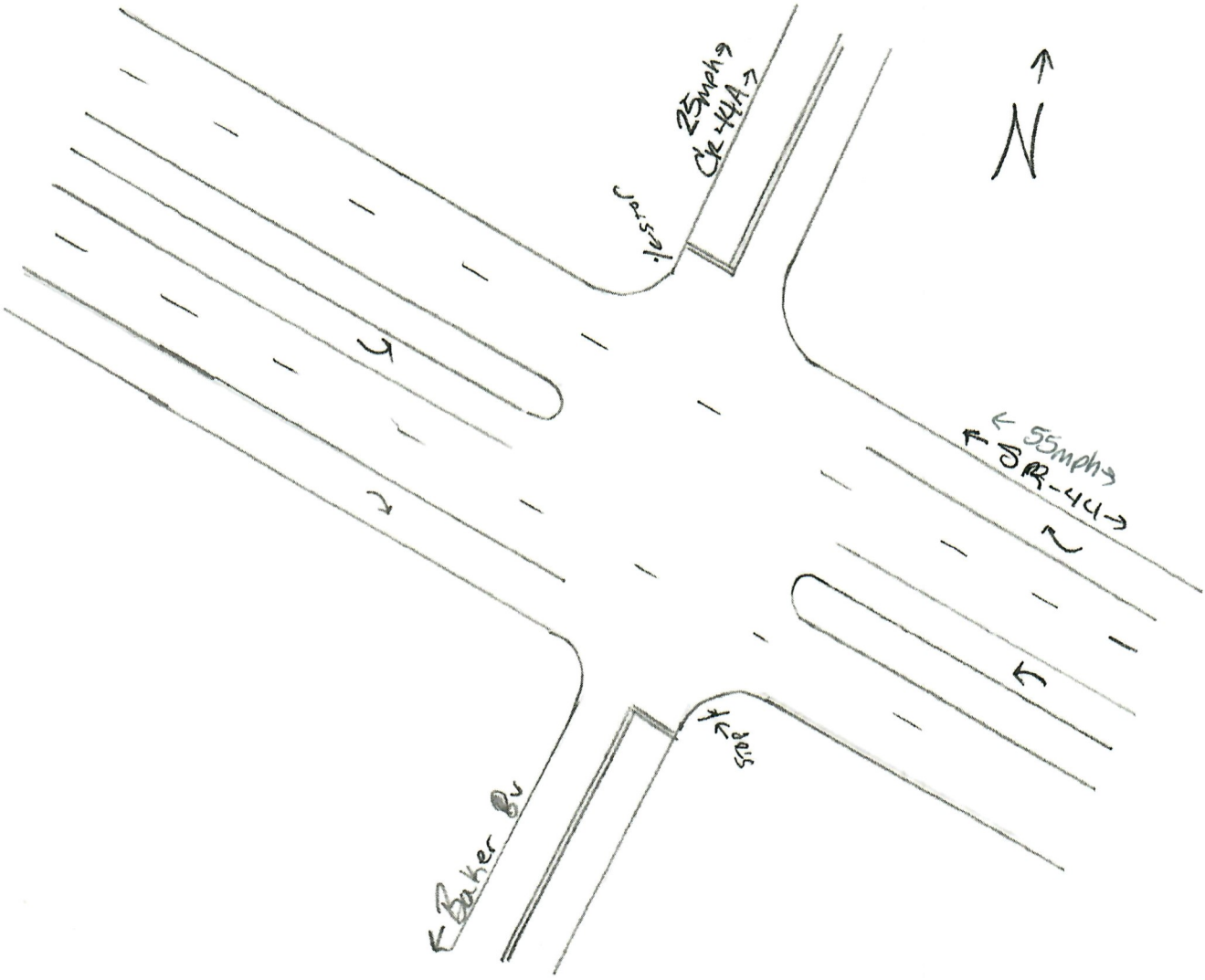
15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 17, 2024 (Thursday) **CITY:** Wildwood **LATITUDE:** 0

LOCATION: Baker Bv/CR 44a & SR 44 **COUNTY:** Sumter **LONGITUDE:** 0

	Baker Bv					CR 44a						SR 44					SR 44						
TIME	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**TOTAL**
04:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	5	0	0	**5**	**7**	**7**
04:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	1	0	0	**1**	0	3	2	0	**5**	**6**	**6**
04:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	3	0	0	**3**	0	5	0	0	**5**	**8**	**8**
04:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	5	1	0	**6**	**10**	**10**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	10	0	0	**10**	0	18	3	0	**21**	**31**	**31**
05:00 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	2	0	0	**2**	0	6	1	0	**7**	**9**	**9**
05:15 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	5	0	0	**5**	0	7	0	0	**7**	**12**	**12**
05:30 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	3	0	0	**3**	0	8	1	0	**9**	**12**	**12**
05:45 PM	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	4	0	0	**4**	0	4	0	0	**4**	**8**	**8**
TOTAL	0	0	0	0	**0**	0	0	0	0	**0**	**0**	0	14	0	0	**14**	0	25	2	0	**27**	**41**	**41**
PM Peak																							
04:45 PM to 05:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**0**	**0**	**14**	**0**	**26**	**3**	**0**	**29**	**43**	**43**


25mph
CR-44A
Jessup
N
55mph
SR-44
Baker Rd
Jessup

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2023 - 01/07/2023	0.99	1.04
2	01/08/2023 - 01/14/2023	1.00	1.05
3	01/15/2023 - 01/21/2023	1.02	1.07
4	01/22/2023 - 01/28/2023	1.01	1.06
5	01/29/2023 - 02/04/2023	1.00	1.05
6	02/05/2023 - 02/11/2023	1.00	1.05
7	02/12/2023 - 02/18/2023	0.99	1.04
* 8	02/19/2023 - 02/25/2023	0.97	1.02
* 9	02/26/2023 - 03/04/2023	0.95	1.00
*10	03/05/2023 - 03/11/2023	0.93	0.98
*11	03/12/2023 - 03/18/2023	0.91	0.96
*12	03/19/2023 - 03/25/2023	0.92	0.97
*13	03/26/2023 - 04/01/2023	0.93	0.98
*14	04/02/2023 - 04/08/2023	0.93	0.98
*15	04/09/2023 - 04/15/2023	0.94	0.99
*16	04/16/2023 - 04/22/2023	0.95	1.00
*17	04/23/2023 - 04/29/2023	0.96	1.01
*18	04/30/2023 - 05/06/2023	0.97	1.02
*19	05/07/2023 - 05/13/2023	0.98	1.03
*20	05/14/2023 - 05/20/2023	0.99	1.04
21	05/21/2023 - 05/27/2023	0.99	1.04
22	05/28/2023 - 06/03/2023	1.00	1.05
23	06/04/2023 - 06/10/2023	1.00	1.05
24	06/11/2023 - 06/17/2023	1.00	1.05
25	06/18/2023 - 06/24/2023	1.00	1.05
26	06/25/2023 - 07/01/2023	1.00	1.05
27	07/02/2023 - 07/08/2023	1.00	1.05
28	07/09/2023 - 07/15/2023	1.00	1.05
29	07/16/2023 - 07/22/2023	1.02	1.07
30	07/23/2023 - 07/29/2023	1.04	1.09
31	07/30/2023 - 08/05/2023	1.07	1.13
32	08/06/2023 - 08/12/2023	1.09	1.15
33	08/13/2023 - 08/19/2023	1.11	1.17
34	08/20/2023 - 08/26/2023	1.11	1.17
35	08/27/2023 - 09/02/2023	1.12	1.18
36	09/03/2023 - 09/09/2023	1.12	1.18
37	09/10/2023 - 09/16/2023	1.13	1.19
38	09/17/2023 - 09/23/2023	1.11	1.17
39	09/24/2023 - 09/30/2023	1.09	1.15
40	10/01/2023 - 10/07/2023	1.08	1.14
41	10/08/2023 - 10/14/2023	1.06	1.12
42	10/15/2023 - 10/21/2023	1.05	1.11
43	10/22/2023 - 10/28/2023	1.02	1.07
44	10/29/2023 - 11/04/2023	1.00	1.05
45	11/05/2023 - 11/11/2023	0.98	1.03
46	11/12/2023 - 11/18/2023	0.96	1.01
47	11/19/2023 - 11/25/2023	0.96	1.01
48	11/26/2023 - 12/02/2023	0.97	1.02
49	12/03/2023 - 12/09/2023	0.98	1.03
50	12/10/2023 - 12/16/2023	0.99	1.04
51	12/17/2023 - 12/23/2023	1.00	1.05
52	12/24/2023 - 12/30/2023	1.01	1.06
53	12/31/2023 - 12/31/2023	1.02	1.07

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 5_1800_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

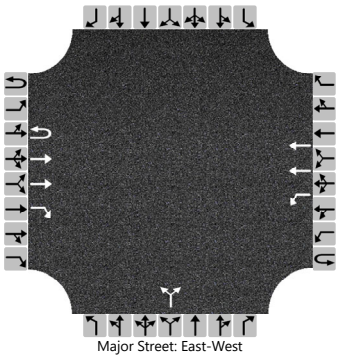
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	R		L	T				LR					
Volume (veh/h)	0		975	8	2	8	857			9		6				
Percent Heavy Vehicles (%)	0				0	0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No														
Median Type | Storage		Left + Thru								2						

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4				6.4	4.1				7.5		6.9				
Critical Headway (sec)	6.40				6.40	4.10				6.80		6.90				
Base Follow-Up Headway (sec)	2.5				2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50				2.50	2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	0					11					16					
Capacity, c (veh/h)	368					529					321					
v/c Ratio	0.00					0.02					0.05					
95% Queue Length, Q_{95} (veh)	0.0					0.1					0.2					
95% Queue Length, Q_{95} (ft)	0.0					2.5					5.0					
Control Delay (s/veh)	14.8					12.0					16.8					
Level of Service (LOS)	B					B					C					
Approach Delay (s/veh)		0.0				0.1				16.8						
Approach LOS		A				A				C						

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HCS Two-Way Stop-Control Report

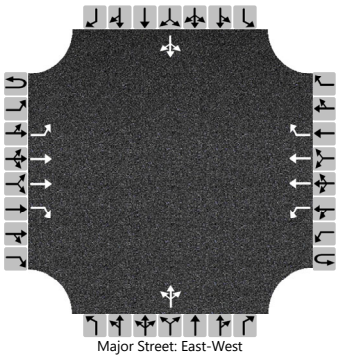
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume (veh/h)	4	6	960	4	16	7	870	72		0	1	1		90	0	3
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.10			6.40	4.10				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.20			2.50	2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11				25					2				100	
Capacity, c (veh/h)		513				383					282				223	
v/c Ratio		0.02				0.06					0.01				0.45	
95% Queue Length, Q_{95} (veh)		0.1				0.2					0.0				2.1	
95% Queue Length, Q_{95} (ft)		2.5				5.0					0.0				52.5	
Control Delay (s/veh)		12.2				15.1					17.9				33.7	
Level of Service (LOS)		B				C					C				D	
Approach Delay (s/veh)	0.1				0.4				17.9				33.7			
Approach LOS	A				A				C				D			

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APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

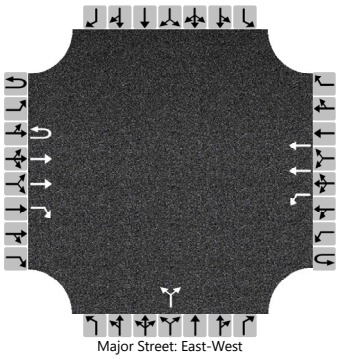
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	R		L	T				LR					
Volume (veh/h)	0		1046	9	4	9	920			10		6				
Percent Heavy Vehicles (%)	0				0	0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No															
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4				6.4	4.1				7.5		6.9				
Critical Headway (sec)	6.40				6.40	4.10				6.80		6.90				
Base Follow-Up Headway (sec)	2.5				2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50				2.50	2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	0					14					18					
Capacity, c (veh/h)	332					437					290					
v/c Ratio	0.00					0.03					0.06					
95% Queue Length, Q_{95} (veh)	0.0					0.1					0.2					
95% Queue Length, Q_{95} (ft)	0.0					2.5					5.0					
Control Delay (s/veh)	15.8					13.5					18.2					
Level of Service (LOS)	C					B					C					
Approach Delay (s/veh)	0.0				0.2				18.2							
Approach LOS	A				A				C							

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HCS Two-Way Stop-Control Report

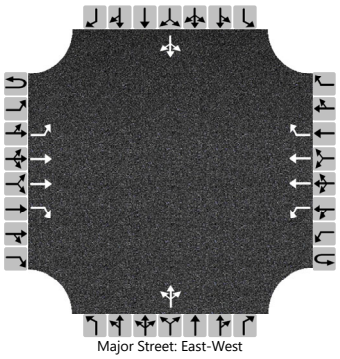
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume (veh/h)	7	6	1029	4	17	7	933	77		0	1	1		96	0	3
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.10			6.40	4.10				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.20			2.50	2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				26					2				106	
Capacity, c (veh/h)		431				343					255				199	
v/c Ratio		0.03				0.08					0.01				0.53	
95% Queue Length, Q_{95} (veh)		0.1				0.2					0.0				2.8	
95% Queue Length, Q_{95} (ft)		2.5				5.0					0.0				70.0	
Control Delay (s/veh)		13.6				16.4					19.2				42.2	
Level of Service (LOS)		B				C					C				E	
Approach Delay (s/veh)	0.2				0.4				19.2				42.2			
Approach LOS	A				A				C				E			

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HCS Two-Way Stop-Control Report

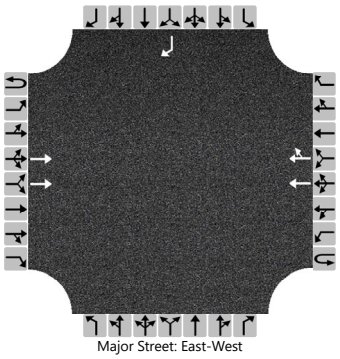
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Site Access
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		0	0	1
Configuration			T				T	TR								R
Volume (veh/h)			1051				933	5								5
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																5
Capacity, c (veh/h)																506
v/c Ratio																0.01
95% Queue Length, Q_{95} (veh)																0.0
95% Queue Length, Q_{95} (ft)																0.0
Control Delay (s/veh)																12.2
Level of Service (LOS)																B
Approach Delay (s/veh)													12.2			
Approach LOS													B			

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

The case below was heard on Tuesday, January 7, 2025, 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 C-3 (City) to CC (City) on 2 acres MOL. The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.

Case Number: RZ 2411-002 Megan Stover Storage

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

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: January 7, 2025

L. T. Holt

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2411-001 VOSO 11th Amendment Rezoning**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	RZ 2411-001 VOSO 11th Amendment
ORDINANCE NUMBER	O2024-89
APPLICANTS	The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro
OWNER	The Villages of Lake-Sumter, Inc.
PROPERTY LOCATION	The property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.
PARCEL NUMBER	G16-005 and portion of parcel G16-100
DATE	January 30, 2025

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).

ANALYSIS: The Villages of Southern Oaks is an age restricted mixed-use master planned community that includes residential, non-residential, office and government land uses. The Villages has historically incorporated elements of urban design that include buildings that create a sense of place; public spaces where residents come together and enjoy events; streets that connect spaces and places; a transportation system that includes roads and multi-

use paths to encourage walking and biking; and landscaping that defines the character of the development.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to ARD will be consistent with the proposed Future Land Use Map designation of ARD. Table 3-2 Permitted Zoning Districts lists the ARD zoning designation as a permitted designation in the Age Restricted Development Mixed Use Future Land Use Map designation.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning is compatible with the existing land use pattern of the area. The subject properties area located on properties contiguous to the planned future development of The Villages of Southern Oaks and is logical expansion of The Villages development.

(c) The possibility of adversely affecting public facilities such as school, utilities, streets, etc.;
The proposed amendment is a continuation of The Villages with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

Transportation: A combination of transportation opportunities will be provided including automobiles, golf carts, bicycles and pedestrian travel.

Potable Water & Sewer: The subject properties will be served with private utilities.

Schools: The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The growth of The Villages as an age restricted retirement community has produced the need for additional land to expand The Villages of Southern Oaks. The proposed rezoning will bring the subject property into compliance with the revised Future Land Use Map.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The Villages provides an interconnected network of multi-use trails and roadways to ensure that internal connections are provided to residents.

(f) Whether the proposed change will be a deterrent to the improvement of development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

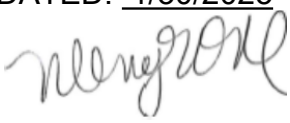
NORTH	ROW C-44A / A10 (County)
SOUTH	ARD (City)
EAST	RR5C & RPUD (County)
WEST	ARD (City)

If the rezoning is approved, the applicant will be required to submit a site 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 and the regulations of the Villages of Southern Oaks Chapter 163 agreement, as amended.

The applicant seeks a favorable recommendation of Ordinance Number O2024-89 (attached) subject to approval of O2024-88, which establishes a Future Land Use appropriate to the proposed zoning.

This is the second and final reading of Ordinance O2024-89.

DATED: 1/30/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-89

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 G16-005 and a portion of Parcel G16-100
The Villages of Lake-Sumter, Inc.
9.745 +/-

LEGAL DESCRIPTION:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2)

THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3)

THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA);

THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2)

THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3)

THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4)

THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5)

THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

This property is to be reclassified from RR5C & RPUD (County) to ARD (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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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 EST. 1877

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

N

US Feet
0 90 180 360

RZ 2411-001

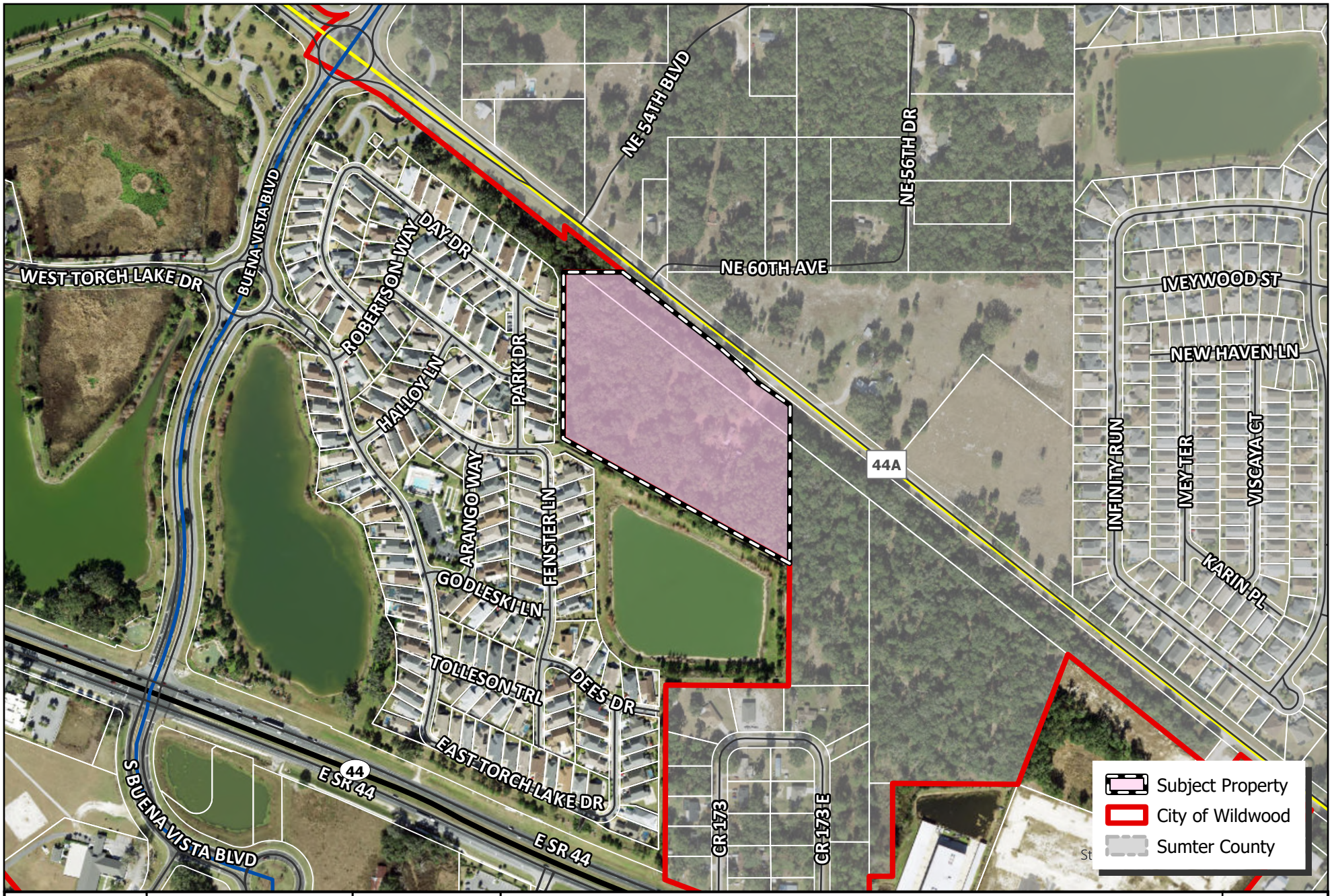
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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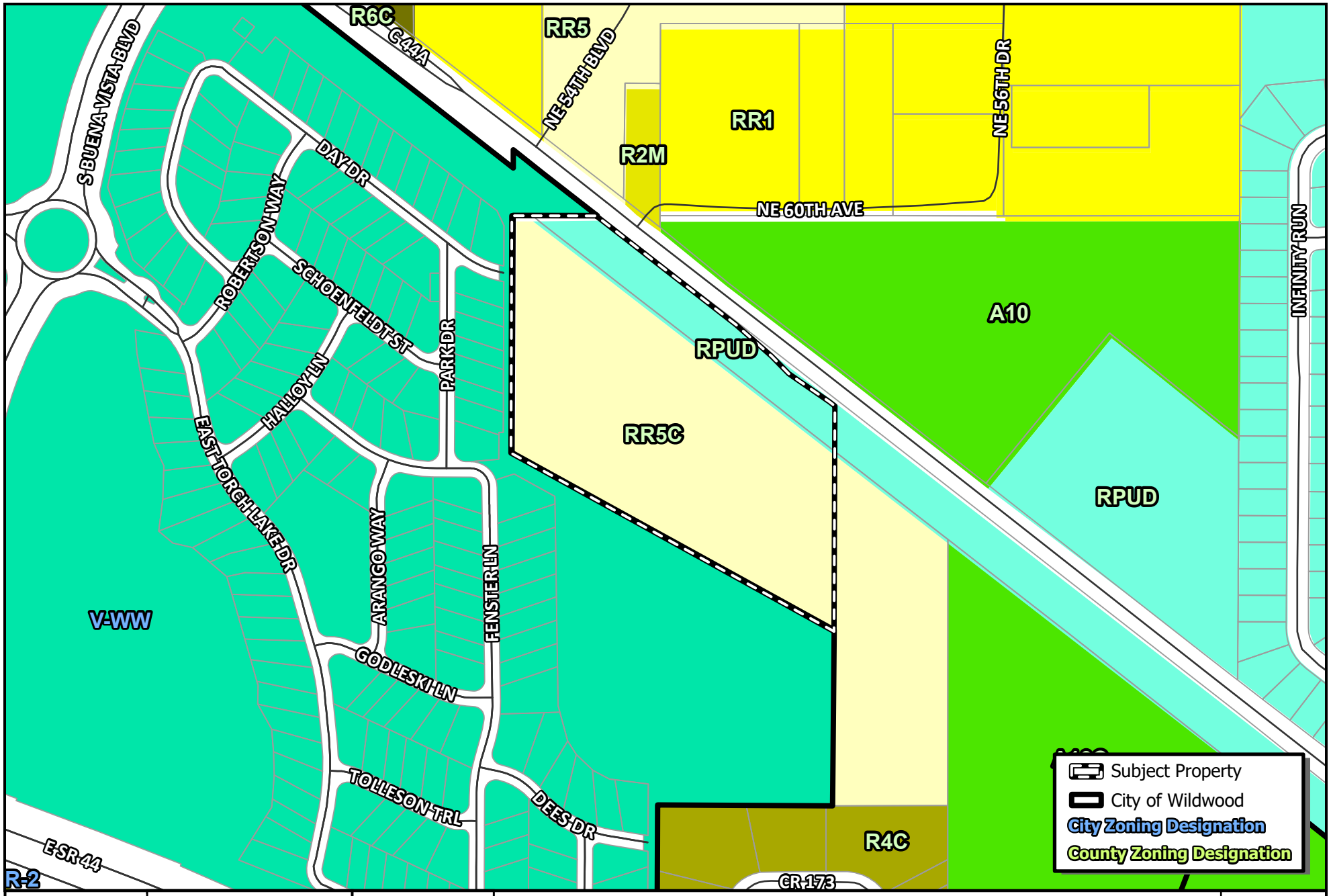
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RZ 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1B
LOCATION MAP
NOV 2024



WILDWOOD FLORIDA EST. 1877

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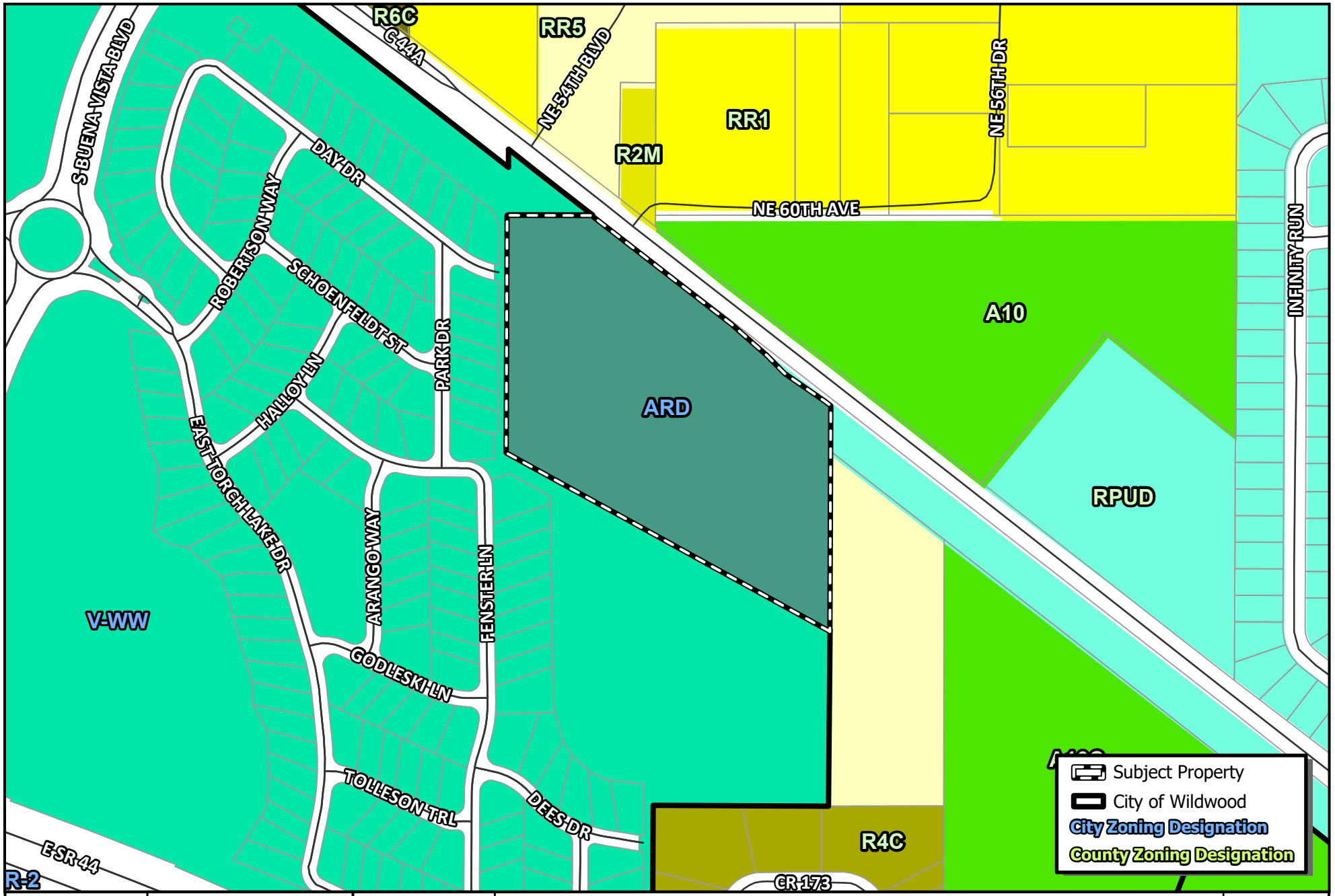
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RZ 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 3A
EXISTING ZONING
NOV 2024



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RZ 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 3B
PROPOSED ZONING
NOV 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: O2024-89

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 law[1] 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.

JUSTIFICATION FOR REZONING

Property to be rezoned to be consistent with the future land use map and to support proposed mixed use development.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1274328

Date Submitted: 12/6/2024

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

Name of Project:*

CP/RZ 2411-001 VOSO 11th Amendment

Phone*	Parcel Number*
3301334	G16-005 & Portion of parcel G16-100

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 acceptance:

Matthew Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter County Public Works, ou=Planning and Design, email=matthew.tadlock@sumtercountyfl.gov, c=US
Date: 2024.12.09 07:33:37 -05'00'

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

Choose File 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

Choose File No file chosen

Please submit your TIA

C.2 VOSO 11th Amendment Transportation Analysis.pdf

Date of Methodology Acceptance by County

Florida

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

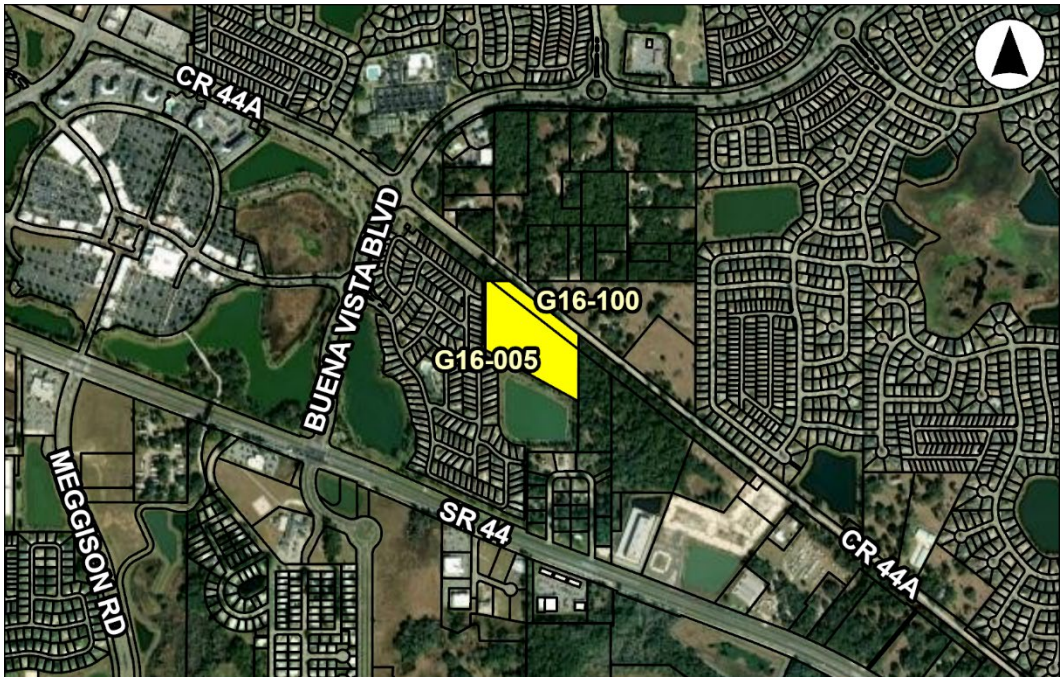
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: November 15, 2024

Subject: Eleventh Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Eleventh Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of Southern Oaks Eleventh Amendment area is composed of the following two (2) parcels totaling approximately 9.75 acres:

- One (1) parcel (Sumter County Parcel ID G16-005) located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard. The parcel is currently designated as Rural Residential (RR) on the County's Future Land Use Map.
- One (1) parcel (a portion of Sumter County Parcel ID G16-100) also located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard, and runs along a former railroad track. The parcel is currently designated as RR on the County's Future Land Use Map.



The Eleventh Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Eleventh Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Eleventh Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

As the Eleventh Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Eleventh Amendment.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Eleventh Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

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

The case below was heard on Tuesday, January 7, 2025, 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 RR5C & RPUD (County) to ARD (City) for the parcel listed being approximately 9.745 acres of land MOL. The subject property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.

Case Number: RZ 2411-001 VOSO 11th Amendment SSCP

Applicant(s): The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro

Owner(s): The Villages of Lake-Sumter, Inc.

Parcel(s): G16-005 and Portion of Parcel G16-100

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 O2024-89:

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-004 Oxford Professional Plaza**

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 2410-004 Oxford Professional Plaza
Ordinance Number	O2024-93
Owner(s)	T-Lynne Properties, LLC
Applicant(s)	Lawrence Breech
Property Location	The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472.
Parcel(s)	D20-050
Date	January 28, 2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for the parcel listed above on 3.63 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-004 (O2024-92).

ANALYSIS: The applicant is proposing an additional 3,765 square foot commercial building on the property.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is commercial and residential. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school age children.
Potable Water & Sewer: The property is already connected to the City's potable water and sanitary sewer under a developer's agreement. The proposed commercial building is projected to add an additional 1.26 ERUs of potable water and sanitary sewer which is covered under the developer's agreement.
Streets: The property has access off of N US 301. The applicant has applied for a transportation impact analysis (TIA) exemption which was granted by Sumter County Public Works, due to the additional building producing less than 50 trips per day.

(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 an additional commercial building, 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;
Buildings are already constructed on the property and the additional building is projected to produce less than 50 additional trips per day. The applicant has applied for a TIA exemption which was granted by Sumter County Public Works.

(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	CL (County) & C-3 (City)
SOUTH	C-3 (City) & RR2.5C (County)
EAST	RR1C (County)
WEST	C-3 (City)

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



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-93

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:

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.

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

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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 EST. 1877

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RZ 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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RZ 2410-004

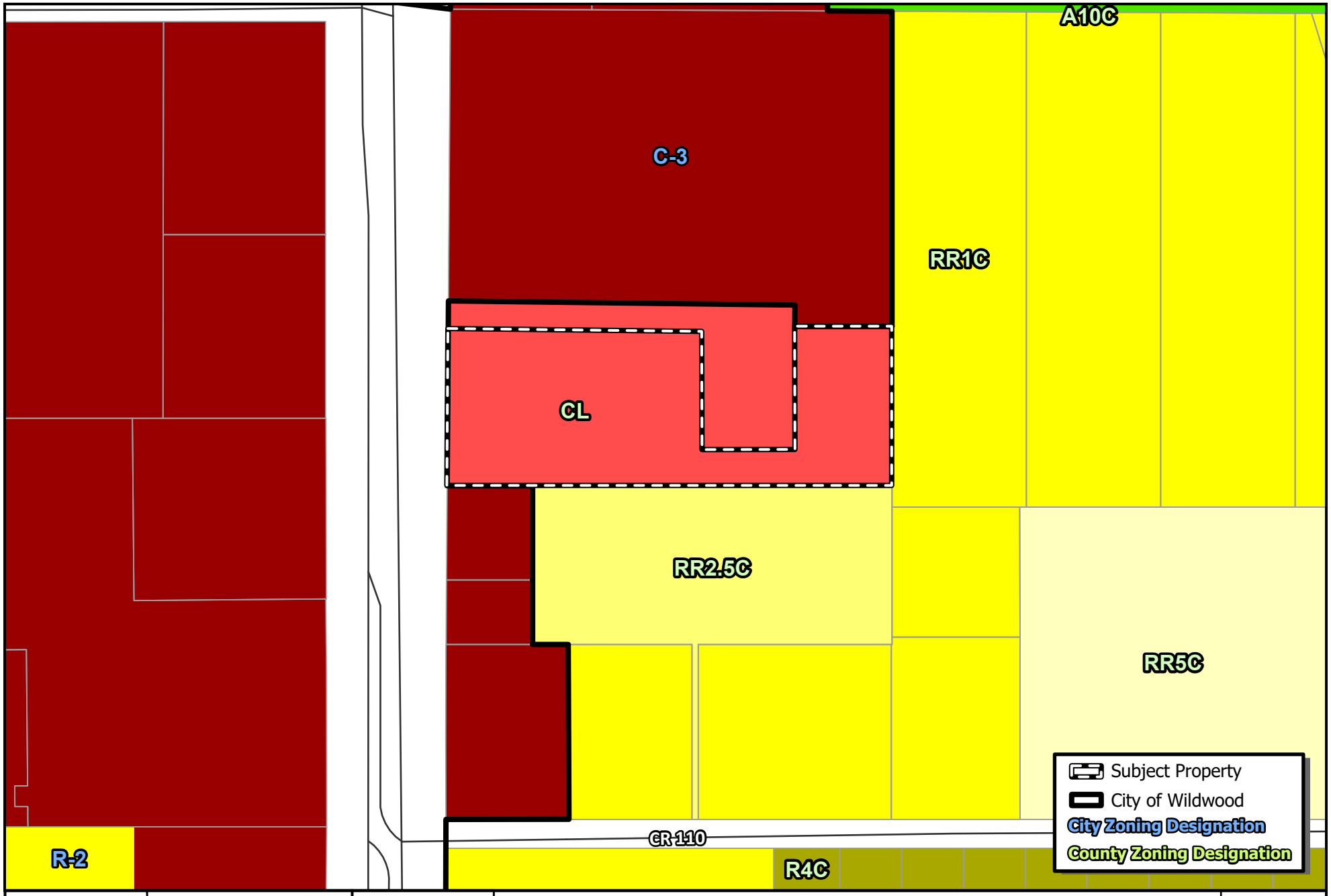
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PARCEL D20-050

MAP 1B

LOCATION MAP

OCT 2024



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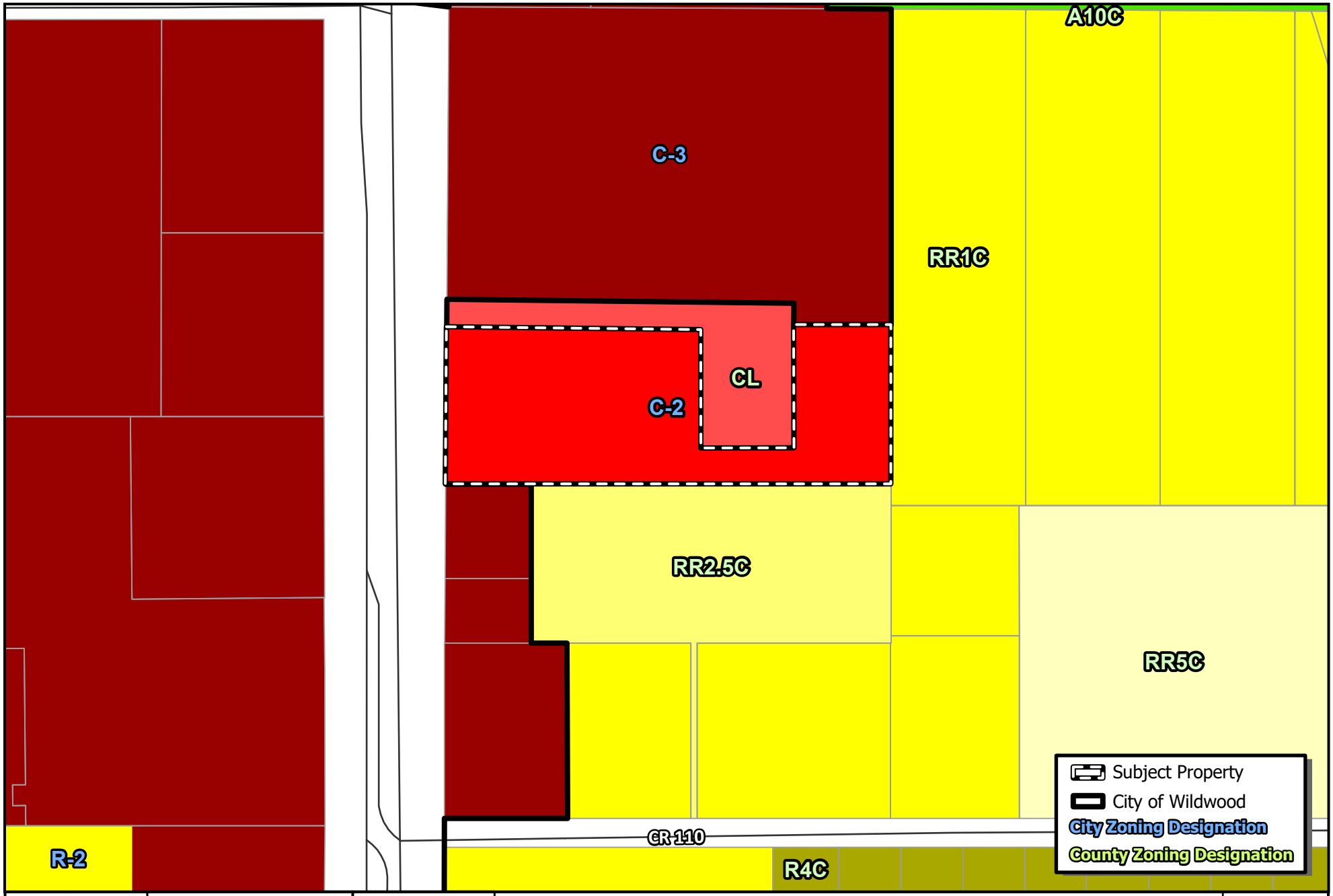
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PARCEL D20-050

MAP 3A

EXISTING ZONING

OCT 2024



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RZ 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

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: O2024-93

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 law[1] 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, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (Sumter County) to C-2 (City) on 3.63 acres MOL. The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472.

Case Number: RZ 2410-004 Oxford Professional Plaza

Applicant(s): Lawrence Breech

Owner(s): T-Lynne Properties, LLC

Parcel(s): D20-050

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: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

Rec 299.00

This instrument prepared by and after recording return to:

Jerri A. Blair
JERRI A. BLAIR, P.A.
P.O. 130
Tavares, FL 32778
(352) 343-3755

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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AGREEMENT B-1827 P-635
2007 27438

DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD, FLORIDA AND GREGORY LAND HOLDINGS, LLC

This agreement, effective this ____ day of _____, 2007, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and Gregory Land Holdings, LLC, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, City is a regional water and wastewater provider; and,

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, as shown and described in Exhibit "A" attached hereto and made a part hereof (hereinafter refered to as "The Property"); and,

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reclaimed water, if available, and refuse service from the City for the Property described in Exhibit "A"; and,

WHEREAS, Developer's proposed development includes six commercial buildings and requires access to wastewater service and water service, in order to develop its property at the proposed densities and intensities; and,

WHEREAS, the City of Wildwood desires to provide wastewater, water and refuse service to Developer's property; and,

WHEREAS, the parties desire to enter into an agreement setting forth the mutual understandings and undertakings regarding the furnishing of said services, including, but not limited to, water, wastewater and refuse services for the Property described in Exhibit "A"; and,

WHEREAS, this Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement; and,

WHEREAS, the City has approved this Agreement and has authorized the proper City officials to execute this Agreement by motion passed at a regular Board meeting on _____.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I. DEFINITIONS

A. The term "connection fee" shall be construed as defined in City of Wildwood ordinances and resolutions.

B. The term "Developer" shall refer to Gregory Land Holdings, LLC

C. The term "Equivalent Residential Connection" as defined by City ordinance shall be referred to in this Agreement as "ERC" and shall be defined by section 19-343 of the City of Wildwood Code.

D. The term "Property" or "Developer's Property" refers to the real property described in Exhibit "A", attached to and incorporated into this Agreement.

E. The term "Transmission Infrastructure Extension Fee" shall be referred to as TIE fee and shall be as defined by City ordinances and resolutions.

PART II. DEVELOPER'S OBLIGATIONS

A. Water and wastewater on the Property. This section concerns only water and wastewater lines and facilities that are constructed by Developer for service on Developer's property and requires:

1. Developer, at its expense and at no expense to the City, shall design, construct, and install all necessary water distribution and wastewater collection lines, and any necessary lift stations over, through, under and across the Property in accordance with the plans, specifications and engineering data as required by Florida regulatory agencies and the City or its authorized representative; and said water distribution and wastewater collection lines shall be installed and connected to City existing water distribution and wastewater collection lines, all of which work shall be paid for by the Developer. Developer's portion of the water system on the property shall end at the point of connection to the water meter. Developer's portion of the wastewater system on the property shall end at the point of connection to the nearest City wastewater main or lift station. If Developer and City agree that the mainlines or lift stations Developer places on the property are to be transferred to City, then Developer shall transfer and City shall accept and maintain such mainlines and lift stations. Any such agreement shall be in writing and signed by all parties.

2. All installations of all lines referred to herein shall be installed at Developer's expense and shall include, without limitation, all water lines, effluent reuse lines, gravity flow mains, force mains, pump stations and lift stations and any other

capital improvements required for the furnishing of service on the Property. At the time of submission of plans, specifications and engineering data by Developer to the City, the Developer shall pay to the City a Plan Review Fee. Said Plan Review Fee is to compensate City for City's expense in having said plans, specifications and engineering data reviewed. This shall occur at each phase of the development.

3. Developer shall, at its own expense, and at no expense to the City, retain the services of a registered professional engineer for the purposes of providing necessary inspection and supervision of the construction work to insure that construction is at all times in compliance with accepted engineering practices and in compliance with the approved plans and specifications. Developer shall notify City in writing of such appointment. A copy of each field report shall be submitted to the City. Should there be cause or reason for the Developer to engage the services of a registered engineer other than the design engineer for inspections, then Developer shall notify the City within five (5) days of such engagement.

4. Developer, its Project Engineer, and its Contractor shall arrange for and hold preconstruction meeting or meetings with the City or its authorized representative. Notification of said meeting shall be made in writing and received by all parties seventy-two (72) hours in advance of said meeting. The meeting shall be held at least twenty-four (24) hours prior to start of each phase of construction.

5. The work to be performed by Developer, as provided in this Agreement shall not commence until all plans and specifications covering the work to be performed are approved in writing by the City or its authorized representative.

6. During construction and at the time periodic inspections are required, the

City or its authorized representative may be present and Developer's engineer shall be present to observe and witness tests for determination of conformance to approved plans and specifications. Copies of the approved test results shall be furnished to the City on successful completion of each test.

7. The work to be performed by Developer, pursuant to the provisions set forth herein, shall be in accordance with all requirements of the regulatory agencies which have jurisdiction over the subject matter of this Agreement as well as all applicable Federal and State Statutes, County and City's ordinances. The requirements of this paragraph shall govern, regardless of any errors or omissions in the approved plans or specifications.

8. Developer shall, at its own expense and at no expense to the City, furnish to the City five (5) complete sets of reproducible as-built drawings prepared by a Florida registered engineer who designed the water distribution and wastewater collection systems. As-built drawings shall be certified by the Developer's engineer and shall show all pertinent information as to all mains, services and appurtenances belonging to, and affecting the water distribution, wastewater collection and reuse systems and service lines as constructed in the field. As-built drawings shall also be certified by a Florida registered surveyor as to the actual location of all surface and subsurface features of these systems and easements and rights-of-way which are part of or adjacent to the Property.

9. If City has agreed or agrees in the future to accept transfer of any portions of the wastewater collection and/or water distribution systems placed on Developer's property by Developer, Developer shall also provide to the City information concerning

the costs of construction of the water distribution and wastewater collection systems to be transferred to the City.

10. Developer understands it will be subject to Ordinance 448, the Gateway Ordinance. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

B. Easements and Real Property to be provided to the City.

Developer shall provide the City with clear title to the following:

1. Twenty foot (20') easements along 301 (adjacent to and outside of road right of way) for the City's use for extending water, wastewater, reclaimed water mainlines and transmission facilities, or other facilities. It is intended that and recognized that these transmission facilities will be providing service not only to the property but to other property in the surrounding area.

2. Ten foot (10') easements along the property boundaries which are not fronted by the above reference existing roadway for the City's use for utility expansion.

3. If the City accepts any mainlines or lift stations on the property to be used to

serve areas outside of the property, Developer shall provide the City with whatever easements are necessary to maintain said mainlines and lift stations.

C. Connection and TIE Fees.

1. TIE Fees.

a. The Transmission Infrastructure (TIE) fee purchases a hydraulic share in the water or wastewater infrastructure extending from the proposed development back to the nearest well facility for water and wastewater treatment plant for wastewater. As with connection fees, TIE fees are based on equivalent residential volumes, which are 300 gallons per day water consumption or 250 gallons per day of wastewater treatment and the distance (in feet) between the development and the water or wastewater plant. The standard distance for one (1) TIE is 15,000 feet.

b. The water TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B"

c. The wastewater TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B".

d. All TIE fees are due at the time Developer executes this agreement. e. Developer understands that TIE fees are non-refundable.

f. TIE fees are calculated by the City based on the number of connection fees approved for reservation as indicated in Exhibit "B". One (1) TIE fee is due for each connection (ERC) reserved.

g. Developer understands that increases in capacity reservation will result in additional TIE fees.

2. Connection Fees

a. The connection fees (both water and wastewater) shall be calculated according to the rate schedule adopted by the City at the time the Developer reserves capacity. The calculation for the connection fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B."

b. Developers must proceed with due diligence toward the use of all connection fees purchased.

c. Connection Fees are not sold on speculation and may be repurchased by the City at the price paid by the Developer if significant progress is not made toward construction within twenty-four (24) months of the date the purchased connection fee becomes available to the Developer. TIE fees are not refundable to the Developer. Significant progress shall be deemed to have occurred if Developer has completed construction as indicated in the attached Exhibit "C" within twenty four (24) months of the schedule date of when capacity is made available to the Developer.

d. The following actions must precede the reservation of either water or wastewater connection fees:

i. The Developer must complete either annexation or pre-annexation paperwork if requested by the City.

ii. If annexation into the City is imminent, zoning and comprehensive plan amendment paperwork must be completed.

iii. The Developer must complete the TIE, Connection Fee, and Refuse Utility forms.

iv. The City must approve in writing the TIE, Connection Fee, and Refuse utility forms.

v. The Developer and the City must both execute the water and wastewater ERU availability schedule form.

vi. All non-refundable TIE fees for both water and wastewater must be paid.

vii. This Developers Agreement and attachments must be fully executed.

e. Connection fees shall be paid as follows:

I. The first fifty (50%) percent of all water and wastewater connection fees to be reserved must be paid at the time of execution of this agreement.

ii. The next twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the individual building permits for which ERCs are reserved.

iii. The final twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the Certificate of Occupancy for the portion of the Developer for which ERCs are reserved.

f. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.

g. Capacity is reserved for a particular location and pre-supposes that the City will be prepared to serve that capacity according to the agreed upon availability schedule at that location and no other.

h. Fire flow volumes and pressures are limited by the City's potable water extension service infrastructure. Need for enhanced fire flow volumes, pressures,

over extended time periods may indicate that Developer set a storage tank with high pressure pumps or otherwise supplement existing potable water delivery at Developer's expense.

i. If the Developer's need for capacity falls a quarter or more behind the agreed upon availability schedule, the City has the right to unilaterally adjust the availability schedule to reflect the slowed pace of need. Such action must be done with appropriate documentation and in writing.

3. Until Developer provides the City with full payment for all TIE fees, connection fees and completes all other requirements of this agreement, no water or sewer service will be provided.

4. The City reserves the right to determine the number of ERC's it will allow a Developer to purchase. The City has determined at the time of execution of this agreement that the Developer may purchase 16 water ERC's and 13.33 wastewater ERU's. These capacities will be available at the times listed on Exhibit "C". This is based upon an estimate of 150,000 square feet of commercial use without the benefit of knowledge of what type of businesses and how many businesses will be located on the property.

5. Developer may not transfer any water or wastewater capacity reserved without written permission from the City. Any such transfer will void the capacity reservation and the ERC's will revert back to the City and the Developer will forfeit any right to any repayment of the connection fees paid for the capacity reservation. The City shall not withhold permission for a transfer of capacity to another property or another project if the request is reasonable. As developer develops the property and

sells parcels to third parties, such sales shall not be deemed a transfer prohibited by this paragraph.

6. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.

D. Default

1. Should Developer be in default of this Agreement, it is agreed that the City shall have the right to exercise any of the following sanctions or penalties:

a. All capacity purchased by developer under this agreement shall revert back to City upon noncurable default by developer and developer forfeits all claim to reimbursement of the monies paid to City for connection fees. However, if there is a noncurable default, City shall provide developer with written notice of the default and developer shall have 30 days to cure the default. If the default is not cured within 30 days from receipt of notice, the capacity shall automatically revert to City.

b. There shall be an interest penalty equal to the maximum rate allowed by Florida State Law on any payments due to City from Developer which are not paid. The penalty, when applicable, shall accrue from the due date of payment as provided in this Agreement. The rate of interest shall be established by Resolution of the City.

c. The City shall be entitled to lien the Property and foreclose the lien in satisfaction of any payments due under this Agreement.

d. City shall be entitled to any other remedy at law and failure to

exercise any remedy shall not constitute a waiver of said remedy.

E. Easement, Bill of Sale, Bond or any portions of water and wastewater systems to be transferred to City.

If Developer and the City agree that City will accept some portion of the mainlines and/or lift stations placed on the property by Developer, no later than the time of completion, approval and acceptance of the work required to be done, Developer shall, without cost to the city:

1. Convey to City and its successors and assigns, by good and sufficient easement deed, in a form satisfactory to City a perpetual right, easement and privilege to operate, maintain, repair or replace all such accepted wastewater mainlines (from manhole to manhole): reclaimed water (if applicable) mainline; pumps and lift stations; water mains and pipes to meters and meters (hereinafter water and wastewater transmission facility) within granted easements upon the property in connection with supplying water, wastewater and reclaimed (if applicable) service to the inhabitants, occupants and customers in Developer's Property and secure from each mortgagee and lienor a release of mortgagee's and lienors' interest in the easement and fixtures thereon for so long as the easement is used for the operation, maintenance, repair or replacement of water and wastewater mains, pipes, connections, pumps and meters within the easement including any other easement necessary to allow the City to provide the service contemplated by this agreement to Developer. Developer retains all rights not inconsistent with City's right to use easements; and,

2. Transfer to City by Bill of Sale Absolute all Developer's right, title and interest in and to any water and wastewater transmission facilities transferred to the City under this agreement; and,

3. For any portion of the system transferred to the City under this agreement, furnish the City with an Affidavit that all persons, firms or corporations who furnished labor or materials used directly or indirectly in the prosecution of the work required to be performed by this Agreement have been paid, or in the event of a dispute between the Developer and a contractor or sub-contractor, furnish the City with a Bond in the amount in dispute and in a form acceptable to the City; and,

4. For any portion of the system transferred to the City under this agreement, Developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by Developer and proposed to be transferred to the City. Such cost information shall be prerequisite for the acceptance by City of the portion of the water distribution and wastewater collection system constructed by Developer; and,

5. For any portion of the system transferred to the City under this agreement, Developer shall furnish the City with a satisfactory surety bond or letter of credit in the amount of fifty percent (50%) of the cost of the work, in a form acceptable to the City, guaranteeing all work installed pursuant to this Agreement which is transferred to the City pursuant to this agreement against defects in materials, equipment or construction for a period of one (1) year from date of acceptance by the City.

F. Developer's responsibility after connection to City's water and wastewater system.

After connection to City's water and wastewater systems:

1. Developer shall be responsible for all wastewater lines on Developer's side

of the point of connection to the City's wastewater system.

2. The Developer shall be responsible for all water distribution lines from the Developer's side of the water meter.

3. The Developer shall provide the City with any easement necessary to access the water meter once the placement for the meter is identified.

G. Refuse Services.

1. The City shall have the right to provide all refuse services to the Property and Developer shall cooperate with the City to assure such services are used on the Property. This shall include in addition to post development refuse services, refuse services during development of the property such as clearing and construction debris generated that meets the City's standards for disposal in the City's incinerator.

2. The City will determine developer's refuse needs and implement a system (cans, dumpsters, roll offs, etc.) which best matches the City's service availability and developer's needs.

H. Impact Fees.

1. Developer understands that the City has implemented police, refuse, library and parks and recreation impact fees and the Developer shall be required to pay these and any other applicable impact fees at the times and in the amounts set by the Commission for these and any other applicable impact fees.

2. Developer further understands that Sumter County has a transportation impact fee which must also be paid. Additionally, the Sumter County School Board is working on a school impact fee which must also be paid.

3. The City is considering options for financing improvements to roads including the possibility of a city traffic impact fee. If this impact fee is enacted and is applicable, this fee shall be paid by Developer. However, if City enacts a traffic impact fee and it is applicable to the Developer's property, Developer will be entitled to a credit for the value of the road right of way donation provided for under paragraph II.B.1 of this agreement.

I. Preannexation

1. If the development has not already been annexed to the City, Developer must execute a preannexation covenant and agreement, copies of which are attached as Exhibit "D". If not already annexed, until the Property is annexed into the City, user fees shall be at "out of City" rates.

J. Gateway.

1. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

2. Developer shall not place billboards on the property.

K. The City is currently amending its land development regulations to require dual systems for irrigation, Florida friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These land development regulations will apply to this development.

PART III. CITY'S OBLIGATIONS

A. When, at no cost to City, (1) the water distribution and wastewater collection and reuse systems have been satisfactorily installed, inspected, tested and approved and certified in writing by Developer's engineer, with the City, or its authorized representative; (2) Developer has satisfied the conditions of this Agreement; and (3) the City's authorized representative has inspected the constructed facilities, permitting documents and construction "as-built" drawings, and received five (5) sets of completed "as-built" drawings, then the City shall thereafter connect the water distribution system, and wastewater collection systems within granted easements upon Developer's Property to the City's water ans wastewater system and accept any portion of the mainlines and/or lift stations the parties have agreed upon in writing will be transferred to the City. The obligation of the City to furnish water and/or wastewater and/or reuse service other than construction water shall not arise until Developer has completed the conditions contained in this paragraph. The City shall have at least thirty (30) days from completion of construction to review drawings and constructed facilities.

B. The City shall extend water and wastewater transmission facilities to the property.

C. The City shall make available to the Developer the ERC's purchased by Developer at the dates indicated in the attached Exhibit "C".

D. The City shall provide all water, wastewater, and refuse services to the Property.

PART IV. MUTUAL COVENANTS

It is mutually agreed by and between the parties that the preambles contained at the beginning of this Agreement are true and correct and in addition to them it is

mutually covenanted and agreed as follows:

A. In addition to binding Developer, the provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of successors to title to the property or any part thereof after this Agreement has been recorded in the Public Records of Sumter County, Florida. However, any other assignment or transfer of Developer's rights and obligations is prohibited unless:

1. Assignment shall be done in writing in the same formality as this Agreement.

2. City shall be a party of said assignment and shall not withhold approval of assignment unreasonably.

3. Developer shall remain primarily liable to City for the terms and conditions of this Agreement unless assignment is made in compliance with this section. City agrees to execute a "Satisfaction by Assignment" for Developer if this Agreement is properly as signed.

B. All prior Developer Agreements or Agreements pertaining to the supply of water and wastewater service affecting the Property are hereby cancelled and declared of no force and effect upon that Property which is the subject matter of this Agreement.

C. City shall have the exclusive right to furnish water service and wastewater collection and reuse service to consumers within the Property covered by this Agreement.

D. Developer, its successors and assigns, and the Owners and occupants of buildings on Developer's Property shall not install or shall not be connected to any potable water system other than the City's system, except for outdoor irrigation

purposes.

E. City shall have the right to promulgate from time to time reasonable rules and regulations relating to the furnishing of water service and wastewater collection service to consumers within the Property encompassed by this Agreement. Such rules and regulations may relate to, but are not limited to, rates, deposits, and connection charges and the right to discontinue services under certain conditions. The water and wastewater rates to be charged by City to said customers shall be the rates now or hereafter charged to other customers within the area of service of the Developer's Property. Developer hereby acknowledges and agrees that rates are subject to change at any time by City.

F. City, shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on Developer's Property other than the water service lines and wastewater collection system within granted easements to City pursuant to this Agreement.

G. Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Commission meeting at which it was approved.

H. If single family homes are built on the property, it is assumed that a single family home on the Property will be serviced by a ⅝ x ¾ inch water meter. If a larger water meter is needed, then the Owner (whether Developer, Assignee, or Homeowner) will be charged additional connection fees which must be paid at the rate prevailing at the time of the application for a larger meter for additional ERC's to accommodate the

larger meter.

I. Each consumer of water service or wastewater collection service on Developer's Property shall keep:

(a) All wastewater lines, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the lateral lines from the main line to the lot occupied by the consumer in good order and condition; and

(b) Water lines, connections and necessary fixtures on the consumers side of the water meter in good order and condition. The sale of water by City to the consumer shall occur at the consumer's side of the entire meter installation, but the obligation for the maintenance of the lines shall be set forth above and in applicable City regulations. A "Clean-out" for the wastewater lateral shall be at the Property or easement line. The "clean-out" is for inspection purposes only.

J. No water from City's water distribution system shall be used or disbursed by Developer or his agents, through fire hydrants or water mains, or by any person, firm, corporation or agency, public or private, unless adequate provisions have first been made for compensating City for such water, as provided for within the City's Ordinance.

K. Any temporary cessation or interruptions of the furnishings of water and wastewater service to the Property described herein at any time caused by Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damaged equipment or mains, civil or military authority, riots or other cause beyond the control of the City shall not constitute a breach of the provisions

contained herein nor impose liability upon the City by the Developer, his successors and assigns.

L. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

M. This Agreement shall be recorded by the City among the Public Records of Sumter County, Florida, for the particular purpose of placing all Owners or occupants of properties in Developer's Property connected to or to be connected to said water and sewer systems of City upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said Owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real Property in Developer's Property connected to or to be connected to the said water and sewer systems of City shall be deemed conclusive evidence of the fact that the said Owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

N. It is mutually agreed that the City shall be held harmless from any and all liability for damages if City's obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the Developer's Property for which City cannot perform it's obligations.

O. The City may refuse services or terminate all service to Developer's property if Developer fails to comply with the terms of this agreement.

P. The calculation of connection and TIE fees in this agreement are based upon developer's representation of the intended development on the property. If Developer has provided City with inaccurate information it could result in additional connection and TIE fees.

Q. Developer understands that the City is currently in the application process with the Southwest Florida Water Management District for an increase in its water use permit to ensure available water capacity to accommodate all approved units in all of the City's pending and executed agreements to 2013.

PART VI. NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid, certified, United States, mail, with the return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving notice, which shall remain until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for the giving of notice:

CITY OF WILDWOOD	FOR THE DEVELOPER
City Manager	~~Robert M. Couch, III, PE~~ Gregory Land Holdings,
100 N. Main Street	~~3852 SE Maricamp Road~~ 10889 NE US Hwy 301 LLC
Wildwood, Florida 32786	~~Ocala, FL 34471~~ Oxford, FL 34484

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United

States mail.

PART VII. ADDITIONAL PROVISIONS

A. The parties agree that in the event it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement then, and in that event, the prevailing party shall be entitled to receive reasonable attorney's fees and the cost of such litigation including appellate litigation.

B. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" - Legal description of Gregory Land Holdings, LLC

EXHIBIT "B" - Calculation of TIE and Connection fees.

EXHIBIT "C" - Schedule of Time Frames

EXHIBIT "D" - Annexation Covenant and Agreement

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

Signed, sealed and delivered
in the presence of:

ATTEST

Joseph Jacobs, City Clerk

CITY OF WILDWOOD

BY: _____
Mayor Ed Wolf

DATE: 6-19-2007

Gregory Land Holdings, LLC

WITNESS

BY: William W Gregory
~~Robert M. Couch~~ William Gregory
Its: President

WITNESS

DATE: 6-11-07

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 18th day of June, 2007 by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

MARENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

Marena D Roberts
Notary Public, State of Florida

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by, William Gregory, for Gregory Land Holdings, LLC who has produced Personally Known as identification or is personally known to me.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public, State of Florida

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Gregory Land Holdings, LLC

By: William W Gregory

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory who is personally known to me or has

(Property owner)

produced Personally Known as identification and who did not take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Signature

Kristin K LAW
Typed or printed name of Notary Public

Serial number, if any
My Commission Expires:

develop agt#4C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\preannex.cov.exhibit d.1.8.07.wpd

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This Instrument prepared by,
and return to:

Jerri A. Blair
JERRI A.. BLAIR, P.A.
Post Office Box 130
Tavares, FL 32778

Property Appraisers Parcel
Identification (Folio) Number(s):

COVENANT IN SUPPORT OF ANNEXATION

This Covenant in Support of Annexation is made this _____ day of _____, _____, by Gregory Land Holdings, LLC. ("Owner"), as owner of that certain parcel of property described in Exhibit "A", attached hereto and made a part hereof by reference.

Whereas, Owner has entered into an agreement with the City of Wildwood, Florida ("City") for the provision of water service to the property described in Exhibit "A", such agreement being dated _____ ; and

Whereas, the agreement requires that Owner execute and deliver to City a covenant in support of annexation, consenting to the annexation of the property described in Exhibit "A" at such time as it becomes contiguous to the corporate limits of the City of Wildwood;

Now therefore, Owner, for and in consideration of the sum of ten and no/100 dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby impress, place upon, and declare the title to the property described in Exhibit "A" shall be subject to the following described restrictions, covenants, conditions, and reservations:

1) The property described in Exhibit "A" shall be subject to annexation by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

2) City shall have the right to annex the property described in Exhibit "A" at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood, such annexation being at the request of City, notwithstanding any objection to the contrary raised by Owner.

3) Owner shall not raise, and is hereby precluded from raising, any challenge to the annexation of the property described in Exhibit "A" by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

4) "Owner" includes the signatory hereto the signatory's heirs, legal representatives, and assigns if an individual or individuals, and the signatory's successors and assigns if a corporation or corporations. Additionally, this covenant shall run with the property and shall be binding upon any person or entity who purchases the property.

5) This covenant shall terminate ninety (90) years from the date of its execution.

EXHIBIT "D"

BOUNDARY & TOPOGRAPHIC SURVEY

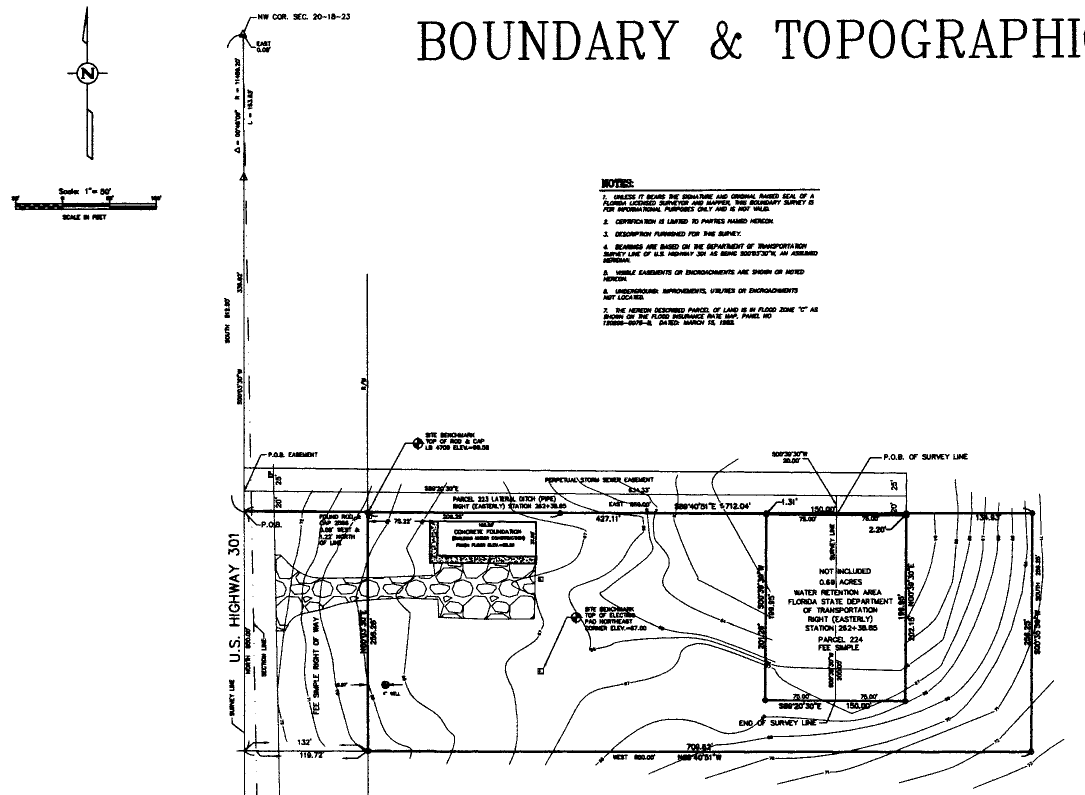

NW COR. SEC. 20-18-23
EAST 0.08'
SOUTH 815.99'
S89°20'30"E
N89°40'51"W 2,712.04'
P.O.B. EASEMENT
P.O.B.
P.O.B. OF SURVEY LINE
SITE BENCHMARK TOP OF ROD & CAP ELEV.=69.08
PERPETUAL STORM SEWER EASEMENT
PARCEL 223 LATERAL DITCH (PIPE) RIGHT (EASTERLY) STATION 262+38.65
EAST 1999.60'
-1.3'
150.00'
75.00'
2.20'
427.11'
134.83'
POND INSIDE DIAM. 30.00' 4.00' WIDE @ 1.33' NORTH OF LINE
304.35'
HOUSE CONCRETE FOUNDATION
SITE BENCHMARK TOP OF ELECTRIC PKG NORTHEAST CORNER ELEV.=67.00
NOT INCLUDED
0.69 ACRES
WATER RETENTION AREA
FLORIDA STATE DEPARTMENT OF TRANSPORTATION
RIGHT (EASTERLY)
STATION 262+38.65
PARCEL 224
FEE SIMPLE
U.S. HIGHWAY 301
FEE SIMPLE RIGHT OF WAY
SURVEY LINE
SECTION LINE
70.00'
150.00'
S89°20'30"E
END OF SURVEY LINE
1.32'
119.72'
WEST 850.00'
S89°40'51"W
706.83'
195.00'
N00°39'30"E
S00°39'30"W
N00°39'30"E
S00°39'30"W
N00°39'30"E
S00°39'30"W

EXHIBIT "A"

BEGIN AT THE NW CORNER OF N ½ 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:
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.
CONTAINING 30,000 SQUARE FEET (0.69 ACRE) MORE OR LESS.

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 12.50 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.

CONTAINING 122,940 SQUARE FEET (2.824 ACRES), MORE OR LESS, EXCLUSIVE OF EXISTING ROAD RIGHTS OF WAY.

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EXHIBIT "A"

EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

~~DEVELOPER UTILITY CONCURRENCY~~

TRANSMISSION INFRASTRUCTURE EXTENSION FEE - (TIE FEE)

"Worksheet"

PROJECT NAME: 301 S. Office Complex

WATER TIE CALCULATION:

- One (1) tie (full distance) =	15,000 feet
- This project to nearest wellhead =	9,821 feet
- Distance schedule pro-rated value =	0.70 TIE
- Fee per one (1) full distance TIE =	$525.00
- This project fee = $525 x 0.70 = $367.50	$367.50

WASTEWATER TIE CALCULATION:

- One (1) tie (full distance) =	15,000 feet
- This project to Wastewater Treatment Plant =	23,602 feet
- Distance schedule pro-rated value =	1.63 TIE
- Fee per one (1) full distance TIE =	$575.00
- This project fee = $575 x 1.63 =	$937.25

TOTAL WATER AND WASTEWATER TIE (1)

$367.50 + $937.25 = **$1,304.75**

Development Authority: WILLIAM W GREGORY William W Gregory 6-14-07
Printed Name Signature Date

Agreement to Provide: James R. Stevens James R Stevens 6-13-07
James R Stevens (City Manager) Signature Date

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

DEVELOPER UTILITY CONCURRENCY TIE CHARGES DUE

PROJECT NAME: 301 S. Office Complex

1) WATER:

a)	One (1) water TIE due for every water connection ERU reserved	
b)	Number of water ERU's reserved =	# 16
c)	Number of water TIE's due =	# 16
d)	Charge per water TIE for this project =	$ 367.50
e)	TOTAL water TIE charges due	
	$367.50 x # 16 =	$ 5,880

2) WASTEWATER:

a)	One (1) wastewater TIE due for every wastewater connection ERU reserved	
b)	Number of wastewater ERU's reserved =	# 13.33
c)	Number of wastewater TIE's due =	# 13.33
d)	Charge per wastewater TIE for this project =	$ 937.25
e)	TOTAL water TIE charges due	
	$ 937.25 x # 13.33 =	$ 12,493.55

3) NOTE:

ALL water and wastewater TIE fees are due at the execution of the Developer's Agreement

Development Authority: WILLIAM W GREGORY (Printed Name) William W Gregory (Signature) 6-14-07 (Date)

Agreement to Provide: James R. Stevens (James R Stevens (City Manager)) (Signature) 6-13-07 (Date)

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street
Wildwood, FL 34785 - 352-330-1330

DEVELOPER UTILITY CONCURRENCY CONNECTION FEES:

PROJECT NAME: 301 S. Office Complex

WATER CONNECTION FEE:

			Check One
	a) Inside City, or, Pre-Annexation	$980.00	☐
or	b) Outside City, NO Pre-Annexation	$1,225.00	☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested # 16

TOTAL water connection fee charges = $980 x #16 = **$15,680**

DUE SCHEDULE:

100% due on execution of developer's agreement $ 15,680

TOTAL $15,680

WASTEWATER CONNECTION FEE:

			Check One
	a) Inside City, or, Pre-Annexation	$ 2080	☐
or	b) Outside City, NO Pre-Annexation	$2,600	☐

One (1) wastewater ERU = 250 gallons per day

Number of wastewater connections (ERU's) requested # 13.33

TOTAL wastewater connection fee charges = $ 2080 x # 13.33 = **$ 27,726.40**

DUE SCHEDULE:

100% due on execution of developer's agreement $ 27,726.40

TOTAL $ 27,726.40

Development Authority: WILLIAM W GREGORY (Printed Name) William W. Gregory (Signature) 6-14-07 (Date)

Agreement to Provide: JAMES R. STEVENS James R Stevens (City Manager) (Signature) 6-13-07 (Date)

This commitment expires after 30 days without the execution of a Developer's Agreement

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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

DISTANCE FACTORS FOR METHODS 3 & 4 - TABLE 2

(Distance factors for pipe distances in the 0-35.000 feet range)

PROJECT NAME: 301 S. Office Complex

Distance Range, in feet	Distance Factor (df)
0-1000	0.07
1001-2000	0.14
2001-3000	0.21
3001-4000	0.28
4001-5000	0.35
5001-6000	0.42
6001-7000	0.49
7001-8000	0.56
8001-9000	0.63
9001-10000	0.70 X WATER
10001-11000	0.77
11001-12000	0.84
12001-13000	0.91
13001-14000	0.98
14001-15000	1.00

Distance Range, in feet	Distance Factor (df)
15001-16000	1.07
16001-17000	1.14
17001-18000	1.21
18001-19000	1.28
19001-20000	1.35
20001-21000	1.42
21001-22000	1.49
22001-23000	1.56
23001-24000	1.63 X WASTEWATER
24001-25000	1.70
25001-26000	1.77
26001-27000	1.84
27001-28000	1.91
28001-29000	1.98
29001-30000	2.05
30001-31000	2.12
31001-32000	2.19
32001-33000	2.26
33001-34000	2.33
34001-35000	2.40
Greater than 35,000	2.50

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City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

EXHIBIT C

DEVELOPER UTILITY CONCURRENCY
REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE
1.3 MGD EXPANSION WASTEWATER TREATMENT PLANT

PROJECT NAME: 301 S Office Complex

YEAR 2007	Wastewater ERC's before the 2nd Quarter of '07 are in the existing plant	2nd Qtr. '07 ERU's Needed	3rd Qtr. '07 ERU's Needed	4th Qtr. '07 ERU's Needed
WATER		____	8	8
WASTEWATER		____	6.665	6.665
REUSE				

YEAR 2008	1st Qtr. '08 ERU's Needed	2nd Qtr. '08 ERU's Needed	3rd Qtr. '08 ERU's Needed	4th Qtr. '08 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2009	1st Qtr. '09 ERU's Needed	2nd Qtr. '09 ERU's Needed	3rd Qtr. '09 ERU's Needed	4th Qtr. '09 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2010	1st Qtr. '10 ERU's Needed	2nd Qtr. '10 ERU's Needed	3rd Qtr. '10 ERU's Needed	4th Qtr. '10 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2011	1st Qtr. '11 ERU's Needed	2nd Qtr. '11 ERU's Needed	3rd Qtr. '11 ERU's Needed	4th Qtr. '11 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

Development Authority: _____ (Printed Name) _____ (Signature) _____ (Date)

Authorized City Representative: JAMES R. STEERS (Printed Name) _____ (Signature) 6-13-07 (Date)

This commitment expires after ___ days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERC

G:\OFFICE\WPWIN\DORIS\Forms - TIE - Connection, etc\ERUs Needed 2ND QTR 2007-4TH QTR 2011(Requested Utility Connectir

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D

This Instrument prepared by,
and return to:

Jerri A. Blair
JERRI A.. BLAIR, P.A.
Post Office Box 130
Tavares, FL 32778

Property Appraisers Parcel
Identification (Folio) Number(s):

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PRE-ANNEXATION AGREEMENT

This agreement is made this _____ day of _____, _____, between Gregory Land Holdings, LLC, (hereinafter "property owner"), and the City of Wildwood (hereinafter "the City").

RECITALS

1. Property owner owns certain property located outside of the City of Wildwood, Florida, more particularly described:

See attached Exhibit "A".

2. The property currently is contiguous with the City and is currently available for annexation into the City.

3. The City of Wildwood is a regional water and wastewater provider in Sumter County, Florida.

4. The City has determined that it is in the best interest of the citizens to annex the property.

NOW, THEREFORE, the parties agree as follows:

1. For good and valuable consideration, property owner agrees to annex the property into the City.

2. Property owner further acknowledges that he or she understands that when the property is annexed into the City, it shall be assigned a zoning classification pursuant

to the City of Wildwood land development regulations and subject to all restrictions and requirements of that classification and that until such classification occurs it shall continue to have its then current county zoning classification.

3. Property owner shall cooperate with the City to determine the value of any improvements which may become City property and responsibility upon annexation such as roads, curbing, sidewalks, or other improvements. This shall not be construed to require that the City take responsibility for any property, but to require cooperation so that the City may comply with State law, if such items do become the City's property and responsibility.

CITY OF WILDWOOD

ATTEST

By: _____
Joseph Jacobs, City Clerk

By: _____
Mayor Ed Wolf

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 14th day of June, 2007, by Mayor Ed Wolf, on behalf of the City of Wildwood, who is personally known to me or has produced _____ as identification and who did not take an oath.

_____
Signature

_____
Typed or printed name of Notary Public

MABENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

_____
Serial number, if any

My Commission Expires:

SUMTER COUNTY, FLORIDA
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In Witness Whereof, Owner has hereunto set hand and seal this 11 day of June, 2007.

Signed, sealed and delivered in our presence:

E. C. Bishop

E. C. Bishop
(Print or Type Witness Name)

Robert Killinger

ROBERT KILLINGER
(Print or Type Witness Name)

GREGORY LAND HOLDINGS, LLC

By: William W Gregory
Name of Signator
Address 13436 C R 209
OXFORD FL. 34484

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory of GREGORY LAND HOLDINGS, LLC, on behalf of the corporation. He/she is personally known to me or has produced Personally known as identification and who did (did not) take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public
Kristin K Law
(Print or Type Notary's Name)

Serial Number, if any

develop agt#4
C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\covenant.annex.EXHIBIT D.1.8.07.wpd

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Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1273887

Date Submitted: 11/14/2024

First Name*	Last Name*	Email Address*
Tyler	Counts	lwillis@cfb-inc.com

Name of Project:*

Oxford Professional Plaza Expansion

Phone*	Parcel Number*
3527483126	d20-050

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
Date: 2024.11.15 14:47:42 -05'00'

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

B.4 Traffic Statement.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
- [x] 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

CFB | CLYMER FARNER BARLEY

VIA UPLOAD
November 2024

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785

RE: **Oxford Professional Plaza Expansion – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 3,765 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	41	21	20
Weekday AM Peak Hour	1.52 trips / 1,000 SF	6	5	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	6	1	5

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts
Tyler Counts, P.E.,

Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

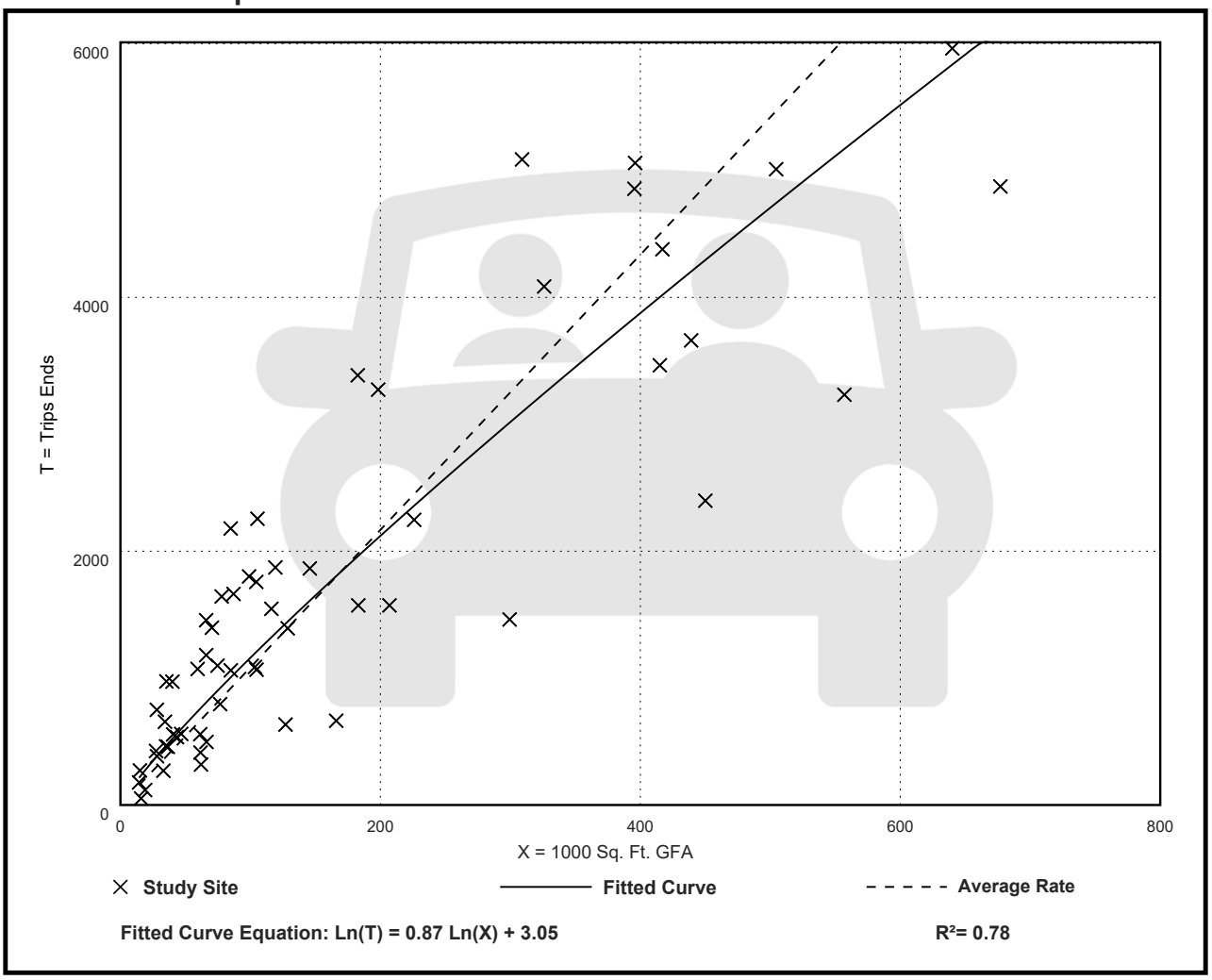
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

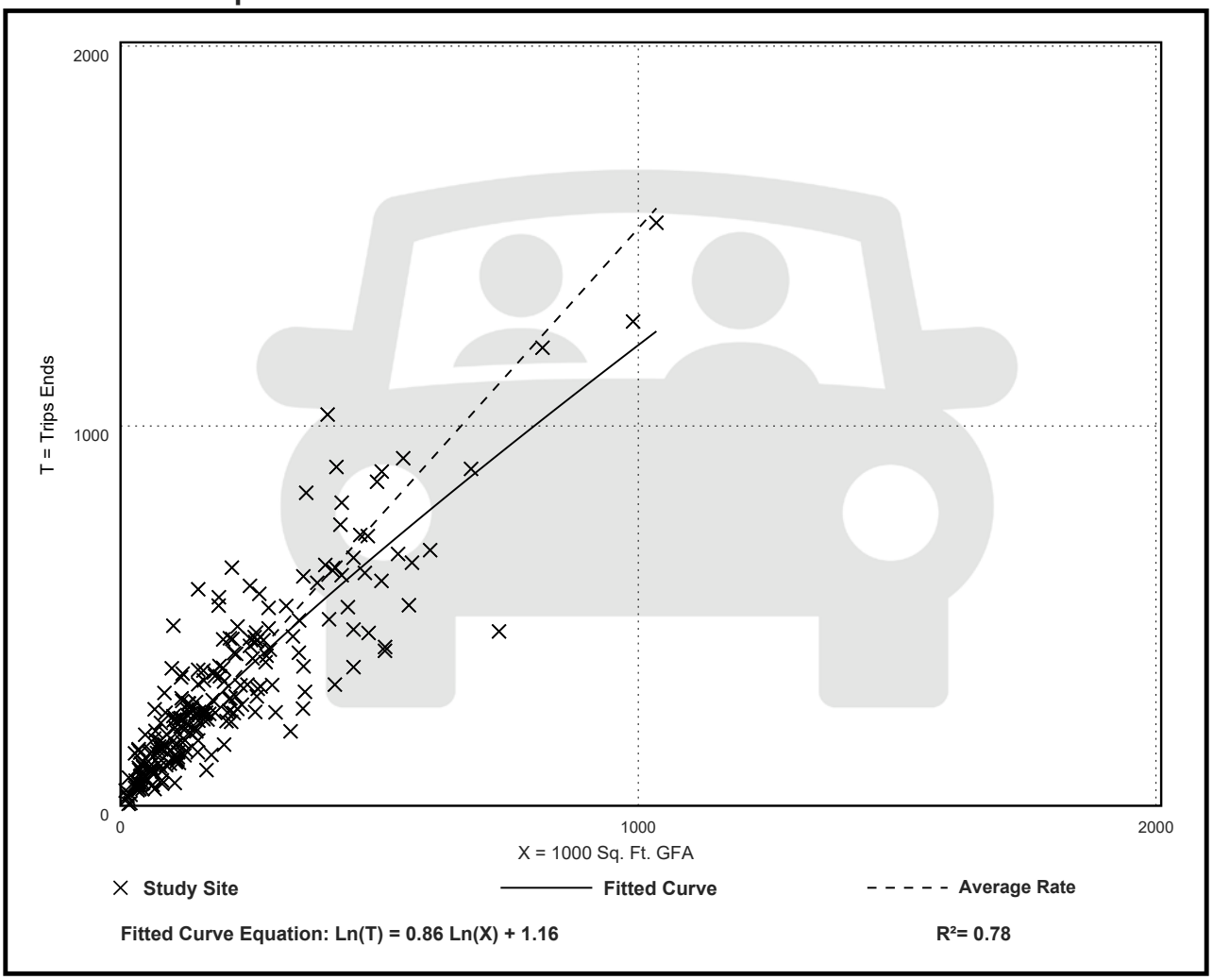
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

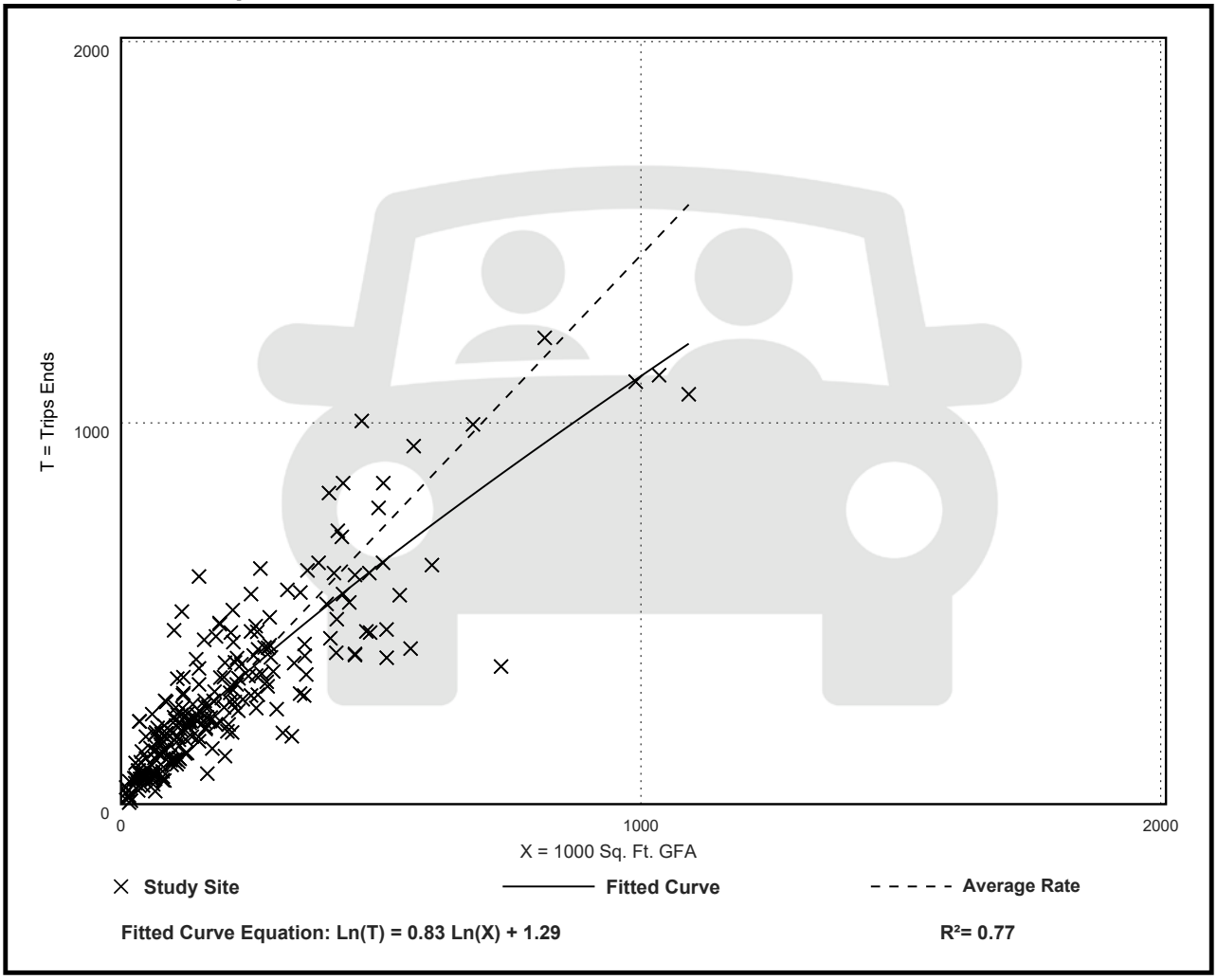
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2412-002 Wieckhorst**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2412-002
Ordinance Number	O2024-98
Owner(s)	Barbara Lynn Wieckhorst
Applicant(s)	L. Norman Adams Home Builders
Property Location	The property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.
Parcel(s)	G29A239
Date	January 27, 2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-002 (O2024-97).

ANALYSIS: The applicant is proposing a 1,992 square foot single-family residence. Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to ER should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to ER is consistent with the proposed Future Land Use Map designation of Estate Residential (ER) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b)The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is residential and agricultural. The proposed ER zoning designation will serve as a transition in this area to serve city residents.

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

Schools: The single-family residence is proposed to add a max of 2 school aged children. The school district advises that capacity is available.
Potable Water & Sewer: Utilities are currently not available to the subject property. The applicant intends to utilize an onsite well and septic system. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Streets: The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on December 12, 2024.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The proposed rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to build a single-family residence.

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

The property is expected to have a low traffic impact. The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on December 12, 2024.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR1(County)
SOUTH	R2M (County)
EAST	R4C & R2C & R6C (County)
WEST	RR1 (County)

The applicant is currently in the process of obtaining approval for the site plan from the city. The site plan must comply with the requirements set forth in the City's Land Development Regulations and the Design District Standards.

The applicant seeks favorable approval for Ordinance O2024-98, subject to the approval of O2024-97, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-98

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 G29A239
Barbara Lynn Wieckhorst
Acres 2.5 +/-

LEGAL DESCRIPTION:

W 35 FT OF LOT 23 & LOT 24 BLK I WILDWOOD RANCH PB3 PG29A-29B LESS THE S 195 FT OF LOT 24 & LESS THE S. 195 FT OF THE W 35 FT OF LOT 23 BLK I

This property is to be reclassified from RR1(County) to ER(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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, 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 EST. 1877

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

N

US Feet
0 112.5 225 450

RZ 2412-002

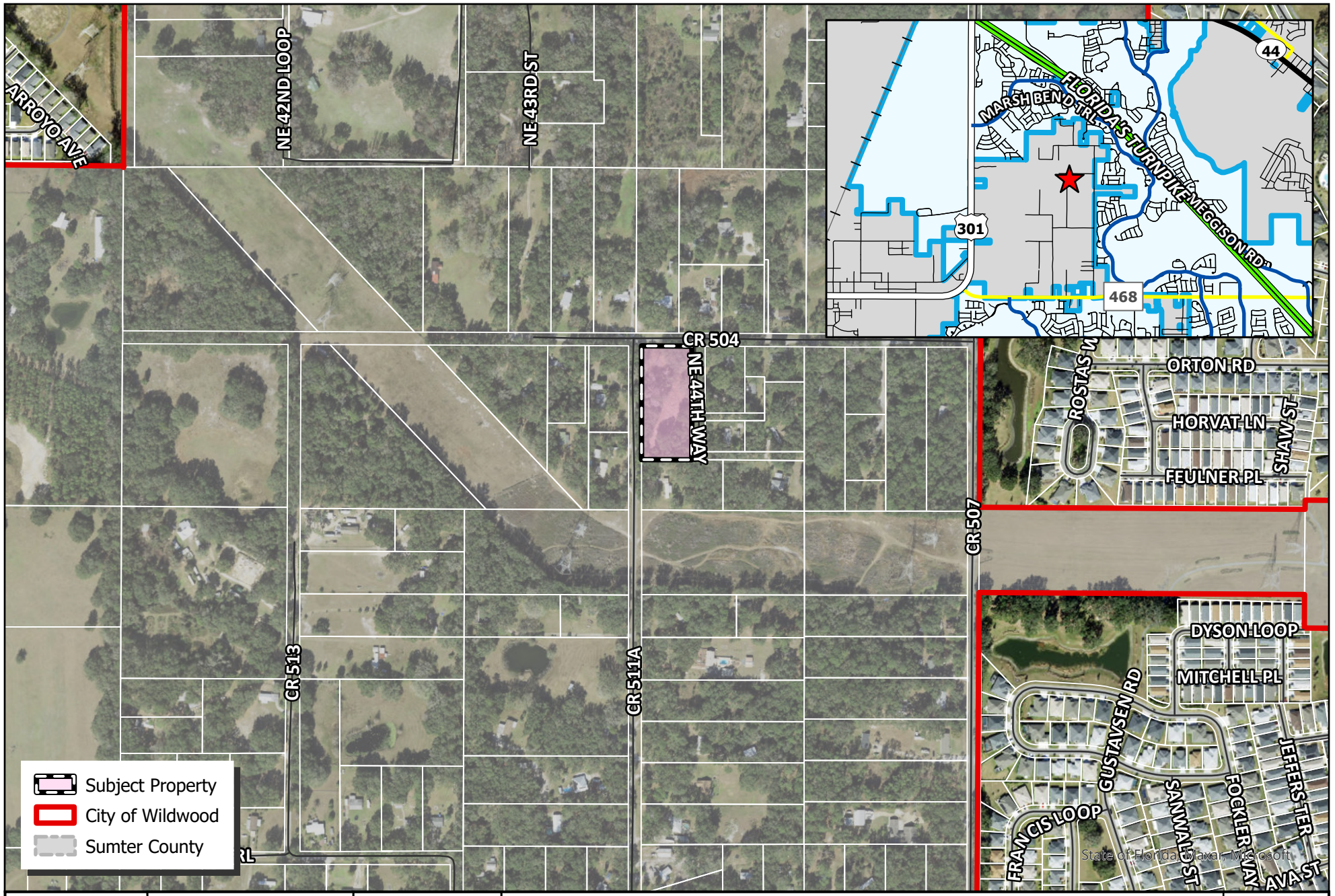
WIECKHORST

PARCEL G29A239

MAP 1A

LOCATION MAP

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

RZ 2412-002

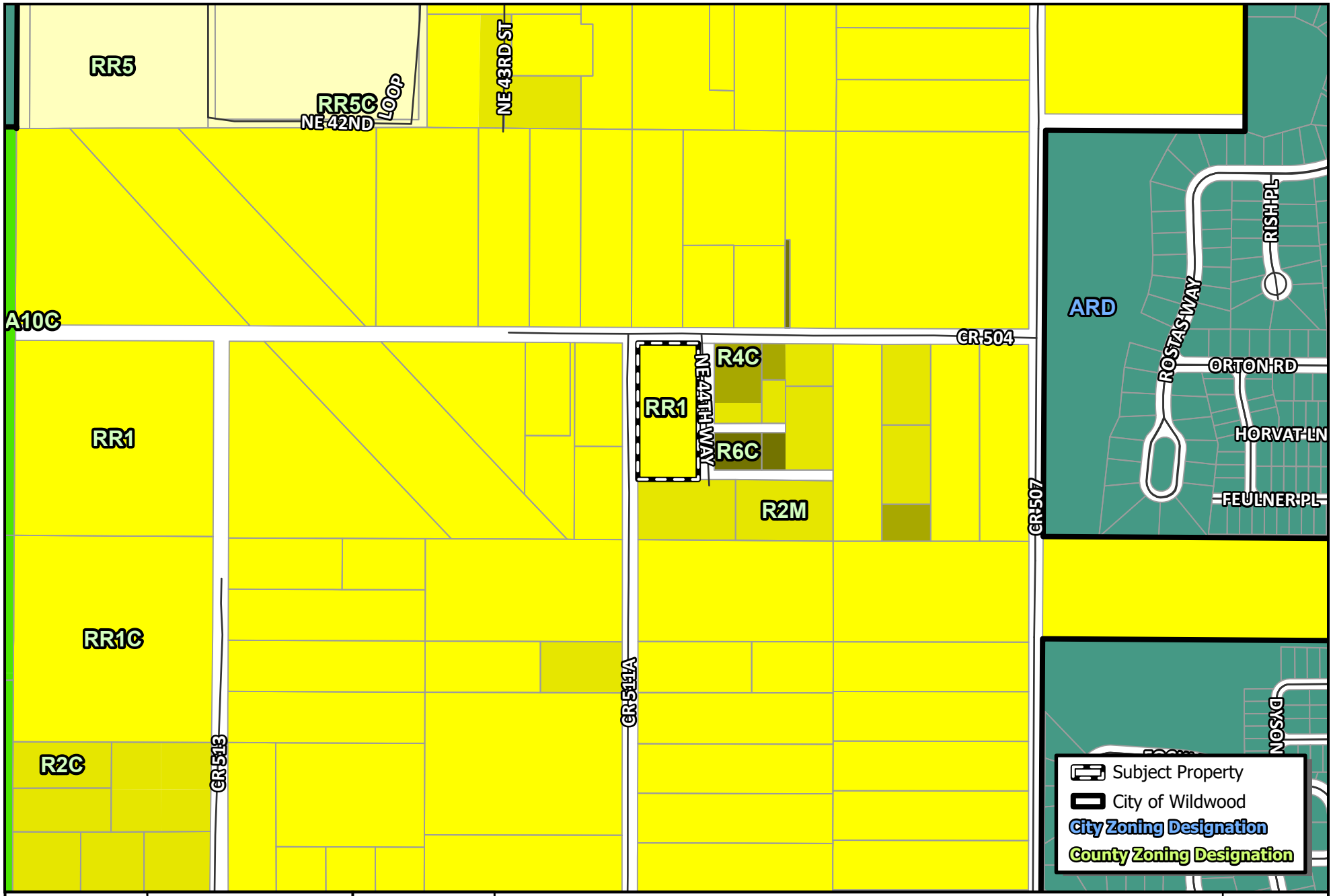
WIECKHORST

PARCEL G29A239

MAP 1B

LOCATION MAP

DEC 2024



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

N
US Feet
0 90 180 360

RZ 2412-002

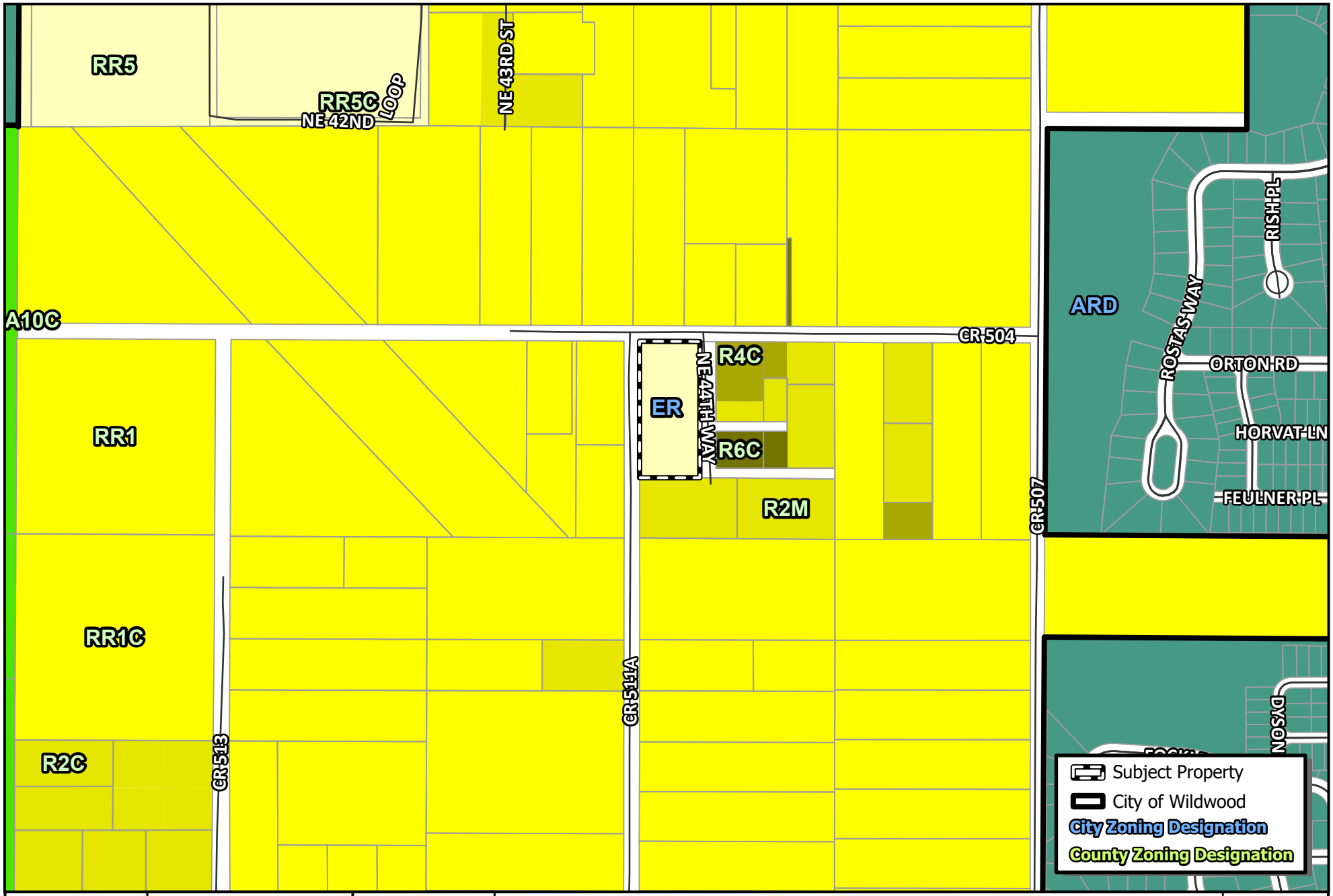
WIECKHORST

PARCEL G29A239

MAP 3A

EXISTING ZONING

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

RZ 2412-002

WIECKHORST

PARCEL G29A239

MAP 3B

PROPOSED ZONING

DEC 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: O2024-98

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 law[1] 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, January 7th, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (City) on 2.5 acres MOL. The subject property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.

Case Number: RZ 2412-002 Wieckhorst

Applicant(s): L. Norman Adams Home Builders

Owner(s): Barbara Lynn Wieckhorst

Parcel(s): G29A239

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: January 7,2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-0015 Naimat Jesus Inc Annexation**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-0015 Naimat Jesus, Inc
Ordinance Number	O2025-3
Owner(s)	Naimat Jesus, Inc - David Suleiman
Applicant(s)	LPG Urban and Regional Planners, LLC - Michael Rankin
Property Location	The subject property is generally located at the northeast corner of CR 507 and Warm Springs Ave.
Parcel(s)	G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147
Date	January 28, 2025

The applicant on behalf of the owner has submitted a voluntary annexation application for the parcels listed above on 8 acres, MOL.

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 capacity of the wastewater treatment plant and the utility lines to service the property will need to be confirmed. The City's wastewater treatment plant has a current permitted capacity of 3.55 million gallons per day (MGD). Through a variety of analysis and forecasts, the City has determined it will be close to reaching its system wastewater capacity in or around 2026. The City has initiated the wastewater treatment plant expansion. The City anticipates construction to begin in or around the beginning of 2025. While certain milestones have been set to work towards a completion date of 2027, the actual completion date of the wastewater treatment plant expansion has not been established, therefore capacity cannot be guaranteed until substantial completion and occupancy of the wastewater treatment plant at its expanded, City-wide capacity of 5.5 MGD has been achieved.

Staff will not be supporting any increases in density or intensity at the comprehensive plan amendment (land use) and rezoning applications.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-3

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 8 ACRES LOCATED ON AT THE NORTHEAST CORNER OF CR 507 AND WARM SPRINGS AVE, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES 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 at the northeast corner of CR 507 and Warm Springs Ave, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is 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 Naimat Jesus, Inc., is more particularly described as follows:

G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147
Naimat Jesus, Inc
8 +/-

LEGAL DESCRIPTION

PARCEL G29A146

LOT 6, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS AS DESCRIBED IN THE STIPULATED ORDER OF TAKING AS RECORDED IN

OFFICIAL RECORDS BOOK 3274, PAGE 155, STIPULATED FINAL JUDGEMENT FOR PARCEL NOS: 10, 10A & 10B (DIANA L. JOHNSEN) AND DISBURSEMENT OF PROCEEDS RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 7 AND ORDER GRANTING STIPULATED MOTION TO CORRECT CLERICAL ERROR IN STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 12, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G29A145

LOT 5, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 3146, PAGE 428.

PARCEL G29A143

LOT 3, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G29A142

THE SOUTH ½ OF LOT 2, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 4.

PARCEL G29A141

LOT 1 AND THE NORTH ½ OF LOT 2, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3146, PAGE 422.

PARCEL G29A147

LOT 7, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES(S) 29, OF THE 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 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.

SECTION 8. SCRIVENER’S ERROR. The city attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

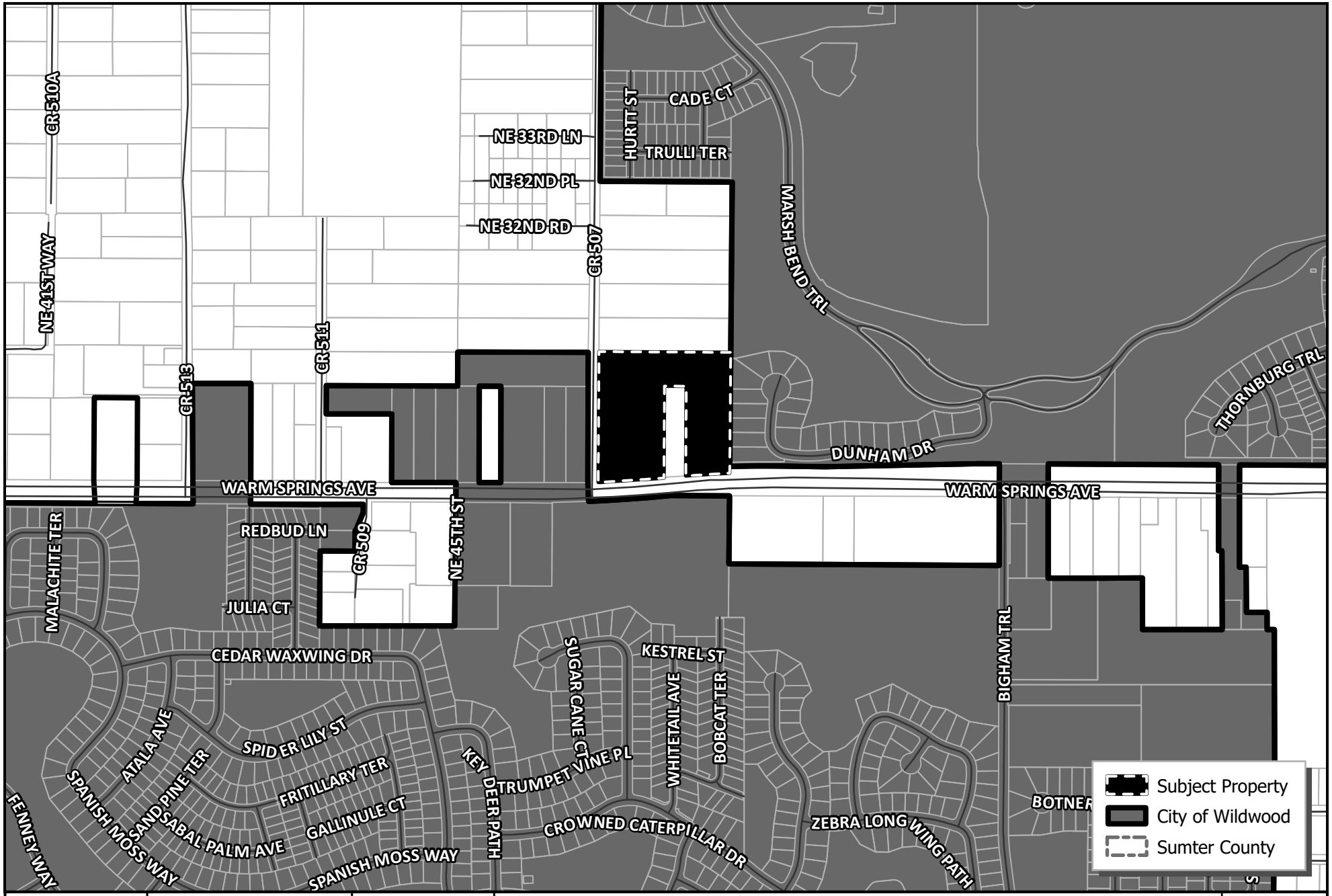
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

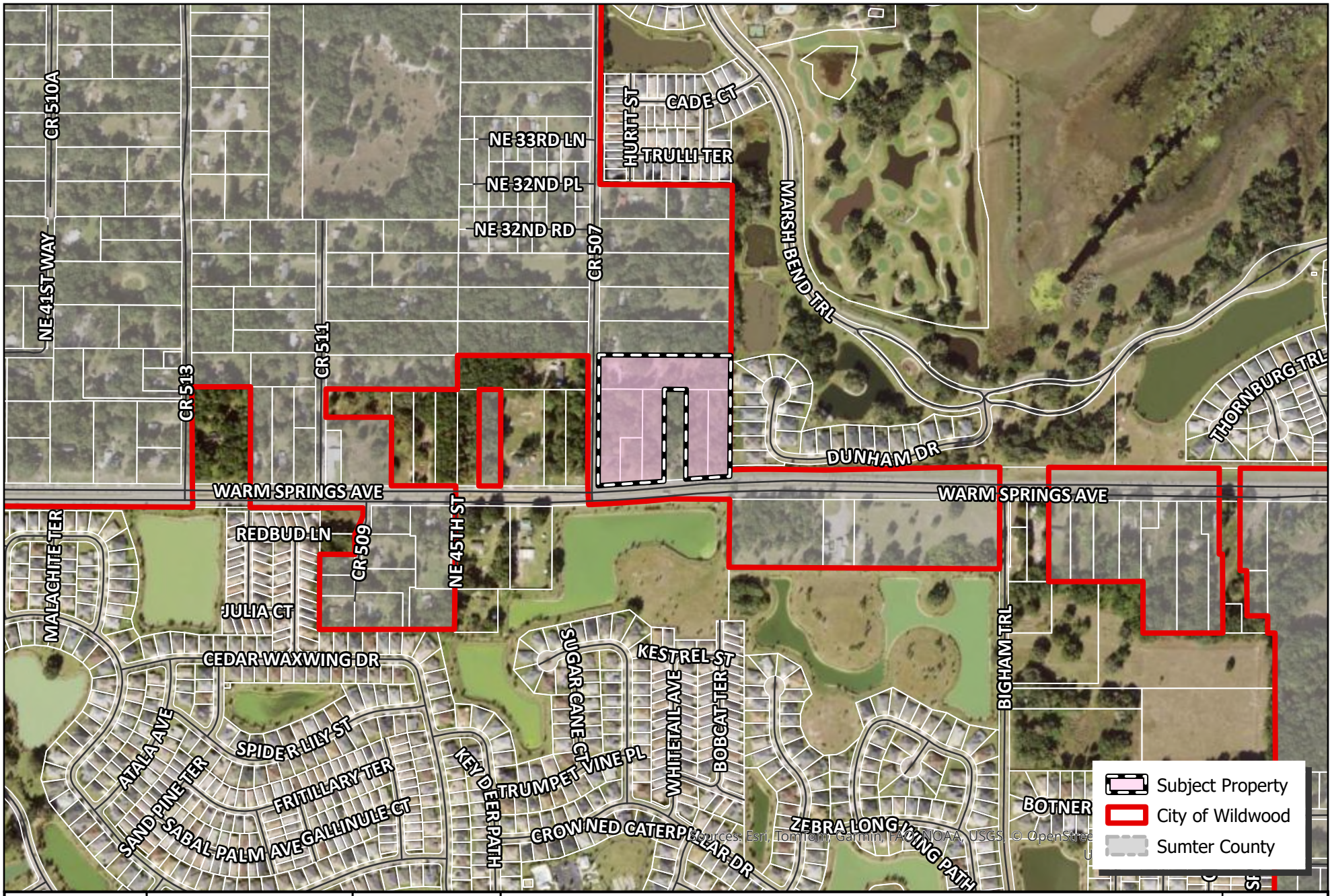
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0 140 280 560

PJ #25-0015

NAIMAT JESUS INC

PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

MAP 1A
LOCATION MAP
JAN 2025



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

PJ #25-0015

NAIMAT JESUS INC

PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

MAP 1B

LOCATION MAP

JAN 2025

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: O2025-3

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 law[1] 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

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

January 22, 2025

JOHNSON DEAN O & KRISTINE A
2786 DUNHAM DR
THE VILLAGES, FL 32163

Your Parcel Number(s): G28H019

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	LPG Urban and Regional Planners, LLC – Michael Rankin
OWNERS:	Naimat Jesus, LLC – David Suleiman
CASE NUMBER:	A25-0015
PARCEL NUMBERS:	G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

The subject property is generally located at the northeast corner of CR 507 and Warm Springs Ave.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Monday, February 10, 2025, at 9:00 am** and a final reading to be held on **Monday, February 24, 2025, at 7:00 pm.**

O2025-3 proposes a voluntary annexation of the above listed parcels.

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

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

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

___ I support this request.

___ I do not object to this request.

X I do not support this request for the following reason(s) FAILURE TO MAINTAIN CURRENT USE PROPOSED USE INCOMPATABLE

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

January 22, 2025

BRAGANZA LUTHER QUITORIANO & J
349 CRESTRUN LOOP
LEESBURG, FL 34748

Your Parcel Number(s): G29A028

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	LPG Urban and Regional Planners, LLC – Michael Rankin
OWNERS:	Naimat Jesus, LLC – David Suleiman
CASE NUMBER:	A25-0015
PARCEL NUMBERS:	G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

The subject property is generally located at the northeast corner of CR 507 and Warm Springs Ave.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Monday, February 10, 2025, at 9:00 am** and a final reading to be held on **Monday, February 24, 2025, at 7:00 pm.**

O2025-3 proposes a voluntary annexation of the above listed parcels.

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

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

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

✓ I support this request.
✓ I do not object to this request.
___ I do not support this request for the following reason(s) _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CDD 2501-001 Village CDD No. 16**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC, has petitioned the City Commission of the City of Wildwood, Florida, to adopt an ordinance establishing the Village Community Development District No. 16.

Ordinance O2025-4 has been prepared should the Commission move to support the request. This is the first public hearing for Ordinance O2025-4.

DATED: 1/29/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-4

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Middleton Community Development District A ("District"), pursuant to Chapter 190, Florida Statutes (2024); and,

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area

described in the Petition.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1: RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2: AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2024).

SECTION 3: DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the "Village Community Development District No. 16".

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 1316.1 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5: POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Jake Andrews, Carolyn Pruitt-Isbill, Justin Richey, John Brinson, and Bobby Davenport. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7: SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 9. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

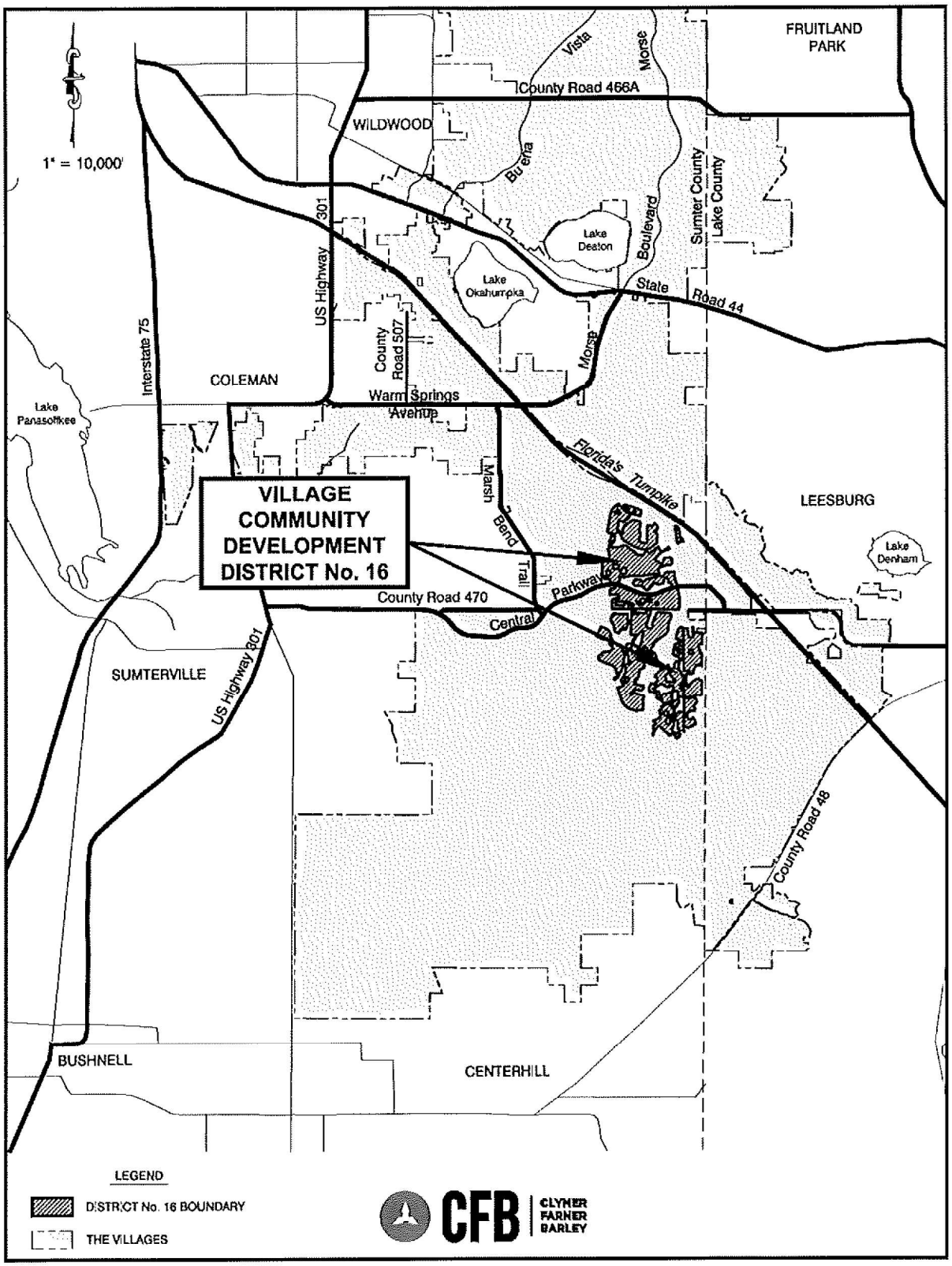
First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

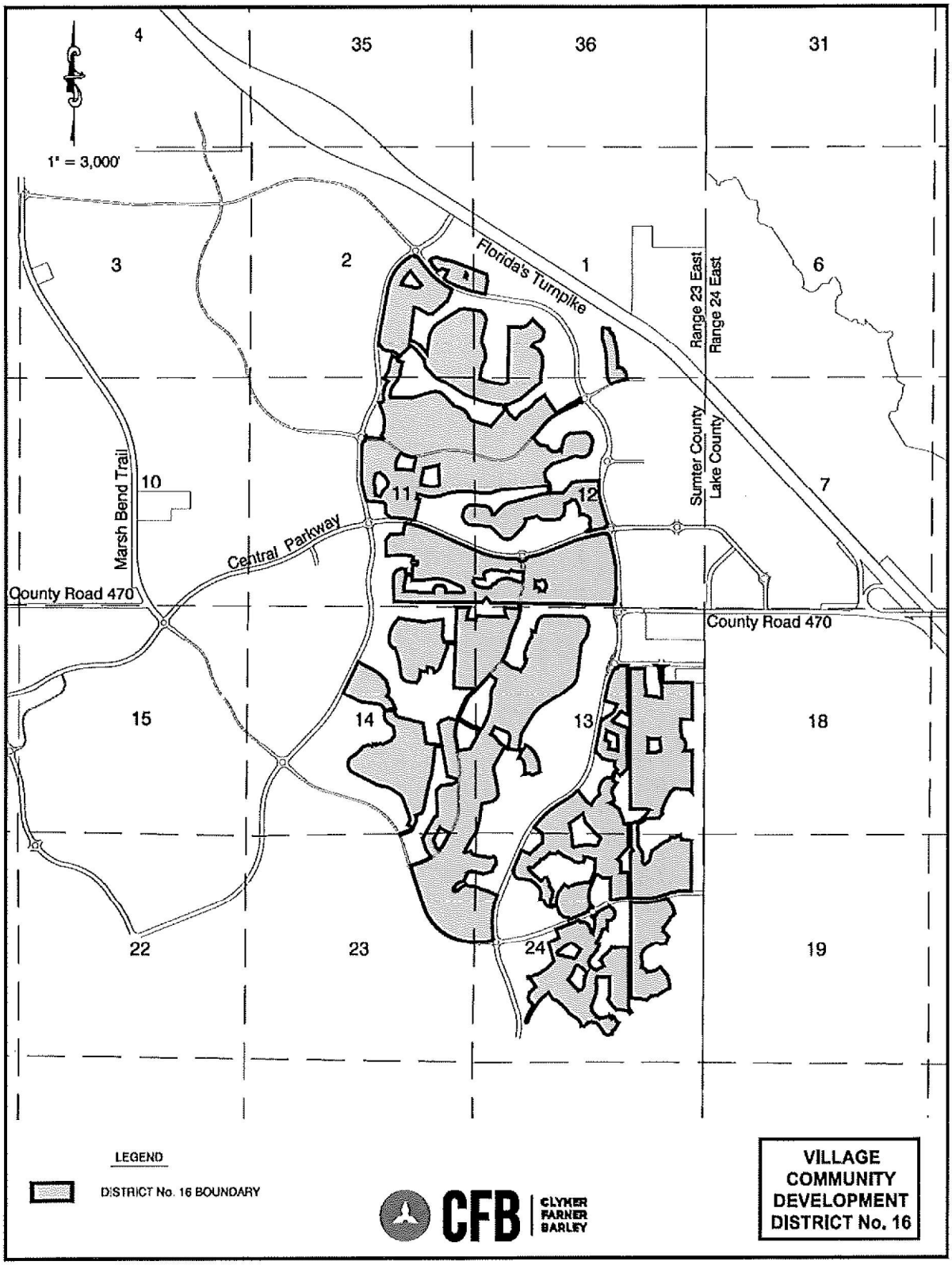
_____
City Attorney

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

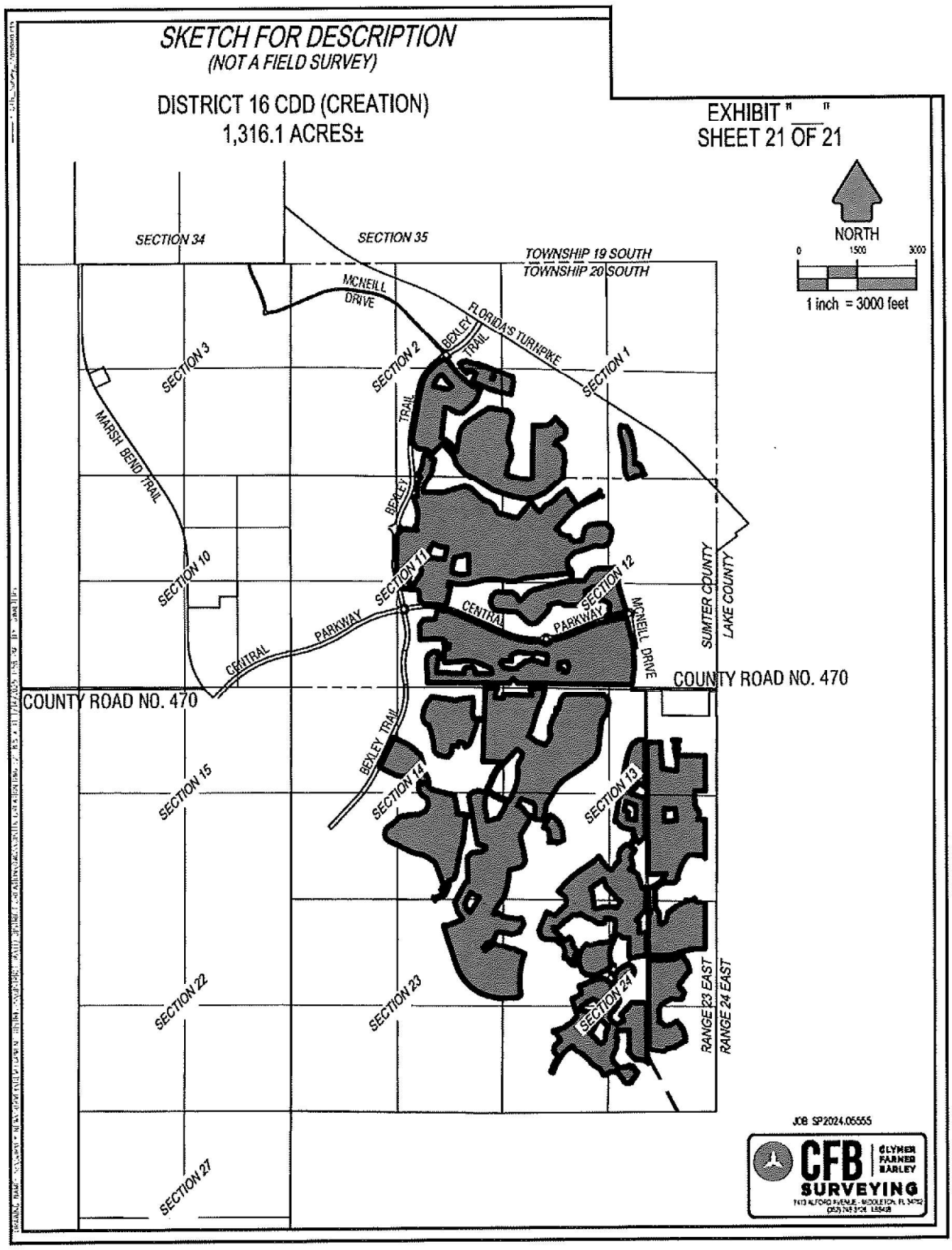
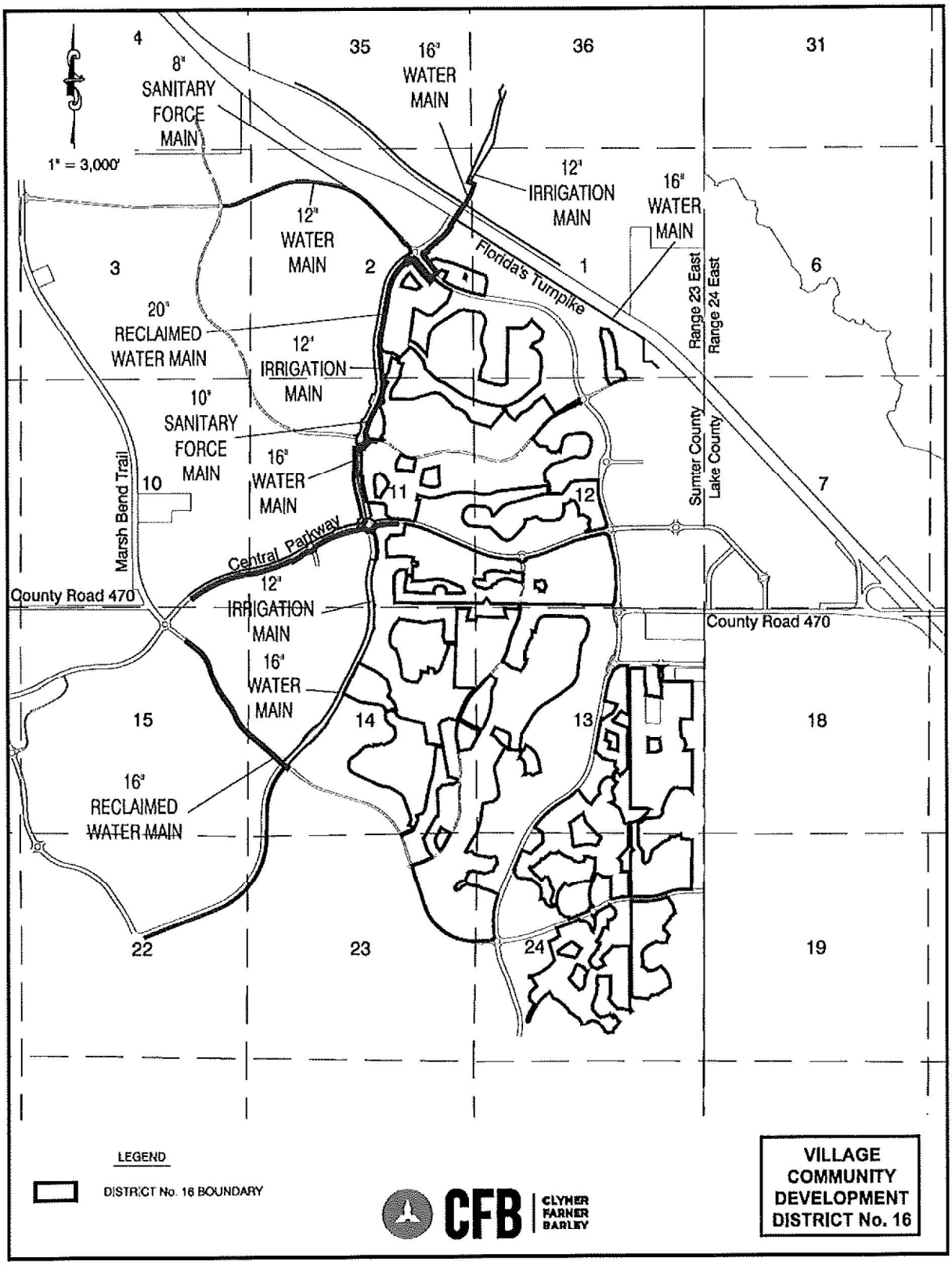

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±
EXHIBIT " "
SHEET 21 OF 21
NORTH
0
1500
3000
1 inch = 3000 feet
SECTION 34
SECTION 35
TOWNSHIP 19 SOUTH
TOWNSHIP 20 SOUTH
MCNEILL DRIVE
FLORIDA'S TURNPIKE
BEXLEY TRAIL
SECTION 3
SECTION 2
SECTION 1
MARSH BEND TRAIL
BEXLEY TRAIL
SECTION 10
SECTION 11
SECTION 12
CENTRAL PARKWAY
CENTRAL PARKWAY
MCNEILL DRIVE
SUMTER COUNTY
LAKE COUNTY
COUNTY ROAD NO. 470
COUNTY ROAD NO. 470
BEXLEY TRAIL
SECTION 15
SECTION 14
SECTION 13
SECTION 22
SECTION 23
SECTION 24
RANGE 23 EAST
RANGE 24 EAST
SECTION 27
JOB SP2024.05555
CFB
CLYMER FARNER BARLEY
SURVEYING

EXHIBIT 5



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

NELSON MULLINS

Jo O. Thacker
Attorney
T: (407) 669-4230
jo.thacker@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW
390 North Orange Avenue
Suite 1400
Orlando, FL 32801-4961
T: (407) 669-4200 F: (407) 425-8377
nelsonmullins.com

January 16, 2025

Via Fedex

Mr. Jason F. McHugh
City Manager
City of Wildwood
City Hall 100 N Main St
Wildwood, Florida 34785
RE: Petition to Establish Village Community Development District No. 16

Dear Mr. McHugh:

Enclosed please find the following original documents for filing:

- Petition to Establish Village Community Development District No. 16; and
- Filing fee check for $15,000.00.

If you have any question or comment, please contact me.

Sincerely,

Jo O. Thacker

JOT:cv

Enclosures

PETITION TO ESTABLISH
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

Petitioner, The Villages Development Company, LLC, a Florida limited liability company, petitions the City of Wildwood, Florida (hereinafter referred to as "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 7580 Middleton Drive, Middleton, FL 34762.

2. The boundary of the District comprises approximately 1316.1 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Village Community Development District No. 16.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule a public hearing on February 24, 2025 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

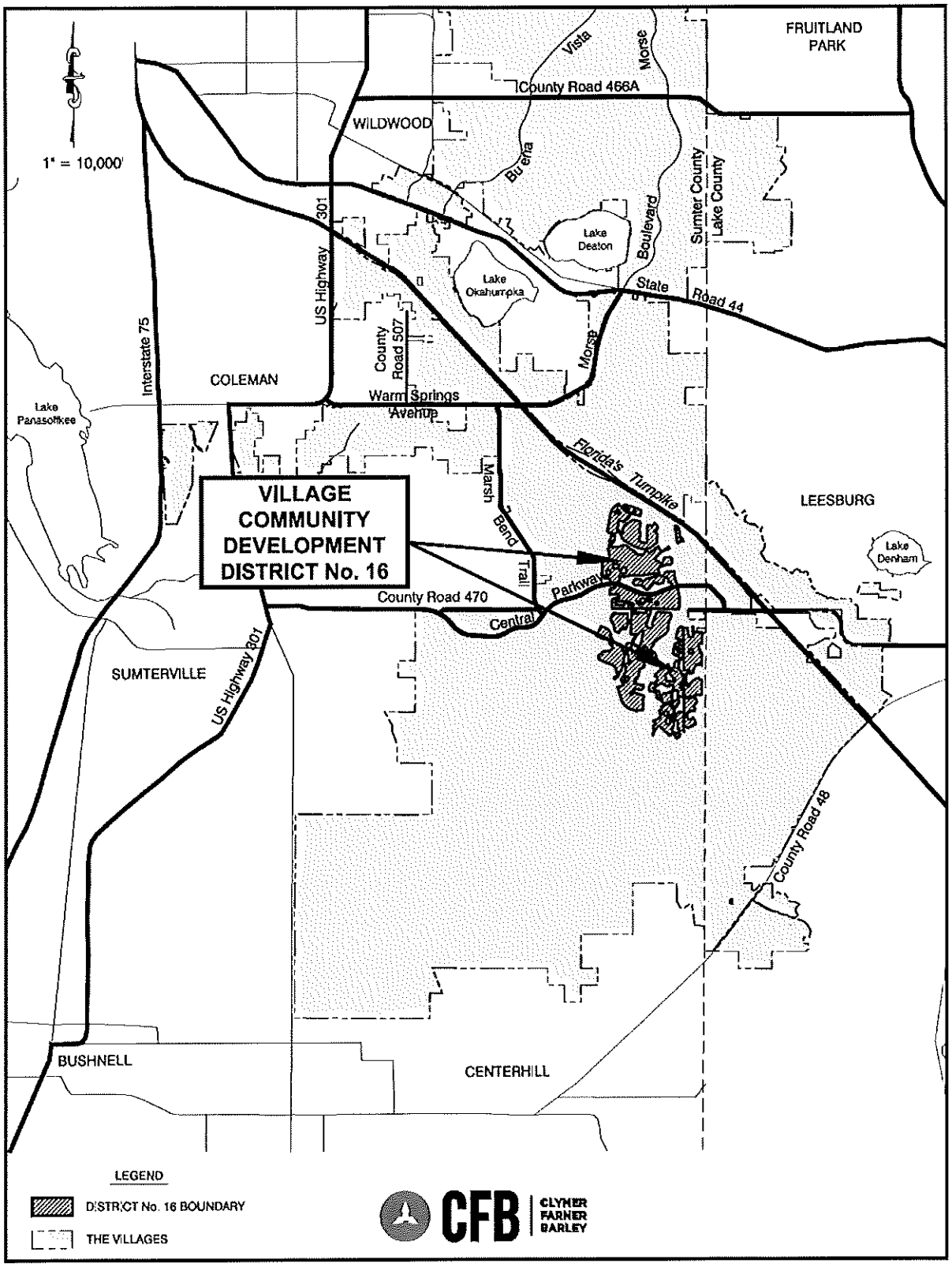
RESPECTFULLY SUBMITTED this 15th day of January, 2025.

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

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

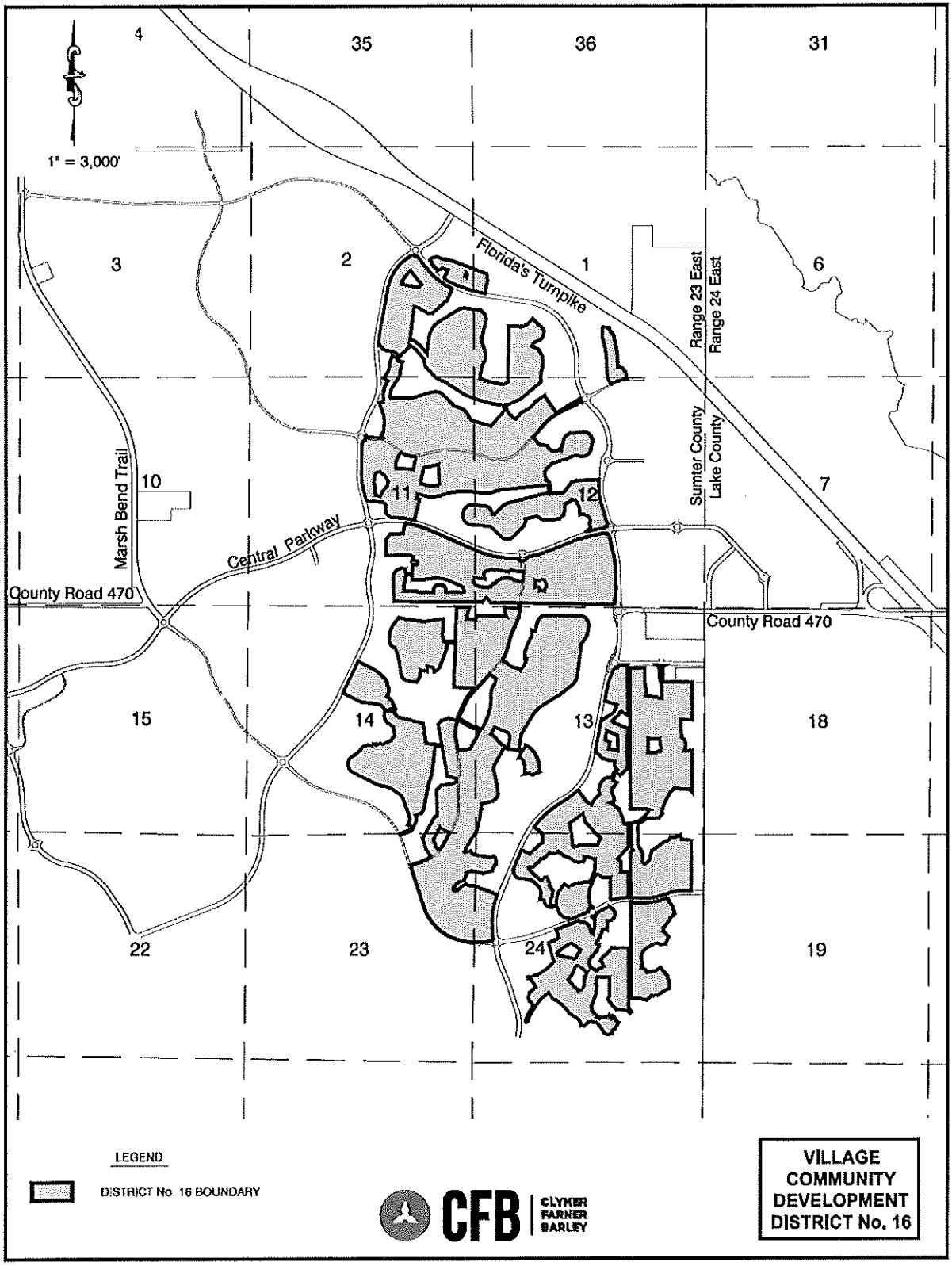
By: _____
Martin L. Dzuro, Manager

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 1 OF 21

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 191.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE N89°04'20"E, 63.25 FEET; THENCE S72°29'34"E, 140.82 FEET; THENCE S69°04'12"E, 822.34 FEET; THENCE S10°28'51"E, 143.94 FEET; THENCE S11°54'27"W, 317.06 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 267.44 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1870.50 FEET TO THE POINT OF BEGINNING; THENCE S09°26'24"E, 99.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'33", AN ARC DISTANCE OF 68.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,222.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°10'52"W, 434.60 FEET TO WHICH A RADIAL LINE BEARS N06°34'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°29'09", AN ARC DISTANCE OF 436.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N27°39'09"W, 153.62 FEET; THENCE N08°17'44"W, 194.01 FEET; THENCE N03°04'12"W, 57.97 FEET; THENCE N01°34'09"E, 49.49 FEET; THENCE N00°31'52"E, 49.47 FEET; THENCE N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET;

CONTINUED ON SHEET 2

Digitally signed by Kaye M. Jameson
Kaye M. Jameson Date: 2025.01.14 15:49:51 -05'00'

DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2024.05555

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB | CLYMER FARNER BARLEY SURVEYING
7411 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 742-3128 LB#436

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT " 2 "
SHEET 2 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 12.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 167.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°05'45", AN ARC DISTANCE OF 190.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 42.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'28", AN ARC DISTANCE OF 7.76 FEET TO THE POINT OF TANGENCY; THENCE S37°11'45"E, 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 14.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO THE POINT OF BEGINNING; THENCE S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A

CONTINUED ON SHEET 3

JOB SP2024.05555

CFB GLYNER FARNER BARLEY SURVEYING
240 ALFORD AVENUE - MIDDLETON, FL 34762
(863) 760-1606 LB#6618

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 3 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 58.96 FEET; THENCE N44°33'59"E, 60.70 FEET; THENCE N60°00'58"E, 59.23 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET;

CONTINUED ON SHEET 4

JOB SP2024.05555

CFB GLYMPH PARKER BARLEY SURVEYING
7410 RELFORD AVENUE - MOUNTEDA, FL 34762
(352) 742-2104 LB#6991

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 4 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'37", AN ARC DISTANCE OF 435.55 FEET TO THE POINT OF TANGENCY; THENCE N01°06'49"E, 613.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'01", AN ARC DISTANCE OF 42.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE S65°25'01"E, 121.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°04'25"E, 90.90 FEET TO WHICH A RADIAL LINE BEARS N65°25'01"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'53", AN ARC DISTANCE OF 91.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN N62°33'03"W, 149.91 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD

CONTINUED ON SHEET 5

J08 SP2024.05555

CFB SURVEYING
CLYNER FARMER BARLEY
740 ALFORD AVENUE - MIDDLETOWN, FL 34762
(352) 742-3106 LB#6618

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 5 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

BEARING AND DISTANCE OF N05°45'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; THENCE N10°30'16"E, 1,118.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S38°04'03"E, 342.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO THE POINT OF BEGINNING; THENCE S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO THE POINT OF BEGINNING; THENCE S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; THENCE N88°26'47"W, 485.93 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 6

JOB SP2024.05555

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 33762
(352) 748-3126 LB#68

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 6 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO THE POINT OF BEGINNING; THENCE S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO THE POINT OF BEGINNING; THENCE S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO THE POINT OF BEGINNING; THENCE S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 11, 12, 13, 14, 23 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'47", AN ARC DISTANCE OF 445.62 FEET TO THE POINT OF TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF

CONTINUED ON SHEET 7

JOB SP2024.05555

CFB | CLYMER FARNER BARLEY
SURVEYING
7419 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB#428

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 7 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'44", AN ARC DISTANCE OF 136.59 FEET TO THE POINT OF TANGENCY; THENCE S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'36", AN ARC DISTANCE OF 418.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°29'22", AN ARC DISTANCE OF 213.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'44", AN ARC DISTANCE OF 941.70 FEET TO THE POINT OF TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 967.50 FEET AND A CHORD BEARING AND DISTANCE OF S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE

JOB SP2024.05555

CONTINUED ON SHEET 8

CFB GLYNER FARNER BARLEY SURVEYING
7413 REDFORD AVENUE - MIDDLETON, FL 34762
(863) 742-3124 LB#68

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 8 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 404.35 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE

CONTINUED ON SHEET 9

JOB SP2024.05555

CFB SURVEYING
CLYMER FARNER BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
CERTIFICATE LB#6618

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 9 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 8

S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°28'54", AN ARC DISTANCE OF 80.82 FEET TO THE POINT OF TANGENCY; THENCE N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,555.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

CONTINUED ON SHEET 10

JOB SP2024.05555

CFB CLYMER FARMER BARLEY SURVEYING
1410 ALFORD AVENUE, MIDDLETON, FL 34762
(863) 763-3126 LB#68

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 10 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 9

ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 68.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W,

JOB SP2024.05555

CONTINUED ON SHEET 11

CFB | CLYMER FARMER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34252
(352) 745-3124 LB#49

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 11 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 10

61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO THE POINT OF BEGINNING; THENCE S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; THENCE N01°50'38"W, 140.06 FEET; THENCE N12°01'50"E, 144.21 FEET; THENCE N04°14'06"E, 92.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,717.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°21'07"E, 150.52 FEET TO WHICH A RADIAL LINE BEARS S04°14'06"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'27", AN ARC DISTANCE OF 150.54 FEET; THENCE ALONG A RADIAL LINE RUN S01°03'39"W, 110.00 FEET; THENCE S89°37'18"E, 67.38 FEET; THENCE N88°58'28"E, 71.15 FEET; THENCE N87°31'14"E, 72.35 FEET; THENCE N86°03'16"E, 72.35 FEET; THENCE N84°35'18"E, 72.35 FEET; THENCE N83°07'20"E, 72.36 FEET; THENCE N82°16'42"E, 69.95 FEET; THENCE N86°30'56"E, 67.01 FEET; THENCE S88°10'05"E, 67.01 FEET; THENCE S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO THE POINT OF BEGINNING; THENCE S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 FEET; THENCE S75°57'44"W, 63.43 FEET; THENCE S85°17'29"W, 63.43 FEET; THENCE N85°22'45"W, 63.43 FEET; THENCE N76°03'00"W, 63.43 FEET; THENCE N79°17'57"W, 66.20 FEET; THENCE N57°23'29"W, 65.78 FEET; THENCE N30°36'39"W, 60.11 FEET; THENCE N11°45'36"W, 49.08 FEET; THENCE N26°38'29"E, 52.07 FEET; THENCE S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO THE POINT OF BEGINNING; THENCE N01°05'53"E, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE

CONTINUED ON SHEET 12

JOB SP2024.05555

CFB GLYMER PARKER BARLEY SURVEYING
140 ALFORD AVENUE, MIDDLETON, FL 33762
(352) 742-7104 LB#68

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 12 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 11

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET TO THE POINT OF TANGENCY; THENCE N88°54'07"W, 54.68 FEET; THENCE N01°05'53"E, 82.38 FEET; THENCE N05°40'23"E, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 FEET; THENCE S80°42'40"E, 60.91 FEET; THENCE S22°25'56"E, 124.49 FEET; THENCE S19°12'41"W, 62.41 FEET; THENCE S35°10'55"W, 59.76 FEET; THENCE S01°05'53"W, 25.40 FEET; THENCE N88°54'07"W, 90.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO THE POINT OF BEGINNING; THENCE S46°13'54"E, 42.00 FEET; THENCE S56°09'06"E, 128.58 FEET; THENCE S12°47'04"W, 118.73 FEET; THENCE S33°21'16"W, 123.02 FEET; THENCE S15°03'06"W, 97.94 FEET; THENCE S01°31'26"E, 82.40 FEET; THENCE S00°38'20"E, 68.28 FEET; THENCE S02°26'09"W, 68.28 FEET; THENCE S05°30'37"W, 68.28 FEET; THENCE S08°35'06"W, 68.28 FEET; THENCE S11°39'35"W, 68.28 FEET; THENCE S14°44'03"W, 68.28 FEET; THENCE S17°48'32"W, 68.28 FEET; THENCE S20°53'01"W, 68.28 FEET; THENCE S23°57'29"W, 68.28 FEET; THENCE S27°01'58"W, 68.28 FEET; THENCE S29°33'16"W, 141.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,286.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO THE POINT OF BEGINNING; THENCE N29°47'41"E, 186.47 FEET; THENCE S68°27'36"E, 291.94 FEET; THENCE S55°03'01"E, 66.75 FEET; THENCE S21°39'19"E, 80.52 FEET; THENCE S07°57'44"W, 235.90 FEET; THENCE N82°02'16"W, 12.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'21", AN ARC DISTANCE OF 308.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'23", AN ARC DISTANCE OF 137.46 FEET TO THE POINT OF TANGENCY; THENCE N60°12'19"W, 64.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO THE POINT OF BEGINNING; THENCE S79°36'34"W, 277.71 FEET; THENCE N10°23'26"W, 129.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,021.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°10'02", AN ARC DISTANCE OF

JOB SP2024.05555

CONTINUED ON SHEET 13

CFB CLYNER FARKER BARLEY SURVEYING
7410 ALFORD AVENUE, MIDDLETON, FL 34762
(352) 787-3104 LB#6

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 13 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO THE POINT OF BEGINNING; THENCE S61°31'47"E, 254.45 FEET; THENCE S28°28'13"W, 237.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 987.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; THENCE S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE N54°01'19"E, 55.57 FEET; THENCE N20°57'23"E, 49.62 FEET; THENCE N15°17'06"E, 94.89 FEET; THENCE N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.71 FEET; THENCE S14°16'43"E, 97.50 FEET; THENCE S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 498.05 FEET; THENCE S89°47'09"W, 172.88 FEET; THENCE N58°16'23"W, 178.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S22°10'34"W, 41.18 FEET TO WHICH A RADIAL LINE BEARS S70°16'57"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°55'03", AN ARC DISTANCE OF 41.20 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 220.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 86.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY,

CONTINUED ON SHEET 14

JOB SP2024.05555

CFB CLYMER FARMER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 742-3126 LB#4418

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 14 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 13

HAVING A RADIUS OF 675.50 FEET AND A CHORD BEARING AND DISTANCE OF S08°12'14"E, 218.00 FEET TO WHICH A RADIAL LINE BEARS N88°55'05"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°34'18", AN ARC DISTANCE OF 218.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'59", AN ARC DISTANCE OF 117.76 FEET TO A POINT OF CUSP OF A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°53'35"W, 149.92 FEET TO WHICH A RADIAL LINE BEARS N14°35'38"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°24'05", AN ARC DISTANCE OF 165.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'05", AN ARC DISTANCE OF 39.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°03'20"W, 270.84 FEET TO WHICH A RADIAL LINE BEARS S24°54'33"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°55'45", AN ARC DISTANCE OF 270.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°31'39", AN ARC DISTANCE OF 366.56 FEET; THENCE ALONG A RADIAL LINE RUN S89°17'26"W, 93.00 FEET; THENCE N07°42'43"E, 75.77 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE S71°33'14"E, 173.87 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE S41°48'58"E, 1.00 FEET; THENCE N48°01'28"E, 70.00 FEET; THENCE N48°12'33"E, 99.51 FEET; THENCE N13°26'53"E, 63.73 FEET; THENCE N06°20'27"W, 104.04 FEET; THENCE N17°05'07"W, 75.04 FEET; THENCE N53°57'15"W, 213.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°43'53"E, 930.09 FEET TO WHICH A RADIAL LINE BEARS N53°28'19"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'25", AN ARC DISTANCE OF 937.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE N15°17'35"W, 104.54 FEET; THENCE N13°44'38"E, 105.59 FEET; THENCE N29°42'51"E, 102.97 FEET; THENCE N43°54'59"E, 89.39 FEET; THENCE N63°49'15"E, 71.29 FEET; THENCE N88°30'37"E, 119.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°02'34"E, 4.07 FEET TO WHICH A RADIAL LINE BEARS S84°49'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'23", AN ARC DISTANCE OF 4.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 114.41 FEET; THENCE N84°23'45"W, 57.17 FEET; THENCE N78°15'08"W, 79.92 FEET; THENCE N79°24'50"W, 70.01 FEET; THENCE N70°26'23"W, 102.43 FEET; THENCE N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130,

CONTINUED ON SHEET 15

JOB SP2024.05555

CFB | CLYMER PARKER BARLEY SURVEYING
2413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 742-2126 LB8438

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 15 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 14

PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 350.02 FEET; THENCE S00°12'51"E, 347.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 25.71 FEET; THENCE S81°03'32"E, 382.22 FEET; THENCE N00°12'51"W, 282.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE S88°40'45"E, 681.10 FEET; THENCE S00°14'44"W, 877.90 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO THE POINT OF BEGINNING; THENCE S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND

JOB SP2024.05555

CONTINUED ON SHEET 16

CFB | CLYMER FARMER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3124 LB#3418

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 16 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 15

HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°55'34"W, 11.16 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'37", AN ARC DISTANCE OF 11.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°16'36"E, 53.43 FEET; THENCE N46°25'25"E, 56.49 FEET; THENCE N09°43'47"W, 61.06 FEET; THENCE N19°24'57"W, 140.02 FEET; THENCE N00°13'41"E, 52.13 FEET; THENCE N17°40'32"E, 41.41 FEET; THENCE N44°24'21"E, 57.84 FEET; THENCE N32°18'38"E, 99.34 FEET; THENCE N58°38'19"W, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°44'57"E, 79.68 FEET TO WHICH A RADIAL LINE BEARS S53°24'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°41'09", AN ARC DISTANCE OF 80.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO THE POINT OF BEGINNING; THENCE S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'10"W, 211.53 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'38", AN ARC DISTANCE OF 212.30 FEET; THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 92.50 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE

CONTINUED ON SHEET 17

JOB SP2024.05555

CFB GLYKER FARKER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 742-3121 LB5628

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 17 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 16

ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2557.59 FEET TO THE POINT OF BEGINNING; THENCE S00°56'03"W, 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 207.41 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; THENCE N62°07'25"W, 109.13 FEET; THENCE S41°22'39"W, 97.59 FEET; THENCE S35°23'58"W, 154.82 FEET; THENCE S16°31'40"W, 97.81 FEET; THENCE S06°07'29"W, 160.84 FEET; THENCE S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.46 FEET; THENCE N33°12'21"W, 112.46 FEET; THENCE N00°55'36"W, 68.75 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.68 FEET; THENCE N55°52'20"E, 70.58 FEET; THENCE N29°23'33"E, 73.94 FEET; THENCE N74°04'19"E, 77.77 FEET; THENCE N48°44'43"E, 181.40 FEET; THENCE S86°45'51"E, 138.80 FEET; THENCE N53°20'04"E, 7.30 FEET; THENCE N58°34'06"E, 58.52 FEET; THENCE S58°59'48"E, 53.63 FEET; THENCE S53°57'26"E, 118.20 FEET; THENCE S70°36'40"E, 172.08 FEET; THENCE S49°37'55"E, 105.04 FEET; THENCE S76°43'52"E, 103.86 FEET; THENCE N82°02'32"E, 117.48 FEET; THENCE N26°19'25"E, 63.69 FEET; THENCE N06°03'36"W, 57.50 FEET; THENCE S87°54'52"E, 77.20 FEET; THENCE S73°08'43"E, 153.87 FEET; THENCE S89°03'57"E, 28.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 721.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 790.16 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.80 FEET; THENCE S00°49'36"W, 55.39 FEET; THENCE S03°19'20"W, 21.68 FEET; THENCE S79°02'25"W, 33.00 FEET; THENCE S60°46'29"W, 161.37 FEET; THENCE S56°06'44"W, 129.71 FEET; THENCE S84°12'24"W, 153.39 FEET; THENCE S47°09'27"W, 133.76 FEET; THENCE N83°09'52"W, 39.46 FEET; THENCE N83°19'53"W, 343.58 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528;

CONTINUED ON SHEET 18

JOB SP2024.05555

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB#68

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 18 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 17

THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; THENCE S14°17'16"E, 86.19 FEET; THENCE S28°21'43"E, 86.25 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.48 FEET; THENCE N35°20'05"W, 62.52 FEET; THENCE N74°33'22"W, 52.13 FEET; THENCE N80°06'14"W, 174.66 FEET; THENCE S81°10'56"W, 58.01 FEET; THENCE N46°07'13"W, 60.69 FEET; THENCE N45°03'44"W, 81.02 FEET; THENCE N37°46'34"W, 166.44 FEET; THENCE N33°55'14"E, 34.52 FEET; THENCE N17°17'07"E, 73.40 FEET; THENCE N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE S23°18'32"E, 70.84 FEET; THENCE S10°32'13"W, 129.68 FEET; THENCE S01°40'21"E, 62.75 FEET; THENCE S21°23'30"W, 300.07 FEET; THENCE S09°21'32"E, 105.47 FEET; THENCE S39°27'18"E, 148.41 FEET; THENCE S26°28'14"W, 7.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 6.64 FEET; THENCE N86°00'44"E, 97.22 FEET; THENCE N74°57'57"E, 129.21 FEET; THENCE N32°18'24"E, 16.03 FEET; THENCE S40°00'28"E, 62.98 FEET; THENCE S57°41'36"E, 20.00 FEET; THENCE N32°23'10"E, 48.60 FEET; THENCE S55°22'27"E, 43.37 FEET; THENCE S30°10'20"E, 123.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'00", AN ARC DISTANCE OF 0.61 FEET TO THE POINT OF TANGENCY; THENCE S64°55'20"E, 46.89 FEET; THENCE S31°39'15"W, 169.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°34'00"W, 56.30 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°31'12", AN ARC DISTANCE OF 59.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S09°40'50"W, 91.62 FEET; THENCE S77°11'14"W, 117.93 FEET; THENCE N64°28'25"W, 83.46 FEET; THENCE N24°47'49"W, 57.89 FEET; THENCE N34°38'11"W, 104.56 FEET; THENCE N41°17'26"W, 145.76 FEET; THENCE N79°58'22"W, 114.15 FEET; THENCE S74°43'32"W, 100.85 FEET; THENCE S48°44'27"W, 95.15 FEET; THENCE N88°00'49"W, 73.75 FEET; THENCE N16°23'05"W, 63.68 FEET; THENCE N38°03'07"W, 115.91 FEET; THENCE N56°42'05"W, 243.46 FEET; THENCE N33°06'59"W, 97.83 FEET; THENCE N46°36'18"W, 144.78 FEET; THENCE N50°38'02"W, 186.68 FEET; THENCE N72°04'52"W, 84.49 FEET; THENCE N33°05'24"W, 173.95 FEET; THENCE S56°54'36"W, 25.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'56", AN ARC DISTANCE OF 48.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N50°46'04"W, 131.13 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE N33°05'24"W, 219.74 FEET; THENCE N76°37'57"W, 61.85 FEET; THENCE N11°20'08"W, 31.58 FEET; THENCE N73°37'15"E, 28.67 FEET; THENCE S67°51'24"E, 35.78 FEET; THENCE N65°15'19"E, 76.97 FEET; THENCE N69°14'44"E, 136.82 FEET; THENCE N56°54'36"E, 250.98 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 161.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°19'36"E, 70.01 FEET TO WHICH A RADIAL LINE BEARS S62°48'49"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°43'11", AN ARC DISTANCE OF 70.06 FEET; THENCE ALONG A NON-TANGENT LINE RUN N21°29'53"E, 59.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.50 FEET AND A CHORD BEARING AND DISTANCE OF N01°55'36"E, 201.10 FEET TO WHICH A RADIAL LINE BEARS S77°02'32"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'44", AN ARC DISTANCE OF 202.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'39", AN ARC DISTANCE OF 126.43 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N61°46'00"E, 158.58 FEET TO WHICH A RADIAL LINE BEARS S18°43'05"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

CONTINUED ON SHEET 19

JOB SP2024.05555

CFB | CLYMER FARNER BARLEY SURVEYING
710 ALFORD AVENUE - MIDDLETON, FL 34762
CERTIFICATE LB#6618

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 19 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 18

93°54'10", AN ARC DISTANCE OF 177.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'50", AN ARC DISTANCE OF 10.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'49"E, 174.49 FEET TO WHICH A RADIAL LINE BEARS S27°45'24"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'35", AN ARC DISTANCE OF 174.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°30'07", AN ARC DISTANCE OF 11.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S71°12'45"E, 90.11 FEET; THENCE S05°26'35"E, 27.91 FEET; THENCE S30°52'14"W, 114.47 FEET; THENCE S08°59'48"W, 17.46 FEET; THENCE S36°53'32"W, 167.48 FEET; THENCE S57°35'23"W, 45.05 FEET; THENCE S24°09'56"W, 125.75 FEET; THENCE S23°13'29"E, 93.53 FEET; THENCE S40°32'31"E, 70.83 FEET; THENCE S68°10'02"E, 117.60 FEET; THENCE N59°32'59"E, 60.85 FEET; THENCE N64°33'35"E, 128.78 FEET; THENCE N26°17'35"W, 105.19 FEET; THENCE N44°29'19"W, 56.82 FEET; THENCE N35°19'07"E, 99.34 FEET; THENCE N48°03'52"E, 113.80 FEET; THENCE N44°06'34"E, 112.76 FEET; THENCE N36°09'29"E, 82.95 FEET; THENCE N89°47'13"E, 116.26 FEET; THENCE N00°12'51"W, 1.00 FEET; THENCE N89°47'09"E, 279.33 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE S16°12'00"E, 188.54 FEET; THENCE S51°04'47"W, 141.60 FEET; THENCE S11°04'56"W, 30.79 FEET; THENCE S39°56'27"W, 88.64 FEET; THENCE S30°42'03"W, 96.43 FEET; THENCE S47°32'36"W, 75.60 FEET; THENCE S01°43'06"E, 83.06 FEET; THENCE S57°14'55"E, 76.15 FEET; THENCE S37°48'11"E, 110.66 FEET; THENCE S30°18'35"W, 80.86 FEET; THENCE S15°17'21"W, 93.38 FEET; THENCE S87°31'19"W, 122.61 FEET; THENCE N82°06'00"W, 125.14 FEET; THENCE S67°18'04"W, 112.09 FEET; THENCE S59°31'23"W, 140.35 FEET; THENCE S48°33'28"W, 100.92 FEET; THENCE S22°19'05"W, 97.58 FEET; THENCE S05°50'00"E, 206.61 FEET; THENCE S12°29'00"W, 93.23 FEET; THENCE S65°56'08"E, 82.85 FEET; THENCE S44°15'30"E, 96.09 FEET; THENCE N84°48'12"E, 105.29 FEET; THENCE N69°27'21"E, 88.57 FEET; THENCE N61°40'12"E, 118.22 FEET; THENCE N65°14'05"E, 22.24 FEET; THENCE S40°18'36"E, 43.51 FEET; THENCE N49°41'24"E, 1.00 FEET; THENCE S40°18'36"E, 182.16 FEET; THENCE S49°41'24"W, 1.00 FEET; THENCE S40°18'36"E, 39.73 FEET; THENCE S10°28'10"E, 49.11 FEET; THENCE S14°16'32"E, 108.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 170.40 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3012.44 FEET TO THE POINT OF BEGINNING; THENCE N78°25'02"W, 317.27 FEET; THENCE N76°41'08"W, 111.73 FEET; THENCE N17°00'07"W, 52.05 FEET; THENCE N47°23'28"E, 57.93 FEET; THENCE N53°06'07"E, 161.57 FEET; THENCE N61°06'21"E, 166.61 FEET; THENCE S83°20'29"E, 40.21 FEET; THENCE S60°02'28"E, 96.01 FEET; THENCE S53°48'42"E, 61.49 FEET; THENCE S53°06'28"E, 92.26 FEET; THENCE S36°53'32"W, 45.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'44", AN ARC DISTANCE OF 203.69 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 20

JOB SP2024.05555

CFB GLYNN FARNER BARLEY SURVEYING
740 RUFORD AVENUE - MIDDLETON, FL 34762
(352) 742-2004 LICENSED

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "2"
SHEET 20 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 19

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 906.30 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.65 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 124.78 FEET; THENCE N41°58'56"W, 228.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°29'53"E, 352.14 FEET TO WHICH A RADIAL LINE BEARS S44°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°11'12", AN ARC DISTANCE OF 356.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; THENCE S50°38'39"W, 31.51 FEET; THENCE S02°58'57"W, 36.24 FEET; THENCE S04°23'32"W, 101.94 FEET; THENCE S06°35'27"W, 77.63 FEET; THENCE S33°46'59"W, 82.53 FEET; THENCE S74°28'28"W, 79.72 FEET TO THE POINT OF BEGINNING.

JOB SP2024.05555

CFB GLYKER FARNER BARLEY SURVEYING

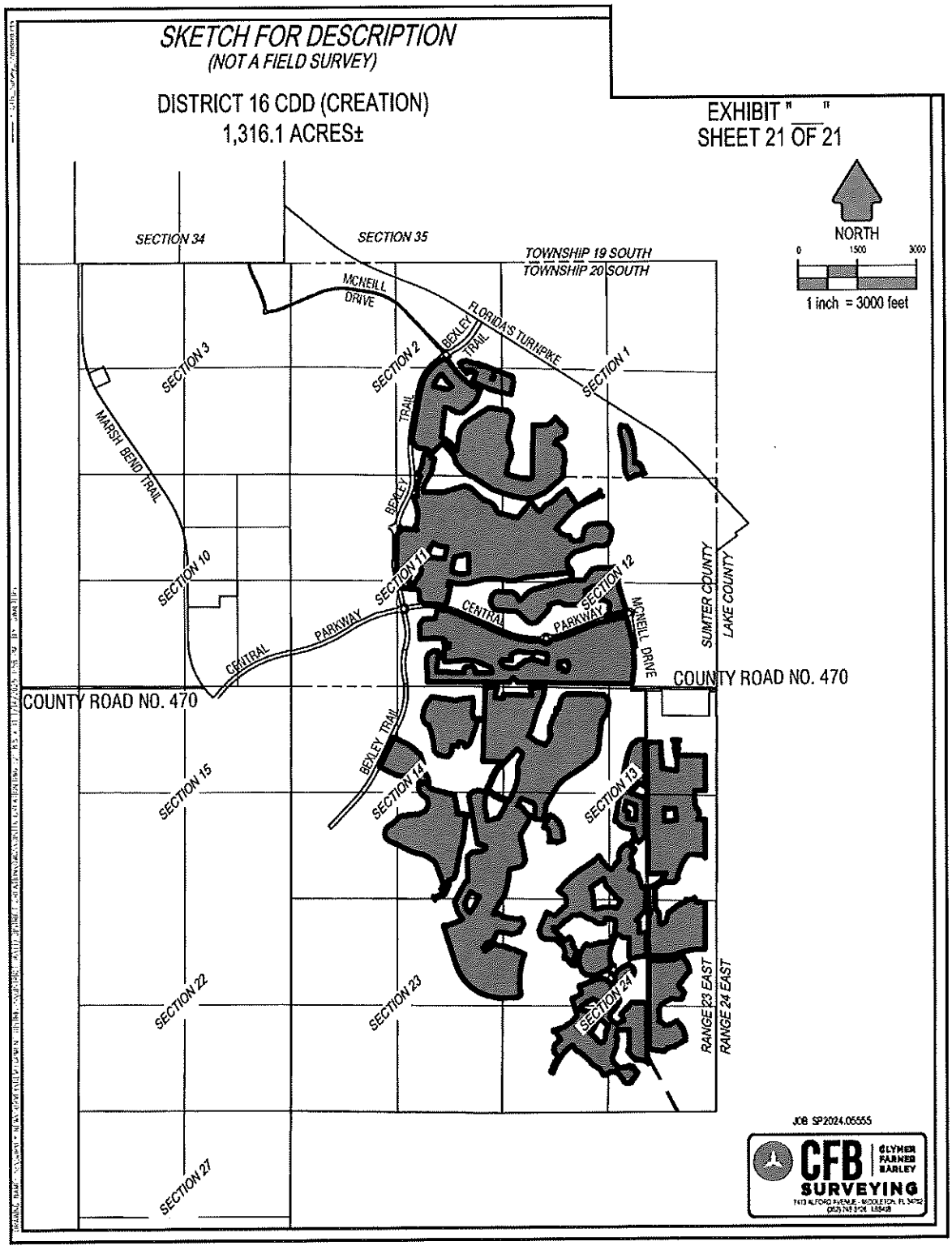

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±
EXHIBIT " "
SHEET 21 OF 21
NORTH
0 1500 3000
1 inch = 3000 feet
SECTION 34
SECTION 35
TOWNSHIP 19 SOUTH
TOWNSHIP 20 SOUTH
MCNEILL DRIVE
BEXLEY TRAIL
FLORIDA'S TURNPIKE
SECTION 3
SECTION 2
SECTION 1
MARSH BEND TRAIL
BEXLEY TRAIL
SECTION 10
SECTION 11
SECTION 12
CENTRAL PARKWAY
CENTRAL PARKWAY
MCNEILL DRIVE
SUMTER COUNTY
LAKE COUNTY
COUNTY ROAD NO. 470
COUNTY ROAD NO. 470
BEXLEY TRAIL
SECTION 15
SECTION 14
SECTION 13
SECTION 22
SECTION 23
SECTION 24
RANGE 23 EAST
RANGE 24 EAST
SECTION 27
JOB SP2024.05555
CFB
GLYMER FARNED BARLEY
SURVEYING

EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Village Community Development District No. 16, hereby consent to the Petition to Establish Village Community Development District No. 16, dated the 15th of June, 2025.

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

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

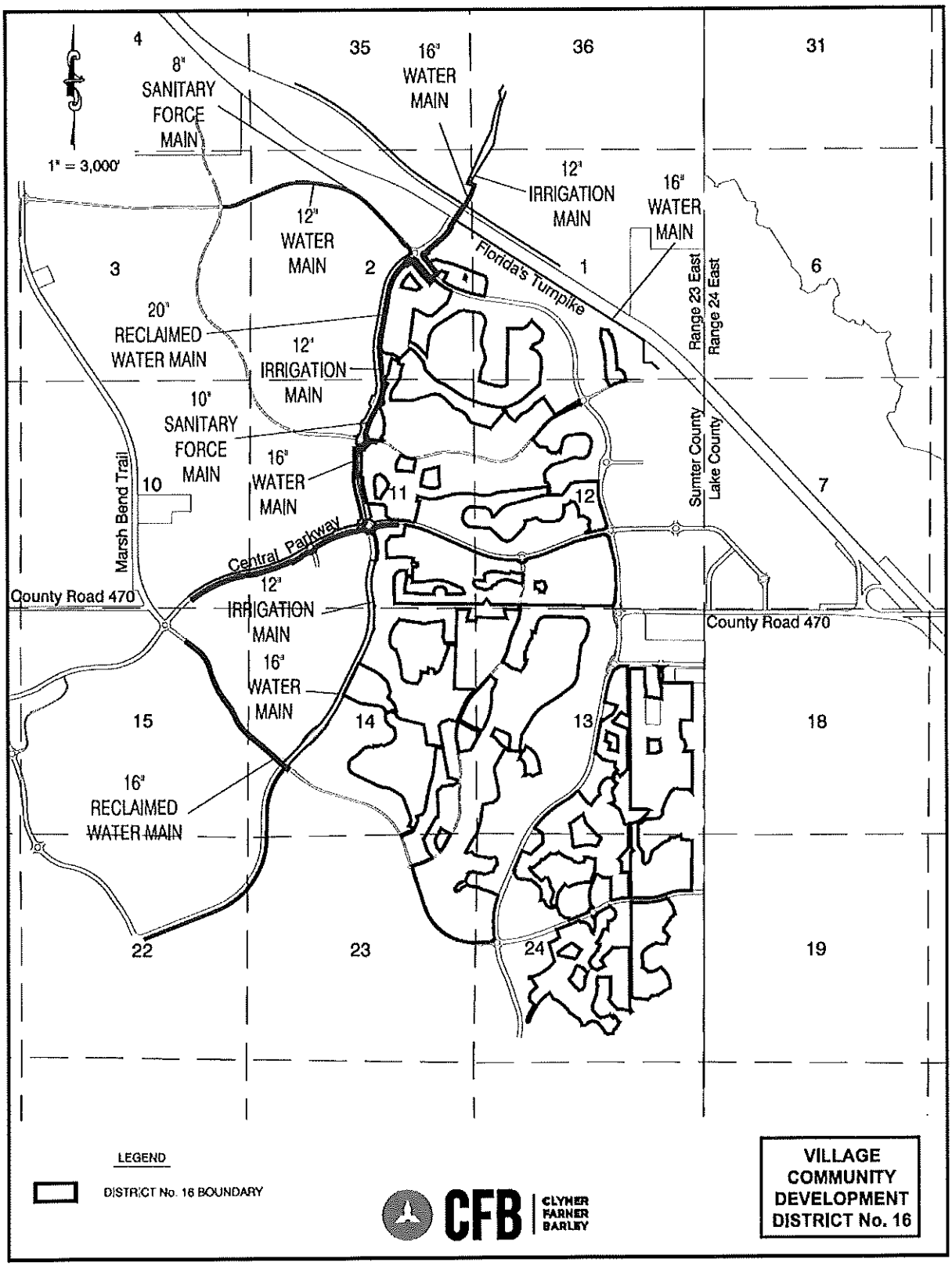
By: _____
Martin L. Dzuro, Manager

EXHIBIT 4

BOARD OF SUPERVISORS
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

1. Supervisor– Jake Andrews
2. Supervisor– Carolyn Pruett-Isbill
3. Supervisor– Justin Richey
4. Supervisor – John Brinson
5. Supervisor –Bobby Davenport

EXHIBIT 5



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

EXHIBIT 6

TABLE 1

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16
SUMMARY OF ESTIMATED DISTRICT ELIGIBLE CONSTRUCTION COSTS
BY TYPE (2025 PROJECT)

COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING		
ARTERIAL AND COLLECTOR ROADS & TRAFFIC SIGNALIZATION	$	16,437,633
ARTERIAL AND COLLECTOR ROAD DRAINAGE	$	8,431,490
MULTI-USE PATHS, BRIDGES, AND TUNNELS	$	26,000,774
LANDSCAPING & IRRIGATION[2]	$	19,495,664
SUBTOTAL:	$	70,365,561
NON-COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING		
SUBDIVISION ROADS	$	51,182,595
SUBDIVISION DRAINAGE	$	56,431,725
STORMWATER-EARTHWORK, GRADING, & COLLECTION SYSTEM[1]	$	301,834,500
WETLAND & WILDLIFE MITIGATION	$	532,118
LANDSCAPING & IRRIGATION[2]	$	5,987,554
BOUNDARY SECURITY BUFFERS/WALLS & FENCING IN COMMON AREAS	$	10,261,395
PROJECT ENTRY FEATURES	$	4,004,688
SUBTOTAL:	$	430,234,575
TOTAL ESTIMATED DISTRICT ELIGIBLE COSTS[3]:	$	500,600,135

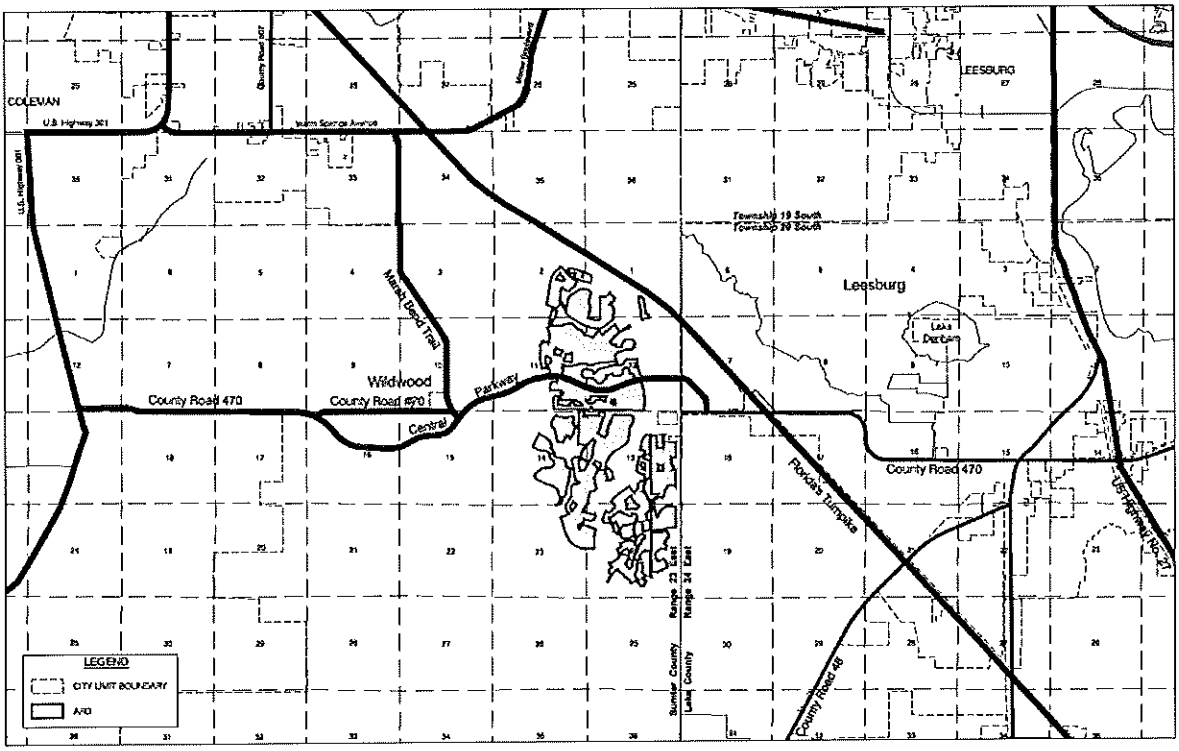
1 Stormwater-earthwork, grading, and collection system work as required by the Development Agreement with the City of Wildwood or Southwest Florida Water Management District requirements.

2 The irrigation system beyond the point of delivery to be owned and maintained by the District. The master irrigation system up to the point of delivery will be owned and funded by GPWCA.

3 Costs are preliminary and are subject to change.

EXHIBIT 7

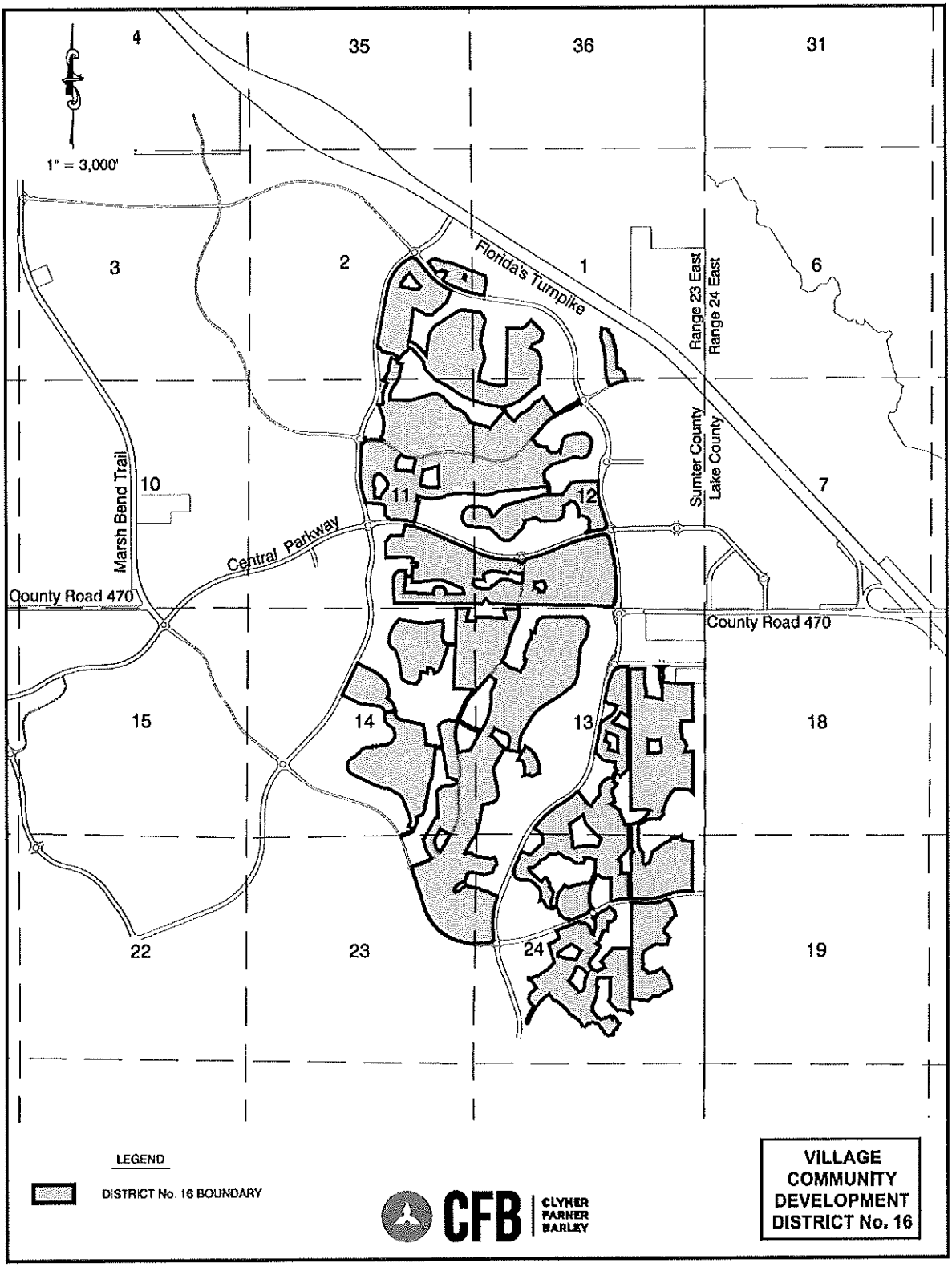
The Village Community Development District No. 16 (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on February 26, 2018, October 22, 2018, January 28, 2019, June 10, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, July 11, 2022, March 27, 2023, February 24, 2020, October 12, 2020, March 22, 2021, July 11, 2022, and again on March 27, 2023. Application to include the remaining land into VOSO ARD has been filed and the approval of this amendment is expected in February 2025.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

7-2

EXHIBIT 8
STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Village Community Development District No. 16 (the "District"). The proposed District will include approximately 1316.1 acres of land on which roughly 6,652 dwelling units are planned for development. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

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

1.2 Overview of the Proposed District Village Community Development District No. 16

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 1316.1 acres. The District will include roughly 6,652 units with a mix of housing types, designs and models.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within five (5) years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within five years after the implementation of the rule.

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

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

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding $1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other residential community development districts, is that the establishment of the District will not have an adverse

impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the development of the land within the District. The development is planned to include roughly 6,652 dwelling units. The residents of the District will purchase goods and services. This new demand created by the District's residents will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the areas surrounding the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned residences, regardless of the District's existence. Community development districts, such as Village Community Development District No. 16 can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

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

The landowner of the District plans to develop roughly 6,652 dwelling units within the District. Establishment of the proposed District would put all of these residents under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

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

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The District will also plan, construct, and finance some of the community's roadways, along with possibly offsite roadway improvements. The roadways and drainage systems within publicly dedicated

rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

Improvements/Facility	Funded By	O&M By	Ownership
Roads	Landowner/CDD	City	City
Utilities	Landowner	Landowner	Landowner
Amenities	Landowner	Landowner	Landowner
Drainage/Basins	Landowner/CDD	CDD	CDD
Landscape	Landowner/CDD	CDD	CDD

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately $500,600,135. To fund these improvements, the District may issue special assessment or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties located within the District that benefit from these improvements.

Table 3. Summary of Estimated Capital Costs and Time Table[1]

Improvement/Facility	Anticipated Schedule	Estimated Cost
Subdivision Infrastructure Roads & Drainage	2024-2031	$107,614,320
Collector Road Infrastructure Roads & Drainage	2024-2031	24,869,123
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2024-2031	26,000,774
Landscaping & Irrigation in Common Areas	2024-2031	25,483,218$
Boundary Security Buffers/Walls & Fencing in Common Areas	2024-2031	10,261,395
Master Earthwork and Stormwater Collection Systems	2024-2031	301,834,500
Wetland & Wildlife Mitigation/Protection Measures	2024-2031	532,118
Project Entry Features	2024-2031	4,004,688
TOTAL:		$500,600,135

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred by the District through one or more bond issuances. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 3 are typical for residential developments of the type contemplated herein. In other words, there is nothing unusual about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are

substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special District), or through developer-bank loans.

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

There will be no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,779 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs

were received from the developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking, especially in light of the fact that the District already exists.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the District's responsibility. While it may be technically true that the debt of a City-established, dependent special district, is not strictly the City's responsibility, any financial problems that the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, residents (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to resident needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Surplus Vehicles February 2025**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This resolution declares certain vehicles and equipment as surplus for February 2025 and determines the means for disposal, which will be an auction through Public Surplus.

RESOLUTION NO. R2025-8

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood is the owner of certain equipment identified by attached Exhibit A, and

WHEREAS, the City Commission of the City of Wildwood has determined that the equipment is surplus because the equipment is no longer of use by or a benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The property identified in attached Exhibit A is hereby declared surplus.
2. The property may be donated to another nonprofit agency that has a need, or auctioned through an online auction company, and items considered junk may be disposed of as trash.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED 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

Exhibit A
Surplus Equipment City of Wildwood February 2025

YEAR	EQUIPMENT	VIN#	DEPT
2013	DODGE CHARGER	2C3CDXAG6DH619682	WATER DEPT
2015	FORD SEDAN	1FAHP2MK7FG12545	POLICE DEPT
2007	CHEVY 2500 4X4 DIESEL	1GCHK29D37E144492	FLEET DEPT

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Main Street Parking Garage Pay App #10 in the Amount of $121,930.36**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

In August 2023, the City Commission approved a design-build contract with Finfrock Construction, LLC for the construction of the Main Street Parking Garage. Attached is pay application No.10 in the amount of $121,930.36 along with conditional waiver and release of lien upon progress payment in the same amount.

The city's consultant for the project, Ket West, Principal Architect with CPH Consulting, and staff have reviewed the pay application and supporting documentation for accuracy.

Staff recommends approval.

Melanie Strickland, AICP, CPM
Development Services Director

Requisition

FINFROCK

TO CLIENT:	City of Wildwood 100 North Main Street Wildwood, FL 34785	**PROJECT:**	Wildwood PG 301 N. Main Street Wildwood, FL 34785	**APPLICATION NO:** **PERIOD TO:** **PROJECT NOS:**	010 1/31/2025 C22008
FROM CONTRACTOR:	Finfrock Construction, LLC 2400 Apopka Blvd Apopka, FL 32703	**VIA ARCHITECT:**	Finfrock Design, LLC 2400 Apopka Blvd Apopka, FL 32703	**CONTRACT DATE:**	8/23/2023
CONTRACT FOR:	Wildwood Parking Garage				

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$6,315,602.00
2. Net change by Change Order		-$2,373,099.98
3. CONTRACT SUM TO DATE		$3,942,502.02
4. TOTAL COMPLETED & STORED TO DATE		$3,865,735.04
5. RETAINAGE:		
a. Completed Work	$0.00	
b. Stored Material	$0.00	
Total Retainage		$0.00
6. TOTAL EARNED LESS RETAINAGE		$3,865,735.04
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		$3,743,804.68
8. CURRENT PAYMENT DUE		$121,930.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE		$76,766.98

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$357,882	$2,730,982
Total approved this month	$0	$0
TOTALS	$357,882	$2,730,982
NET CHANGES by Change Order		($2,373,100)

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

CONTRACTOR:

By: _____ Date: 01-20-2025

State of: FL

County of: Orange

Subscribed and sworn to before me this: 20th day of January

Notary Public: Audrey Shilson

My Commission expires: 08/4/2025

Notary Public State of Florida
Audrey Shilson
My Commission
HH 161584
Exp. 8/4/2025

I have reviewed this document and have approved it for payment.

Ket West

Digitally signed by Ket West
DN: C=US, E=kwest@cphcorp.com, O=CPH, CN=Ket West
Reason: I am approving this document
Date: 2025.01.23 12:16:32-05'00'

CONTINUATION SHEET

FINFROCK

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

APPLICATION NO: 010
APPLICATION DATE: 1/17/2025
PERIOD TO: 1/31/2025
PROJECT NOS: C22008

A	B	C	D	E	F	G	H		I	J
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Stored		Total Completed & Stored to Date (D+E+F+G)	% (H / C)	Balance to Finish (C-H)	Retainage
			From Prev/Material Installed	This Period	From Prev (Not in D or E)	Curr Stored (Not in D or E)				
001	Division 01 - General Requirements	$340,728.00	$340,728.00	$0.00	$0.00	$0.00	$340,728.00	100.00%	$0.00	$0.00
002	Division 02 - Sitework	$160,000.00	$85,575.00	$53,625.00	$0.00	$0.00	$139,200.00	87.00%	$20,800.00	$0.00
003	Division 03 - Concrete	$3,484,333.00	$3,484,333.00	$0.00	$0.00	$0.00	$3,484,333.00	100.00%	$0.00	$0.00
004	Division 04 - Masonry	$78,498.00	$78,498.00	$0.00	$0.00	$0.00	$78,498.00	100.00%	$0.00	$0.00
005	Division 05 - Metals	$389,755.00	$389,755.00	$0.00	$0.00	$0.00	$389,755.00	100.00%	$0.00	$0.00
006	Division 07 - Thermal & Moisture Protection	$107,312.00	$107,312.00	$0.00	$0.00	$0.00	$107,312.00	100.00%	$0.00	$0.00
007	Division 08 - Openings	$18,400.00	$18,400.00	$0.00	$0.00	$0.00	$18,400.00	100.00%	$0.00	$0.00
008	Division 09 - Finishes	$77,137.00	$77,137.00	$0.00	$0.00	$0.00	$77,137.00	100.00%	$0.00	$0.00
009	Division 10 - Specialties	$90,939.00	$90,939.00	$0.00	$0.00	$0.00	$90,939.00	100.00%	$0.00	$0.00
010	Division 12 - Furnishings	$9,000.00	$9,000.00	$0.00	$0.00	$0.00	$9,000.00	100.00%	$0.00	$0.00
011	Division 14 - Conveying Systems	$129,000.00	$129,000.00	$0.00	$0.00	$0.00	$129,000.00	100.00%	$0.00	$0.00
012	Division 21 - Fire Prevention	$44,000.00	$44,000.00	$0.00	$0.00	$0.00	$44,000.00	100.00%	$0.00	$0.00
013	Division 22 - Plumbing	$96,004.00	$96,004.00	$0.00	$0.00	$0.00	$96,004.00	100.00%	$0.00	$0.00
014	Division 23 - HVAC	$11,000.00	$11,000.00	$0.00	$0.00	$0.00	$11,000.00	100.00%	$0.00	$0.00
015	Division 26 - Electrical	$269,386.00	$269,386.00	$0.00	$0.00	$0.00	$269,386.00	100.00%	$0.00	$0.00
016	Division 28 - Electronic Safety & Security	$4,461.00	$4,461.00	$0.00	$0.00	$0.00	$4,461.00	100.00%	$0.00	$0.00
017	Division 31 - Earthwork	$42,241.00	$42,241.00	$0.00	$0.00	$0.00	$42,241.00	100.00%	$0.00	$0.00
018	Division 32 - Surface Improvements	$220,000.00	$156,064.86	$35,335.14	$0.00	$0.00	$191,400.00	87.00%	$28,600.00	$0.00
019	Division 33 - Utilities	$120,000.00	$71,429.78	$32,970.22	$0.00	$0.00	$104,400.00	87.00%	$15,600.00	$0.00
020	Design Fees	$269,000.00	$269,000.00	$0.00	$0.00	$0.00	$269,000.00	100.00%	$0.00	$0.00
021	Builders Risk	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$20,000.00	100.00%	$0.00	$0.00
022	Bond	$18,628.00	$18,628.00	$0.00	$0.00	$0.00	$18,628.00	100.00%	$0.00	$0.00
023	General Contractor's Fee	$315,780.00	$315,780.00	$0.00	$0.00	$0.00	$315,780.00	100.00%	$0.00	$0.00
024	C22008.001 - CO#01 - ODP	-$2,455,490.10	-$2,455,490.10	$0.00	$0.00	$0.00	-$2,455,490.10	100.00%	$0.00	$0.00
025	002 - CO#02 - CE #01-04	$33,083.36	$33,083.36	$0.00	$0.00	$0.00	$33,083.36	100.00%	$0.00	$0.00
026	C22008.003 - CO#03 - Underground Foundations Add, ODP and Laydown Deduct	$37,539.78	$37,539.78	$0.00	$0.00	$0.00	$37,539.78	100.00%	$0.00	$0.00
027	C22008.004 - CO#04 - Schedule Update	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	$0.00

CONTINUATION SHEET

FINFROCK

APPLICATION AND CERTIFICATE FOR PAYMENT,
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In tabulations below, amounts are stated to the nearest dollar.
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APPLICATION NO: 010
APPLICATION DATE: 1/17/2025
PERIOD TO: 1/31/2025
PROJECT NOS: C22008

A	B	C	D	E	F	G	H		I	J
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Stored		Total Completed & Stored to Date (D+E+F+G)	% (H / C)	Balance to Finish (C-H)	Retainage
			From Prev/Material Installed	This Period	From Prev (Not in D or E)	Curr Stored (Not in D or E)				
028	C22008.005 - CO#05 - Allowance Closeout & Additional Scope	$11,766.98	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$11,766.98	$0.00
	Cumulative Totals	**$3,942,502.02**	**$3,743,804.68**	**$121,930.36**	**$0.00**	**$0.00**	**$3,865,735.04**	**98.05%**	**$76,766.98**	**$0.00**

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of ONE HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED THIRTY DOLLARS AND THIRTY-SIX CENTS ($121,930.36), hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 01-31-2025 to (City of Wildwood) on the job of Wildwood PG for the following property:

Wildwood PG
301 N. Main Street
Wildwood, FL 34785

This Waiver and Release may be executed by copied, scanned or other electronic means, which shall be deemed, and as enforceable as, an original signature.

Exceptions:
This waiver and release does not cover the following:

This waiver and release does not cover any retention or labor, services or materials furnished after the date specified above.

THIS WAIVER AND RELEASE IS EXPRESSLY CONDITIONED UPON RECEIPT AND CLEARANCE OF THE ABOVE FUNDS

DATED on 20th day of January, 2025.

LIENOR:

Finfrock Construction, LLC

By: Kathryn Malueta

Printed Name: Kathryn Malueta

Printed Title: Senior Project Manager

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Repair of Rotor on the South Kruger Aeration Train for the Amount of $59,722.49**

REQUESTED ACTION: Staff Recommend Approval

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

Effective Date: 01/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this repair are available in account 401-535-30-4600 (Repair and Maintenance).

HISTORY/FACTS/ISSUES:

The gearbox for the South Kruger Ditch rotor failed, causing damage to the mounting structure and rotor. The structure requires rebuilding, and staff requests approval to proceed with the repair by Veolia Water Technologies, Inc. (dba Kruger) for $59,722.249 The City will be supplying the gearbox for the repair, and Veolia Water Technologies has provided a sole source letter along with the attached quote. Staff recommends approval of this repair by Veolia Water Technologies for the quoted amount of $59,722.49.

VEOLIA

QUOTE

QUOTE NO. 012925

DATE: 01.29.25

EXPIRATION DATE: 02.28.25
THIS QUOTE IS VALID FOR 30 DAYS

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

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 - Southeast USA
Mobile: 919.931.9044
Email: tony.cook@veolia.com

SALES PERSON	JOB	PAYMENT TERMS	DELIVERY TERMS	DELIVERY SCHEDULE
AAC	Wildwood WWTP	Net 30 Days	DDP Prepaid & Add Destination	IN STOCK

QTY	PART NUMBER AND DESCRIPTION	UNIT PRICE	LINE TOTAL
1	FULL SERVICE INCLUDING GROUT FOR THE GEAR DRIVE and TAIL BEARING SIDE: 1. (3) VEOLIA TECHNICIANS ONSITE 2. LOCK OUT/TAGOUT. REMOVE GROUT CAP FOR BOTH SIDES 3. PREP AND REPAIR ANOCHOR BOLTS FOR BOTH GEAR DRIVE AND TAIL BEARING SIDE 4. GEAR SIDE: INSTALL ONE RIGHT HAND NORD SK49320 GEAR DRIVE, NEW ADAPTER PLATE AND VALIDATE ALL ALIGNMENTS. 5. TAIL SIDE: INSTALL ADAPTER PLATE, PEDISTAL, CAP, LINER, AND VALIDATE ALL ALIGNMENTS. 6. USED ROTOR: REMOVE OLD END BEARING THEN CLEAN AND PREP BOTH FLANGES. INSTALL NEW SPLASH SHIELDS AND END BEARING. 7. REMOVE LOCK OUT AND TEST RUN		
	REFERENCE INCLUDED MAXI ROTOR GENERAL DRAWING FOR MORE DETAILS OF ITEMIZED PARTS		
1	BASE FRAME FOR GEAR DRIVE; MPN CMSPGU314731		
1	BASE PLATE FOR PEDESTAL BEARING; MPN CMSPRT311267		
1	PEDESTAL BEARING SUPPORT; MPN CMSPRT311146		
1	LINING FOR BEARING; MPN CMLNGU201289		
1	CLAMP FOR BEARING - PEDESTAL CAP; MPN CMSPRT305666		
4	FASTENERS FOR CLAMP FOR BEARING; MPN FXSCYV313944 + FXNUYV313937		
2	SPLASH SHIELDS; MPN CMABRT305369		
16	CLAMPS FOR SPLASH SHIELD; 304SS; MPN FXCLGU341028		
2	SET OF FASTENERS FOR ROTOR FLANGE TO GEARBOX AND BEARING MPN FXFAGU202412		

South Ditch
401-535-30-4600

	CITY OF WILDWOOD RESPONSIBLE TO PROVIDE: • (2) 2 TON GANTRIES • ELECTRICIAN FOR DISCONNECTING AND RECONNECTING THE ELECTRICAL MOTOR. • A CRANE ONSITE. VEOLIA CAN HELP WITH WEIGHTS AND HOW LONG TO HAVE THE CRANE ONSITE. • WILDWOOD WWTP TO PROVIDE FROM SHELF SPARE A NEW GEARBOX AND A NEW END BEARINGS ASSEMBLY. THE EXISTING VERTICAL MOTOR WILL BE REUSED. • WWTP TO PROVIDE DISPOSAL SERVICES OF ALL OLD EQUIPMENT AND MATERIAL LEFT BEHIND *Confidential, Do not share with third parties*		

SUBTOTAL	$54,735.22
ESTIMATED FREIGHT	$4,987.27
SALES TAX	If applicable
TOTAL	$59,722.49

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.

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.

Quotation prepared by: Tony Cook

To accept, sign here and return*: _____

Purchase Order Number to reference (Optional): _____

Preferred email address to send invoice to (Optional): _____

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 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.

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

The terms and conditions set forth below govern all work or services requested by Client as described and set forth in the Quote of Veolia Water Technologies, Inc. ("Veolia") attached hereto. The provisions of said Quote govern the scope of services to be performed, including the time schedule, compensation, and any other special terms.

These terms and conditions shall apply unless expressly stated to the contrary or inconsistent with said Quote.

1. **COMPENSATION**. For services performed on a lump sum basis, Client agrees to compensate Veolia in accordance with the payment schedule (milestone payments or otherwise) specified in the Quote.

2. **INVOICES AND PAYMENT**. Unless otherwise stated in the Quote, invoices will be submitted as work is performed and payment is due within thirty (30) days of the invoice. Payment of invoices shall be in U.S. dollars. Client shall notify Veolia within fifteen (15) days of receipt of invoice of any charges associated with the invoice that Client disputes and contends that Client does not owe to Veolia. If Client so notifies Veolia, and if only a portion of the invoice is disputed, Client shall pay the undisputed portion within thirty (30) days of receipt or such portion shall be deemed delinquent. Any charges disputed by Client in good faith will not be deemed delinquent. However, should Veolia have to resort to legal action to collect disputed charges and Veolia is successful in such action, then Veolia will be entitled to recover its legal fees and expenses and collect interest at the rate of one and one-half (1-1/2%) percent per month on the collected disputed charges beginning thirty (30) days after receipt by Client of the invoice first containing the collected disputed charge. Client will be charged interest at the rate of one and one-half (1-1/2%) percent per month on the unpaid balance on all delinquent invoices. In the event that Client terminates or suspends Veolia's services or work prior to completion, Client shall pay, upon demand by Veolia, all outstanding invoices. Invoices not paid on demand when services are terminated or suspended shall be deemed delinquent. All costs and expenses, including reasonable legal fees and personnel costs incurred by Veolia to collect charges associated with delinquent invoices, or which are in dispute between Client and Veolia, shall be paid by Client. Veolia reserves the right to cease or suspend any or all work or services under this Agreement, upon five (5) days' written notice to Client, in the event Client fails to pay Veolia's invoices to Client when due and payable under this Agreement or if, in the Veolia's reasonable opinion, Client's financial condition or other circumstances reasonably suggest a future inability to pay and, thus, do not warrant Veolia's ongoing performance of its work or services.

3. **INDEPENDENT CONTRACTOR**. Veolia shall be an independent contractor and shall be fully independent in performing the services or work and shall not act or hold itself out as an agent, servant or employee of Client. This paragraph applies equally to Client.

4. **VEOLIA'S LIMITED WARRANTY FOR SERVICES**. The sole and exclusive warranty which Veolia makes with respect to the services is that the same shall be performed in accordance with generally accepted professional practices, and in compliance with the specifications provided to Veolia by Client; but only to the extent disclosed to and accepted by Veolia. Claims for defects, deficiencies, errors or omissions or any other claims for defective services must be made in writing within thirty (30) business days of Client's discovery of such alleged defect, deficiency, error or omission or other claim (including defects that would have been discovered by a reasonably prudent investigation). In the event Veolia's performance of the services or any portion thereof, fails to conform to the above stated limited warranty, Veolia shall expeditiously initiate re-performance of the nonconforming services, or upon the mutual agreement of the parties, refund the amount of compensation paid to Veolia for such nonconforming services.

   THE FOREGOING ARE THE SOLE AND EXCLUSIVE WARRANTIES PROVIDED BY VEOLIA, AND ARE IN LIEU OF ALL OTHER WARRANTIES. VEOLIA MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, IN FACT OR IN LAW, WHETHER STATUTORY, WRITTEN OR ORAL. VEOLIA DISCLAIMS, AND CLIENT WAIVES, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE.

5. **CLIENT'S WARRANTY.** Client warrants that a) it will provide to Veolia all available information regarding the site, structures, facilities, buildings and land involved with the work and that such information shall be true and correct; b) that all work (which it performs that is likely to affect Veolia's work, if any) shall be performed in accordance with generally accepted professional practices; c) and it has title to or will provide right of entry or access to all property necessary to perform the work.

6. **INDEMNITY.** Subject to the limitations set forth in Section 8 below, Veolia shall indemnify, defend and hold Client harmless from any claim, cause of action or liability incurred by Client as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Veolia's negligence or willful misconduct. Veolia shall have the sole authority to direct the defense of and settle any indemnified claim. Veolia's indemnification is conditioned on Client (a) promptly notifying Veolia of any claim, and (b) providing reasonable cooperation in the defense of any claim. Subject to the limitations set forth in Section 8 below, Client agrees to indemnify, defend and hold Veolia harmless from and against any claim, cause of action or liability incurred by Veolia as a result of death or bodily injuries to any person, destruction or damage to any tangible property caused by Client's negligence or willful misconduct.

7. **ENVIRONMENTAL INDEMNIFICATION PROVISION**. Client agrees to indemnify, defend, and hold harmless Veolia from and against all losses, liabilities, claims, suits, costs, damages, investigation and clean-up costs, fines, penalties, including reasonable attorneys' fees, resulting from or relating to the actual alleged or threatened discharge, escape or release of toxic, hazardous, offensive, or dangerous materials, substances, chemicals or wastes at, on, into, or from the Property or facilities, except to the extent that any such loss is caused by the negligence or willful misconduct by Veolia or its officers, directors, or employees. This provision shall survive the expiration or termination of this Agreement and the Contract for any reason.

8. **CONSEQUENTIAL DAMAGES/LIMITATION OF LIABILITY.** Neither Party shall be liable to the other for loss of anticipated or actual profit, loss of revenue, loss of use, loss of production, business interruption or any similar damage or for indirect, special, incidental, consequential, exemplary or punitive damages of any kind whether arising in contract, in tort (including negligence), or by operation of law. Veolia's total liability, whether arising from or based upon breach of warranty, breach of contract, tort, including negligence, errors and omissions, strict liability, indemnity or any other cause or basis whatsoever, is expressly limited to the net fee received by Veolia. This provision limiting Veolia's liability shall survive the termination, cancellation or expiration of the Agreement.

9. **INSURANCE.** During the performance or services or work under this Agreement, Veolia will, at its own expense, carry Workers' Compensation Insurance/Employer's Liability Insurance within limits required by law; Commercial General Liability Insurance for bodily injury and for property damage; and Comprehensive Automobile Liability Insurance for bodily injury and property damage. At Client's request, Veolia shall provide a Certificate of Insurance demonstrating Veolia's compliance with this section. Such Certificate of Insurance shall provide that said insurance shall not be reduced in coverage or canceled until at least ten (10) days after written notice has been provided to Client.

10. **FORCE MAJEURE.** Neither party shall be responsible or liable to the other for default or delay in the performance of any of its obligations hereunder (other than the payment of money for services already rendered) caused in whole or in part by strikes or other labor difficulties or disputes; governmental orders or regulations; war, riot, fire, explosion; terrorism, acts of God; extreme weather, storms named by NOAA, or any other causes which are beyond the reasonable control of the respective party. In the event of delay in performance due to any such cause, the time for completion will be extended by a period of time reasonably necessary to overcome the effect of the delay. The party so prevented from complying shall within a reasonable time of its knowledge of the disability advise the other party of the effective cause, the performance suspended or affected and the anticipated length of time during which performance will be prevented or delayed and shall make all reasonable efforts to remove such disability as soon as possible, except for labor disputes, which shall be solely within said party's discretion. The party prevented from complying shall advise the other party when the cause of the delay or default has ended, the number of days which will be reasonably required to compensate for the period of suspension and the date when performance will be resumed. Any additional costs or expenses accruing or arising from the delaying event shall be solely for the account of Client.

    COVID-19: Veolia shall not be held liable in the event of a non-compliance with its obligations set forth herein to the extent such non-compliance is due to the consequences of the Covid-19 pandemic including without limitation (i) obligation to comply with the legislation enacted or measures taken by the authorities to address the Covid-19 pandemic (including mandatory closures, requisitions, transport limitations, social distancing requirements), (ii) observance of hygiene and security rules and recommendations resulting from the Covid-19 pandemic, (iii) inability to supply or distribute to relevant personnel appropriate personal protective equipment for the tasks to be performed, as a result of shortages of supply resulting from the Covid-19 pandemic, (iv) inability of a Veolia subcontractor or supplier to comply with its obligations for the reasons mentioned above; and to the extent the resulting impediments cannot be reasonably overcome."

    In the event such consequences of the Covid-19 pandemic render Veolia's performance hereunder more onerous than could have been anticipated at the date hereof the parties shall negotiate alternative contractual terms, including for delivery/performance dates or service levels, which reasonably allow for the impact of the consequences of the Covid-19 pandemic referred to hereinabove.

11. **NOTICE.** Any notice, communication, or statement required or permitted to be given hereunder shall be in writing and deemed to have been

sufficiently given when delivered in person or sent by United States mail or email, to the physical or email address of the party for whom it is intended, or to such other address for either party as the party may by written notice designate.

12. **ASSIGNMENT/SUBCONTRACT.** Neither party hereto shall assign this Agreement or any part thereof or any interest therein without the prior written approval of the other party hereto (except in the event that substantially all of the assets of the Client's facility are sold). Veolia shall have the right to subcontract any portion of the work.

13. **MODIFICATION.** In the event modifications and/or changes are requested by Client after services have been performed, which, modifications and/or changes are through no fault of Veolia, or in the event additional work not covered by the Agreement is requested by Client, Veolia shall have the right to review such requests and notify Client of the effect on price, schedule or any other obligations assumed by Veolia under this Agreement. Subject to the availability of required resources and on a schedule compatible with Veolia's other schedules and commitments, Veolia shall initiate work on any such changes.

14. **DELAYED AGREEMENTS AND INFORMATION.** The performance by Veolia of its obligations under this Agreement is contingent upon the Client performing its obligations in a timely manner and cooperating with Veolia to the extent required for completion of the work. Delays by Client in providing information or approvals, or performing its contractual obligations may result in an adjustment of contract price and schedule.

15. **CONSTRUCTION PHASE.** To the extent the work is related to or followed by construction work by others, Veolia shall not be responsible for the means, methods, techniques, schedule, sequences or procedures of construction contractors, or the safety precautions and programs incident thereto, and shall not be responsible for the construction contractor's failure to perform the work in accordance with its contractual requirements. Veolia will not direct, supervise or control the work of Client's contractors or Client's subcontractors.

16. **REPORTS, DOCUMENTS AND INFORMATION.** All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data and other documents or information prepared or disclosed by Veolia, and all related intellectual property rights, shall remain Veolia's property. Veolia grants Client a non-exclusive, non-transferable license to use any such material solely for Client's use of the work. Client shall not disclose any such material to third parties without Veolia's prior written consent.

17. **LIMITED USE OF REPORT.** Any report prepared as part of the work will be prepared solely for the use of Client. Third parties are not to rely upon the report, unless both Veolia and Client consent in writing to such reliance. In the event that Client provides the report to a third party without Veolia's written consent, Client will indemnify Veolia for any resulting loss or harm.

18. **DISPOSAL OF CONTAMINATED MATERIAL.** It is understood and agreed that Veolia is not, and has no responsibility as, a generator, operator, owner, treater, or storer of pre-existing substances or wastes found or identified at work sites. Veolia shall not directly or indirectly assume title to such substances or wastes and shall not be liable to third parties alleging that Veolia has or had title to such materials. Client will indemnify and hold harmless Veolia from and against all incurred losses, damages, costs and expenses, including but not limited to attorneys' fees, arising or resulting from actions brought by third parties alleging or identifying Veolia as a generator, operator, storer, treater or owner of pre-existing substances or wastes found or identified at work sites.

19. **SUSPENSION OR TERMINATION.** In the event the work is terminated or suspended by Client prior to the completion of the services contemplated hereunder, Veolia shall be paid for: (i) the services rendered to the date of termination or suspension, (ii) the demobilization costs, (iii) the costs incurred with respect to non-cancelable commitments, and (iv) reasonable services provided to effectuate a professional and timely project termination or suspension.

20. **GOVERNING LAW.** This Agreement shall be governed by and interpreted pursuant to the laws of the State of North Carolina. Any litigation shall be heard in a state or federal court in Wake County, North Carolina.

21. **HEADINGS AND SEVERABILITY.** Headings preceding the text of enumerated sections are inserted solely for convenience and shall not constitute a part of the Agreement nor affect the meaning, content, effect or construction of this Agreement. Every part, term or provision of this Agreement is severable from all others. Notwithstanding any possible future finding by a duly constituted authority that a particular part, term or provision is invalid, void or unenforceable, this Agreement has been made with the clear intention that the validity and enforceability of the remaining parts, terms and provisions shall not be affected thereby.

22. **MISCELLANEOUS**. 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.

23. **ENTIRE AGREEMENT**. The terms and conditions set forth herein, along with the Quote, constitute the entire Agreement and understanding of the parties relating to the work or services provided by Veolia to Client, and merge and supersede all prior agreements, commitments, representations, writings and discussions between them, and shall be incorporated in all work orders, purchase orders and authorizations unless otherwise so stated by typed or handwritten, but not by pre-printed, words therein. The terms and conditions may be amended only by a written instrument signed by both parties.

24. **ESCALATION**. If during the performance of the contract, the price of labor, material, freight, and other costs significantly increase, through no fault of Veolia, the price shall be equitably adjusted and subject to escalation. A significant price increase shall mean any price increase from proposal date to material procurement greater than 2.0% from stated prices. Delays and costs associated with a Force Majeure event shall also be equitably adjusted and subject to a change in price and/or schedule. Escalation to be based on cost increases, (without additional profit, overhead or margin) and shall include labor, material, freight, and other costs to Veolia that occur in the specified time period. Any revisions or changes requested by the customer will be priced on a case-by-case basis. Such price increases shall be documented through third party sources.

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

1/28/2025

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, 2025.

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Purchase of Two Surface Aerators for Kruger Ditches for the Amount of $30,344.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Cornerstone H2O, LLC

Effective Date: 01/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this purchase can be found in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

To maintain the necessary dissolved oxygen levels in the Kruger ditches, staff collaborated with Marion County Utilities and secured the temporary use of two floating aerators. These aerators have been in operation for the past six weeks and have successfully sustained the plant's oxygen requirements, ensuring optimal operational performance.

To avoid potential disruptions when returning the borrowed units, staff recommends purchasing two permanent floating aerators. Multiple quotes were obtained, and Cornerstone H2O, LLC provided the lowest bid at $30,344.00. Staff recommend approval for this purchase to maintain consistent plant performance. Attached are the quote summaries and details for review.

QUOTE SUMMARY FORM

(for purchases more then $7,500.00)

WILDWOOD FLORIDA

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

Commodity or Service Two (2) Surface Aerators

	Vendor Name	Contact Name	Date & Quote #	Phone Number	Total Quote (include shipping)	
1	Cornerstone H20, LLC	Andrea	01/20/2025 - 2981	770-742-3321	$30,344.00	
2	USA BlueBook	NA	12/16/2024 - 1117067	800-548-1234	$37,898.40	
3	Power & Pumps	NA	01/14/2025 - 1450261	904-356-5881	$41,000.00	
4						
5						

Include *ALL* quotes received

More then $500.00 - Minimum of 3 Written Quotes
MUST use applicable vendors.

Recommended Vendor: Cornerstone H20, LLC

Winning Bid Amount: $ 30,344.00

If the Recommended Vendor IS NOT the low, please explain why:
** Requires prior procurement approval*

Purchaser Wastewater Division Direct Phone # 352-330-1346 Department Utilities

Director Signature _____ Date: _____

Effective: 10-8-2018

Cornerstone H2O, LLC.
PO Box 3095
Peachtree City, GA 30269 US
+17707423321
andrea@cornerstoneh2o.com
cornerstoneh2o.com

Cornerstone H2O

ADDRESS
City of Wildwood, FL
1290 Industrial Dr
Wildwood, FL 34785

SHIP TO
City of Wildwood, FL
1290 Industrial Dr
Wildwood, FL 34785
Attn: Wayne Bouchard

ESTIMATE # 2961
DATE 01/20/2025
EXPIRATION DATE 02/19/2025

Sales	18.5kW High Speed Surface Aerator For Wildwood, Florida	1	15,172.00	15,172.00

Prepeeal Includes: 25 HP
- AGV 250 - ~~18,5 KW~~ - High speed surface aerator 400V-3ph-50Hz-4P Composed of a motor coupled to an impeller in SS aisi 316L. Wetted parts in SS AISI 304 with 1600 mm float. Motor IP 55, efficiency IE3. The supply includes mooring posts on float and terminal box spray protection. Electric cable not supplied.
- Power supply 480 V-3ph-60Hz Standard motor
- Mooring kit - AGV 160 300
The kit is composed of 3 carabine hooks, 3 mooring springs, 6 thimbles ø 6 mm and 10 clips ø 6 mm. The mooring rope is quoted separately.
- [illegible] rope - 13S wires Material: AISI316.
- PMA50 - Relay 440 480V AC
Motor protection relay. The device includes 4 motor protections: phase sequence, phase loss, over-current and too low motor load by controlling the cosf value. Supply voltage: 440 480V AC.
- LVM25 - Relay 24V 240V AC/DC Detection relay for conductive liquids to be connected to the water detection probe located into the oil chamber. Supply voltage: 24V 240V AC/DC. Alternative to LVM20. CIF/DAP to be included if needed.

Freight will be prepaid and added.
All prices above require net 30 days payment terms.

SUBTOTAL	15,172.00
TAX	0.00
TOTAL	**$15,172.00**

Accepted By

Accepted Date

Cornerstone terms and conditions can be found at the below link:
http://www.cornerstoneh2o.com/uploads/9/9/5/9/99558815/terms_and_conditions.pdf

USABlueBook®
Get the Best Treatment™

www.usabluebook.com
FAX: (847) 689-3030
TOLL FREE : (800) 548-1234
F.E.I.N : 75-2007383

QUOTE

DATE	12/16/2024
QUOTE	QUOT1117067-2
ACCOUNT NUMBER	153865
QUOTED TO	SCOTT GEOGHEGAN
QUOTED BY	Cindy
PAGE NUMBER	1 of 1

USE THIS QUOTE# **QUOT1117067-2** ON PO's!

SHIP TO
WILDWOOD CITY OF
1290 Industrial Dr
Wildwood, FL 34785
USA

BILL TO
WILDWOOD CITY OF
100 N Main St
Wildwood, FL 34785
USA

CUSTOMER PO #	EXPIRES	SALES PERSON	TERMS	SHIP FROM	SHIP VIA
	1/14/2025	Rachel	Net 30 days	IL	VEN CHOICE

ITEM #	DESCRIPTION	QTY	U/M	PRICE	EXTENSION
40187	Aqua Aerobic 25 HP Aqua-Jet Surface Aerator FSS Model 480V, 3PH, SCOTT GEOGHEGAN 352-459-4669 Estimated lead time 4-6 weeks aer-10506 SCOTT GEOGHEGAN 352-459-4669 Add receiving hours upon ordering 480V/3Phase	2	ea	$17,699.20	$35,398.40

MERCHANDISE	MISCELLANEOUS	FREIGHT	TAX	TOTAL
$35,398.40	$ 0.00	$ 2,500.00	$0.00	$37,898.40

Authorized Signature

PO (If Required)

Please note that your order may be subject to applicable taxes based on current rates at the time your order is completed.

This quote and all sales by HD Supply Facilities Maintenance, LTD. d/b/a USABlueBook shall be governed exclusively by the Terms & Conditions available at

TO ORDER:For your convenience, you may simply sign and return via email to customerservice@usabluebook.com. We will process your order promptly and email a confirmation so you know we have it. If you prefer to call your order in or have additional questions or concerns, you may contact our Customer Service Department at (800) 548-1234. Please note any changes to the quantities or shipping address.

Thanks for choosing USABlueBook.

POWER&PUMPS
AN MCE COMPANY
803 N Myrtle Ave
Jacksonville, FL 32204-1033
Phone 904.356.5881

QUOTATION

Quote Expires On: 02/13/2025

Quote Number	
1450261	
Quote Date	Page
01/14/2025	1 of 1

Bill To:

CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
US

352-748-6324

Ship To:

CITY OF WILDWOOD
1290 INDUSTRIAL DRIVE
WILDWOOD, FL 34785
US

Customer ID: 1063926

Requested By: SCOTT GEOGHEGAN

Customer Reference / RFQ #	Terms	Quoted By
AERATOR 1/14/25	Net 45	MICHAEL.ROONEY

Quantities				Item ID / Item Description	Unit Price	Extended Price
Quantity	Allocated	Remaining	Unit Of Measure			
				Delivery Instructions: BEST WAY GROUND PPD & ALLOW * FOB FACTORY * PLEASE ALLOW APPX 1-2 WEEK TO SHIP ARO PENDING PRIOR SALES OR SUPPLY CHAIN ISSUES		
1.00	0.00	1.00	EA	**ECOJA25-SFG** A25-SFG 25HP AERATOR ASSY W/ INTAKE CONE *INCLUDES AERATOR AND FLOAT COMPLETE*	18725.00	18725.00
1.00	0.00	1.00	EA	**DELIVERY/SHIPPING** DELIVERY/SHIPPING	1775.00	1775.00

Total Lines: 2

SUB-TOTAL:	20,500.00
TAX:	0.00
AMOUNT DUE:	**20,500.00**

NOTE: Modified products are non-returnable/non-cancellable.
All freight claims and discrepancies must be brought to the shipper's attention within 24 hours of receipt of product.
All returns must have prior approval. All returns are subject to a minimum 25% restock fee.
Decontamination forms must be completed and signed by the customer before return of product to Power & Pump - Jacksonville

Every sale of goods or performance of services by POWER & PUMPS, INC. (P&P), a Division of Motion and Control Enterprises, LLC (MCE) is exclusively subject to, and expressly conditioned upon, your acceptance of the terms in this Order Acknowledgement and MCE's Terms and Conditions, which are available at https://mceautomation.com/terms-conditions and made a part of this agreement as if fully set forth herein. Acceptance of goods or services shall constitute conclusive acceptance of MCE's Terms and Conditions. Any proposed terms and conditions that purport to conflict with, alter, differ from, or add to MCE's Terms and Conditions are hereby specifically objected to and are not a part of any order or agreement unless specifically agreed to in a signed writing by an authorized representative of POWER & PUMPS, INC. (P&P), a Division of Division of Motion and Control Enterprises, LLC (MCE)

Credit Card Convenience Notice: A convenience fee of 3% will be charged for each credit card transaction processed.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Approval of Award for Invitation to Bid (ITB) #2025-01 Oak Grove Village Drainage Improvements**

REQUESTED ACTION: Staff recommends approval to award the Oak Grove Village Drainage Improvements project to DB Civil Construction, LLC, for the award amount of $529,890.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated in account 301-541-60-6303.

HISTORY/FACTS/ISSUES:

On December 16, 2024, ITB #2025-01 for the Oak Grove Village Drainage Improvements project was posted to invite qualified contractors to submit bids. Working with the city's engineering firm, Kimely-Horn, two (2) addenda were released to provide clarification, additional detail, and updates to the specifications. On January 21, 2025, five (5) bids were received and publicly opened. All bids were reviewed by City staff and engineering consultants to ensure accuracy and compliance with the bid specifications. DB Civil Construction, LLC, was identified as the lowest responsive and responsible bidder.

January 23, 2025

Mr. Jeremy Hockenbury
Public Works Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: ***Oak Grove Village Drainage Improvements***
Bid Recommendation Letter
Kimley-Horn Project No. 142173575

Dear Mr. Hockenbury:

Kimley-Horn has reviewed the construction bids received for the above referenced project. As of the deadline on January 21st, 2025 at 11:00 AM, five bids were received and subsequently opened at 11:05 AM. Four of the five bids received were responsive bids. Attached is a bid tabulation of the submitted bids.

Based upon our review of the documents submitted, DB Civil Construction, LLC is the lowest responsive bidder with a bid in the amount of $529,890.00. Kimley-Horn does not object to the City of Wildwood issuing a Notice of Intent to Award to DB Civil Construction, LLC for this project.

Sincerely,

KIMLEY-HORN

Mohammed N. Murad, P.E.

Attachment: Bid Tabulation

K:\OCA_Civil\142173575-Oak Grove Bid Admin and CPS\Bid Admin\Bid Tabs\Ljh250123mnm_Recommendation Letter.docx

OAK GROVE VILLAGES DRAINAGE IMPROVEMENTS
BID TABULATIONS

BID NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	Cathcart Construction		Clearwater Solutions		DB Civil Construction		EZ Contracting		Midsouth, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
GENERAL													
1	MOBILIZATION	1	LS	$ 60,322.00	$ 60,322.00	$ 39,533.00	$ 39,533.00	$ 40,000.00	$ 40,000.00	$ 32,600.00	$ 32,600.00	$ 21,140.00	$ 21,140.00
2	MAINTENANCE OF TRAFFIC	1	LS	$ 9,578.00	$ 9,578.00	$ 15,445.78	$ 15,445.78	$ 4,000.00	$ 4,000.00	$ 9,350.00	$ 9,350.00	$ 13,870.00	$ 13,870.00
3	EROSION CONTROL	600	SY	$ 22.00	$ 13,200.00	$ 12.55	$ 7,530.00	$ 5.00	$ 3,000.00	$ 50.00	$ 30,000.00	$ 4.20	$ 2,520.00
4	RESTORATION, COMPLETE	1	LS	$ 17,493.00	$ 17,493.00	$ 12,135.20	$ 12,135.20	$ 8,000.00	$ 8,000.00	$ 45,700.00	$ 45,700.00	$ 22,940.00	$ 22,940.00
5	PROFESSIONAL SITE VIDEO (PRE & POST CONSTRUCTION)	1	LS	$ 2,588.00	$ 2,588.00	$ 1,778.56	$ 1,778.56	$ 700.00	$ 700.00	$ 55,200.00	$ 55,200.00	$ 1,729.00	$ 1,729.00
	SUBTOTAL - GENERAL CONSTRUCTION COST				$ 103,181.00		$ 76,422.54		$ 55,700.00		$ 172,850.00		$ 62,199.00
STORMWATER PUMP STATION													
6	STORMWATER LIFT STATION, COMPLETE (INCLUDING HANDLING, TRANSPORTATION, AND INSTALLATION OF ALL CITY SUPPLIED EQUIPMENT AND MATERIAL AS SPECIFIED BY THE CONTRACT PLANS)	1	LS	$ 442,188.00	$ 442,188.00	$ 274,096.85	$ 274,096.85	$ 286,500.00	$ 286,500.00	$ 361,350.00	$ 361,350.00	$ 427,460.00	$ 427,460.00
	SUBTOTAL - STORMWATER PUMP STATION CONSTRUCTION COST				$ 442,188.00		$ 274,096.85		$ 286,500.00		$ 361,350.00		$ 427,460.00
ROADWAY													
7	MILLING EXISTING ASPHALT PAVEMENT, 1 1/2" AVG DEPTH	470	SY	$ 80.00	$ 37,600.00	$ 36.92	$ 17,352.40	$ 85.00	$ 39,950.00	$ 93.60	$ 43,992.00	$ 42.90	$ 20,163.00
8	CONCRETE DRIVEWAY AND PADS, 6" THICK	100	SY	$ 175.00	$ 17,500.00	$ 182.08	$ 18,208.00	$ 190.00	$ 19,000.00	$ 497.00	$ 49,700.00	$ 312.50	$ 31,250.00
9	TURNOUT CONSTRUCTION-ASPHALT/DRIVEWAY BASE- ASPHALT MATERIAL	32	TN	$ 450.00	$ 14,400.00	$ 771.98	$ 24,703.36	$ 750.00	$ 24,000.00	$ 6,940.00	$ 222,080.00	$ 1,497.90	$ 47,932.80
10	POWER POLE, RELOCATE	1	EA	$ 6,500.00	$ 6,500.00	$ 4,553.08	$ 4,553.08	$ 2,500.00	$ 2,500.00	$ 18,000.00	$ 18,000.00	$ 10,430.00	$ 10,430.00
11	EXISTING STORM STRUCTURE, REMOVAL	1	EA	$ 3,750.00	$ 3,750.00	$ 12,050.71	$ 12,050.71	$ 2,500.00	$ 2,500.00	$ 4,780.00	$ 4,780.00	$ 3,780.00	$ 3,780.00
12	20' DOUBLE SWING GATE	1	EA	$ 3,247.00	$ 3,247.00	$ 5,409.32	$ 5,409.32	$ 4,000.00	$ 4,000.00	$ 3,600.00	$ 3,600.00	$ 2,600.00	$ 2,600.00
13	TYPE "V" STORMWATER INLET	2	EA	$ 8,900.00	$ 17,800.00	$ 19,237.33	$ 38,474.66	$ 9,000.00	$ 18,000.00	$ 13,310.00	$ 26,620.00	$ 9,730.00	$ 19,460.00
14	TYPE "C" STORMWATER INLET	2	EA	$ 10,500.00	$ 21,000.00	$ 17,626.21	$ 35,252.42	$ 8,000.00	$ 16,000.00	$ 14,630.00	$ 29,260.00	$ 7,890.00	$ 15,780.00
15	6' BARBED WIRE BLACK COATED CHAIN LINK FENCE	202	LF	$ 65.00	$ 13,130.00	$ 71.08	$ 14,358.16	$ 60.00	$ 12,120.00	$ 42.00	$ 8,484.00	$ 38.40	$ 7,756.80
	SUBTOTAL - ROADWAY CONSTRUCTION COST				$ 134,927.00		$ 170,362.11		$ 138,070.00		$ 406,516.00		$ 159,152.60
PIPING													
16	STORM PIPE, REMOVAL (8" PVC)	98	LF	$ 35.00	$ 3,430.00	$ 79.58	$ 7,798.84	$ 40.00	$ 3,920.00	$ 113.70	$ 11,142.60	$ 43.20	$ 4,233.60
17	6" C900 DR-18 PVC FORCE MAIN BY OPEN CUT	27	LF	$ 360.00	$ 9,720.00	$ 302.00	$ 8,154.00	$ 200.00	$ 5,400.00	$ 540.50	$ 14,593.50	$ 246.60	$ 6,658.20
18	18" DRAINAGE PIPE	280	LF	$ 217.00	$ 60,760.00	$ 84.82	$ 23,749.60	$ 85.00	$ 23,800.00	$ 161.63	$ 45,256.40	$ 178.20	$ 49,896.00
19	CONNECT TO EXISTING 6" STORM FORCE MAIN	1	EA	$ 2,200.00	$ 2,200.00	$ 4,343.17	$ 4,343.17	$ 3,500.00	$ 3,500.00	$ 9,710.00	$ 9,710.00	$ 7,980.00	$ 7,980.00
20	REMOVE AND CAP FORCE MAIN PIPE	5	LF	$ 150.00	$ 750.00	$ 814.68	$ 4,073.40	$ 1,500.00	$ 7,500.00	$ 4,718.00	$ 23,590.00	$ 750.00	$ 3,750.00
	SUBTOTAL - PIPING CONSTRUCTION COST				$ 76,860.00		$ 48,119.01		$ 44,120.00		$ 104,292.50		$ 72,517.80
ALTNERNATE ITEM													
21	18" RCP PIPE	280	LF	$ 217.00	$ 60,760.00	$ 102.37	$ 28,663.60	$ 100.00	$ 28,000.00	$ 162.00	$ 45,360.00	$ 208.50	$ 58,380.00
	SUBTOTAL - ALTERNATE ITEM CONSTRUCTION COST				$ 60,760.00		$ 28,663.60		$ 28,000.00		$ 45,360.00		$ 58,380.00
	TOTAL PROJECTED CONSTRUCTION COST				**$ 757,156.00**		**$ 569,000.51**		**$ 524,390.00**		**$ 1,045,008.50**		**$ 721,329.40**
	PAYMENT AND PERFORMANCE BOND				$ 7,500.00		$ 8,535.16		$ 5,500.00		$ 55,000.00		$ 8,500.00
	BID TOTAL				**$ 764,656.00**		**$ 577,535.67**		**$ 529,890.00**		**$ 1,100,008.50**		**$ 729,829.40**
	Ranking (1 = lowest, 4 = highest):				3		2		1		4		N/A

OAK GROVE VILLAGES DRAINAGE IMPROVEMENTS									
Bidder	**Stated Bid Total**	**Actual Bid Total**	**Difference**	PUBLIC ENTITY CRIMES	DRUG FREE	Immigration Affidavit	BID BOND	Addendum	References
Cathcart Construction	$764,656.00	$764,656.00	**$0.00**	X	X	X	X	X	X
Clearwater Solutions	$577,545.67	$577,535.67	**-$10.00**	X	X	X	X	X	X
DB Civil Construction	**$529,890.00**	**$529,890.00**	**$0.00**	**X**	**X**	**X**	**X**	**X**	**X**
EZ Contracting	$1,100,007.10	$1,100,008.50	**$1.40**	X	X	X	X	X	X
Midsouth	$729,829.40	$729,829.40	**$0.00**	X	X	X	X	X	0

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Funding Authorization for Pavement Rejuvenation Services for a Not-to-Exceed Amount of $1,007,884.80**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding will be allocated from account 001-541-30-4603.

HISTORY/FACTS/ISSUES:

The City Commission has approved funding in the FY 2025 budget to implement the City's Pavement Management Program. The program has identified the attached roadways for pavement rejuvenation.

Pavement Technology, Inc. is a company that provides asphalt rejuvenation services and has offered piggyback pricing for the project based on the City of Lakeland contract bid No. 2023-ITB-108.

Staff requests authorization to expend a not-to-exceed amount of $1,007,884.80 with Pavement Technology, Inc. for pavement rejuvenation services.

Pavement Technology, Inc.

24144 Detroit Rd.
Westlake, Ohio 44145

Phone: 800-333-6309 440-892-1895
Fax: 440-892-0953

January 31, 2025

Mr. Jeremy Hockenbury
Public Works Director
City of Wildwood
743 Huey Street
Wildwood, FL 34785

Dear Mr. Hockenbury:

We are pleased to offer our proposal to apply Reclamite® asphalt rejuvenator to the various streets (see attached) located in the City of Wildwood, Florida.

Estimated Square Yards	Unit Price	Amount
839,904	$1.20	$1,007,884.80

The unit price includes traffic control, notification of residents and all labor and material necessary to complete the work.

The work will be performed in accordance with the City of Lakeland contract specifications.

Actual field measurements will determine final quantities.

Thank you for your continued interest in pavement preservation with Reclamite®.

Sincerely,

Ken Holton

Ken Holton
kholton@pavetechinc.com

Pavement Technology, Inc.

24144 Detroit Rd.
Westlake, Ohio 44145

Phone: 800-333-6309 440-892-1895
Fax: 440-892-0953

January 31, 2025

Mr. Jeremy Hockenbury
Public Works Director
City of Wildwood
743 Huey Street
Wildwood, FL 34785

RE: Annual Contract For: Annual Pavement Preservation Treatments for Public Work Construction and Maintenance Division, BID No. 2023-ITB-108

Dear Mr. Hockenbury:

We are pleased to offer our proposal to apply Reclamite® Asphalt Rejuvenator to streets located in The City of Wildwood, FL.

Attached find verification of our contract with The City of Lakeland, Florida for the application of Reclamite® Asphalt Rejuvenating Agent. Pavement Technology, Inc. can offer to The City of Wildwood, the following contract price of $1.20 per square yard, per said contract.

We look forward to the opportunity to be of service to you and The City of Wildwood.

Sincerely,

Colin Durante

Colin Durante
President
cdurante@pavetechinc.com

Enclosure
cc: Ken Holton, John J. Schlegel

CITY OF Lakeland
RISK & PURCHASING

RISK MANAGEMENT & PURCHASING
1140 EAST PARKER STREET
LAKELAND, FL 33801

July 18, 2024

Pavement Technology, Inc.
24144 Detroit Road
Westlake, Ohio 44145
Attn: Ms. Debbie Cancelliere
E-mail: dcancelliere@pavetechinc.com

The contract with the City of Lakeland for **Annual Pavement Preservation Treatments for Public Work Construction and Maintenance Division, BID No. 2023-ITB-108** expires on **September 30, 2024**. If you are willing to extend your contract's terms and conditions for fiscal year **2024-25**, as agreed upon in **Invitation to Bid No. 108**, dated October 1, 2023, please **sign, fax (863) 834-6777 or email (laurel.hudson@lakelandgov.net)**, to me within two (2) weeks of the date of this memorandum.

If you have any questions or concerns, please call me at (863) 834-6780.

Laurel Hudson

Laurel Hudson
Contracts Analyst

Annual Contract For: Annual Pavement Preservation Treatments for Pubic Work Construction and Maintenance Division, BID No. 2023-ITB-108, Dated: October 1, 2023.

☑ Yes, I am in agreement to renew our contract for one (1) additional year, **ending on September 30, 2025.** NOTE: Price increase to $1.20 per square yard – see attached letter

☐ No, I am unable to renew our contract for one (1) additional year.

(Signature and Title)
Susan Durante, Secretary/Treasurer

7/22/24
(Date)

PAVEMENT TECHNOLOGY INC.

24144 DETROIT ROAD
WESTLAKE, OHIO 44145
(440) 892-1895
(800) 333-6309
FAX (440) 892-0953

Asphalt Recycling & Preventive Maintenance Specialists

July 18, 2024

Ms. Laurel Hudson
Contracts Analyst
Risk Management & Purchasing
City of Lakeland
1140 East Parker Street
Lakeland, FL 33801

Re: Annual Pavement Preservation Treatments - Bid Number **2023-ITB-108**

Dear Ms. Hudson,

Pavement Technology, Inc. is honored to be partnered with the City of Lakeland. Our firm, like many others, has continued to face elevated material, shipping and production costs since the original bid date of August 24, 2023.

We respectfully request that the City allow a price increase of $0.02 per square yard for Reclamite® Asphalt Rejuvenating Services for a total square yard price of $1.20 for the upcoming renewal term.

Thank you for your consideration.

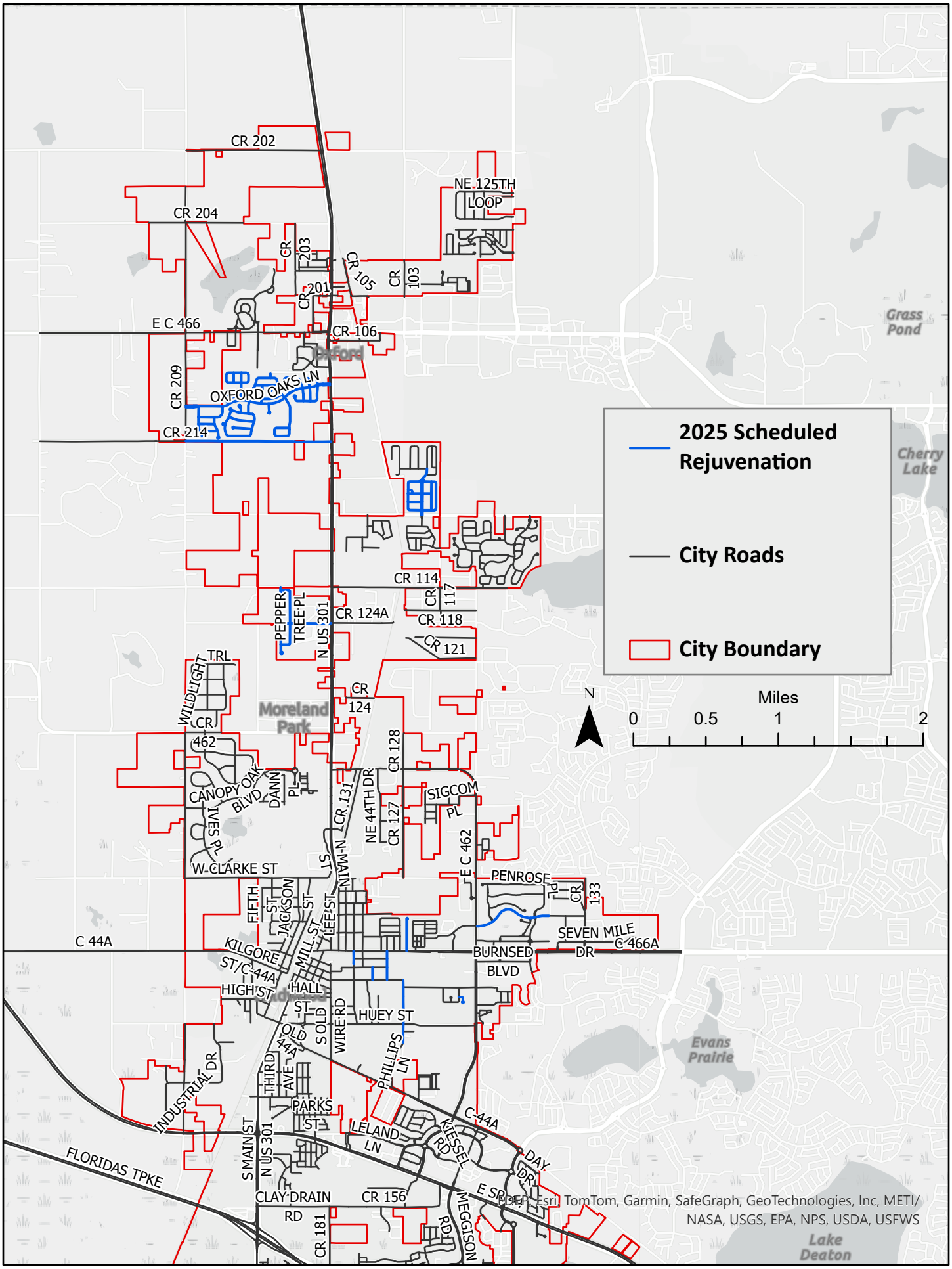
Sincerely,

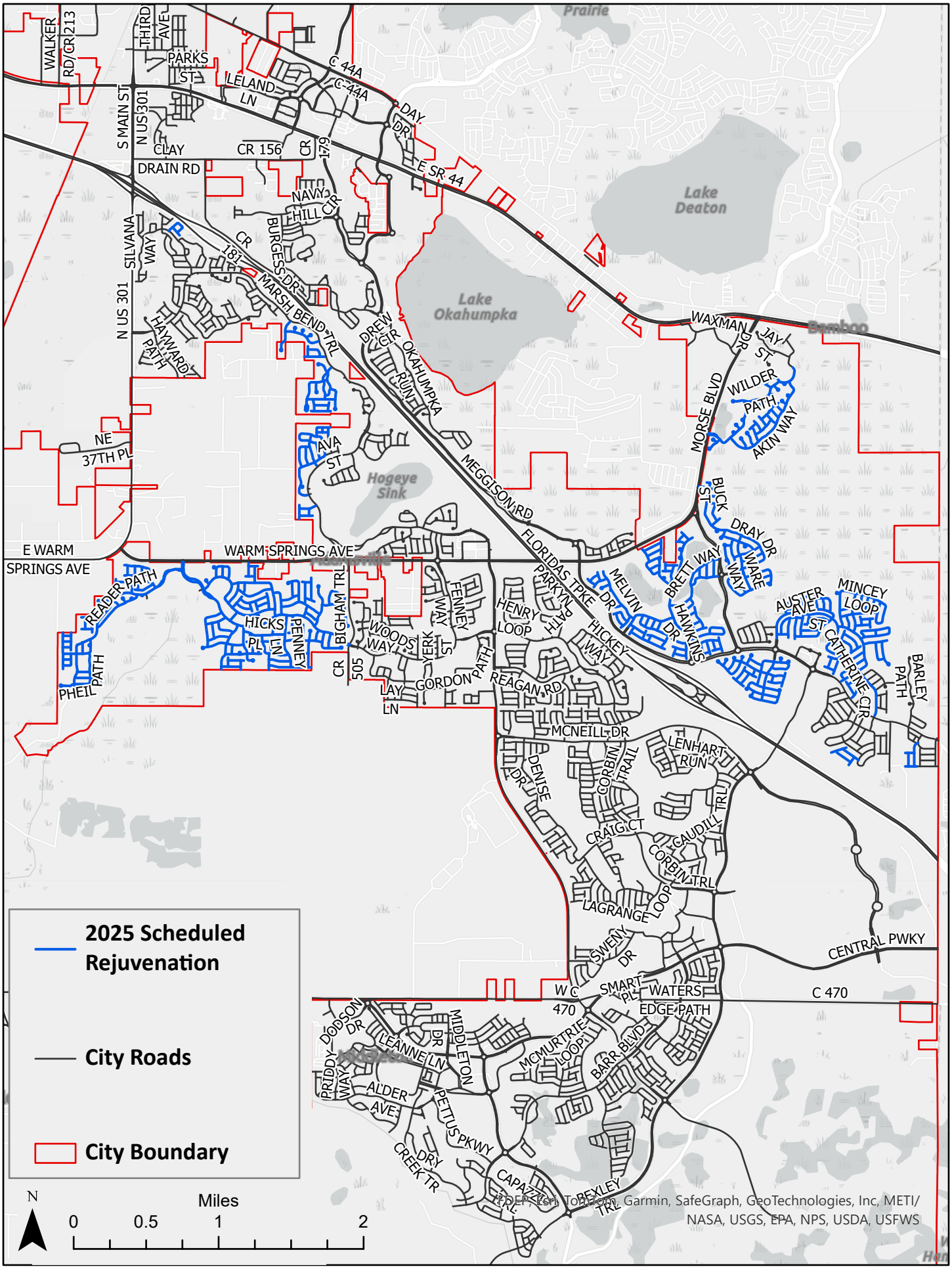
Colin Durante

Colin Durante
President

AN EQUAL OPPORTUNITY EMPLOYER

2025 Road Rejuvenation Schedule




2025 Scheduled Rejuvenation
City Roads
City Boundary
N
Miles
0
0.5
1
2
Lake Deaton
Lake Okahumpka
Hogeye Sink
Bamboo
Prairie
WALKER RD/CR 213
THIRD AVE
PARKS ST
LELAND LN
C 44A
DAY DR
E SR 44
S MAIN ST
N US 301
CLAY
CR 156
CR 179
DRAIN RD
NAVY HILL CR
SILVANA WAY
CR 181
BURGESS DR
MARSH BEND TRL
N US 301
HAYWARD PATH
NE 37TH PL
AVA ST
DREW CIR
OKAHUMPKA RUN
MEGGISON RD
WAXMAN DR
JAY ST
MORSE BLVD
WILDER PATH
AKIN WAY
BUCK ST
DRAY DR
WARE WAY
E WARM SPRINGS AVE
WARM SPRINGS AVE
FLORIDAS TPKE
PARKWAY PATH
MELVIN DR
BRETT WAY
HAWKINS DR
AUSTER AVE
MINCEY LOOP
CATHERINE CIR
BARLEY PATH
READER PATH
HICKS PL
PENNEY LN
BIGHAM TRL
FENNEY WAY
HENRY LOOP
HICKEY WAY
WOODS WAY
YERK ST
CR 505
GORDON PATH
REAGAN RD
LAY LN
PHEIL PATH
MCNEILL DR
DENISE DR
CORBIN TRAIL
LENHART RUN
CRAIG CT
GAUDILL TRL
CORBIN TRL
LAGRANGE LOOP
SWENY DR
CENTRAL PWKY
W C 470
SMART PL
WATERS EDGE PATH
C 470
DODSON DR
MIDDLETON DR
LEANNE LN
MCMURTRIE LOOP
BARR BLVD
PRIDDY WAY
ALDER AVE
PETTUS PKWY
DRY CREEK TR
CAPAZZOLI TRL
TORREYLEY TRL
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Guaranteed Maximum Price (GMP) Amendment No. 2 with Garney Companies, Inc for the Wastewater Treatment Plant Project**

REQUESTED ACTION: Staff recommends the Commission authorize the Mayor to execute the contract amendment, subject to the resolution of any minor formatting or non-substantive language modifications.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funds are budgeted in FY 25 budget in line item 409-535-70-7346 (Wastewater System Development Charge Fund).

HISTORY/FACTS/ISSUES:

A Construction Manager at Risk Preconstruction Phase Services agreement was initially entered into on January 22, 2024, for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (Wastewater Treatment Plant). The agreement was subsequently amended on August 26, 2024 (Amendment No. 1), which established the framework for future revisions to accommodate phased construction to complete the project.

The proposed Amendment No. 2 (Phase 1 GMP) provides for the total Cost of the Work, the General Conditions, Insurance, Performance and Payment Bonds, the CM's Contingency, the CM Fee, and the Owner's Contingency for Construction not to exceed $34,546,993 (Exhibit B-1).

Additionally, this amendment incorporates the project baseline schedule, which defines construction activities, material supplies, long-lead procurement, the Design Consultant's shop drawing approvals, schedules for Change Orders (if any), and performance testing requirements (Exhibit C-1).

The amendment has been vetted by the City Attorney and is acceptable to Garney Companies, Inc.

AMENDMENT NO. 2 (PHASE 1 GMP)
TO PRECONSTRUCTION AGREEMENT
CONSTRUCTION MANAGER AT RISK
WATER RECLAMATION FACILITY PROJECT

This Amendment is made and entered into upon execution by both parties, by and between, the **City of Wildwood,** a political subdivision of the State of Florida, hereinafter referred to as the "City," and **Garney Companies Inc.**, a Missouri corporation authorized to do business in the State of Florida, hereinafter referred to as the **"Construction Manager"** or **"CM."**

WITNESSETH

WHEREAS, the City and the Construction Manager entered into a Construction Manager at Risk Preconstruction Phase Services Agreement (the "Agreement"), dated January 22, 2024, for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (the "Project"); and,

WHEREAS, the Agreement authorized Preconstruction Phase Services; and,

WHEREAS, the City and Construction Manager amended the Agreement to include Construction Phase Services to complete the construction of the project on August 26, 2024 (Amendment No.1); and,

WHEREAS, Amendment No.1 contemplated future revisions to the Agreement as Guaranteed Maximum Prices (GMPs) are developed and agreed up for the phases of construction of the Project; and,

WHEREAS, the parties now wish to amend the Agreement to provide a GMP for Phase 1 of the construction of the Project and to update the construction schedule (Amendment No 2).

NOW, THEREFORE, the City and the CM, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. **Exhibit B-1** of the Agreement is hereby amended to include the GMP for Phase 1.

2. For the work described in Exhibit B-1, the total of the Cost of the Work, the General Conditions, Insurance, Performance and Payment Bonds, the CM's Contingency, the CM Fee, and the Owner's Contingency are together guaranteed by the CM not to exceed that GMP.

3. **Exhibit C-1** of the Agreement is hereby amended to include the updated construction Project Schedule for Phase 1.

4. The Project Schedule as used in this Amendment shall mean the timeline prepared by the CM and approved by the City for accomplishing the construction of

the Project. The Project Schedule defined herein includes all major sequences of the construction work, material supplies, long-lead procurement, Design Consultant's approval of shop drawings, schedules for Change Orders, if any, and performance testing requirements.

5. Except as modified herein, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the last date written below.

GARNEY COMPANIES, INC.
A MISSOURI CORPORATION

Signed By: _____

Print Name: Eric Wagner

Date: 2/4/25

Title: Director



CITY COMMISSION
CITY OF WILWOOD, FLORIDA

By: _____
ED WOLF, MAYOR

Date: _____

ATTEST:

By: _____
JESSICA BARNES, CITY CLERK

Approved as to form and correctness:

By: _____
CITY ATTORNEY

CITY OF WILDWOOD WRF
BNR IMPROVEMENTS

EXHIBIT B-1

GMP-01

Prepared by Garney Construction (CMAR)
2/4/25



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1. COVER LETTER

Garney Construction (Garney) is pleased to provide this Guaranteed Maximum Price (GMP-1) for the Wastewater Reclamation Facility BNR Improvements Phase 1. GMP-1 includes sitework, yard pipe, concrete, process equipment, coatings, electrical, instrumentation & controls for the Influent Flowmeter, Screening Facility, and Master Lift Station.

GMP-01 includes cost for payment and performance bonds, insurance, CMAR general conditions, CMAR contingency and CMAR fee.

Garney will serve as the CMAR, furnishing construction administration and management services and will use the CMAR efforts to perform the Work in accordance with the Contract Documents.

Contract Drawings and Specifications are referenced in Section 3 – Baseline Documents.

Clarifications, Assumptions & Exclusions are detailed in Section 5.

The GMP is based on an Administrative Notice to Proceed date of February 11, 2025. An administrative NTP is requested upon receiving approval from the City Commission to initiate contracts with vendors and subcontractors. The construction schedule for GMP-1 is provided as Exhibit C-1.

Should you have any questions, comments, or wish to discuss the GMP package in greater detail, please feel free to contact us immediately.

2. PRECONSTRUCTION TRACKING LOG

The following documents represent design comments and modifications discussed during the 30%, 60% and 90% design review.

CONSTRUCTABILITY LOG - PHASE 1

No.	V/C	Creation Date	Author	Component	Dwg/Spec	Structure	Div / Discipline	Design Phase	Item/Description
408	C	12/11/2024	Garney	1	G1-1	NA	0	90%	Combine all disciplines into (1) drawing set.
409	C	12/11/2024	Garney	1	G1-2	NA	0	90%	Baseline drawings must be done prior to issue for construction set
410	C	12/11/2024	Garney	1	G1-2	NA	0	90%	Electrical & I&C drawings not attached.
411	C	12/11/2024	Garney	1	G1-3	NA	0	90%	Center Line of Pipe Elevations or Invert needed on process piping and yard piping
412	C	12/11/2024	Garney	1	V1-1.6	Site	2	90%	Show vegetation and land use boundary, and include coordinates.
413	C	12/11/2024	Garney	1	C1-1	Site	2	90%	Need coordinates for vegetation and land use boundary.
414	C	12/11/2024	Garney	1	C1-1	Site	2	90%	Silt fence and construction limits not updated.
415	C	12/11/2024	Garney	1	C1-4	Site	2	90%	Add final site grading to Site Grading Plan.
416	C	12/11/2024	Garney	1	C1-4	Site		90%	Add a note stating the area between Digester No. 2 and Chlorine Contact Chamber is being left open for future use.
417	C	12/11/2024	Garney	1	C1-5	Site	2	90%	Add elevations to the road, structure corners.
418	C	12/11/2024	Garney	1	C1-5	Site	2	90%	Add final site grading to Grading Detailed Plan.
419	C	12/11/2024	Garney	1	C1-5	Site	2	90%	Show all manholes, pullboxes, and electrical equipment pads.
420	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Existing Potable Water line and back flow are not shown
421	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	There are existing electrical boxes that are not shown on plans in this area. Where do these run ?
422	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Where do these lines run? Are they demoed? 8" FM & 6" RWM
423	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Show typical - ARV Locations
424	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Duct Bank: TOP EL - 59.00 BOT EL - 56.50 30" FM EL needs to be adjusted to accommodate Duct Bank Center Line EL- 54.75 Invert EL - 53.50
425	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Confirm elevation of Kimley Horn connection point.
426	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Drains for screen structure to be ductile.
427	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Add (4) 45s to the 6" RWM to dive under duct bank.
428	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	MH-1 needs to be deeper to accommodate drain line from headcell. Conflict with duct bank height and drain line undless duct bank is spread out and not deeper.
429	C	12/11/2024	Garney	1	C1-6	Yard Pipe	2	90%	Tie 4" into 16" at his location (West, towards the wetland offset). If we don't, the 4" will need to be encased for construction of the BNR Basin (pending confirmation of 4" elevation).
430	C	12/11/2024	Garney	1	C1-6	Ductbank	2	90%	Duct Banks that are shown on electrical plans running to screening structure, EB2 and Master Station are not shown here. Please add to this sheet.
431	C	12/11/2024	Garney	1	C1-7		2	90%	Provide coordinates for each structure. Minimum (2) corners/structure including Northing and Eastings.
433	C	12/11/2024	Garney	1	D1-1	Yard Pipe	2	90%	We would like to have a plan in place (detail) for situations where this option (18" minimum clearance between conflicting pipes) is not possible.
434	C	12/11/2024	Garney	1	M1-1	Screening Structure	2	90%	6" Filter Backwash Label should read 6" screenings drain.
435	C	12/11/2024	Garney	1	M1-2	Screening Structure	2	90%	Provide elevations for all mechanical and buried piping.
436	C	12/11/2024	Garney	1	M1-2	Screening Structure	2	90%	Drain lines need to be shown. Include elevations for drains.
437	C	12/11/2024	Garney	1	M1-2	Screening Structure	3	90%	Are containment curbs required for the dumpsters? Are there any sloping requirements to each drain?
438	C	12/11/2024	Garney	1	M1-5	Master Lift Station	15	90%	Confirm the 12" x 16" SS reducer should be eccentric. Drawing appears to be concentric.

439	C	12/11/2024	Garney	1	M1-9	Influent Flow Meter	2	90%	Provide elevations for all mechanical and buried piping.
440	C	12/11/2024	Garney	1	M1-10	Existing EQ Basin	15	90%	Entire 24" discharge riser pipe to be HDPE. Includes riser, 90° bends, and spool pieces.
441	C	12/11/2024	Garney	1	M1-10	Existing EQ Basin	15	90%	Engineer to confirm existing EQ basin walls are sufficient for proposed pipe supports. Porovide dimensioned layout to avoid any tensioned bands.
442	C	12/11/2024	Garney	1	M1-11	Mechanical Detials	15	90%	Provide floor drain detail.
443	C	12/11/2024	Garney	1	S1-100	Master Lift Station	3	90%	Please confirm spacing between the (4) #6 bottom bars between the access hatches and the pipe penetrations. Rebar clearance could be an issue at this location.
444	C	12/11/2024	Garney	1	S1-101	Master Lift Station	3	90%	Confirm the wall and slab penetration details on S-100 apply to all round or rectangular openings in the structures (i.e. detail 3 applies to the access hatches and pipe penetrations in the top deck).
445	C	12/11/2024	Garney	1	S1-101	Master Lift Station	3	90%	Reinforcement size and spacing not provided for Master Lift Station lower slab.
446	C	12/11/2024	Garney	1	S1-200	Electrical Building No. 2	3	90%	Provide footing width, depth, and reinforcement. Details refer to a schedule that is not provided.
447	C	12/11/2024	Garney	1	S1-300	Screening Structure	3	90%	Add Geotech Engineer's recommendation for compacted subgrade.
448	C	12/11/2024	Garney	1	S1-300	Screening Structure	3	90%	Update Sections 1 & 2 to show single mat of rebar per slab plan.
449	C	12/11/2024	Garney	1	S1-300	Screening Structure	3	90%	Update T/CONC Slab Elevation. Currently says EL 100.00
450	C	12/11/2024	Garney	1	S1-301	Screening Structure	3	90%	Provide pipe encasement details.
451	C	12/11/2024	Garney	1	S1-301	Screening Structure	3	90%	Consider changing bollards to removable, drilled in place.
452	C	12/11/2024	Garney	1	H0-00	Electrical Building No. 2	15	90%	General notes reference a Fire Alarm system. Architectural drawings indicate that no fire alarm system is provided for this building. The system will not signal to a fire alarm system.
453	C	12/11/2024	Garney	1	H0-00	Electrical Building No. 2	15	90%	No ductwork, duct detectors, dampers, diffusers, fire alarm, etc.. are shown on the drawings. Remove all notes referencing accessories that are not used.
454	C	12/11/2024	Garney	1	H0-00	Electrical Building No. 2	15	90%	We assume that (1) thermostat and (1) smoke detector is provided for each AHU/ACCU based on the Electrical drawings. Each AHU/ACCU will operate independent of one another.
455	C	12/11/2024	Garney	1	E2	Ductbank	16	90%	Note 6 on sheet E2 calls for (4) spare conduits of each size between EB2 and each process area. Confirm where the spare conduits shall be stubbed up within the electrical building and confirm the following sizes are correct: 3/4", 1", 1-1/2", 2", 2-1/2", 3", & 3-1/2" Total of 28 conduits to each process area (in addition to those shown on the drawings) x 4 process areas = 112 spare conduits.
455	C	12/11/2024	Garney	1	E6	P2C	16	90%	Remove 2" Empty Conduit from Future VFD-MLS-3 to P2C. Install 2" conduit to Switchboard-2A per E10, only.
455	C	12/11/2024	Garney	1	H0-01	Electrical Building No. 2	15	90%	Provide sequence of operation for AHU-3 & 4

3. BASELINE DOCUMENTS

The following documents were used to develop GMP-1.

1. CITY OF WILDWOOD Wildwood Regional WRF – Phase 1, 90% SUBMITTAL SET dated October 17, 2024 prepared by CPH.
2. CITY OF WILDWOOD WRF Improvements – Phase 1B (Electrical Drawings), 90% SUBMITTAL dated October 25, 2024 prepared by Bailey Engineering & Consultants.
3. Geotechnical Engineering Report – City of Wildwood Wastewater Treatment Facility (WWTF) Expansion DRAFT dated June 30, 2023

4. LARGE FILES TO BE PROVIDED SEPARATELY

4. GMP BID BREAKDOWN

Enclosed is the GMP-01 summary and backup.

Phase 1 GMP- Construction Manager at Risk Cost Summary

Wildwood WRF BNR Improvements

		GMP (Submitted 2/3/25)	Notes
PHASE 1 SELF PERFORM WORK			
	Sitework	204,904	Self Perform
	Yard Pipe	2,849,248	Self Perform
	Influent Flow Meter	751,242	Self Perform
	Screening Structure	1,018,138	Self Perform
	Master Lift Station	2,345,952	Self Perform
	Clarifier Gear Box Replacement	51,160	Self Perform
	Recycle Lift Station	88,780	Self Perform
PHASE 1 BID PACKAGES			
	Sitework Bid Package	663,550	Work Package
	Coatings Bid Package	159,805	Work Package
	Electrical Bid Package	2,700,000	Work Package
PHASE 1 ODP PACKAGES			
	ODP - Submersible Pumps	456,661	Owner Direct Purchase - Already Issued
	ODP - Influent Drum Screens	765,456	Owner Direct Purchase - Already Issued
	ODP - Clarifiers	1,519,500	Owner Direct Purchase - Already Issued
	ODP - Screw Press	Moved to Phase 2	
	ODP - Large Diameter Pipe & Valves	1,049,395	Owner Direct Purchase - Already Issued
	ODP - Disc Filters	569,800	Owner Direct Purchase - Already Issued
	ODP - DAVCO Plant	4,450,000	Owner Direct Purchase
	ODP - Electrical Gear	1,269,840	Owner Direct Purchase
	ODP - VFD's	w/ Gear	
	ODP - Generator	439,750	Owner Direct Purchase - Already Issued
	Subtotal Direct Costs (A)	**21,353,181**	
ALLOWANCES & CONTINGENCIES			
	Testing & Inspection Fees Allowance	50,000	
	Permit Fees Allowance	25,000	
	Hazardous Material Survey Allowance	25,000	
	Builder's Risk Insurance Deductible Allowance	1,010,000	
	Unsuitable Soils Allowance	250,000	
	Permanent Power Fees Allowance	50,000	
5.00%	Escalation Allowance	1,067,659	
5.00%	CM Contingency	1,067,659	
5.00%	Scope Gap / Exclusions Contingency	1,067,659	
5.00%	Owner Contingency	1,067,659	
	Subtotal Contingency & Allowance (B)	**5,680,636**	
INDIRECT COST			
	General Conditions	3,624,262	
1.00%	Bonds (on Phase 1 Total)	345,470	
1.50%	Insurance (on Phase 1 Total)	518,205	
0.50%	Builder's Risk Insurance (on Phase 1 Total)	172,735	
	Subtotal Indirect Cost (C)	**4,660,672**	
CM FEE (D)			
9.00%	CM Fee (A+B+C) x 9% (D)	2,852,504	
PHASE 1 GMP TOTAL (A+B+C+D)		**34,546,993**	

GMP-1 Total Value (Excludes ODP)		**24,026,591**	

CONFIDENTIAL

SITEWORK

TOTAL	204,904

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	2200 - EARTHWORK														0	0
	Earthwork - General														0	0
	Earthwork Overheads														0	0
	Subcontract Low-Boy	6.0	EA	0.0	0.00	0		0	1,000.00	6,000		0		0	6,000	6,000
	Dust Control- Water Truck	6.0	MO	144.0	1,800.00	10,800		0	250.00	1,500	1,913.42	11,481	In Equip Rate	0	23,781	23,781
	Orange Safety Fence	2,000.0	LF	80.0	2.76	5,520	1.00	2,000		0		0		0	7,520	7,660
	Wash Down Haul Trucks		MO	0.0	0.00	0	500.00	0		0		0		0	0	0
	Street Sweeper	3.0	MO	30.0	750.00	2,250		0		0	829.23	2,488	In Equip Rate	0	4,738	4,738
	Maintain Stockpile		MO	0.0	0.00	0		0		0		0		0	0	0
	MOT	12.0	MO	24.0	150.00	1,800	80.00	960		0		0		0	2,760	2,827
				0.0	0.00	0		0		0		0		0	0	0
	Laydown / Parking Area			0.0	0.00	0		0		0		0		0	0	0
	Laydown Size	40,000.0	SF	0.0	0.00	0		0		0		0		0	0	0
	Laydown Thickness	4.0	INCH	0.0	0.00	0		0		0		0		0	0	0
	Place Stone - D6/LDR/ COMP 1 LAB	494.0	CY	79.0	12.00	5,928		0		0	6.55	3,238	In Equip Rate	0	9,166	9,166
	Purchase #57 Stone	909.0	TN	0.0	0.00	0	52.50	47,723		0		0		0	47,723	51,063
	Geotextile Fabric	4,889.0	SY	78.2	1.10	5,397	2.50	12,223		0		0		0	17,620	18,476
	Maintain Laydown Area	12.0	MO	48.0	300.00	3,600		0		0	148.38	1,781	In Equip Rate	0	5,381	5,381
	Remove Laydown Area	1.0	LS	16.0	1,200.00	1,200		0		0	593.51	594	In Equip Rate	0	1,794	1,794
				0.0	0.00	0		0		0		0		0	0	0
	Temp. Construction Entrance (50'X20'X8") - North			0.0	0.00	0		0		0		0		0	0	0
	Place Stone - D6/LDR/ COMP 1 LAB	25.0	CY	16.0	48.00	1,200		0		0	26.22	655	In Equip Rate	0	1,855	1,855
	Purchase #57 Stone	46.0	TN	0.0	0.00	0	52.50	2,415		0		0		0	2,415	2,584
	Geotextile Fabric	122.0	SY	2.0	1.20	146	2.50	305		0		0		0	451	473
	Maintain Temp Entrance	12.0	MO	24.0	150.00	1,800		0		0	41.82	502	In Equip Rate	0	2,302	2,302
	Remove Temp Entrance	1.0	LS	8.0	600.00	600		0		0	167.27	167	In Equip Rate	0	767	767
				0.0	0.00	0		0		0		0		0	0	0
	Temp. Construction Entrance (50'X20'X8") - South			0.0	0.00	0		0		0		0		0	0	0
	Place Stone - D6/LDR/ COMP 1 LAB	25.0	CY	16.0	48.00	1,200		0		0	26.22	655	In Equip Rate	0	1,855	1,855
	Purchase #57 Stone	46.0	TN	0.0	0.00	0	52.50	2,415		0		0		0	2,415	2,584
	Geotextile Fabric	122.0	SY	2.0	1.20	146	1.75	214		0		0		0	360	375
	Maintain Temp Entrance	12.0	MO	24.0	150.00	1,800		0		0	41.82	502	In Equip Rate	0	2,302	2,302
	Remove Temp Entrance	1.0	LS	8.0	600.00	600		0		0	167.27	167	In Equip Rate	0	767	767
				0.0	0.00	0		0		0		0		0	0	0
	Erosion Control			0.0	0.00	0		0		0		0		0	0	0
	Maintain Erosion Control	12.0	MO	192.0	1,104.00	13,248		0		0	219.74	2,637	In Equip Rate	0	15,885	15,885
	Tree Protection Fence	Sitework	LF	0.0	0.00	0	5.00	0		0	3.30	0	In Equip Rate	0	0	0
	Silt Fence	Sitework	LF	0.0	0.00	0	1.75	0		0	0.66	0	In Equip Rate	0	0	0
	Remove Silt Fence	3,600.0	LF	86.4	1.80	6,480		0		0		0		0	6,480	6,480
	Outlets In Silt Fence	Sitework	EA	0.0	0.00	0		0		0		0		0	0	0
	Hay Bales	Sitework	EA	0.0	0.00	0	50.00	0		0		0		0	0	0
	Concrete Washout	1.0	EA	16.0	1,104.00	1,104	1,000.00	1,000		0		0		0	2,104	2,174
	Maintain Concrete Washout	12.0	MO	48.0	276.00	3,312		0		0		0		0	3,312	3,312
	Inlet Protection / Wattles	Sitework	EA	0.0	0.00	0	100.00	0		0		0		0	0	0
				0.0	0.00	0		0		0		0		0	0	0
	2250 - DEWATER @ STRUCTURES															0
	Dewatering - Structures															0
	Dewatering Overheads															0
	Casual Dewatering	30.0	DY	60.0	150.00	4,500	40.00	1,200		0	50.00	1,500	In Equip Rate	0	7,200	7,284
	Dewatering Permit	1.0	LS	0.0	0.00	0		0	500.00	500		0		0	500	500
	Silt Fence	160.0	LF	16.0	7.50	1,200		0	2.00	320		0		0	1,520	1,520
				0.0	0.00	0		0		0		0		0	0	0
	02820 - CHAIN LINK FENCE AND GATES			0.0	0.00	0		0		0		0		0	0	0
	Fence already in place			0.0	0.00	0		0		0		0		0	0	0
	6' Tall x 24' Long Rolling Gate - North	1.0	EA	0.0	0.00	0		0	7,500.00	7,500		0		0	7,500	7,500
	6' Tall x 24' Long Rolling Gate - South	1.0	EA	0.0	0.00	0		0	7,500.00	7,500		0		0	7,500	7,500
	Chain Link Fence Replacement @ Lift Station	150.0	EA	0.0	0.00	0		0	40.00	6,000		0		0	6,000	6,000
				0.0	0.00	0		0		0		0		0	0	0

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	TIE INTO EXISTING 16" HOT TAP FM		EA	0.0		0	10,000.00	0	1,350.00	0		0		0	0	0
	TIE INTO EXISTING 8" RWM	2.0	EA	320.0	10,986.67	21,973	10,000.00	20,000		0		0		0	41,973	43,373
	16" EXISTING PIPE RESTRAINTS - 6' DEEP	45.0	EA	900.0	1,373.33	61,800	1,002.00	45,090		0	344.59	15,507	In Equip Rate	0	122,397	125,553
	PIPE BEDDING	200.0	CY	0.0	0.00	0		0	78.75	15,750		0		0	15,750	15,750
	HAUL EXCESS	60.0	CY	0.0	0.00	0		0	5.67	340		0		0	340	340
	MARKING TAPE NON-DETECTABLE	860.0	LF	0.0	0.00	0	1.00	860		0		0		0	860	920
	PVC C900 12" PIPE	40.0	LF	0.0	0.00	0	34.00	1,360		0		0		0	1,360	1,455
	MECH COUPLING 16" (FLEXIBLE SLEEVE TYPE FOR DIP)	2.0	EA	0.0	0.00	0	1,695.60	3,391		0		0		0	3,391	3,629
	REACH FORKLIFT 8,000#	5.0	MO	430.0	6,450.00	32,250		0		0	19,496.30	97,482	7,798.52	38,993	168,724	168,724
	TEST PIPING - YARD PIPING	1.0	LS	240.00	16,880.00	16,880	6,500.00	6,500	-	-	-	-	-	-	23,380	23,835
	FLUSH & CLEAN PIPING - YARD PIPING	1.0	LS	100.00	7,033.33	7,033	4500.000	4,500	-	-	-	-	-	-	11,533	11,848
	UNLOAD, STORE & INVENTORY - PIPING MATERIALS - YARD PIPING	1.0	LS	547.50	38,507.50	38,508	2,000.00	2,000	-	-	-	-	-	-	40,508	40,648
	DISINFECT POTABLE WATER LINES & LAB TEST	1.0	LS	24.00	1,688.00	1,688	1,500.00	1,500	-	-	-	-	-	-	3,188	3,293
	POTHOLING - EXISTING UTILITIES	20.0	DY	480.00	1,688.00	33,760	-	-	-	-	937.10	18,742	In Equip Rate	-	52,502	52,502
	VAC TRUCK FOR POTHOLING	10.0	DY	-	-	-	-	-	2,500.00	25,000	-	-	-	-	25,000	25,000
	EQUIPMENT MOBILIZATIONS	10.0	EA	-	-	-	-	-	650.00	6,500	-	-	-	-	6,500	6,500
	SUPPLY - PROCESS VALVES (3 IN & LARGER) - MISC. ACCESSORIES	1.0	LS	-	-	-	2,000.0	2,000	-	-	-	-	-	-	2,000	2,140
	DEWATERING - WELLPOINTS	**Enter QTYs in "GR**		-		-		-		-		-		-	-	0
	WELLPOINT SYSTEM DESIGN	5.0	LS	-	-	-		-	2,500.00	12,500		-	-	-	12,500	12,500
	INSTALL: HEADER PIPE	2,000.0	LF	120.00	4.22	8,440	0.03	66	-	-	0.05	106	-	-	8,612	8,617
	REMOVE: HEADER PIPE	2,000.0	LF	64.00	2.25	4,501	0.03	66	-	-	0.05	106	-	-	4,673	4,678
	INSTALL: 8" DISCHARGE PIPE	1,000.0	LF	50.00	3.52	3,517	0.03	33	-	-	0.05	53	-	-	3,603	3,605
	REMOVE: 8" DISCHARGE PIPE	1,000.0	LF	32.00	2.25	2,251	0.03	33	-	-	0.05	53	-	-	2,337	2,339
	8" DEWATER PUMP: OWNED	10.0	MOS	20.00	140.67	1,407		-	-	-	3,100.00	31,000	-	-	32,407	32,407
	INSTALL: WELLPOINTS - 4ft OC	500.0	EA	355.56	50.01	25,007	3.97	1,984	-	-	6.67	3,334	-	-	30,324	30,463
	REMOVE: WELLPOINTS	500.0	EA	133.34	18.76	9,378	1.43	714	-	-	2.78	1,389	-	-	11,481	11,531
	** ADD FOR CASING **	500.0	EA	160.00	22.51	11,253	5.61	2,805	-	-	14.00	7,000	-	-	21,058	21,255
	** ADD FOR SAND **	500.0	TNS	-	-	-	15.00	7,500	-	-		-	-	-	7,500	8,025
	MAINTAIN DEWATERING	10.0	MOS	320.00	2,250.67	22,507	160.00	1,600	-	-		-	-	-	24,107	24,219
	FUEL -- 8" PUMP: 3.5GPH, RUN TIME 24HR/DAY	25,200.0	GAL	-	-	-	-	-	-	-		-	5.00	126,000	126,000	126,000
	PURCHASE: HEADER PIPE, 6"X20'	500.0	LF	-	-	-	16.98	8,490	-	-		-	-	-	8,490	9,084
	PURCHASE: 6"X50' LAY FLAT DISCHARGE PIPE	1,000.0	LF	-	-	-	8.76	8,760	-	-		-	-	-	8,760	9,373
	PURCHASE: 20' WELLPOINTS	500.0	EA	-	-	-	23.56	11,780	-	-		-	-	-	11,780	12,605
	PURCHASE: SWING ARM WITH VALVE	500.0	EA	-	-	-	31.66	15,830	-	-		-	-	-	15,830	16,938
	PURCHASE: RUBBER GROMMETS	1,000.0	EA	-	-	-	2.37	2,370	-	-		-	-	-	2,370	2,536
	PURCHASE: PLUG FOR WELLPOINT	100.0	EA	-	-	-	3.39	339	-	-		-	-	-	339	363
	PURCHASE: SUCTION HOSE, 6"X20'	6.0	EA	-	-	-	230.23	1,381	-	-		-	-	-	1,381	1,478
	PURCHASE: 6" FLG X SOCKET	3.0	EA	-	-	-	107.05	321	-	-		-	-	-	321	344
	PURCHASE: 6" FLG X BALL	3.0	EA	-	-	-	136.72	410	-	-		-	-	-	410	439
	PURCHASE: 6" 45 BEND BAUER WITH MALE/FEMALE	12.0	EA	-	-	-	106.51	1,278	-	-		-	-	-	1,278	1,368
	PURCHASE: 6"X8" BAUER ADAPTER	3.0	EA	-	-	-	166.49	499	-	-		-	-	-	499	534
	MAINTAIN DEWATERING SYSTEM	3.0	WK	24.00	562.67	1,688	200.00	600	-	-		-	-	-	2,288	2,330
	EXCAVATE/INSTALL DEWATER TRENCH & PIPE - 2' X 2'	1.0	EA	0.20	14.07	14		-	-	-		-	-	-	14	14
	PVC- 4" DIAM. PERF.	1.2	LF	0.12	7.03	8	25.00	29	-	-		-	-	-	37	39
	F & I FILTER FABRIC FOR DEWATER TRENCH	11.5	SF	0.58	3.52	40	20.00	230	-	-		-	-	-	270	287
	PURCHASE #57 ROCK FOR DRAIN	0.3	TN	-	-	-		-	55.00	17		-	-	-	17	17
	PUMP PURCHASE - 2 HP	1.0	EA	-	-	-	850.00	850	-	-		-	-	-	850	910
	SET PUMPS	1.0	EA	4.00	281.33	281		-	-	-		-	-	-	281	281
	CONSTRUCT DISCHARGE POINT	1.0	EA	16.00	1,125.33	1,125		-	-	-		-	-	-	1,125	1,125
	PURCHASE MISC. ELECTRIC CABLE	200.0	LF	-	-	-		-	10.00	2,000		-	-	-	2,000	2,000
	DISCHARGE LINE	200.0	LF	30.00	10.55	2,110	10.00	2,000	-	-		-	-	-	4,110	4,250
	POWER CONSUMPTION	0.7	MO	-	-	-	1,000.00	693	-	-		-	-	-	693	741
	TEMP. POWER CONNECTION	1.0	EA	-	-	-		-	1,000.00	1,000		-		-	1,000	1,000
	REMOVE DEWATERING SYSTEM	1.0	LS	32.00	2,250.67	2,251		-	-	-		-	-	-	2,251	2,251
				-		-		-		-		-		-	-	0
	DEWATERING - CASUAL	****		-		-		-		-		-		-	-	0
	DEWATER 4" TRASH PUMP	8.0	MO	352.00	3,094.67	24,757	-	-	-	-	750.00	6,000	In Equip Rate	-	30,757	30,757
	FUEL -- 4" PUMP: 1 GPH, RUN TIME 8HR/DAY	1,946.9	GAL	-	-	-	-	-	-	-		-	5.00	9,734	9,734	9,734
	SUCTION HOSE, 20' SECTION	32.0	EA/MO	-	-	-	-	-	-	-	75.00	2,400	In Equip Rate	-	2,400	2,400
	DISCHARGE HOSE, 50' SECTION	32.0	EA/MO	-	-	-	-	-	-	-	75.00	2,400	In Equip Rate	-	2,400	2,400
				-		-		-		-		-		-	-	0
	(#101) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM "PROPOSED KIMLEY HORN" 30" PLUG TO 5'-0" OUTSIDE BYPASS METER SLAB			-		-		-		-		-		-	-	0

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	EXCV,LAY,BKFL PIPE (30" X 6 ' X 8')(5M X 22LF/DAY)	954.0	LF	1,720.08	126.81	120,979	-	-	-	-	405.81	387,143	In Equip Rate	-	508,123	508,123
	PIPE BEDDING	378.3	CY	-	-	-	-	-	78.75	29,790	-	-		-	29,790	29,790
	STABILIZATION ROCK	275.6	CY	-	-	-	-	-	70.00	19,292	-	-		-	19,292	19,292
	HAUL EXCESS	586.3	CY	-	-	-	-	-	5.67	3,322	-	-		-	3,322	3,322
	FILL MATERIAL	1,094.5	CY	-	-	-	-	-	20.00	21,889	-	-		-	21,889	21,889
	HAUL IMPORT FILL SPOIL	1,094.5	CY	-	-	-	-	-	5.67	6,202	-	-		-	6,202	6,202
	MARKING TAPE NON-DETECTABLE	954.0	LF	-	-	-	1.00	954	-	-	-	-		-	954	1,021
	TRACER WIRE	954.0	LF	-	-	-	0.45	429	-	-	-	-		-	429	459
	DIP POLY WRAP 30"	954.0	LF	-	-	-	3.00	2,862	-	-	-	-		-	2,862	3,062
	16" RCP TO REPLACE EXISTING	24.0	LF	72.00	211.00	5,064	44.00	1,056	-	-	-	-		-	6,120	6,194
	HARNESS ROD ASSEMBLY GALV 30" X 7'-0" (AT DOUBLE MECH CPLG)	6.0	EA	-	-	-	2,115.00	12,690	-	-	-	-		-	12,690	13,578
	HARNESS ROD ASSEMBLY GALV 30" X 20'-0" (AT DOUBLE MECH CPLG)	3.0	EA	-	-	-	3,000.00	9,000	-	-	-	-		-	9,000	9,630
	DIP P401 30" MJ 90 BEND	2.0	EA	-	-	-	14,035.78	28,072	-	-	-	-		-	28,072	30,037
	DIP P401 30" X 16" MJ RED TEE	1.0	EA	-	-	-	11,949.00	11,949	-	-	-	-		-	11,949	12,785
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 30"	43.0	EA	-	-	-	1,108.00	47,644	-	-	-	-		-	47,644	50,979
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 16"	1.0	EA	-	-	-	214.00	214	-	-	-	-		-	214	229
	TURN PV OFF AND REMOVE 30" PLUG/CAP TO INSTALL FORCE MAIN LINI	1.0	EA	-	-	-	150.00	150	-	-	-	-		-	150	161
	PROTECT EXISTING UTILITIES	3.0	EA	-	-	-	400.00	1,200	-	-	-	-		-	1,200	1,284
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#101.1) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM 30 X10 RT (FOR RAS) TO PLUG AT END OF HEADER, INCLUDING (3) 30 X 20 RT'S			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (16" X 5 ' X 7')(5M X 23LF/DAY)	70.0	LF	119.91	120.49	8,434	-	-	-	-	344.59	24,121	In Equip Rate	-	32,555	32,555
	PIPE BEDDING	17.2	CY	-	-	-	-	-	78.75	1,353	-	-		-	1,353	1,353
	HAUL EXCESS	21.5	CY	-	-	-	-	-	5.67	122	-	-		-	122	122
	FILL MATERIAL	41.2	CY	-	-	-	-	-	20.00	823	-	-		-	823	823
	HAUL IMPORT FILL SPOIL	41.2	CY	-	-	-	-	-	5.67	233	-	-		-	233	233
	DIP P401 16" PIPE-PUSH JOINT	70.0	LF	-	-	-	118.45	8,292	-	-	-	-		-	8,292	8,872
	MARKING TAPE NON-DETECTABLE	70.0	LF	-	-	-	1.00	70	-	-	-	-		-	70	75
	TRACER WIRE	70.0	LF	-	-	-	0.45	32	-	-	-	-		-	32	34
	DIP POLY WRAP 16"	70.0	LF	-	-	-	2.00	140	-	-	-	-		-	140	150
	DIP 16" RJ FIELD LOCK GASKET (FAST-GRIP)	4.0	EA	-	-	-	539.58	2,158	-	-	-	-		-	2,158	2,309
	DIP P401 16" MJ 45 BEND	1.0	EA	-	-	-	2,065.78	2,066	-	-	-	-		-	2,066	2,210
	DIP P401 16" MJ 45 BEND	4.0	EA	-	-	-	2,065.78	8,263	-	-	-	-		-	8,263	8,842
	DIP P401 16" MJ 90 BEND	1.0	EA	-	-	-	8,519.78	8,520	-	-	-	-		-	8,520	9,116
	DIP P401 16" MJ TEE	1.0	EA	-	-	-	3,620.56	3,621	-	-	-	-		-	3,621	3,874
	VLV PLUG 16" MJ W/NUT OP	1.0	EA	-	-	-	9,893.81	9,894	-	-	-	-		-	9,894	10,586
	HOT TAP 16"		EA	-		-		-	21,788.00	-	-	-		-	-	0
	HOT TAP 16" - ADDITIONAL RENTAL DAYS		DYS	-		-		-	950.00	-	-	-		-	-	0
	HOT TAP 16"	1.0	EA	-	-	-		-	1,350.00	1,350	-	-		-	1,350	1,350
	TAPPING SLEEVE 16" x 16"	1.0	EA	-	-	-	11,177.00	11,177	-	-	-	-		-	11,177	11,959
	TAPPING VALVE 16"	1.0	EA	-	-	-	6,613.95	6,614	-	-	-	-		-	6,614	7,077
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	2.0	EA	-	-	-	161.25	323	-	-	-	-		-	323	345
	VLV VALVE STEM EXTENSION X 4' BURY	2.0	EA	-	-	-	262.50	525	-	-	-	-		-	525	562
	CONCRETE PAD AT VALVE BOX	2.0	EA	-	-	-	100.00	200	-	-	-	-		-	200	214
	CONCRETE SUPPORT PAD FOR VALVE BOX	2.0	EA	-	-	-	100.00	200	-	-	-	-		-	200	214
	CONCRETE SUPPORT PAD FOR VALVE	2.0	EA	-	-	-	150.00	300	-	-	-	-		-	300	321
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 16"	6.0	EA	-	-	-	214.00	1,284	-	-	-	-		-	1,284	1,374
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 16"	5.0	EA	-	-	-	214.00	1,070	-	-	-	-		-	1,070	1,145
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 16"	8.0	EA	-	-	-	214.00	1,712	-	-	-	-		-	1,712	1,832
	PROTECT EXISTING UTILITIES	1.0	EA	-	-	-	400.00	400	-	-	-	-		-	400	428
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#102) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM 30 X12 RT (FOR RAS @ FLOW METER) TO PLUG AT END OF HEADER, INCLUDING (3			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (30" X 6 ' X 7')(5M X 22LF/DAY)	221.0	LF	401.82	127.88	28,261	-	-	-	-	381.03	84,208	In Equip Rate	-	112,469	112,469
	PIPE BEDDING	87.6	CY	-	-	-	-	-	78.75	6,901	-	-		-	6,901	6,901
	HAUL EXCESS	135.8	CY	-	-	-	-	-	5.67	770	-	-		-	770	770
	FILL MATERIAL	131.9	CY	-	-	-	-	-	20.00	2,637	-	-		-	2,637	2,637
	HAUL IMPORT FILL SPOIL	131.9	CY	-	-	-	-	-	5.67	747	-	-		-	747	747
	DIP P401 30" PIPE-RESTRAINED JOINT	221.0	LF	-	-	-	399.57	88,305	-	-	-	-		-	88,305	94,486

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	MARKING TAPE NON-DETECTABLE	221.0	LF	-	-	-	1.00	221	-	-	-	-		-	221	236
	TRACER WIRE	221.0	LF	-	-	-	0.45	99	-	-	-	-		-	99	106
	DIP POLY WRAP 30"	221.0	LF	-	-	-	3.00	663	-	-	-	-		-	663	709
	DIP P401 30" MJ 45 BEND	2.0	EA	-	-	-	10,244.11	20,488	-	-	-	-		-	20,488	21,922
	DIP P401 30" MJ CAP	2.0	EA	-	-	-	6,180.22	12,360	-	-	-	-		-	12,360	13,226
	DIP P401 30" X 12" MJ RED TEE	1.0	EA	-	-	-	11,420.11	11,420	-	-	-	-		-	11,420	12,220
	DIP P401 30" X 20" MJ RED TEE	3.0	EA	-	-	-	13,762.00	41,286	-	-	-	-		-	41,286	44,176
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 30"	19.0	EA	-	-	-	1,108.00	21,052	-	-	-	-		-	21,052	22,526
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 20"	3.0	EA	-	-	-	347.00	1,041	-	-	-	-		-	1,041	1,114
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 10"	1.0	EA	-	-	-	97.00	97	-	-	-	-		-	97	104
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	1.0	EA	-	-	-	161.25	161	-	-	-	-		-	161	173
	VLV VALVE STEM EXTENSION X 4' BURY	1.0	EA	-	-	-	262.50	263	-	-	-	-		-	263	281
	CONCRETE PAD AT VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE	1.0	EA	-	-	-	150.00	150	-	-	-	-		-	150	161
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#103) - TOLS LINES, 821	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM 5'-0" OUTSIDESCREENING DISCHARGE TO MASTER PS			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (36" X 7 ' X 9')(5M X 21LF/DAY)	126.0	LF	240.00	133.97	16,880	-	-	-	-	428.90	54,042	In Equip Rate	-	70,922	70,922
	PIPE BEDDING	58.6	CY	-	-	-	-	-	78.75	4,616	-	-		-	4,616	4,616
	HAUL EXCESS	98.2	CY	-	-	-	-	-	5.67	556	-	-		-	556	556
	FILL MATERIAL	106.2	CY	-	-	-	-	-	20.00	2,124	-	-		-	2,124	2,124
	HAUL IMPORT FILL SPOIL	106.2	CY	-	-	-	-	-	5.67	602	-	-		-	602	602
	MARKING TAPE NON-DETECTABLE	126.0	LF	-	-	-	1.00	126	-	-	-	-		-	126	135
	TRACER WIRE	126.0	LF	-	-	-	0.45	57	-	-	-	-		-	57	61
	DIP POLY WRAP 36"	126.0	LF	-	-	-	4.00	504	-	-	-	-		-	504	539
	DIP P401 36" X 30" MJ REDUCER	1.0	EA	-	-	-	11,691.56	11,692	-	-	-	-		-	11,692	12,510
	DIP P401 36" X 30" MJ RED TEE	2.0	EA	-	-	-	20,255.67	40,511	-	-	-	-		-	40,511	43,347
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 36"	7.0	EA	-	-	-	1,411.00	9,877	-	-	-	-		-	9,877	10,568
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 30"	5.0	EA	-	-	-	1,108.00	5,540	-	-	-	-		-	5,540	5,928
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#104) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM 5'-0" OUTSIDE MASTER PS TO EQ BASIN			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (24" X 5 ' X 7')(5M X 34LF/DAY)	382.0	LF	439.97	81.01	30,944	-	-	-	-	187.43	71,600	In Equip Rate	-	102,544	102,544
	PIPE BEDDING	158.0	CY	-	-	-	-	-	78.75	12,441	-	-		-	12,441	12,441
	HAUL EXCESS	211.3	CY	-	-	-	-	-	5.67	1,197	-	-		-	1,197	1,197
	FILL MATERIAL	756.5	CY	-	-	-	-	-	20.00	15,130	-	-		-	15,130	15,130
	HAUL IMPORT FILL SPOIL	756.5	CY	-	-	-	-	-	5.67	4,287	-	-		-	4,287	4,287
	MARKING TAPE NON-DETECTABLE	382.0	LF	-	-	-	1.00	382	-	-	-	-		-	382	409
	TRACER WIRE	382.0	LF	-	-	-	0.45	172	-	-	-	-		-	172	184
	DIP POLY WRAP 24"	382.0	LF	-	-	-	3.00	1,146	-	-	-	-		-	1,146	1,226
	DIP 24" RJ FIELD LOCK GASKET (FAST-GRIP)	22.0	EA	-	-	-	988.39	21,745	-	-	-	-		-	21,745	23,267
	DIP P401 24" X 10'-0" SPOOL - FLG X PE	1.0	EA	-	-	-	8,393.81	8,394	-	-	-	-		-	8,394	8,981
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 24"	8.0	EA	-	-	-	472.00	3,776	-	-	-	-		-	3,776	4,040
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#105) - RAS LINES, 750	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM RED TEE ON FM TO PLUG FOR FUTURE PHASING			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (12" X 5 ' X 8')(4M X 28LF/DAY)	84.0	LF	96.00	80.38	6,752	-	-	-	-	232.48	19,529	In Equip Rate	-	26,281	26,281
	PIPE BEDDING	22.8	CY	-	-	-	-	-	78.75	1,796	-	-		-	1,796	1,796
	HAUL EXCESS	25.7	CY	-	-	-	-	-	5.67	146	-	-		-	146	146
	FILL MATERIAL	221.8	CY	-	-	-	-	-	20.00	4,437	-	-		-	4,437	4,437
	HAUL IMPORT FILL SPOIL	221.8	CY	-	-	-	-	-	5.67	1,257	-	-		-	1,257	1,257
	DIP P401 12" PIPE-PUSH JOINT	84.0	LF	-	-	-	87.47	7,347	-	-	-	-		-	7,347	7,862
	MARKING TAPE NON-DETECTABLE	84.0	LF	-	-	-	1.00	84	-	-	-	-		-	84	90
	TRACER WIRE	84.0	LF	-	-	-	0.45	38	-	-	-	-		-	38	40
	DIP POLY WRAP 12"	84.0	LF	-	-	-	2.00	168	-	-	-	-		-	168	180

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	DIP 12" RJ FIELD LOCK GASKET (FAST-GRIP)	5.0	EA	-	-	-	232.71	1,164	-	-	-	-		-	1,164	1,245
	DIP P401 12" MJ 45 BEND	2.0	EA	-	-	-	1,070.22	2,140	-	-	-	-		-	2,140	2,290
	DIP P401 12" MJ PLUG	1.0	EA	-	-	-	752.89	753	-	-	-	-		-	753	806
	VLV PLUG 12" MJ W/NUT OP	1.0	EA	-	-	-	5,733.34	5,733	-	-	-	-		-	5,733	6,135
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 12"	7.0	EA	-	-	-	128.00	896	-	-	-	-		-	896	959
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	1.0	EA	-	-	-	161.25	161	-	-	-	-		-	161	173
	VLV VALVE STEM EXTENSION X 4' BURY	1.0	EA	-	-	-	262.50	263	-	-	-	-		-	263	281
	CONCRETE PAD AT VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE	1.0	EA	-	-	-	150.00	150	-	-	-	-		-	150	161
	0.00	-	-	-	-	-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#106) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM PLUG TO LIFT STATION			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (6" X 3 ' X 5')(4M X 16LF/DAY)	8.0	LF	16.00	140.67	1,125	-	-	-	-	230.29	1,842	In Equip Rate	-	2,968	2,968
	PIPE BEDDING	1.1	CY	-	-	-	-	-	78.75	84	-	-		-	84	84
	HAUL EXCESS	1.1	CY	-	-	-	-	-	5.67	6	-	-		-	6	6
	FILL MATERIAL	8.6	CY	-	-	-	-	-	20.00	172	-	-		-	172	172
	HAUL IMPORT FILL SPOIL	8.6	CY	-	-	-	-	-	5.67	49	-	-		-	49	49
	DIP P401 06" PIPE-PUSH JOINT	8.0	LF	-	-	-	46.43	371	-	-	-	-		-	371	397
	MARKING TAPE NON-DETECTABLE	8.0	LF	-	-	-	1.00	8	-	-	-	-		-	8	9
	TRACER WIRE	8.0	LF	-	-	-	0.45	4	-	-	-	-		-	4	4
	DIP POLY WRAP 06"	8.0	LF	-	-	-	1.00	8	-	-	-	-		-	8	9
	DIP 06" RJ FIELD LOCK GASKET (FAST-GRIP)	1.0	EA	-	-	-	118.32	118	-	-	-	-		-	118	127
	DIP P401 06" MJ PLUG	1.0	EA	-	-	-	353.89	354	-	-	-	-		-	354	379
	DIP P401 06" MJ SOLID SLEEVE SHORT	1.0	EA	-	-	-	358.56	359	-	-	-	-		-	359	384
	VLV PLUG 06" MJ W/NUT OP	1.0	EA	-	-	-	1,913.06	1,913	-	-	-	-		-	1,913	2,047
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 06"	5.0	EA	-	-	-	51.00	255	-	-	-	-		-	255	273
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	1.0	EA	-	-	-	161.25	161	-	-	-	-		-	161	173
	VLV VALVE STEM EXTENSION X 4' BURY	1.0	EA	-	-	-	262.50	263	-	-	-	-		-	263	281
	CONCRETE PAD AT VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE	1.0	EA	-	-	-	150.00	150	-	-	-	-		-	150	161
	0.00	-	-	-	-	-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#107) - RECLAIM WATER LINES, 735	****		**0**		-		-		-		-		-	-	0
	CEMENT LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM TEE TO (3) 4" BRANCHES, 2" BRANCHES, INCLUDING TEE W/PLUGS FOR FUTURE			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (6" X 0 ' X 5')(4M X 25LF/DAY)	456.0	LF	576.19	88.87	40,525	-	-	-	-	145.49	66,345	In Equip Rate	-	106,870	106,870
	PIPE BEDDING	22.7	CY	-	-	-	-	-	78.75	1,789	-	-		-	1,789	1,789
	HAUL EXCESS	26.7	CY	-	-	-	-	-	5.67	151	-	-		-	151	151
	FILL MATERIAL	393.0	CY	-	-	-	-	-	20.00	7,861	-	-		-	7,861	7,861
	HAUL IMPORT FILL SPOIL	393.0	CY	-	-	-	-	-	5.67	2,227	-	-		-	2,227	2,227
	DIP CML 06" PIPE-PUSH JOINT	332.0	LF	-	-	-	27.40	9,097	-	-	-	-		-	9,097	9,734
	DIP CML 04" PIPE-PUSH JOINT	124.0	LF	-	-	-	40.09	4,971	-	-	-	-		-	4,971	5,319
	MARKING TAPE NON-DETECTABLE	456.0	LF	-	-	-	1.00	456	-	-	-	-		-	456	488
	TRACER WIRE	456.0	LF	-	-	-	0.45	205	-	-	-	-		-	205	220
	DIP 06" RJ FIELD LOCK GASKET (FAST-GRIP)	19.0	EA	-	-	-	118.32	2,248	-	-	-	-		-	2,248	2,405
	DIP 04" RJ FIELD LOCK GASKET (FAST-GRIP)	7.0	EA	-	-	-	83.34	583	-	-	-	-		-	583	624
	DIP POLY WRAP 06"	456.0	LF	-	-	-	1.00	456	-	-	-	-		-	456	488
	DIP CML 06" MJ TEE	1.0	EA	-	-	-	230.22	230	-	-	-	-		-	230	246
	DIP CML 06" MJ TEE	2.0	EA	-	-	-	230.22	460	-	-	-	-		-	460	493
	DIP CML 06" MJ SOLID SLEEVE SHORT	1.0	EA	-	-	-	101.13	101	-	-	-	-		-	101	108
	DIP CML 06" X 04" MJ RED TEE	3.0	EA	-	-	-	205.56	617	-	-	-	-		-	617	660
	DIP CML 06" MJ 45 BEND	4.0	EA	-	-	-	131.56	526	-	-	-	-		-	526	563
	DIP CML 06" MJ PLUG	1.0	EA	-	-	-	96.20	96	-	-	-	-		-	96	103
	DIP CML 06" MJ CAP W/2" TAP	1.0	EA	-	-	-	120.04	120	-	-	-	-		-	120	128
	DIP CML 04" MJ 90 BEND	1.0	EA	-	-	-	101.96	102	-	-	-	-		-	102	109
	DIP CML 04" MJ TEE	2.0	EA	-	-	-	135.67	271	-	-	-	-		-	271	290
	DIP CML 04" MJ PLUG W/ 2" TAP	1.0	EA	-	-	-	99.49	99	-	-	-	-		-	99	106
	DIP CML 04" MJ PLUG W/ 1" TAP	2.0	EA	-	-	-	99.49	199	-	-	-	-		-	199	213
	DIP CML 04" MJ PLUG	2.0	EA	-	-	-	61.67	123	-	-	-	-		-	123	132

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	VLV PLUG 06" MJ W/NUT OP	1.0	EA	-	-	-	1,913.06	1,913	-	-	-	-		-	1,913	2,047
	VLV PLUG 04" MJ W/NUT OP	2.0	EA	-	-	-	1,635.19	3,270	-	-	-	-		-	3,270	3,499
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 06"	29.0	EA	-	-	-	51.00	1,479	-	-	-	-		-	1,479	1,583
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 04"	20.0	EA	-	-	-	40.00	800	-	-	-	-		-	800	856
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	2.0	EA	-	-	-	161.25	323	-	-	-	-		-	323	345
	VLV VALVE STEM EXTENSION X 4' BURY	2.0	EA	-	-	-	262.50	525	-	-	-	-		-	525	562
	CONCRETE PAD AT VALVE BOX	2.0	EA	-	-	-	100.00	200	-	-	-	-		-	200	214
	CONCRETE SUPPORT PAD FOR VALVE BOX	2.0	EA	-	-	-	100.00	200	-	-	-	-		-	200	214
	CONCRETE SUPPORT PAD FOR VALVE	2.0	EA	-	-	-	150.00	300	-	-	-	-		-	300	321
	PROTECT EXISTING UTILITIES	1.0	EA	-	-	-	400.00	400	-	-	-	-		-	400	428
	CUT 6" PIPE FOR TIE IN	1.0	EA	-	-	-	-	-	750.00	750	-	-		-	750	750
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#108) - RECLAIM WATER LINES, 735	****		**0**		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM (1) 2" & (2) 1" BRANCHES, TO (2) HOSE BIBB/WASHDOWN STATIONS - SEE LINE 503			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (2" X 2 ' X 5')(3M X 62LF/DAY)	188.0	LF	71.96	26.92	5,061	-	-	-	-	42.14	7,922	In Equip Rate	-	12,984	12,984
	PIPE BEDDING	17.2	CY	-	-	-	-	-	78.75	1,352	-	-		-	1,352	1,352
	HAUL EXCESS	17.4	CY	-	-	-	-	-	5.67	98	-	-		-	98	98
	FILL MATERIAL	200.4	CY	-	-	-	-	-	20.00	4,007	-	-		-	4,007	4,007
	HAUL IMPORT FILL SPOIL	200.4	CY	-	-	-	-	-	5.67	1,135	-	-		-	1,135	1,135
	PVC S80 02" X 20 FT PIPE PE	135.0	LF	-	-	-	2.38	321	-	-	-	-		-	321	343
	PVC S80 01" X 20 FT PIPE PE	53.0	LF	-	-	-	1.10	58	-	-	-	-		-	58	63
	MARKING TAPE NON-DETECTABLE	188.0	LF	-	-	-	1.00	188	-	-	-	-		-	188	201
	TRACER WIRE	188.0	LF	-	-	-	0.45	85	-	-	-	-		-	85	91
	PVC S80 02" COUPLING SXS	10.0	EA	-	-	-	5.32	53	-	-	-	-		-	53	57
	PVC S80 02" 90 ELL SXS	3.0	EA	-	-	-	4.28	13	-	-	-	-		-	13	14
	PVC S80 02" 45 ELL SXS	4.0	EA	-	-	-	10.05	40	-	-	-	-		-	40	43
	PVC S80 02" UNION SXS	4.0	EA	-	-	-	19.56	78	-	-	-	-		-	78	84
	PVC S80 02" MALE ADAPTER (MIPT X S)	6.0	EA	-	-	-	11.76	71	-	-	-	-		-	71	76
	VLV PVC-BALL VALVE 02" T/U	1.0	EA	-	-	-	83.22	83	-	-	-	-		-	83	89
	VLV PVC-BALL VALVE 01" T/U	2.0	EA	-	-	-	30.67	61	-	-	-	-		-	61	66
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	3.0	EA	-	-	-	161.25	484	-	-	-	-		-	484	518
	VLV VALVE STEM EXTENSION X 4' BURY	3.0	EA	-	-	-	262.50	788	-	-	-	-		-	788	843
	CONCRETE PAD AT VALVE BOX	3.0	EA	-	-	-	100.00	300	-	-	-	-		-	300	321
	CONCRETE SUPPORT PAD FOR VALVE BOX	3.0	EA	-	-	-	100.00	300	-	-	-	-		-	300	321
	CONCRETE SUPPORT PAD FOR VALVE	3.0	EA	-	-	-	150.00	450	-	-	-	-		-	450	482
	PVC S80 PRIMER	2.0	QT	-	-	-	18.00	36	-	-	-	-		-	36	39
	PVC S80 CEMENT	2.0	QT	-	-	-	18.00	36	-	-	-	-		-	36	39
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#115) - POTABLE WATER LINES, 734	****		**0**		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	NOT DEPICTED - FROM EXISTING TO (3) WATER SPIGOTS, PARTIALLY EXPOSED			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (2" X 2 ' X 4')(3M X 66LF/DAY)	464.0	LF	167.96	25.46	11,813	-	-	-	-	39.85	18,491	In Equip Rate	-	30,305	30,305
	PIPE BEDDING	42.4	CY	-	-	-	-	-	78.75	3,337	-	-		-	3,337	3,337
	HAUL EXCESS	42.8	CY	-	-	-	-	-	5.67	243	-	-		-	243	243
	FILL MATERIAL	342.7	CY	-	-	-	-	-	20.00	6,854	-	-		-	6,854	6,854
	HAUL IMPORT FILL SPOIL	342.7	CY	-	-	-	-	-	5.67	1,942	-	-		-	1,942	1,942
	SERVICE SADDLE, 06" x 2"	1.0	EA	-	-	-	306.00	306	-	-	-	-		-	306	327
	SS316 150# 2"X 4" NIPPLE	6.0	EA	-	-	-	12.50	75	-	-	-	-		-	75	80
	SS316 150# THD 2" 90 ELL	3.0	EA	-	-	-	39.77	119	-	-	-	-		-	119	128
	SS316 150# THD 2" UNION	3.0	EA	-	-	-	63.64	191	-	-	-	-		-	191	204
	PVC S80 02" X 01-1/2" RED COUPLING SXS	3.0	EA	-	-	-	9.24	28	-	-	-	-		-	28	30
	PVC S80 02" X 20 FT PIPE PE	464.0	LF	-	-	-	2.38	1,102	-	-	-	-		-	1,102	1,179
	PVC S80 02" COUPLING SXS	25.0	EA	-	-	-	5.32	133	-	-	-	-		-	133	142
	PVC S80 02" TEE SXS	2.0	EA	-	-	-	15.15	30	-	-	-	-		-	30	32
	PVC S80 02" 90 ELL SXS	10.0	EA	-	-	-	4.28	43	-	-	-	-		-	43	46
	PVC S80 02" 45 ELL SXS	12.0	EA	-	-	-	10.05	121	-	-	-	-		-	121	129
	PVC S80 02" UNION SXS	8.0	EA	-	-	-	19.56	156	-	-	-	-		-	156	167
	PVC S80 02" MALE ADAPTER (MIPT X S)	6.0	EA	-	-	-	11.76	71	-	-	-	-		-	71	76
	VLV SS316 THRD-BALL VALVE 02"	4.0	EA	-	-	-	521.58	2,086	-	-	-	-		-	2,086	2,232
	VLV CHECK VALVE-BRZ THRD 02"	3.0	EA	-	-	-	151.04	453	-	-	-	-		-	453	485

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	1" WATER SPIGOT	3.0	EA	-	-	-	89.00	267	-	-	-	-		-	267	286
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	3.0	EA	-	-	-	169.66	509	-	-	-	-		-	509	545
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	3.0	EA	-	-	-	334.90	1,005	-	-	-	-		-	1,005	1,075
	PVC S80 PRIMER	3.0	QT	-	-	-	18.00	54	-	-	-	-		-	54	58
	PVC S80 CEMENT	3.0	QT	-	-	-	18.00	54	-	-	-	-		-	54	58
	HEAT TRACING CONTROL PANEL NEMA 4X	1.0	EA	-	-	-	2,452.50	2,453	-	-	-	-		-	2,453	2,624
	HEAT TRACING POWER CONN & TERM BOX	1.0	EA	-	-	-	344.03	344	-	-	-	-		-	344	368
	HEAT TRACING 02" PIPE	21.0	LF	-	-	-	5.69	119	-	-	-	-		-	119	128
	PIPE INSULATION W/JACKET 02"	21.0	LF	-	-	-	W/ SUB	-	67.50	1,418	-	-		-	1,418	1,418
	TRANSITION COUPLINGS FROM PVC TO SSTL FOR SPIGOT	6.0	EA	-	-	-	200.00	1,200	-	-	-	-		-	1,200	1,284
	0.00	-	-	-	-	-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#118) - FILTER BACKWASH LINES, 769	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM (3) SCREENS (5' OUTSIDE SLAB) TO HEADER			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (6" X 2 ' X 7')(4M X 46LF/DAY)	46.0	LF	32.00	48.93	2,251	-	-	-	-	80.10	3,685	In Equip Rate	-	5,935	5,935
	PIPE BEDDING	5.4	CY	-	-	-	-	-	78.75	422	-	-		-	422	422
	HAUL EXCESS	5.8	CY	-	-	-	-	-	5.67	33	-	-		-	33	33
	FILL MATERIAL	85.0	CY	-	-	-	-	-	20.00	1,699	-	-		-	1,699	1,699
	HAUL IMPORT FILL SPOIL	85.0	CY	-	-	-	-	-	5.67	481	-	-		-	481	481
	DIP P401 06" PIPE-PUSH JOINT	46.0	LF	-	-	-	46.43	2,136	-	-	-	-		-	2,136	2,285
	MARKING TAPE NON-DETECTABLE	46.0	LF	-	-	-	1.00	46	-	-	-	-		-	46	49
	TRACER WIRE	46.0	LF	-	-	-	0.45	21	-	-	-	-		-	21	22
	DIP POLY WRAP 06"	46.0	LF	-	-	-	1.00	46	-	-	-	-		-	46	49
	DIP 06" RJ FIELD LOCK GASKET (FAST-GRIP)	3.0	EA	-	-	-	118.32	355	-	-	-	-		-	355	380
	DIP P401 06" MJ 45 BEND	3.0	EA	-	-	-	390.44	1,171	-	-	-	-		-	1,171	1,253
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 06"	6.0	EA	-	-	-	51.00	306	-	-	-	-		-	306	327
	0.00		-	-	-	-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#119) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM (4) DUMPSTERS (5' OUTSIDE SLAB) TO HEADER			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (4" X 2 ' X 7')(4M X 30LF/DAY)	61.0	LF	64.00	73.79	4,501	-	-	-	-	120.81	7,369	In Equip Rate	-	11,871	11,871
	PIPE BEDDING	5.9	CY	-	-	-	-	-	78.75	465	-	-		-	465	465
	HAUL EXCESS	6.1	CY	-	-	-	-	-	5.67	35	-	-		-	35	35
	FILL MATERIAL	112.0	CY	-	-	-	-	-	20.00	2,240	-	-		-	2,240	2,240
	HAUL IMPORT FILL SPOIL	112.0	CY	-	-	-	-	-	5.67	635	-	-		-	635	635
	DIP P401 04" PIPE-PUSH JOINT	61.0	LF	-	-	-	59.11	3,606	-	-	-	-		-	3,606	3,858
	MARKING TAPE NON-DETECTABLE	61.0	LF	-	-	-	1.00	61	-	-	-	-		-	61	65
	TRACER WIRE	61.0	LF	-	-	-	0.45	27	-	-	-	-		-	27	29
	DIP POLY WRAP 06"	61.0	LF	-	-	-	1.00	61	-	-	-	-		-	61	65
	DIP 04" RJ FIELD LOCK GASKET (FAST-GRIP)	4.0	EA	-	-	-	83.34	333	-	-	-	-		-	333	357
	DIP P401 04" MJ 45 BEND	4.0	EA	-	-	-	256.89	1,028	-	-	-	-		-	1,028	1,099
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 04"	8.0	EA	-	-	-	40.00	320	-	-	-	-		-	320	342
	0.00		-	-	-	-		-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#121) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	HEADER, INCLUDING (2) CLEANOUTS			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (8" X 2 ' X 8')(4M X 30LF/DAY)	91.0	LF	97.07	75.02	6,827	-	-	-	-	122.82	11,177	In Equip Rate	-	18,004	18,004
	PIPE BEDDING	15.8	CY	-	-	-	-	-	78.75	1,244	-	-		-	1,244	1,244
	HAUL EXCESS	17.2	CY	-	-	-	-	-	5.67	97	-	-		-	97	97
	FILL MATERIAL	212.2	CY	-	-	-	-	-	20.00	4,245	-	-		-	4,245	4,245
	HAUL IMPORT FILL SPOIL	212.2	CY	-	-	-	-	-	5.67	1,203	-	-		-	1,203	1,203
	PVC C900 08" PIPE	71.0	LF	-	-	-	19.60	1,392	-	-	-	-		-	1,392	1,489
	PVC C900 06" PIPE	20.0	LF	-	-	-	11.45	229	-	-	-	-		-	229	245
	PVC C900 BELL RESTRAINT HARNESS 08" - W/CORTEN HARDWARE	4.0	EA	-	-	-	88.00	352	-	-	-	-		-	352	377
	PVC C900 BELL RESTRAINT HARNESS 06" - W/CORTEN HARDWARE	2.0	EA	-	-	-	54.00	108	-	-	-	-		-	108	116
	MARKING TAPE NON-DETECTABLE	91.0	LF	-	-	-	1.00	91	-	-	-	-		-	91	97
	TRACER WIRE	91.0	LF	-	-	-	0.45	41	-	-	-	-		-	41	44
	DIP POLY WRAP 06"	91.0	LF	-	-	-	1.00	91	-	-	-	-		-	91	97
	FLOOR CLEANOUT 06"	2.0	EA	-	-	-	469.00	938	-	-	-	-		-	938	1,004

CONFIDENTIAL

YARD PIPE

TOTAL	2,849,248

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	06" FERNCO	2.0	EA	-	-	-	15.00	30	-	-	-	-		-	30	32
	DIP P401 06" MJ 45 BEND	4.0	EA	-	-	-	390.44	1,562	-	-	-	-		-	1,562	1,671
	DIP P401 08" X 06" MJ REDUCER	2.0	EA	-	-	-	500.11	1,000	-	-	-	-		-	1,000	1,070
	DIP P401 08" X 06" MJ RED WYE	3.0	EA	-	-	-	1,003.33	3,010	-	-	-	-		-	3,010	3,221
	DIP P401 08" X 04" MJ RED WYE	4.0	EA	-	-	-	875.78	3,503	-	-	-	-		-	3,503	3,748
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 08" - W/CORTEN H/	16.0	EA	-	-	-	68.00	1,088	-	-	-	-		-	1,088	1,164
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 06" - W/CORTEN H/	13.0	EA	-	-	-	51.00	663	-	-	-	-		-	663	709
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 04" - W/CORTEN H/	4.0	EA	-	-	-	40.00	160	-	-	-	-		-	160	171
	0.00		-	-		-		-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#122) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM MANHOLE 2 TO MANHOLE 1			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (8" X 2 ' X 8')(4M X 41LF/DAY)	82.0	LF	64.00	54.89	4,501	-	-	-	-	89.87	7,369	In Equip Rate	-	11,871	11,871
	PIPE BEDDING	14.2	CY	-	-	-	-	-	78.75	1,121	-	-		-	1,121	1,121
	HAUL EXCESS	15.5	CY	-	-	-	-	-	5.67	88	-	-		-	88	88
	FILL MATERIAL	191.2	CY	-	-	-	-	-	20.00	3,825	-	-		-	3,825	3,825
	HAUL IMPORT FILL SPOIL	191.2	CY	-	-	-	-	-	5.67	1,084	-	-		-	1,084	1,084
	PVC C900 08" PIPE	82.0	LF	-	-	-	19.60	1,607	-	-	-	-		-	1,607	1,720
	PVC C900 BELL RESTRAINT HARNESS 08"	5.0	EA	-	-	-	88.00	440	-	-	-	-		-	440	471
	MARKING TAPE NON-DETECTABLE	82.0	LF	-	-	-	1.00	82	-	-	-	-		-	82	88
	TRACER WIRE	82.0	LF	-	-	-	0.45	37	-	-	-	-		-	37	39
	DIP POLY WRAP 08"	82.0	LF	-	-	-	1.00	82	-	-	-	-		-	82	88
	0.00		-	-		-		-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#123) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	FROM MANHOLE 1 TO MASTER LIFT STATION			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (8" X 2 ' X 9')(4M X 50LF/DAY)	26.0	LF	16.64	45.01	1,170	-	-	-	-	73.69	1,916	In Equip Rate	-	3,086	3,086
	PIPE BEDDING	4.5	CY	-	-	-	-	-	78.75	355	-	-		-	355	355
	HAUL EXCESS	4.9	CY	-	-	-	-	-	5.67	28	-	-		-	28	28
	FILL MATERIAL	74.9	CY	-	-	-	-	-	20.00	1,498	-	-		-	1,498	1,498
	HAUL IMPORT FILL SPOIL	74.9	CY	-	-	-	-	-	5.67	425	-	-		-	425	425
	PVC C900 08" PIPE	26.0	LF	-	-	-	19.60	510	-	-	-	-		-	510	545
	PVC C900 BELL RESTRAINT HARNESS 08"	1.0	EA	-	-	-	88.00	88	-	-	-	-		-	88	94
	MARKING TAPE NON-DETECTABLE	26.0	LF	-	-	-	1.00	26	-	-	-	-		-	26	28
	TRACER WIRE	26.0	LF	-	-	-	0.45	12	-	-	-	-		-	12	13
	DIP POLY WRAP 08"	26.0	LF	-	-	-	1.00	26	-	-	-	-		-	26	28
	0.00		-	-		-		-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#124) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	PRECAST MANHOLES			-		-		-		-		-		-	-	0
	C1-6			-		-		-		-		-		-	-	0
	MANHOLE 1 & MANHOLE 2			-		-		-		-		-		-	-	0
	EXCV / SET / BKFL PC MANHOLE, 5' DEEP, 48"	2.0	EA	80.00	2,813.33	5,627	-	-	-	-	5,997.16	11,994	In Equip Rate	-	17,621	17,621
	BEDDING ROCK	8.0	CY	-	-	-	-	-	78.75	630	-	-		-	630	630
	IMPORT FILL	80.0	CY	-	-	-	-	-	20.00	1,600	-	-		-	1,600	1,600
	HAUL EXCESS OFFSITE	160.0	CY	-	-	-	-	-	5.67	907	-	-		-	907	907
	PC MH ASSEMBLY 48" w/BASE,LID,STEPS, 5' DEEP	2.0	EA	80.00	2,813.33	5,627	4,199.50	8,399	-	-	-	-		-	14,026	14,614
	PC MH 48" RING & COVER 24" DIA.	2.0	EA	-	-	-	Incl	-	-	-	-	-		-	-	0
	PC MH 48" JOINT SEAL "RUB R NEK" (12.6'/JNT)		EA	-		-	Incl	-	-	-	-	-		-	-	0
	PC MH 48" EXTERIOR JOINT WRAP (15.7'/JNT)		EA	-		-	Incl	-	-	-	-	-		-	-	0
	PC GRADE RING 24" X 3"	6.0	EA	-	-	-	50.00	300	-	-	-	-		-	300	321
	GROUT - PC MH GRADE RINGS	8.0	EA	-	-	-	50.00	400	-	-	-	-		-	400	428
	GROUT MH INVERT, 48"	2.0	EA	-	-	-	171.82	344	-	-	-	-		-	344	368
	INTERIOR/EXTERIOR PRO-TECH COATING	1.0	LS	-	-	-	Incl	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	DISINFECT POTABLE WATER LINES & LAB TEST	1.0	LS	24.00	1,648.00	1,648	1,500.00	1,500	-	-	-	-	-	-	3,148	3,253
	SUPPLY - PROCESS VALVES (3 IN & LARGER) - MISC. ACCESSORIES	1.0	LS	-	-	-	2,000.0	2,000	-	-	-	-	-	-	2,000	2,140
				0.0		0		0		0		0		0	0	0

CONFIDENTIAL

INFLUENT FLOWMETER STATION

TOTAL	751,242

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	Influent Flow Meter														0	0
	Proof Roll Subgrade: COMP/1 LAB	865.0	SF	8.0	0.69	600		0		0	0.38	332	In Equip Rate	0	932	932
	Structural EX: CAT 336/1LAB	63.0	CY	8.0	9.52	600		0		0	9.53	601	In Equip Rate	0	1,201	1,201
	Sand (SP/SP-SM)	63.0	CY	0.0	0.00	0		0		0		0		0	0	0
	Backfill:3.5 CY LDR/COMP/1 LAB	30.0	CY	12.0	30.00	900		0		0	16.66	500	In Equip Rate	0	1,400	1,400
	Stone BF: 3.5 CY LDR/COMP/1 LAB	32.0	CY	12.0	28.13	900		0		0	15.62	500	In Equip Rate	0	1,400	1,400
	Purchase #57 Stone	55.0	TN	0.0	0.00	0	52.50	2,888		0		0		0	2,888	3,090
	Haul to Stockpile	81.9	CY	0.0	0.00	0		0	1.39	114		0		0	114	114
	Load at Stockpile: 3.5 CY LDR	39.0	CY	1.6	3.00	117		0		0	1.67	65	In Equip Rate	0	182	182
	Haul Fill Stockpile to Struct	39.0	CY	0.0	0.00	0		0	1.39	54		0		0	54	54
	Haul Excess Offsite	42.9	CY	0.0	0.00	0		0	12.50	536		0		0	536	536
															0	0
	Overhead														0	0
	QUANTITY OF CONCRETE	52	CY	0.0	0.00	0		0		0		0		0	0	0
	CONCRETE TESTING @ 50 CUYDS	52	CY	0.0	0.00	0	25.00	1,300		0		0		0	1,300	1,391
	ADD WINTER PROTECTION	26	CY	1.8	4.99	130	0.20	5		0		0		0	135	135
	ADD SUMMER PROTECTION	26	CY	1.8	4.99	130	0.20	5		0		0		0	135	135
	WATER CURE SLABS/DECKS	1,281	SF	7.7	0.42	540	0.06	77		0		0		0	617	622
	WATER CURE WALLS		SF	0.0		0	0.06	0		0		0		0	0	0
	CONCRETE WASTE - 5%	3	CY	0.0	0.00	0	170.00	442		0		0		0	442	473
	PURCH ADD MIX: SUPERPLASTIZIER	0	CY	0.0		0	7.00	0		0		0		0	0	0
	PURCH ADD MIX: ICE	26	CY	0.0	0.00	0	10.00	260		0		0		0	260	278
	PURCH ADD MIX COLD WATER	26	CY	0.0	0.00	0	4.00	104		0		0		0	104	111
	PURCH ADD MIX HOT WATER	26	CY	0.0	0.00	0	4.00	104		0		0		0	104	111
	ENVIRO FEE	6	LDS	0.0	0.00	0	30.00	173		0		0		0	173	185
	FUEL SURCHARGE	6	LDS	0.0	0.00	0	50.00	289		0		0		0	289	309
	SHORT LOADS (<3CY) 5% of over all	3	LDS	0.0	0.07	0	350.00	910		0		0		0	910	974
	TRIAL BATCH MIX TESTING	1	LS	0.0	1.41	1	0.20	0	1,500.0	1,500		0		0	1,502	1,502
	CRACK INJECTION (AB 1 & 2) = wall + slab SF x 15%	192	LF	19.2	7.03	1,350	3.00	577		0		0		0	1,927	1,967
	CONCRETE PRICE ESCALATION (1/1/2025)	52	CY	0.5	0.70	37	10.00	520		0		0		0	557	593
															0	0
	REINFORCING STEEL CMC	8	TONS	0.0	0.00	0	1,200.00	9,360	930.00	7,254		0		0	16,614	17,269
	REINFORCING STEEL ESCALATION	8	TONS	0.0	0.00	0	50.00	390		0		0		0	390	417
															0	0
	150 - SOG el.62 w/TS														0	0
	HAND PREP SUBGRADE-BUILDING	864	SF	13.8	1.12	971		0		0		0		0	971	971
	POINT & PATCH	280	SF	8.4	1.95	546	0.01	3		0		0		0	549	549
	FINISH CONCRETE	864	SF	34.6	2.60	2,246	0.02	17		0		0		0	2,264	2,265
	SLAB EDGEFORM	280	SF	104.4	26.20	7,337	2.00	560		0	2.00	560		0	8,457	8,496
	10 MIL VISQUEEN	10	SQS	2.2	16.09	153	30.00	285		0		0		0	438	458
	RESTEEL DOBIE SUPPORTS	864	SF	0.0	0.00	0	0.05	43		0		0		0	43	46
	PLACE SLAB ON GRADE	27	CY	27.0	65.60	1,771		0		0		0		0	1,771	1,771
	PURCHASE: 4000 PSI CONCRETE	27	CY	0.0	0.00	0	170.00	4,590		0		0		0	4,590	4,911
															0	0
	151 - (9) Pipe Supports														0	0
	POINT & PATCH CONC PAD	270	SF	5.9	1.43	386	0.01	3		0		0		0	389	389
	TROWEL FINISH PADS	47	SF	3.2	4.47	211	0.02	1		0		0		0	212	212
	ROUGH/CLEAN NEW CONC-PAD	47	SF	0.8	1.16	55	0.01	0		0		0		0	55	55
	PAD EDGEFORM	270	SF	108.0	28.10	7,587	1.00	270		0		0		0	7,857	7,876
	EPOXY BOND CONCRETE - PADS	47	SF	3.8	5.62	266	0.85	40		0		0		0	306	309
	DRILL & EPOXY DOWELS	72	EA	36.0	35.13	2,529	7.25	522		0	2.50	180		0	3,231	3,268
	PLACE PADS	6	CY	12.0	131.20	787		0		0		0		0	787	787
	PURCHASE: 4000 PSI CONCRETE	6	CY	0.0	0.00	0	170.00	1,020		0		0		0	1,020	1,091
				0.0		0		0		0		0		0	0	0
	152 - Outside Sidewalk/ Pavement w/7 bollards			0.0		0		0		0		0		0	0	0
	HAND PREP SUBGRADE-BUILDING	365	SF	5.8	1.12	410		0		0		0		0	410	410
	HAND EXCAV @ BOLLARDS	7	CY	14.0	140.50	984		0		0		0		0	984	984
	POINT & PATCH	183	SF	5.5	1.95	356	0.01	2		0		0		0	358	358
	FINISH CONCRETE	365	SF	14.6	2.60	948	0.02	7		0		0		0	955	956
	SLAB EDGEFORM	183	SF	68.1	26.20	4,782	2.00	365		0	2.00	365		0	5,512	5,538
	3/4" EXPANSION JOINT	54	SF	4.3	5.62	303	13.52	730	4.00	216		0		0	1,250	1,301
	3/4" JOINT SEALANT	20	LF	4.0	14.05	281		0	4.00	80		0		0	361	361
	10 MIL VISQUEEN	4	SQS	0.9	16.09	65	30.00	120		0		0		0	185	193
	SET PIPE BOLLARD	7	EA	10.5	105.38	738	3.50	25		0		0		0	762	764
	RESTEEL DOBIE SUPPORTS	365	SF	0.0	0.00	0	0.05	18		0		0		0	18	20

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INFLUENT FLOWMETER STATION

TOTAL	751,242

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	GROUT PIPE BOLLARDS	7	EA	10.5	105.38	738	15.00	105		0		0		0	843	850
	CONCRETE @ BOLLARD BASE	7	EA	7.0	70.25	492	25.00	175		0		0		0	667	679
	PLACE BOLLARD	7	CY	10.5	98.40	689		0		0		0		0	689	689
	PLACE SLAB ON GRADE	11	CY	22.0	131.20	1,443		0		0		0		0	1,443	1,443
	PURCHASE: 3000 PSI CONCRETE	18	CY	0.0	0.00	0	170.00	3,060		0		0		0	3,060	3,274
						0		0		0		0		0	0	0
	153 - 6"x18" curb			0.0		0		0		0		0		0	0	0
	POINT & PATCH CONC CURB	35	SF	0.8	1.43	49	0.01	0		0		0		0	50	50
	TROWEL FINISH CURBS	6	SF	0.4	4.47	25	0.02	0		0		0		0	25	25
	CURB FORMWORK	35	SF	8.3	16.86	582	1.00	35		0		0		0	616	619
	PLACE INTERIOR CURBS	1	CY	4.0	262.40	262		0		0		0		0	262	262
	PURCHASE: 4000 PSI CONCRETE	1	CY	0.0	0.00	0	170.00	170		0		0		0	170	182
																0
	05500 - MISC METALS															0
	15 - 15 - Influent Flow Meter															0
	150010 - Bollards (Infl FM)															0
	PRIMED PIPE BOLLARDS	7	EA	28.0	274.67	1,923	345.000	2,415		0		0		0	4,338	4,507
				0.0		0		0		0		0		0	0	0
		1.0	LS	0.0	0.00	0		0		0		0		0	0	0
	(#114) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	M1-9 - INFLUENT FLOW METER			-		-		-		-		-		-	-	0
	UNDERSLAB TO (2) RISERS			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (30" X 6 ' X 8')(5M X 6LF/DAY)	20.0	LF	119.94	421.79	8,436	-	-	-	-	1,026.40	20,528	In Equip Rate	-	28,964	28,964
	PIPE BEDDING	12.0	CY	-	-	-	-	-	78.75	946	-	-		-	946	946
	HAUL EXCESS	16.4	CY	-	-	-	-	-	5.67	93	-	-		-	93	93
	FILL MATERIAL	52.4	CY	-	-	-	-	-	20.00	1,048	-	-		-	1,048	1,048
	HAUL IMPORT FILL SPOIL	52.4	CY	-	-	-	-	-	5.67	297	-	-		-	297	297
	MARKING TAPE NON-DETECTABLE	20.0	LF	-	-	-	1.00	20	-	-	-	-		-	20	21
	TRACER WIRE	20.0	LF	-	-	-	0.45	9	-	-	-	-		-	9	10
	DIP POLY WRAP 30"	20.0	LF	-	-	-	3.00	60	-	-	-	-		-	60	64
	DIP P401 30" MJ 90 BEND	2.0	EA	-	-	-	14,035.78	28,072	-	-	-	-		-	28,072	30,037
	DIP P401 WALL PIPE - FLG x WC x PE (TFS) 30" x 7'-0"	2.0	EA	-	-	-	13,889.18	27,778	-	-	-	-		-	27,778	29,723
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 30"	4.0	EA	-	-	-	1,108.00	4,432	-	-	-	-		-	4,432	4,742
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#514) - PLANT INFLUENT LINES, 742	****		**-**		-		-		-		-		-	-	0
	401 LINED FLANGED DIP			-		-		-		-		-		-	-	0
	INFLUENT FLOW METER AND BY-PASS PIPING - M1-9			-		-		-		-		-		-	-	0
	FROM RISER TO RISER, INCLUDING BYPASS			-		-		-		-		-		-	-	0
	DIP P401 30" X 18'-0" SPOOL - FLG X FLG	1.0	EA	17.00	1,167.33	1,167	25,895.76	25,896	-	-	-	-	-	-	27,063	28,876
	DIP P401 30" X 12'-6" SPOOL - FLG X FLG	1.0	EA	17.00	1,167.33	1,167	21,558.64	21,559	-	-	-	-	-	-	22,726	24,235
	DIP P401 30" X 07'-0" SPOOL - FLG X FLG	2.0	EA	34.00	1,167.33	2,335	17,221.51	34,443	-	-	-	-	-	-	36,778	39,189
	DIP P401 30" X 05'-0" SPOOL - FLG X FLG	1.0	EA	17.00	1,167.33	1,167	15,644.38	15,644	-	-	-	-	-	-	16,812	17,907
	DIP P401 30" X 03'-6" SPOOL - FLG X FLG	1.0	EA	17.00	1,167.33	1,167	14,461.52	14,462	-	-	-	-	-	-	15,629	16,641
	DIP P401 30" X 02'-6" SPOOL - FLG X FLG	2.0	EA	34.00	1,167.33	2,335	13,672.95	27,346	-	-	-	-	-	-	29,681	31,595
	DIP P401 30" FLG 90 BEND	3.0	EA	51.00	1,167.33	3,502	20,258.00	60,774	-	-	-	-	-	-	64,276	68,530
	DIP P401 30" FLG 90 BEND W/4" FLANGED OUTLET	1.0	EA	17.00	1,167.33	1,167	20,258.00	20,258	-	-	-	-	-	-	21,425	22,843
	DIP P401 30" FLG TEE	2.0	EA	41.00	1,407.67	2,815	35,970.67	71,941	-	-	-	-	-	-	74,757	79,793
	DUCTILE IRON FLANGE COUPLING ADAPTER 30"	1.0	EA	17.00	1,167.33	1,167	4,217.00	4,217	-	-	-	-	-	-	5,384	5,680
	RESTR FLG ADAPTER 30" MEGAFLANGE (EBBA 2100)	3.0	EA	40.50	927.00	2,781	5,070.00	15,210	-	-	-	-	-	-	17,991	19,056
	FLOW METER 30"	1.0	EA	17.00	1,167.33	1,167	w/Instr	-	-	-	-	-	-	-	1,167	1,167
	VLV PLUG 30" FLG W/HW OP	3.0	EA	51.00	1,167.33	3,502	40,896.56	122,690	-	-	-	-	-	-	126,192	134,780
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 30"	21.0	EA	-	-	-	1,364.71	28,659	-	-	-	-	-	-	28,659	30,665
	FLANGE GASKET, 1/8" FF RED RUBBER, 30"	21.0	EA	-	-	-	126.41	2,655	-	-	-	-	-	-	2,655	2,840
	SUPP-HDG 30" PIPE STRAP	9.0	EA	18.23	139.05	1,251	797.44	7,177	-	-	-	-	-	-	8,428	8,931
	SUPP-HDG 30" X 3'-0" (CL) FLANGE STYLE SUPPORT	2.0	EA	12.00	412.00	824	980.57	1,961	-	-	-	-	-	-	2,785	2,922
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	44.0	EA	6.60	10.30	453	50.51	2,222	-	-	-	-	-	-	2,676	2,831
	GROUT PIPE SUPPORT BASE	11.0	EA	11.00	68.67	755	12.00	132	-	-	-	-	-	-	887	897
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#515) - ARV DRAIN LINES, 726	****		**-**		-		-		-		-		-	-	0
	401 LINED FLANGED DIP/SCH 80 PVC			-		-		-		-		-		-	-	0
	INFLUENT FLOW METER AND BY-PASS PIPING - M1-9			-		-		-		-		-		-	-	0
	FROM FLG ON 90 BEND TO DRAIN			-		-		-		-		-		-	-	0
	DIP P401 04" X 01'-0" SPOOL - FLG X FLG	2.0	EA	9.00	309.00	618	503.92	1,008	-	-	-	-	-	-	1,626	1,696

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INFLUENT FLOWMETER STATION

TOTAL	751,242

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	VLV COMBO AIR RELIEF VALVE 04" FLG	1.0	EA	0.80	54.93	55	5,648.82	5,649	-	-	-	-	-	-	5,704	6,099
	VLV PLUG 04" FLG W/HW OP	1.0	EA	4.50	309.00	309	1,335.94	1,336	-	-	-	-	-	-	1,645	1,738
	FLG BOLT & NUT SET, REG HEAD, 316SS, 04"	4.0	EA	-	-	-	72.40	290	-	-	-	-	-	-	290	310
	FLANGE GASKET, 1/8" FF RED RUBBER, 04"	4.0	EA	-	-	-	12.39	50	-	-	-	-	-	-	50	53
	PVC S80 02" X 20 FT PIPE PE	20.0	LF	3.20	10.99	220	2.38	48	-	-	-	-	-	-	267	271
	PVC S80 02" 90 ELL SXS	4.0	EA	1.20	20.60	82	4.28	17	-	-	-	-	-	-	100	101
	PVC S80 02" 45 ELL SXS	2.0	EA	0.60	20.60	41	10.05	20	-	-	-	-	-	-	61	63
	PVC S80 02" UNION SXS	1.0	EA	0.30	20.60	21	19.56	20	-	-	-	-	-	-	40	42
	PVC S80 02" MALE ADAPTER (MIPT X S)	1.0	EA	0.30	20.60	21	11.76	12	-	-	-	-	-	-	32	33
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	5.0	EA	3.75	51.50	258	169.66	848	-	-	-	-	-	-	1,106	1,165
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	1.0	EA	1.25	85.83	86	334.90	335	-	-	-	-	-	-	421	444
	PVC S80 PRIMER	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	PVC S80 CEMENT	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#516) - SAMPLE LINES, 791	****		-		-		-		-		-		-	-	0
	SSTL PIPE AND SADDLE/SCH 80 PVC			-		-		-		-		-		-	-	0
	INFLUENT FLOW METER AND BY-PASS PIPING - M1-9			-		-		-		-		-		-	-	0
	FROM SADDLE TO SAMPLER			-		-		-		-		-		-	-	0
	SERVICE SADDLE, 30" x 2" - FORD STAINLESS STEEL, STYLE FS300	1.0	EA	17.00	1,167.33	1,167	777.00	777	-	-	-	-	-	-	1,944	1,999
	SS316 150# 2"X 4" NIPPLE	8.0	EA	3.04	26.09	209	12.50	100	-	-	-	-	-	-	309	316
	SS316 150# THD 2" 90 ELL	1.0	EA	0.38	26.09	26	39.77	40	-	-	-	-	-	-	66	69
	SS316 150# THD 2" TEE	1.0	EA	0.48	32.62	33	45.45	45	-	-	-	-	-	-	78	81
	SS316 150# THD 2" UNION	2.0	EA	0.76	26.09	52	63.64	127	-	-	-	-	-	-	179	188
	PVC S80 02" X 01" RED COUPLING SXS	1.0	EA	0.30	20.60	21	18.16	18	-	-	-	-	-	-	39	40
	PVC S80 01" X 20 FT PIPE PE	20.0	LF	2.40	8.24	165	1.10	22	-	-	-	-	-	-	187	188
	PVC S80 01" 90 ELL SXS	6.0	EA	1.20	13.73	82	2.47	15	-	-	-	-	-	-	97	98
	PVC S80 01" 45 ELL SXS	4.0	EA	0.80	13.73	55	5.14	21	-	-	-	-	-	-	75	77
	PVC S80 01" UNION SXS	2.0	EA	0.40	13.73	27	6.41	13	-	-	-	-	-	-	40	41
	PVC S80 01" MALE ADAPTER (MIPT X S)	2.0	EA	0.40	13.73	27	4.83	10	-	-	-	-	-	-	37	38
	VLV SS316 THRD-BALL VALVE 02"	1.0	EA	0.50	34.33	34	521.58	522	-	-	-	-	-	-	556	592
	VLV CHECK VALVE-316 SSTL THRD 02"	1.0	EA	1.50	103.00	103	162.92	163	-	-	-	-	-	-	266	277
	02" SPIGOT FOR SAMPLING	1.0	EA	1.00	68.67	69	155.00	155	-	-	-	-	-	-	224	235
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	5.0	EA	3.75	51.50	258	169.66	848	-	-	-	-	-	-	1,106	1,165
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	2.0	EA	2.50	85.83	172	334.90	670	-	-	-	-	-	-	841	888
	PVC S80 PRIMER	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	PVC S80 CEMENT	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	HEAT TRACING CONTROL PANEL NEMA 4X	1.0	EA	6.00	412.00	412	2,452.50	2,453	-	-	-	-	-	-	2,865	3,036
	HEAT TRACING POWER CONN & TERM BOX	1.0	EA	4.00	274.67	275	344.03	344	-	-	-	-	-	-	619	643
	HEAT TRACING 01" PIPE	20.0	LF	1.60	5.49	110	5.69	114	-	-	-	-	-	-	224	232
	PIPE INSULATION W/JACKET 01"	20.0	LF	-	-	-	W/ SUB	-	67.50	1,350	-	-	-	-	1,350	1,350
															-	0

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SCREENING STRUCTURE

TOTAL	1,018,138

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	Screenings Structure														0	0
	Proof Roll Subgrade: COMP/1 LAB	2,775.0	SF	22.2	0.60	1,665		0		0	0.33	923	In Equip Rate	0	2,588	2,588
	Structural EX: CAT 336/1LAB	245.0	CY	19.6	6.00	1,470		0		0	6.01	1,472	In Equip Rate	0	2,942	2,942
	Silt (SC)	245.0	CY	0.0	0.00	0		0		0		0		0	0	0
	Backfill:3.5 CY LDR/COMP/1 LAB	87.0	CY	12.0	10.34	900		0		0	5.74	500	In Equip Rate	0	1,400	1,400
	Purchase Fill	113.1	CY	0.0	0.00	0	20.00	2,262		0		0		0	2,262	2,420
	Stone BF: 3.5 CY LDR/COMP/1 LAB	103.0	CY	24.7	18.00	1,854		0		0	9.99	1,029	In Equip Rate	0	2,883	2,883
	Purchase #57 Stone	178.0	TN	0.0	0.00	0	52.50	9,345		0		0		0	9,345	9,999
	Haul Excess Offsite	318.5	CY	0.0	0.00	0		0	12.50	3,981		0		0	3,981	3,981
															0	0
	200 - Screening Structure														0	0
	Overhead														0	0
	QUANTITY OF CONCRETE	221	CY	0.0	0.00	0		0		0		0		0	0	0
	CONCRETE TESTING @ 50 CUYDS	221	CY	0.0	0.00	0	25.00	5,525		0		0		0	5,525	5,912
	ADD WINTER PROTECTION	111	CY	7.8	4.99	551	0.20	22		0		0		0	573	575
	ADD SUMMER PROTECTION	111	CY	7.8	4.99	551	0.20	22		0		0		0	573	575
	WATER CURE SLABS/DECKS	3,127	SF	18.8	0.42	1,318	0.06	188		0		0		0	1,505	1,519
	WATER CURE WALLS	0	SF	0.0		0	0.06	0		0		0		0	0	0
	CONCRETE WASTE - 5%	11	CY	0.0	0.00	0	170.00	1,879		0		0		0	1,879	2,010
	PURCH ADD MIX: SUPERPLASTIZIER	0	CY	0.0		0	7.00	0		0		0		0	0	0
	PURCH ADD MIX: ICE	111	CY	0.0	0.00	0	10.00	1,105		0		0		0	1,105	1,182
	PURCH ADD MIX COLD WATER	111	CY	0.0	0.00	0	4.00	442		0		0		0	442	473
	PURCH ADD MIX HOT WATER	111	CY	0.0	0.00	0	4.00	442		0		0		0	442	473
	ENVIRO FEE	25	LDS	0.0	0.00	0	30.00	737		0		0		0	737	788
	FUEL SURCHARGE	25	LDS	0.0	0.00	0	50.00	1,228		0		0		0	1,228	1,314
	SHORT LOADS (<3CY) 3% of over all	7	LDS	0.0	0.07	0	350.00	2,321		0		0		0	2,321	2,483
	CRACK INJECTION (AB 1 & 2) = wall + slab SF x 10%	313	LF	31.3	7.03	2,196	3.00	938		0		0		0	3,134	3,200
	CONCRETE PRICE ESCALATION (1/1/2025)	221	CY	2.2	0.70	155	10.00	2,210		0		0		0	2,365	2,520
				0.0		0		0		0		0		0	0	0
	REINFORCING STEEL CMC	33	TONS	0.0	0.00	0	1,200.00	39,780	930.00	30,830		0		0	70,610	73,394
	REINFORCING STEEL ESCALATION	33	TONS	0.0	0.00	0	50.00	1,658		0		0		0	1,658	1,774
	CONCRETE PUMPING	178	CY	0.0	0.00	0	0.00	0	35.00	6,230		0		0	6,230	6,230
															0	0
	200 - Footing F3.0& F4.0 w/ pedestal 16"x16"														0	0
	HAND EXCAV COLUMN FTG	2	CY	4.0	140.50	281		0		0		0		0	281	281
	POINT & PATCH	64	SF	1.9	1.95	124	0.01	1		0		0		0	125	125
	FINISH TOP FTG/PILE CAP	114	SF	3.1	1.79	204	0.02	2		0		0		0	206	206
	RUB CONC COLUMN/PIER	64	SF	6.4	7.03	448	0.03	2		0		0		0	450	451
	PIER FORM: 4'-6' PERIM	64	SF	16.8	18.47	1,179	0.82	52		0	1.00	64		0	1,295	1,299
	GROUT BASE PL NON-SHRINK GROUT	144	EA	144.0	70.25	10,116	25.00	3,600		0		0		0	13,716	13,968
	RESTEEL DOBIE SUPPORTS	114	SF	0.0	0.00	0	0.05	6		0		0		0	6	6
	PLACE COLUMN FOOTING	4	CY	8.0	131.20	525		0		0		0		0	525	525
	PLACE PIERS	1	CY	2.0	131.20	131		0		0		0		0	131	131
	PURCHASE: 4000 PSI CONCRETE	5	CY	0.0	0.00	0	170.00	850		0		0		0	850	910
															0	0
	201 - SOG w/TS el.100														0	0
	HAND PREP SUBGRADE-BUILDING	2,216	SF	88.6	2.81	6,226		0		0		0		0	6,226	6,226
	POINT & PATCH	474	SF	14.2	1.95	925	0.01	5		0		0		0	930	930
	FINISH CONCRETE	2,216	SF	88.6	2.60	5,761	0.02	44		0		0		0	5,805	5,808
	SLAB EDGEFORM	474	SF	176.9	26.20	12,429	2.00	949		0	2.00	949		0	14,326	14,392
	SET ANCHOR BOLTS/ S.O.G.	16	EA	9.6	42.15	674	1.50	24		0		0		0	698	700
	10 MIL VISQUEEN	24	SQS	5.6	16.09	392	30.00	731		0		0		0	1,123	1,174
	RESTEEL DOBIE SUPPORTS	2,216	SF	0.0	0.00	0	0.05	111		0		0		0	111	119
	PLACE SLAB ON GRADE	73	CY	73.0	65.60	4,789		0		0		0		0	4,789	4,789
	PURCHASE: 4000 PSI CONCRETE	73	CY	0.0	0.00	0	170.00	12,410		0		0		0	12,410	13,279
															0	0
	202 - Dumsters Slabs w/ TS & Bollards														0	0
	HAND PREP SUBGRADE-BUILDING	797	SF	12.8	1.12	896		0		0		0		0	896	896
	HAND EXCAV @ BOLLARDS	13	CY	26.0	140.50	1,827		0		0		0		0	1,827	1,827
	POINT & PATCH	317	SF	9.5	1.95	618	0.01	3		0		0		0	621	622
	FINISH CONCRETE	797	SF	31.9	2.60	2,072	0.02	16		0		0		0	2,088	2,089
	SLAB EDGEFORM	317	SF	118.2	26.20	8,306	2.00	634		0	2.00	634		0	9,574	9,618
	1/2" EXPANSION JOINT	43	SF	3.7	5.97	257	1.50	65		0		0		0	321	326
	10 MIL VISQUEEN	9	SQS	2.0	16.09	141	30.00	263		0		0		0	404	422
	SET PIPE BOLLARD	13	EA	19.5	105.38	1,370	3.50	46		0		0		0	1,415	1,419

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SCREENING STRUCTURE

TOTAL	1,018,138

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	RESTEEL DOBIE SUPPORTS	797	SF	0.0	0.00	0	0.05	40		0		0		0	40	43
	GROUT PIPE BOLLARDS	13	EA	19.5	105.38	1,370	15.00	195		0		0		0	1,565	1,579
	CONCRETE @ BOLLARD BASE	13	EA	13.0	70.25	913	25.00	325		0		0		0	1,238	1,261
	PLACE BOLLARD	13	CY	26.0	131.20	1,706		0		0		0		0	1,706	1,706
	PLACE SLAB ON GRADE	25	CY	37.5	98.40	2,460		0		0		0		0	2,460	2,460
	PURCHASE: 4000 PSI CONCRETE	38	CY	0.0	0.00	0	170.00	6,460		0		0		0	6,460	6,912
															0	0
	203 - Pipe Encasement (20" & 30" & 6")														0	0
	HAND EXCAV PIPE ENCASEMENT	11	CY	22.0	140.50	1,546		0		0		0		0	1,546	1,546
	PIPE ENCASE FORMWK - HORIZ	1,986	SF	476.6	16.86	33,483	1.00	1,986		0	2.00	3,972		0	39,441	39,580
	PIPE ENCASE FORMWK - VERT 3'	294	SF	70.6	16.86	4,959	1.00	294		0	2.00	588		0	5,841	5,862
	PIPE ENCASE FORMWK - VERT 1'	50	SF	12.0	16.86	845	1.00	50		0	2.00	100		0	995	998
	RESTEEL DOBIE SUPPORTS	875	SF	0.0	0.00	0	0.05	44		0		0		0	44	47
	PLACE PIPE ENCASEMENT	105	CY	84.0	52.48	5,510		0		0		0		0	5,510	5,510
	PURCHASE: 3000 PSI CONCRETE	105	CY	0.0	0.00	0	170.00	17,850		0		0		0	17,850	19,100
															0	0
	20 - 20 - Screening Structure														0	0
	200005 - Hose Rack														0	0
	SSTL HOSE RACKS	5	EA	20.0	274.67	1,373	598.000	2,990		0		0		0	4,363	4,573
															0	0
	200010 - Bollards (screen)														0	0
	PRIMED PIPE BOLLARDS	15	EA	60.0	274.67	4,120	345.000	5,175		0		0		0	9,295	9,657
				0.0		0		0		0		0		0	0	0
		1.0	LS	0.0	0.00	0		0		0		0		0	0	0
	UNLOAD,STORE,PROTECT EQUIPMENT	1.0	LS	80.0	5,493.33	5,493		0		0		0		0	5,493	5,493
	ROTARY DRUM SCREEN															0
	PARKSON, HUBER												PARKSON		0	0
													ODP		0	0
	PURCHASE EQUIPMENT	1.0	LS	0.0		0	e Other ODP	0		0		0		0	0	0
	ROTARY DRUM SCREENS	2.0	EA	300.0	10,300.00	20,600		0		0		0		0	20,600	20,600
	DISCHARGE CHUTES	2.0	EA	48.0	1,648.00	3,296	w/ODP	0		0		0		0	3,296	3,296
	DUMPSTERS	2.0	EA	32.0	1,098.67	2,197	2,500.00	5,000		0		0		0	7,197	7,547
	Pressure Washer	1.0	EA	2.0	137.33	137	2,500.00	2,500		0		0		0	2,637	2,812
	ANCHOR BOLTS	40.0	EA	16.0	27.47	1,099	75.00	3,000		0		0		0	4,099	4,309
	GROUT	10.0	EA	15.0	103.00	1,030	100.00	1,000		0		0		0	2,030	2,100
	CONTROL PANEL	1.0	EA	0.0	0.00	0		0		0	Crane	0		0	0	0
	DAY CRANE TO SET EQUIPMENT	1.0	EA	0.0	0.00	0		0		0	16,000.00	16,000	5,000.00	5,000	21,000	21,000
	SPARE PARTS	2.0	LS	0.0	0.00	0	1,500.00	3,000		0		0		0	3,000	3,210
	MFGR ON SITE - "NO. OF DAYS & TRIPS"	2.0	EA	16.0	549.33	1,099	750.00	1,500		0		0		0	2,599	2,704
	PRE-OP CHECKOUT - LUBE, ALIGNMENT, MISC	2.0	EA	16.0	549.33	1,099		0		0		0		0	1,099	1,099
	HYDROSTATIC TEST, CLEAN & DRY TANKS	2.0	EA	16.0	549.33	1,099		0		0		0		0	1,099	1,099
	STARTUP, FUNCTIONAL & PERFORMANCE TEST	2.0	EA	16.0	549.33	1,099		0		0		0		0	1,099	1,099
															0	0
	(#109) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	M1-1 - SCREENINGS STRUCTURE			-		-		-		-		-		-	-	0
	UNDERSLAB TO (3) RISERS FOR SCREENS, B.F. W/ LINE 501			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (20" X 5 ' X 8')(5M X 14LF/DAY)	59.0	LF	160.11	190.86	11,261	-	-	-	-	441.63	26,056	In Equip Rate	-	37,317	37,317
	PIPE BEDDING	21.6	CY	-	-	-	-	-	78.75	1,702	-	-		-	1,702	1,702
	HAUL EXCESS	27.3	CY	-	-	-	-	-	5.67	155	-	-		-	155	155
	FILL MATERIAL	151.2	CY	-	-	-	-	-	20.00	3,024	-	-		-	3,024	3,024
	HAUL IMPORT FILL SPOIL	151.2	CY	-	-	-	-	-	5.67	857	-	-		-	857	857
	DIP P401 20" PIPE-PUSH JOINT	59.0	LF	-	-	-	156.73	9,247	-	-	-	-		-	9,247	9,894
	MARKING TAPE NON-DETECTABLE	59.0	LF	-	-	-	1.00	59	-	-	-	-		-	59	63
	TRACER WIRE	59.0	LF	-	-	-	0.45	27	-	-	-	-		-	27	28
	DIP POLY WRAP 20"	59.0	LF	-	-	-	2.00	118	-	-	-	-		-	118	126
	DIP 20" RJ FIELD LOCK GASKET (FAST-GRIP)	3.0	EA	-	-	-	753.89	2,262	-	-	-	-		-	2,262	2,420
	DIP P401 20" MJ 90 BEND	3.0	EA	-	-	-	5,432.78	16,298	-	-	-	-		-	16,298	17,439
	DIP P401 20" x 15'-0" WALL PIPE - FLG x WC x PE (TFS)	2.0	EA	-	-	-	10,330.26	20,661	-	-	-	-		-	20,661	22,107
	DIP P401 20" x 11'-0" WALL PIPE - FLG x WC x PE (TFS)	1.0	EA	-	-	-	8,477.76	8,478	-	-	-	-		-	8,478	9,071
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 20"	6.0	EA	-	-	-	347.00	2,082	-	-	-	-		-	2,082	2,228
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#110) - TOLS LINES, 821	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0

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SCREENING STRUCTURE

TOTAL	1,018,138

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	M1-1 - SCREENINGS STRUCTURE			-		-		-		-		-		-	-	0
	UNDERSLAB FROM (3) RISERS FOR SCREENS, B.F. W/ LINE 501			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (30" X 6 ' X 8')(5M X 15LF/DAY)	75.0	LF	200.00	187.56	14,067	-	-	-	-	456.41	34,230	In Equip Rate	-	48,297	48,297
	PIPE BEDDING	45.1	CY	-	-	-	-	-	78.75	3,548	-	-		-	3,548	3,548
	HAUL EXCESS	61.4	CY	-	-	-	-	-	5.67	348	-	-		-	348	348
	FILL MATERIAL	196.6	CY	-	-	-	-	-	20.00	3,931	-	-		-	3,931	3,931
	HAUL IMPORT FILL SPOIL	196.6	CY	-	-	-	-	-	5.67	1,114	-	-		-	1,114	1,114
	MARKING TAPE NON-DETECTABLE	75.0	LF	-	-	-	1.00	75	-	-	-	-		-	75	80
	TRACER WIRE	75.0	LF	-	-	-	0.45	34	-	-	-	-		-	34	36
	DIP POLY WRAP 30"	75.0	LF	-	-	-	3.00	225	-	-	-	-		-	225	241
	DIP P401 30" x 8'-0" WALL PIPE - FLG x WC x PE (TFS)	3.0	EA	-	-	-	14,677.75	44,033	-	-	-	-		-	44,033	47,116
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 30"	6.0	EA	-	-	-	1,108.00	6,648	-	-	-	-		-	6,648	7,113
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#112) - RECLAIM WATER LINES, 735	****		**0**		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	M1-1 - SCREENINGS STRUCTURE			-		-		-		-		-		-	-	0
	UNDERSLAB - FROM PLUG W/TAP TO (2) SCREENS AND STUB UP FOR FUTURE, INCLUDIN			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (2" X 2 ' X 4')(3M X 37LF/DAY)	74.0	LF	48.00	45.62	3,376	-	-	-	-	71.41	5,284	In Equip Rate	-	8,660	8,660
	PIPE BEDDING	6.8	CY	-	-	-	-	-	78.75	532	-	-		-	532	532
	HAUL EXCESS	6.8	CY	-	-	-	-	-	5.67	39	-	-		-	39	39
	FILL MATERIAL	54.7	CY	-	-	-	-	-	20.00	1,093	-	-		-	1,093	1,093
	HAUL IMPORT FILL SPOIL	54.7	CY	-	-	-	-	-	5.67	310	-	-		-	310	310
	PVC S80 02" X 20 FT PIPE PE	74.0	LF	-	-	-	2.38	176	-	-	-	-		-	176	188
	MARKING TAPE NON-DETECTABLE	74.0	LF	-	-	-	1.00	74	-	-	-	-		-	74	79
	TRACER WIRE	74.0	LF	-	-	-	0.45	33	-	-	-	-		-	33	36
	PVC S80 02" COUPLING SXS	3.0	EA	-	-	-	5.32	16	-	-	-	-		-	16	17
	PVC S80 02" TEE SXS	2.0	EA	-	-	-	15.15	30	-	-	-	-		-	30	32
	PVC S80 02" 90 ELL SXS	5.0	EA	-	-	-	4.28	21	-	-	-	-		-	21	23
	PVC S80 02" 45 ELL SXS	2.0	EA	-	-	-	10.05	20	-	-	-	-		-	20	21
	PVC S80 02" MALE ADAPTER (MIPT X S)	2.0	EA	-	-	-	11.76	24	-	-	-	-		-	24	25
	SLEEVE - 316 SSTL 03-1/2" X 1'-0" LONG W/SEEP RING	3.0	EA	-	-	-	253.00	759	-	-	-	-		-	759	812
	LINK SEAL LS-200-SS	24.0	EA	-	-	-	5.00	120	-	-	-	-		-	120	128
	VLV PVC-BALL VALVE 02" T/U	1.0	EA	-	-	-	83.22	83	-	-	-	-		-	83	89
	VLV BOX 5-1/4" X 3' SLIP TYPE W/LID	1.0	EA	-	-	-	161.25	161	-	-	-	-		-	161	173
	VLV VALVE STEM EXTENSION X 4' BURY	1.0	EA	-	-	-	262.50	263	-	-	-	-		-	263	281
	CONCRETE PAD AT VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE BOX	1.0	EA	-	-	-	100.00	100	-	-	-	-		-	100	107
	CONCRETE SUPPORT PAD FOR VALVE	1.0	EA	-	-	-	150.00	150	-	-	-	-		-	150	161
	PVC S80 PRIMER	1.0	QT	-	-	-	18.00	18	-	-	-	-		-	18	19
	PVC S80 CEMENT	1.0	QT	-	-	-	18.00	18	-	-	-	-		-	18	19
	0.00	-	-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#116) - SANITARY LINES, 720	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	M1-1 - SCREENINGS STRUCTURE			-		-		-		-		-		-	-	0
	UNDERSLAB FROM (4) DUMPSTERS TO 5' OUTSIDE SLAB, SLEEVES FOR RISERS INCLUDI			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (4" X 2 ' X 6')(4M X 20LF/DAY)	61.0	LF	96.16	110.87	6,763	-	-	-	-	181.51	11,072	In Equip Rate	-	17,835	17,835
	PIPE BEDDING	5.9	CY	-	-	-	-	-	78.75	465	-	-		-	465	465
	HAUL EXCESS	6.1	CY	-	-	-	-	-	5.67	35	-	-		-	35	35
	FILL MATERIAL	85.7	CY	-	-	-	-	-	20.00	1,713	-	-		-	1,713	1,713
	HAUL IMPORT FILL SPOIL	85.7	CY	-	-	-	-	-	5.67	485	-	-		-	485	485
	DIP P401 04" PIPE-PUSH JOINT	61.0	LF	-	-	-	59.11	3,606	-	-	-	-		-	3,606	3,858
	MARKING TAPE NON-DETECTABLE	61.0	LF	-	-	-	1.00	61	-	-	-	-		-	61	65
	TRACER WIRE	61.0	LF	-	-	-	0.45	27	-	-	-	-		-	27	29
	DIP POLY WRAP 04"	61.0	LF	-	-	-	1.00	61	-	-	-	-		-	61	65
	DIP 04" RJ FIELD LOCK GASKET (FAST-GRIP)	4.0	EA	-	-	-	83.34	333	-	-	-	-		-	333	357
	DIP P401 04" MJ 90 BEND	4.0	EA	-	-	-	274.56	1,098	-	-	-	-		-	1,098	1,175
	DIP P401 WALL PIPE - PE x WC x PE (TFS) 04" X 4'-0"	4.0	EA	-	-	-	646.48	2,586	-	-	-	-		-	2,586	2,767
	FLOOR DRAIN 04"	4.0	EA	-	-	-	329.00	1,316	-	-	-	-		-	1,316	1,408
	04" FERNCO	4.0	EA	-	-	-	7.00	28	-	-	-	-		-	28	30
	SLEEVE - 316 SSTL 08" X 1'-0" LONG W/SEEP RING	4.0	EA	-	-	-	437.00	1,748	-	-	-	-		-	1,748	1,870
	LINK SEAL LS-410-SS	28.0	EA	-	-	-	19.00	532	-	-	-	-		-	532	569
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 04"	8.0	EA	-	-	-	40.00	320	-	-	-	-		-	320	342
	0.00		-	-	-	-	-	-	-	-	-	-		-	-	0

CONFIDENTIAL

SCREENING STRUCTURE

TOTAL	1,018,138

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
				-		-		-		-		-		-	-	0
	(#117) - FILTER BACKWASH LINES, 769	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	M1-1 - SCREENINGS STRUCTURE			-		-		-		-		-		-	-	0
	UNDERSLAB FROM (3) SCREENS TO 5' OUTSIDE SLAB, SLEEVES FOR RISERS INCLUDED			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (6" X 2 ' X 7')(4M X 18LF/DAY)	56.0	LF	95.88	120.42	6,744	-	-	-	-	197.14	11,040	In Equip Rate	-	17,784	17,784
	PIPE BEDDING	6.5	CY	-	-	-	-	-	78.75	514	-	-		-	514	514
	HAUL EXCESS	7.0	CY	-	-	-	-	-	5.67	40	-	-		-	40	40
	FILL MATERIAL	103.4	CY	-	-	-	-	-	20.00	2,069	-	-		-	2,069	2,069
	HAUL IMPORT FILL SPOIL	103.4	CY	-	-	-	-	-	5.67	586	-	-		-	586	586
	DIP P401 06" PIPE-PUSH JOINT	56.0	LF	-	-	-	46.43	2,600	-	-	-	-		-	2,600	2,782
	MARKING TAPE NON-DETECTABLE	56.0	LF	-	-	-	1.00	56	-	-	-	-		-	56	60
	TRACER WIRE	56.0	LF	-	-	-	0.45	25	-	-	-	-		-	25	27
	DIP POLY WRAP 06"	56.0	LF	-	-	-	1.00	56	-	-	-	-		-	56	60
	DIP 06" RJ FIELD LOCK GASKET (FAST-GRIP)	3.0	EA	-	-	-	118.32	355	-	-	-	-		-	355	380
	DIP P401 06" MJ 90 BEND	3.0	EA	-	-	-	418.44	1,255	-	-	-	-		-	1,255	1,343
	DIP P401 06" MJ 45 BEND	1.0	EA	-	-	-	390.44	390	-	-	-	-		-	390	418
	DIP P401 WALL PIPE - FLG x WC x PE (TFS) 06" x 10'-0"	3.0	EA	-	-	-	1,891.42	5,674	-	-	-	-		-	5,674	6,071
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 06"	8.0	EA	-	-	-	51.00	408	-	-	-	-		-	408	437
	0.00		-	-		-	-	-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	(#501) - PLANT INFLUENT LINES, 743	****		-		-		-		-		-		-	-	0
	FLANGED 401 LINED DIP			-		-		-		-		-		-	-	0
	SCREENING STRUCTURE - M1-1			-		-		-		-		-		-	-	0
	FROM (2) RISERS TO (2) SCREENS, INCLUDING BLIND FLANGE FOR FUTURE AND EFFLUE			-		-		-		-		-		-	-	0
	DIP P401 20" X 01'-6" SPOOL - FLG X FLG	4.0	EA	48.00	824.00	3,296	4,788.23	19,153	-	-	-	-	-	-	22,449	23,790
	DIP P401 30" X 01'-0" SPOOL - FLG X FLG	2.0	EA	34.00	1,167.33	2,335	12,490.10	24,980	-	-	-	-	-	-	27,315	29,063
	DIP P401 20" FLG 90 BEND	3.0	EA	36.00	824.00	2,472	11,753.00	35,259	-	-	-	-	-	-	37,731	40,199
	DIP P401 30" X 20" FLG CONC REDUCER	2.0	EA	34.00	1,167.33	2,335	14,694.56	29,389	-	-	-	-	-	-	31,724	33,781
	DIP P401 30" BLIND FLANGE	1.0	EA	8.00	549.33	549	9,386.22	9,386	-	-	-	-	-	-	9,936	10,593
	DIP P401 20" BLIND FLANGE	1.0	EA	6.00	412.00	412	2,767.33	2,767	-	-	-	-	-	-	3,179	3,373
	RESTR FLG ADAPTER 30" MEGAFLANGE (EBBA 2100)	2.0	EA	27.00	927.00	1,854	5,070.00	10,140	-	-	-	-	-	-	11,994	12,704
	RESTR FLG ADAPTER 20" MEGAFLANGE (EBBA 2100)	3.0	EA	28.50	652.33	1,957	3,910.00	11,730	-	-	-	-	-	-	13,687	14,508
	VLV PLUG 20" FLG W/HW OP	3.0	EA	36.00	824.00	2,472	19,153.41	57,460	-	-	-	-	-	-	59,932	63,954
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 30"	5.0	EA	-	-	-	1,364.71	6,824	-	-	-	-	-	-	6,824	7,301
	FLANGE GASKET, 1/8" FF RED RUBBER, 30"	5.0	EA	-	-	-	126.41	632	-	-	-	-	-	-	632	676
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 20"	13.0	EA	-	-	-	814.53	10,589	-	-	-	-	-	-	10,589	11,330
	FLANGE GASKET, 1/8" FF RED RUBBER, 20"	13.0	EA	-	-	-	90.55	1,177	-	-	-	-	-	-	1,177	1,260
	SUPP-HDG 30" X 7'-6" (CL) ADJ FLR W/ U-BOLT	2.0	EA	12.00	412.00	824	2,064.29	4,129	-	-	-	-	-	-	4,953	5,242
	SUPP-HDG 20" X 7'-6" (CL) ADJ FLR W/ U-BOLT	3.0	EA	13.20	302.13	906	1,849.56	5,549	-	-	-	-	-	-	6,455	6,843
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	12.0	EA	1.80	10.30	124	50.51	606	-	-	-	-	-	-	730	772
	GROUT PIPE SUPPORT BASE	3.0	EA	3.00	68.67	206	12.00	36	-	-	-	-	-	-	242	245
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#502) - SCREEN WASHWATER LINES, 819	****		-		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	SCREENING STRUCTURE - M1-1			-		-		-		-		-		-	-	0
	FROM (2) 2" RISER TO SCREENS			-		-		-		-		-		-	-	0
	PVC S80 02" X 20 FT PIPE PE	49.0	LF	7.84	10.99	538	2.38	116	-	-	-	-	-	-	655	663
	PVC S80 02" COUPLING SXS	3.0	EA	0.90	20.60	62	5.32	16	-	-	-	-	-	-	78	79
	PVC S80 02" TEE SXS	1.0	EA	0.39	26.78	27	15.15	15	-	-	-	-	-	-	42	43
	PVC S80 02" CAP SXS	1.0	EA	0.30	20.60	21	9.42	9	-	-	-	-	-	-	30	31
	PVC S80 02" 90 ELL SXS	12.0	EA	3.60	20.60	247	4.28	51	-	-	-	-	-	-	299	302
	PVC S80 02" 45 ELL SXS	8.0	EA	2.40	20.60	165	10.05	80	-	-	-	-	-	-	245	251
	PVC S80 02" X 01-1/2" RED COUPLING SXS	2.0	EA	0.60	20.60	41	9.24	18	-	-	-	-	-	-	60	61
	PVC S80 02" UNION SXS	8.0	EA	2.40	20.60	165	19.56	156	-	-	-	-	-	-	321	332
	PVC S80 02" MALE ADAPTER (MIPT X S)	8.0	EA	2.40	20.60	165	11.76	94	-	-	-	-	-	-	259	265
	PVC S80 02" FLANGE VAN STONE STYLE	9.0	EA	2.88	21.97	198	10.88	98	-	-	-	-	-	-	296	302
	PVC S80 01-1/2" CAP SXS	2.0	EA	0.54	18.54	37	4.77	10	-	-	-	-	-	-	47	47
	PVC S80 02" BLIND FLANGE	1.0	EA	0.32	21.97	22	36.22	36	-	-	-	-	-	-	58	61
	02" SOLENOID VALVE	2.0	EA	2.00	68.67	137	1,093.24	2,186	-	-	-	-	-	-	2,324	2,477
	VLV PVC-BALL VALVE 02" T/U	3.0	EA	1.50	34.33	103	83.22	250	-	-	-	-	-	-	353	370
	VLV PVC BALL CHECK VALVE 02" T/U	3.0	EA	1.50	34.33	103	42.35	127	-	-	-	-	-	-	230	239
	FLG BOLT & NUT SET, REG HEAD, 316SS, 02"	10.0	EA	-	-	-	36.20	362	-	-	-	-	-	-	362	387
	FLANGE GASKET, 1/8" FF RED RUBBER, 02"	10.0	EA	-	-	-	14.02	140	-	-	-	-	-	-	140	150
	SLEEVE - 316 SSTL 03-1/2" X 1'-0" LONG W/SEEP RING	2.0	EA	1.50	51.50	103	253.00	506	-	-	-	-	-	-	609	644

CONFIDENTIAL

SCREENING STRUCTURE

TOTAL	1,018,138

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	LINK SEAL LS-200-SS	16.0	EA	8.00	34.33	549	5.00	80	-	-	-	-	-	-	629	635
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	10.0	EA	7.50	51.50	515	169.66	1,697	-	-	-	-	-	-	2,212	2,330
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	6.0	EA	7.50	85.83	515	334.90	2,009	-	-	-	-	-	-	2,524	2,665
	PVC S80 PRIMER	1.5	QT	0.15	6.87	10	18.00	27	-	-	-	-	-	-	37	39
	PVC S80 CEMENT	1.5	QT	0.15	6.87	10	18.00	27	-	-	-	-	-	-	37	39
	HEAT TRACING CONTROL PANEL NEMA 4X	1.0	EA	6.00	412.00	412	2,452.50	2,453	-	-	-	-	-	-	2,865	3,036
	HEAT TRACING POWER CONN & TERM BOX	1.0	EA	4.00	274.67	275	344.03	344	-	-	-	-	-	-	619	643
	HEAT TRACING 02" PIPE	49.0	LF	3.92	5.49	269	5.69	279	-	-	-	-	-	-	548	567
	PIPE INSULATION W/JACKET 02"	49.0	LF	-	-	-	W/ SUB	-	67.50	3,308	-	-	-	-	3,308	3,308
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#503) - NON-POTABLE WATER LINES, 735	****		**-**		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	SCREENING STRUCTURE - M1-1			-		-		-		-		-		-	-	0
	(2) TO HOSE BIBBS/WASHDOWN STATIONS			-		-		-		-		-		-	-	0
	PVC S80 02" X 20 FT PIPE PE	20.0	LF	3.20	10.99	220	2.38	48	-	-	-	-	-	-	267	271
	PVC S80 02" 90 ELL SXS	8.0	EA	2.40	20.60	165	4.28	34	-	-	-	-	-	-	199	201
	PVC S80 02" 45 ELL SXS	4.0	EA	1.20	20.60	82	10.05	40	-	-	-	-	-	-	123	125
	PVC S80 02" UNION SXS	2.0	EA	0.60	20.60	41	19.56	39	-	-	-	-	-	-	80	83
	PVC S80 02" MALE ADAPTER (MIPT X S)	4.0	EA	1.20	20.60	82	11.76	47	-	-	-	-	-	-	129	133
	HOSE RACK SUPPORTS AND FOOTER	2.0	EA	1.00	34.33	69	760.00	1,520	-	-	-	-	-	-	1,589	1,695
	304 SSTL HOSE RACK	2.0	EA	4.00	137.33	275	883.00	1,766	-	-	-	-	-	-	2,041	2,164
	3/4" X 50' REINFORCED RUBBER HOSE	2.0	EA	2.00	68.67	137	236.00	472	-	-	-	-	-	-	609	642
	3/4" BRASS HOSE NOZZLE	2.0	EA	1.00	34.33	69	143.00	286	-	-	-	-	-	-	355	375
	PVC S80 02" X 3/4" RED COUPLING SXS	2.0	EA	0.60	20.60	41	12.65	25	-	-	-	-	-	-	66	68
	SS316 150# 3/4"X 6" NIPPLE	5.0	EA	1.05	14.42	72	6.82	34	-	-	-	-	-	-	106	109
	SS316 150# THD 3/4" 90 ELL	2.0	EA	0.42	14.42	29	7.95	16	-	-	-	-	-	-	45	46
	3/4" HOSE ADAPTERS	4.0	EA	2.40	41.20	165	23.00	92	-	-	-	-	-	-	257	263
	VLV SS316 THRD-BALL VALVE 00-3/4"	3.0	EA	1.50	34.33	103	148.60	446	-	-	-	-	-	-	549	580
	SLEEVE - 316 SSTL 03-1/2" X 1'-0" LONG W/SEEP RING	2.0	EA	1.50	51.50	103	253.00	506	-	-	-	-	-	-	609	644
	LINK SEAL LS-200-SS	16.0	EA	8.00	34.33	549	5.00	80	-	-	-	-	-	-	629	635
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	4.0	EA	3.00	51.50	206	169.66	679	-	-	-	-	-	-	885	932
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	3.0	EA	3.75	85.83	258	334.90	1,005	-	-	-	-	-	-	1,262	1,333
	PVC S80 PRIMER	1.5	QT	0.15	6.87	10	18.00	27	-	-	-	-	-	-	37	39
	PVC S80 CEMENT	1.5	QT	0.15	6.87	10	18.00	27	-	-	-	-	-	-	37	39
	HEAT TRACING CONTROL PANEL NEMA 4X	1.0	EA	6.00	412.00	412	2,452.50	2,453	-	-	-	-	-	-	2,865	3,036
	HEAT TRACING POWER CONN & TERM BOX	1.0	EA	4.00	274.67	275	344.03	344	-	-	-	-	-	-	619	643
	HEAT TRACING 02" PIPE	20.0	LF	1.60	5.49	110	5.69	114	-	-	-	-	-	-	224	232
	PIPE INSULATION W/JACKET 02"	20.0	LF	-	-	-	W/ SUB	-	67.50	1,350	-	-	-	-	1,350	1,350
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#504) - SCREEN DISCHARGE LINES, 822	****		**-**		-		-		-		-		-	-	0
	FAB'D STL			-		-		-		-		-		-	-	0
	M1-1			-		-		-		-		-		-	-	0
	FROM (2) SCREENS TO (2) DUMPSTERS			-		-		-		-		-		-	-	0
	FABD STEEL 10" PIPE	24.0	LF	26.40	75.53	1,813	101.30	2,431	-	-	-	-	-	-	4,244	4,414
	FABD STEEL 10" 45 ELL	4.0	EA	-	-	-	187.50	750	-	-	-	-	-	-	750	803
	FABD STEEL 10" FLANGE	8.0	EA	-	-	-	781.25	6,250	-	-	-	-	-	-	6,250	6,688
	WELD BW STL S40 10"	8.0	EA	-	-	-		-	1,100.00	8,800	-	-		-	8,800	8,800
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 10"	6.0	EA	-	-	-	363.53	2,181	-	-	-	-	-	-	2,181	2,334
	FLANGE GASKET, 1/8" FF RED RUBBER, 10"	6.0	EA	-	-	-	24.80	149	-	-	-	-	-	-	149	159
	SUPP-HDG 10" X 7'-0" (CL) ADJ FLR W/ U-BOLT	4.0	EA	10.00	171.67	687	1,037.61	4,150	-	-	-	-	-	-	4,837	5,128
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	16.0	EA	2.40	10.30	165	50.51	808	-	-	-	-	-	-	973	1,030
	GROUT PIPE SUPPORT BASE	4.0	EA	4.00	68.67	275	12.00	48	-	-	-	-	-	-	323	326
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0

CONFIDENTIAL

MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	REACH FORKLIFT 8,000#	4.0	MO	344.0	6,450.00	25,800		0		0	19,496.30	77,985	7,798.52	31,194	134,979	134,979
	SCISSOR LIFT, 32'	2.0	MO	0.0	0.00	0		0		0	3,448.78	6,898	1,379.51	2,759	9,657	9,657
	MANLIFT 40-45'	2.0	MO	0.0	0.00	0		0		0	15,901.48	31,803	6,360.59	12,721	44,524	44,524
	TEREX RT780 80 TON		MO	0.0		0		0		0	33,903.68	0	13,561.47	0	0	0
	Master Lift Station							0	In/Out	0	Rental	0	Fuel	0	0	0
	80 TON RT	4.0	MO	0.0	0.00	0		0		0	33,903.68	135,615	in Eq Rate	0	135,615	135,615
	CRANE OPERATORS	4.0	MO	692.0	16,954.00	67,816		0		0		0		0	67,816	67,816
															0	0
	Kelly Well Dewatering - Master Lift Station														0	0
	Info: Exist. Grade EL 58', Subgrade EL 43', Water EL 51'														0	0
	2" Submersible Pump	4.0	EA	32.0	600.00	2,400	500.00	2,000		0		0		0	4,400	4,540
	30-45 KW Diesel Generator		MO	0.0	0.00	0		0	100.00	0	990.00	0		0	0	0
	Excavate Kelly Wells	4.0	EA	24.0	450.00	1,800		0		0	247.21	989	In Equip Rate	0	2,789	2,789
	Stone For Kelly Wells	20.0	CY	0.0	0.00	0		0	63.30	1,266		0		0	1,266	1,266
	Maintain Dewatering	3.0	MO	96.0	2,400.00	7,200		0		0		0		0	7,200	7,200
	Install: 8" Discharge Pipe	250.0	LF	12.5	3.75	938		0		0		0		0	938	938
	Remove: 8" Discharge Pipe	250.0	LF	12.5	3.75	938		0		0		0		0	938	938
	Purchase: 8" Discharge Pipe	250.0	LF	0.0	0.00	0	1.50	375		0		0		0	375	401
	Excavate @ Rim Ditch	20.0	CY	3.9	14.46	289		0		0	7.94	159	In Equip Rate	0	448	448
	Backfill @ Rim Ditch	20.0	CY	3.9	14.46	289		0		0	7.94	159	In Equip Rate	0	448	448
	Purchase #57 Stone	30.0	TN	0.0	0.00	0	52.50	1,575		0		0		0	1,575	1,685
	Install 8" Perforated Pipe	40.0	LF	3.0	5.63	225	5.00	200		0	3.09	124	In Equip Rate	0	549	563
																0
	250 - Master Lift Station															0
	Overhead															0
	QUANTITY OF CONCRETE	196	CY	0.0	0.00	0		0		0		0		0	0	0
	CONCRETE TESTING @ 50 CUYDS	196	CY	0.0	0.00	0	25.00	4,900		0		0		0	4,900	5,243
	ADD WINTER PROTECTION	98	CY	7.0	4.99	489	0.20	20		0		0		0	508	510
	ADD SUMMER PROTECTION	98	CY	7.0	4.99	489	0.20	20		0		0		0	508	510
	WATER CURE SLABS/DECKS	2,856	SF	17.1	0.42	1,204	0.06	171		0		0		0	1,375	1,387
	WATER CURE WALLS	3,570	SF	35.7	0.70	2,508	0.06	214		0		0		0	2,722	2,737
	CONCRETE WASTE - 5%	10	CY	0.0	0.00	0	170.00	1,666		0		0		0	1,666	1,783
	PURCH ADD MIX: SUPERPLASTIZIER	103	CY	0.0	0.00	0	7.00	721		0		0		0	721	771
	PURCH ADD MIX: ICE	98	CY	0.0	0.00	0	10.00	980		0		0		0	980	1,049
	PURCH ADD MIX COLD WATER	98	CY	0.0	0.00	0	4.00	392		0		0		0	392	419
	PURCH ADD MIX HOT WATER	98	CY	0.0	0.00	0	4.00	392		0		0		0	392	419
	ENVIRO FEE	22	LDS	0.0	0.00	0	30.00	653		0		0		0	653	699
	FUEL SURCHARGE	22	LDS	0.0	0.00	0	50.00	1,089		0		0		0	1,089	1,165
	SHORT LOADS (<3CY) 3% of over all	6	LDS	0.0	0.07	0	350.00	2,058		0		0		0	2,058	2,202
	LEAK TESTS IPS	1	LS	50.0	3,512.50	3,513	25.00	25		0	75.0	75		0	3,613	3,614
	PURCHASE WATER	1	MGAL	0.0	0.00	0	10,000.00	10,000		0		0		0	10,000	10,700
	CRACK INJECTION (AB 1 & 2) = wall + slab SF x 10%	643	LF	257.0	28.10	18,057	6.00	3,856		0		0		0	21,912	22,182
	CONCRETE PRICE ESCALATION (1/1/2025)	196	CY	2.0	0.70	138	10.00	1,960		0		0		0	2,098	2,235
				0.0		0		0		0		0		0	0	0
	REINFORCING STEEL CMC	28	TONS	0.0	0.00	0	1,200.00	33,480	930.00	25,947		0		0	59,427	61,771
	REINFORCING STEEL ESCALATION	28	TONS	0.0	0.00	0	50.00	1,395		0		0		0	1,395	1,493
	CONCRETE PUMPING	147	CY	0.0	0.00	0	0.00	0	35.00	5,145		0		0	5,145	5,145
				0.0		0		0		0		0		0	0	0
	250 - Bottom SOG el.45.5			0.0		0		0		0		0		0	0	0
	HAND PREP SUBGRADE-BUILDING	840	SF	42.0	3.51	2,951		0		0		0		0	2,951	2,951
	POINT & PATCH	177	SF	5.3	1.95	345	0.01	2		0		0		0	347	347
	FINISH CONCRETE	840	SF	33.6	2.60	2,184	0.02	17		0		0		0	2,201	2,202
	SLAB EDGEFORM	177	SF	66.0	26.20	4,638	2.00	354		0	7.00	1,239		0	6,231	6,256
	12" TYPE 1 SOG WALL BASE JT	121	LF	108.9	63.23	7,650	9.01	1,090		0		0		0	8,740	8,817
	10 MIL VISQUEEN	9	SQS	2.1	16.09	149	30.00	277		0		0		0	426	445
	RESTEEL DOBIE SUPPORTS	840	SF	0.0	0.00	0	0.05	42		0		0		0	42	45
	PLACE SLAB ON GRADE	47	CY	47.0	65.60	3,083		0		0		0		0	3,083	3,083
	PURCHASE: 4000 PSI CONCRETE	47	CY	0.0	0.00	0	170.00	7,990		0		0		0	7,990	8,549
				0.0		0		0		0		0		0	0	0
	251 - Walls			0.0		0		0		0		0		0	0	0
	POINT & PATCH	3,885	SF	116.5	1.95	7,575	0.01	39		0		0		0	7,614	7,616
	STANDARD RUB WALLS	1,942	SF	145.7	5.27	10,233	0.03	58		0		0		0	10,291	10,296
	WALLFORM: 4 - 8'	315	SF	63.0	14.05	4,426	1.40	441		0	7.00	2,205		0	7,072	7,103
	WALLFORM: 12 - 16'	3,570	SF	1,035.2	20.37	72,720	1.40	4,997		0	7.00	24,987		0	102,703	103,053
	#5 FORMSAVERS AT 12" OC	50	EA	35.0	49.18	2,459	50.00	2,500		0		0		0	4,959	5,134

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MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	FORM GATE BOXOUT/ STR WALL	48	LF	21.6	31.61	1,517	2.25	108		0		0		0	1,625	1,633
	STR WALL-PIPE PENET 0-12" DIA	2	EA	16.0	562.00	1,124	7.50	15		0		0		0	1,139	1,140
	STR WALL-PIPE PENET 13-36" DIA	1	EA	16.0	1,124.00	1,124	22.50	23		0		0		0	1,147	1,148
	PLACE WALLS	69	CY	62.1	59.04	4,074		0		0		0		0	4,074	4,074
	PURCHASE: 4000 PSI CONCRETE	69	CY	0.0	0.00	0	170.00	11,730		0		0		0	11,730	12,551
				0.0		0		0		0		0		0	0	0
	252 - 1.25' Supported Slab el.61.5			0.0		0		0		0		0		0	0	0
	POINT & PATCH	133	SF	4.0	1.95	258	0.01	1		0		0		0	260	260
	FINISH CONCRETE	672	SF	26.9	2.60	1,747	0.02	13		0		0		0	1,761	1,762
	RUB CONC SUPP SLAB EDGES	133	SF	13.3	7.03	931	0.03	4		0		0		0	935	935
	RUB CONC UNDERSIDE OF SLAB	672	SF	29.6	3.09	2,077	0.03	20		0		0		0	2,097	2,099
	CLEAN U/SIDE SLAB-REMOVE FINS	672	SF	29.6	3.09	2,077	0.02	13		0		0		0	2,091	2,092
	SHORED SOFFIT FORM: 12 - 16'	672	SF	470.4	49.18	33,046	2.75	1,848		0	14.00	9,408		0	44,302	44,431
	SHORED SLAB EDGE FORM	133	SF	66.3	35.13	4,654	1.80	238		0		0		0	4,893	4,909
	FORM BOXOUT/ SHORED SLAB	160	SF	48.0	21.08	3,372	1.50	240		0		0		0	3,612	3,629
	SET EMBED ANGLE/ SHORED SLAB	128	LF	25.6	14.05	1,798		0		0		0		0	1,798	1,798
	SHRD SLB-PIPE PENET 13-36" DIA	5	EA	12.5	175.63	878	22.50	113		0		0		0	991	999
	PLACE SHORED SLAB/BEAM	31	CY	31.0	65.60	2,034		0		0		0		0	2,034	2,034
	PURCHASE: 4000 PSI CONCRETE	31	CY	0.0	0.00	0	170.00	5,270		0		0		0	5,270	5,639
				0.0		0		0		0		0		0	0	0
	253 - Grout on Bottom of LS			0.0		0		0		0		0		0	0	0
	FINISH GROUT - SUMPS/PITS	220	SF	22.0	6.50	1,431	0.02	4		0		0		0	1,435	1,435
	ROUGH/CLEAN NEW CONC	220	SF	2.4	0.77	170	0.01	2		0		0		0	172	172
	FORM GROUT - SUMPS/PITS	79	SF	24.0	21.43	1,687	1.50	118		0		0		0	1,805	1,814
	PLACE GROUT - TANK BOTTOMS	10	CY	30.0	196.80	1,968		0		0		0		0	1,968	1,968
	PURCHASE: 2500 PSI GROUT	10	CY	0.0	0.00	0	200.00	2,000		0		0		0	2,000	2,140
				0.0		0		0		0		0		0	0	0
	254 - Baffle Wall Supported Slab El.49			0.0		0		0		0		0		0	0	0
	POINT & PATCH	15	SF	0.5	1.95	29	0.01	0		0		0		0	29	29
	FINISH CONCRETE	128	SF	5.1	2.60	332	0.02	3		0		0		0	334	334
	RUB CONC SUPP SLAB EDGES	30	SF	3.0	7.03	211	0.03	1		0		0		0	212	212
	RUB CONC UNDERSIDE OF SLAB	128	SF	5.6	3.09	394	0.03	4		0		0		0	398	398
	CLEAN U/SIDE SLAB-REMOVE FINS	128	SF	5.6	3.09	394	0.02	3		0		0		0	397	397
	SHORED SOFFIT FORM: 0 - 4'	128	SF	44.6	24.59	3,135	2.75	351		0	14.00	1,785		0	5,271	5,295
	SHORED SLAB EDGE FORM	30	SF	6.6	15.46	464	1.80	54		0		0		0	518	521
	6" TYPE 1 SUSPND SLB WL BS JT	30	LF	27.0	63.23	1,897	9.01	270		0		0		0	2,167	2,186
	FORM BOXOUT/ SHORED SLAB	10	SF	10.0	70.25	703	1.50	15		0		0		0	718	719
	PLACE SHORED SLAB/BEAM	3	CY	21.0	459.20	1,378		0		0		0		0	1,378	1,378
	PURCHASE: 4000 PSI CONCRETE	3	CY	0.0	0.00	0	170.00	510		0		0		0	510	546
				0.0		0		0		0		0		0	0	0
	255 - SOG el.61.5 w/TS			0.0		0		0		0		0		0	0	0
	HAND PREP SUBGRADE-BUILDING	755	SF	12.1	1.12	849		0		0		0		0	849	849
	POINT & PATCH	304	SF	9.1	1.95	593	0.01	3		0		0		0	596	596
	FINISH CONCRETE	755	SF	30.2	2.60	1,963	0.02	15		0		0		0	1,978	1,979
	SLAB EDGEFORM	304	SF	113.4	26.20	7,966	2.00	608		0	2.00	608		0	9,182	9,224
	3/4" EXPANSION JOINT	32	SF	2.7	5.97	191	13.52	433	4.00	128		0		0	752	782
	10 MIL VISQUEEN	8	SQS	1.9	16.09	134	30.00	249		0		0		0	383	400
	PIPE PENET 24" DIA IN ANGLE	1	EA	3.0	210.75	211	25.00	25		0		0		0	236	238
	RESTEEL DOBIE SUPPORTS	755	SF	0.0	0.00	0	0.05	38		0		0		0	38	40
	PLACE SLAB ON GRADE	28	CY	36.4	85.28	2,388		0		0		0		0	2,388	2,388
	PURCHASE: 4000 PSI CONCRETE	28	CY	0.0	0.00	0	170.00	4,760		0		0		0	4,760	5,093
				0.0		0		0		0		0		0	0	0
	256 - Supports (pipe, valve)			0.0		0		0		0		0		0	0	0
	POINT & PATCH CONC PAD	150	SF	3.3	1.43	215	0.01	1		0		0		0	216	216
	TROWEL FINISH PADS	44	SF	3.0	4.47	196	0.02	1		0		0		0	196	196
	ROUGH/CLEAN NEW CONC-PAD	44	SF	0.7	1.16	51	0.01	0		0		0		0	51	51
	PAD EDGEFORM	150	SF	60.0	28.10	4,215	1.00	150		0		0		0	4,365	4,376
	DRILL & EPOXY DOWELS	40	EA	20.0	35.13	1,405	7.25	290		0	2.50	100		0	1,795	1,815
	PLACE PADS	4	CY	20.0	328.00	1,312		0		0		0		0	1,312	1,312
	PURCHASE: 4000 PSI CONCRETE	4	CY	0.0	0.00	0	170.00	680		0		0		0	680	728
				0.0		0		0		0		0		0	0	0
	257 - Outside Sidewalk			0.0		0		0		0		0		0	0	0
	HAND PREP SUBGRADE-BUILDING	198	SF	3.2	1.12	223		0		0		0		0	223	223
	POINT & PATCH	103	SF	3.1	1.95	201	0.01	1		0		0		0	202	202
	FINISH CONCRETE	198	SF	7.9	2.60	515	0.02	4		0		0		0	519	519

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MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	SLAB EDGEFORM	103	SF	38.4	26.20	2,699	2.00	206		0	2.00	206		0	3,111	3,125
	1/2" EXPANSION JOINT	47	SF	4.0	5.97	281	1.50	71		0		0		0	351	356
	1/2" JOINT SEALANT	36	LF	3.2	6.32	228		0	2.50	90		0		0	318	318
	10 MIL VISQUEEN	2	SQS	0.5	16.09	35	30.00	65		0		0		0	100	105
	SAW CUT CONCRETE	36	LF	4.3	8.43	303	0.18	6		0	0.75	27		0	337	337
	RESTEEL DOBIE SUPPORTS	198	SF	0.0	0.00	0	0.05	10		0		0		0	10	11
	PLACE SLAB ON GRADE	4	CY	8.0	131.20	525		0		0		0		0	525	525
	PURCHASE: 3000 PSI CONCRETE	4	CY	0.0	0.00	0	170.00	680		0		0		0	680	728
				0.0		0		0		0		0		0	0	0
	25 - 25 - Master Lift Station			0.0		0		0		0		0		0	0	0
	250005 - 25 - Access Hatches			0.0		0		0		0		0		0	0	0
	ALUMINUM DOOR/HATCH			0.0		0		0		0		0		0	0	0
	54" x 42 " SINGLE LEAF 300#/SF	3	EA	12.0	274.67	824	1,750.000	5,250		0		0			6,074	6,442
	HATCH ACCESSORIES			0.0		0		0		0		0		0	0	0
	SAFETY GRATE	3	EA	6.0	137.33	412	INCL	0		0		0		0	412	412
				0.0		0		0		0		0		0	0	0
	ALUMINUM DOOR/HATCH			0.0		0		0		0		0		0	0	0
	54" x 42 " SINGLE LEAF 300#/SF	5	EA	20.0	274.67	1,373	CL W/ Pumps	0		0		0		0	1,373	1,373
	HATCH ACCESSORIES			0.0		0		0		0		0		0	0	0
	SAFETY GRATE	5	EA	10.0	137.33	687	CL W/ Pumps	0		0		0		0	687	687
		1.0	LS	0.0	0.00	0		0		0		0		0	0	0
	UNLOAD,STORE,PROTECT EQUIPMENT	1.0	LS	40.0	2,746.67	2,747		0		0		0		0	2,747	2,747
	SUBMERSIBLE PUMPS															0
	FLYGT, SULZER, GRUNDFOS												FLYGT	0	0	0
													ODP	0	0	0
	PURCHASE EQUIPMENT	4.0	EA	0.0	0.00	0	e Other ODP	0		0	CRANE	0		0	0	0
	60 HP SUBMERSIBLE PUMPS	4.0	EA	16.0	274.67	1,099		0		0	WITH CRANES	0		0	1,099	1,099
	PUMP BASES	5.0	EA	160.0	2,197.33	10,987		0		0		0		0	10,987	10,987
	RAILS	10.0	EA	80.0	549.33	5,493	250.00	2,500		0		0		0	7,993	8,168
	CHAINS	5.0	EA	10.0	137.33	687	250.00	1,250		0		0		0	1,937	2,024
	HATCHES	5.0	EA	0.0	0.00	0	4,500.00	22,500		0		0		0	22,500	24,075
	ANCHOR BOLTS	20.0	EA	8.0	27.47	549	50.00	1,000		0		0		0	1,549	1,619
	GROUT	5.0	EA	7.5	103.00	515	200.00	1,000		0		0		0	1,515	1,585
	CONTROL PANEL	1.0	EA	0.0	0.00	0		0		0		0		0	0	0
	SPARE PARTS	1.0	LS	0.0	0.00	0	11362.2	11,362		0		0		0	11,362	12,158
	MFGR ON SITE - "NO. OF DAYS & TRIPS"	2.0	EA	4.0	137.33	275	750.00	1,500		0		0		0	1,775	1,880
	PRE-OP CHECKOUT - LUBE, ALIGNMENT, MISC	4.0	EA	8.0	137.33	549		0		0		0		0	549	549
	STARTUP, FUNCTIONAL & PERFORMANCE TEST	4.0	EA	8.0	137.33	549		0		0		0		0	549	549
															0	0
	SUPPLY - DUCTILE IRON PIPING - LF ROUND UP	1.0	LS	-	-	-	12,000.00	12,000	-	-	-	-	-	-	12,000	12,840
	SUPPLY - DUCTILE IRON PIPING - RESTRAINT CALCULATIONS	1.0	LS	-	-	-	5,000.0	5,000	-	-	-	-	-	-	5,000	5,350
	SUPPLY - PIPE SUPPORTS & DESIGN	1.0	LS	-	-	-	5,440.0	5,440	-	-	-	-	-	-	5,440	5,821
	VALVES - STARTUP	1.0	LS	-	-	-	5,000.00	5,000	-	-	-	-	-	-	5,000	5,350
	VALVE - SPARE PARTS	1.0	LS	-	-	-	3,500.00	3,500	-	-	-	-	-	-	3,500	3,745
	(#113) - ARV DRAIN LINES, 726	****		**0**		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	M1-3 - MASTER LIFT STATION			-		-		-		-		-		-	-	0
	PARTIALLY UNDERSLAB - FROM SLAB SLEEVE TO WALL SLEEVE			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (2" X 2 ' X 4')(3M X 39LF/DAY)	39.0	LF	24.00	43.28	1,688	-	-	-	-	67.75	2,642	In Equip Rate	-	4,330	4,330
	PIPE BEDDING	3.6	CY	-	-	-	-	-	78.75	281	-	-		-	281	281
	HAUL EXCESS	3.6	CY	-	-	-	-	-	5.67	20	-	-		-	20	20
	FILL MATERIAL	28.8	CY	-	-	-	-	-	20.00	576	-	-		-	576	576
	HAUL IMPORT FILL SPOIL	28.8	CY	-	-	-	-	-	5.67	163	-	-		-	163	163
	PVC S80 02" X 20 FT PIPE PE	39.0	LF	-	-	-	2.38	93	-	-	-	-		-	93	99
	MARKING TAPE NON-DETECTABLE	39.0	LF	-	-	-	1.00	39	-	-	-	-		-	39	42
	TRACER WIRE	39.0	LF	-	-	-	0.45	18	-	-	-	-		-	18	19
	PVC S80 02" COUPLING SXS	2.0	EA	-	-	-	5.32	11	-	-	-	-		-	11	11
	PVC S80 02" 90 ELL SXS	3.0	EA	-	-	-	4.28	13	-	-	-	-		-	13	14
	PVC S80 02" 45 ELL SXS	2.0	EA	-	-	-	10.05	20	-	-	-	-		-	20	21
	PVC S80 02" MALE ADAPTER (MIPT X S)	2.0	EA	-	-	-	11.76	24	-	-	-	-		-	24	25
	SLEEVE - 316 SSTL 03-1/2" X 1'-0" LONG W/SEEP RING	2.0	EA	-	-	-	253.00	506	-	-	-	-		-	506	541
	LINK SEAL LS-200-SS	16.0	EA	-	-	-	5.00	80	-	-	-	-		-	80	86
	PVC S80 PRIMER	0.5	QT	-	-	-	18.00	9	-	-	-	-		-	9	10
	PVC S80 CEMENT	0.5	QT	-	-	-	18.00	9	-	-	-	-		-	9	10
	0.00	-	-	-	-	-	-	-	-	-	-	-		-	-	0

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MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
				-		-		-		-		-		-	-	0
	(#120) - FORCE MAIN LINES, 721	****		**0**		-		-		-		-		-	-	0
	401 LINED RESTRAINED JOINT PIPE			-		-		-		-		-		-	-	0
	C1-6 - MASTER LIFT STATION			-		-		-		-		-		-	-	0
	UNDERSLAB FROM RISER TO 5'-0" OUTSIDE SLAB			-		-		-		-		-		-	-	0
	EXCV,LAY,BKFL PIPE (24" X 5 ' X 7')(5M X 10LF/DAY)	11.0	LF	40.18	256.93	2,826	-	-	-	-	594.48	6,539	In Equip Rate	-	9,365	9,365
	PIPE BEDDING	4.5	CY	-	-	-	-	-	78.75	358	-	-		-	358	358
	HAUL EXCESS	6.1	CY	-	-	-	-	-	5.67	34	-	-		-	34	34
	FILL MATERIAL	21.8	CY	-	-	-	-	-	20.00	436	-	-		-	436	436
	HAUL IMPORT FILL SPOIL	21.8	CY	-	-	-	-	-	5.67	123	-	-		-	123	123
	DIP P401 24" PIPE-PUSH JOINT	11.0	LF	-	-	-	204.79	2,253	-	-	-	-		-	2,253	2,410
	MARKING TAPE NON-DETECTABLE	11.0	LF	-	-	-	1.00	11	-	-	-	-		-	11	12
	TRACER WIRE	11.0	LF	-	-	-	0.45	5	-	-	-	-		-	5	5
	DIP POLY WRAP 24"	11.0	LF	-	-	-	3.00	33	-	-	-	-		-	33	35
	DIP 24" RJ FIELD LOCK GASKET (FAST-GRIP)	1.0	EA	-	-	-	988.39	988	-	-	-	-		-	988	1,058
	DIP P401 WALL PIPE - FLG x WC x PE (TFS) 24" x 12'-0"	1.0	EA	-	-	-	11,154.64	11,155	-	-	-	-		-	11,155	11,935
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 24"	2.0	EA	-	-	-	472.00	944	-	-	-	-		-	944	1,010
	0.00		-	-		-		-	-	-	-	-		-	-	0
				-		-		-		-		-		-	-	0
	TEST PIPING - EXPOSED PIPING	1.0	LS	120.00	8,240.00	8,240	2,974.79	2,975	-	-	-	-	-	-	11,215	11,423
	FLUSH & CLEAN PIPING - EXPOSED PIPING	1.0	LS	80.00	5,493.33	5,493	1700.000	1,700	-	-	-	-	-	-	7,193	7,312
	UNLOAD, STORE & INVENTORY - PIPING MATERIALS - EXPOSED PIPING	1.0	LS	300.00	20,600.00	20,600	2,000.00	2,000	-	-	-	-	-	-	22,600	22,740
	SUPPLY - DUCTILE IRON PIPING - LF ROUND UP	1.0	LS	-	-	-	12,000.00	12,000	-	-	-	-	-	-	12,000	12,840
	SUPPLY - DUCTILE IRON PIPING - 5 YEAR WARRANTY	1.0	LS	-	-	-	N/R	-	-	-	-	-	-	-	-	0
	SUPPLY - HDPE PIPE - INCLUDES (5) FABRICATED SPOOLS	1.0	LS	-	-	-		-	-	-	-	-	-	-	-	0
	SUPPLY - PIPE SUPPORTS & DESIGN	1.0	LS	-	-	-	5,440.0	5,440	-	-	-	-	-	-	5,440	5,821
	SUPPLY - PIPE SUPPORTS - 5 YEAR WARRANTY	1.0	LS	-	-	-	N/R	-	-	-	-	-	-	-	-	0
	VALVES - STARTUP	1.0	LS	-	-	-	5,000.00	5,000	-	-	-	-	-	-	5,000	5,350
	VALVE - SPARE PARTS	1.0	LS	-	-	-	3,500.00	3,500	-	-	-	-	-	-	3,500	3,745
	(#505) - FORCE MAIN LINES, 721	****		-		-		-		-		-		-	-	0
	FLANGED 401 LINED DIP			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3, M1-6			-		-		-		-		-		-	-	0
	HEADER - FROM BLIND FLANGE TO REDUCER			-		-		-		-		-		-	-	0
	DIP P401 30" X 03'-0" SPOOL - FLG X FLG	4.0	EA	68.00	1,167.33	4,669	14,087.69	56,351	-	-	-	-	-	-	61,020	64,965
	DIP P401 30" X 24" FLG CONC REDUCER	1.0	EA	17.00	1,167.33	1,167	15,715.00	15,715	-	-	-	-	-	-	16,882	17,982
	DIP P401 30" X 16" FLG RED TEE	5.0	EA	102.50	1,407.67	7,038	30,548.00	152,740	-	-	-	-	-	-	159,778	170,470
	DIP P401 30" X 12" FLG RED TEE	2.0	EA	41.00	1,407.67	2,815	31,058.22	62,116	-	-	-	-	-	-	64,932	69,280
	DIP P401 30" BLIND FLANGE	1.0	EA	8.00	549.33	549	9,386.22	9,386	-	-	-	-	-	-	9,936	10,593
	DIP P401 12" BLIND FLANGE w/ 2" TAP	2.0	EA	7.00	240.33	481	931.78	1,864	-	-	-	-	-	-	2,344	2,475
	PVC S80 02" CAP SXS	1.0	EA	0.30	20.60	21	9.42	9	-	-	-	-	-	-	30	31
	PVC S80 02" MALE ADAPTER (MIPT X S)	1.0	EA	0.30	20.60	21	11.76	12	-	-	-	-	-	-	32	33
	RESTR FLG ADAPTER 30" MEGAFLANGE (EBBA 2100)	1.0	EA	13.50	927.00	927	5,070.00	5,070	-	-	-	-	-	-	5,997	6,352
	VLV PLUG 30" FLG W/HW OP	1.0	EA	17.00	1,167.33	1,167	40,896.56	40,897	-	-	-	-	-	-	42,064	44,927
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 30"	14.0	EA	-	-	-	1,364.71	19,106	-	-	-	-	-	-	19,106	20,443
	FLANGE GASKET, 1/8" FF RED RUBBER, 30"	14.0	EA	-	-	-	126.41	1,770	-	-	-	-	-	-	1,770	1,894
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 12"	2.0	EA	-	-	-	363.53	727	-	-	-	-	-	-	727	778
	FLANGE GASKET, 1/8" FF RED RUBBER, 12"	2.0	EA	-	-	-	27.42	55	-	-	-	-	-	-	55	59
	SUPP-HDG 30" PIPE STRAP	5.0	EA	10.13	139.05	695	797.44	3,987	-	-	-	-	-	-	4,682	4,962
	SUPP-HDG 30" X 4'-0" (CL) FLG STYLE SUPPORT	2.0	EA	12.00	412.00	824	1,052.67	2,105	-	-	-	-	-	-	2,929	3,077
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	28.0	EA	4.20	10.30	288	50.51	1,414	-	-	-	-	-	-	1,703	1,802
	GROUT PIPE SUPPORT BASE	7.0	EA	7.00	68.67	481	12.00	84	-	-	-	-	-	-	565	571
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#506) - FORCE MAIN LINES, 721	****		-		-		-		-		-		-	-	0
	FLANGED 401 LINED DIP			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3, M1-5			-		-		-		-		-		-	-	0
	FROM (5) HDPE RISERS TO 30" HEADER, INCLUDING (1) 24" RUN OF EFFLUENT			-		-		-		-		-		-	-	0
	DIP P401 16" X 02'-6" SPOOL - FLG X FLG	10.0	EA	85.00	583.67	5,837	3,737.14	37,371	-	-	-	-	-	-	43,208	45,824
	DIP P401 16" X 02'-0" SPOOL - FLG X FLG	10.0	EA	85.00	583.67	5,837	3,560.34	35,603	-	-	-	-	-	-	41,440	43,932
	DIP P401 24" X 10'-0" SPOOL - FLG X FLG	1.0	EA	13.00	892.67	893	10,994.83	10,995	-	-	-	-	-	-	11,887	12,657
	DIP P401 24" FLG 45 BEND	1.0	EA	13.00	892.67	893	11,738.22	11,738	-	-	-	-	-	-	12,631	13,453
	DIP P401 16" FLG 90 BEND	5.0	EA	42.50	583.67	2,918	6,561.33	32,807	-	-	-	-	-	-	35,725	38,021
	RESTR FLG ADAPTER 24" MEGAFLANGE (EBBA 2100)	1.0	EA	10.50	721.00	721	4,457.00	4,457	-	-	-	-	-	-	5,178	5,490
	RESTR FLG ADAPTER 16" MEGAFLANGE (EBBA 2100)	10.0	EA	65.00	446.33	4,463	2,073.00	20,730	-	-	-	-	-	-	25,193	26,644
	VLV SWING CHECK VALVE-FLG 16"	5.0	EA	42.50	583.67	2,918	21,531.25	107,656	-	-	-	-	-	-	110,575	118,111
	VLV PLUG 16" FLG W/HW OP	5.0	EA	42.50	583.67	2,918	12,659.01	63,295	-	-	-	-	-	-	66,213	70,644

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MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	VLV PLUG 24" FLG W/HW OP	1.0	EA	13.00	892.67	893	28,409.06	28,409	-	-	-	-	-	-	29,302	31,290
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 24"	6.0	EA	-	-	-	916.00	5,496	-	-	-	-	-	-	5,496	5,881
	FLANGE GASKET, 1/8" FF RED RUBBER, 24"	6.0	EA	-	-	-	98.05	588	-	-	-	-	-	-	588	629
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 16"	40.0	EA	-	-	-	509.71	20,388	-	-	-	-	-	-	20,388	21,816
	FLANGE GASKET, 1/8" FF RED RUBBER, 16"	40.0	EA	-	-	-	55.31	2,212	-	-	-	-	-	-	2,212	2,367
	SUPP-HDG 24" PIPE STRAP	1.0	EA	1.62	111.24	111	565.95	566	-	-	-	-	-	-	677	717
	SUPP-HDG 24" X 4'-0" (CL) FLG STYLE SUPPORT	1.0	EA	4.80	329.60	330	1,020.18	1,020	-	-	-	-	-	-	1,350	1,421
	SUPP-HDG 16" PIPE STRAP	5.0	EA	5.40	74.16	371	161.15	806	-	-	-	-	-	-	1,177	1,233
	SUPP-HDG 16" X 4'-0" (CL) ADJ FLR W/ U-BOLT	15.0	EA	52.80	241.71	3,626	1,191.84	17,878	-	-	-	-	-	-	21,503	22,755
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	96.0	EA	14.40	10.30	989	50.51	4,849	-	-	-	-	-	-	5,838	6,177
	GROUT PIPE SUPPORT BASE	24.0	EA	24.00	68.67	1,648	12.00	288	-	-	-	-	-	-	1,936	1,956
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#507) - FORCE MAIN LINES, 721	****		-		-		-		-		-		-	-	0
	HDPE/FAB SSTL			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-5			-		-		-		-		-		-	-	0
	(5) HDPE RISERS TO DIP TRANSITION SPOOL, INCLUDING BLIND FLANGE ON FUTURE PU			-		-		-		-		-		-	-	0
	HDPE SDR-11 FUSION 16" PIPE	70.0	LF	80.01	78.49	5,494	642.86	45,000	-	-	-	-	-	-	50,494	53,644
	HDPE SDR-11 FUSION 16" 45 ELL	10.0	EA	16.00	109.87	1,099	w/Above	-	-	-	-	-	-	-	1,099	1,099
	HDPE SDR-11 FUSION 16" FLANGE ADAPTER w/BACKUP RING SSTL	25.0	EA	40.00	109.87	2,747	w/Above	-	-	-	-	-	-	-	2,747	2,747
	HDPE SDR-11 FUSION 16" FIELD JOINT	25.0	EA	25.00	68.67	1,717	-	-	-	-	15.00	375	22.50	563	2,654	2,654
	HDPE FUSION MACHINE RENTAL (08"-24") - MONTHLY	0.5	MTH	-	-	-	9,600.00	4,800	-	-	-	-	-	-	4,800	5,136
	FABD SSTL 16"X12" FLANGED ECCENCTRIC REDUCER	5.0	EA	8.00	109.87	549	6,336.25	31,681	-	-	-	-	-	-	32,231	34,448
	DIP P401 12" FLG BASE 90 BEND	5.0	EA	37.50	515.00	2,575	3,110.33	15,552	-	-	-	-	-	-	18,127	19,215
	FABD SSTL 12" BLIND FLANGE	1.0	EA	2.16	148.32	148	3,500.00	3,500	-	-	-	-	-	-	3,648	3,893
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 16"	20.0	EA	-	-	-	509.71	10,194	-	-	-	-	-	-	10,194	10,908
	FLANGE GASKET, 1/8" FF RED RUBBER, 16"	20.0	EA	-	-	-	55.31	1,106	-	-	-	-	-	-	1,106	1,184
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 12"	11.0	EA	-	-	-	363.53	3,999	-	-	-	-	-	-	3,999	4,279
	FLANGE GASKET, 1/8" FF RED RUBBER, 12"	11.0	EA	-	-	-	27.42	302	-	-	-	-	-	-	302	323
	SLEEVE - 316 SSTL 20" X 2'-0" LONG W/SEEP RING	5.0	EA	37.50	515.00	2,575	2,496.00	12,480	-	-	-	-	-	-	15,055	15,929
	LINK SEAL LS-475-SS	150.0	EA	75.00	34.33	5,150	19.00	2,850	-	-	-	-	-	-	8,000	8,200
	SUPP-316SS 16" X 1'-6" OFFSET PIPE SUPPORT - PER DTL A SHEET M9	10.0	EA	21.60	148.32	1,483	949.41	9,494	-	-	-	-	-	-	10,977	11,642
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	40.0	EA	6.00	10.30	412	50.51	2,020	-	-	-	-	-	-	2,432	2,574
	GROUT PIPE SUPPORT BASE	10.0	EA	10.00	68.67	687	12.00	120	-	-	-	-	-	-	807	815
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#509) - VENT LINES, 794	****		-		-		-		-		-		-	-	0
	401 LINED FLANGED DIP			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3			-		-		-		-		-		-	-	0
	(2) LOCATIONS, INCLUDING WALL PIPES AND BELOW GRADE			-		-		-		-		-		-	-	0
	DIP P401 WALL PIPE - FLG x WC x FLG (TFS) 18" x 1'-0"	1.0	EA	7.50	515.00	515	5,010.64	5,011	-	-	-	-	-	-	5,526	5,876
	DIP P401 18" BLIND FLANGE w/ 2" TAP	1.0	EA	5.00	343.33	343	4,418.10	4,418	-	-	-	-	-	-	4,761	5,071
	DIP P401 18" X 01'-0" SPOOL - FLG X FLG		EA	-		-	3,823.82	-	-	-	-	-	-	-	-	0
	DIP P401 18" X 03'-6" SPOOL - FLG X PE		EA	-		-	3,164.13	-	-	-	-	-	-	-	-	0
	SLEEVE - 316 SSTL 24" X 1'-0" LONG W/SEEP RING		EA	-		-	1,779.00	-	-	-	-	-	-	-	-	0
	LINK SEAL LS-575-SS		EA	-		-	38.00	-	-	-	-	-	-	-	-	0
	DIP P401 18" FLG 90 BEND		EA	-		-	2,625.00	-	-	-	-	-	-	-	-	0
	VLV BFV 18" FLG W/HW OP		EA	-		-	6,748.09	-	-	-	-	-	-	-	-	0
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 18"	1.0	EA	-	-	-	651.59	652	-	-	-	-	-	-	652	697
	FLANGE GASKET, 1/8" FF RED RUBBER, 18"	1.0	EA	-	-	-	59.52	60	-	-	-	-	-	-	60	64
	PVC S80 02" X 20 FT PIPE PE	10.0	LF	1.60	10.99	110	2.38	24	-	-	-	-	-	-	134	135
	PVC S80 02" 90 ELL SXS	2.0	EA	0.60	20.60	41	4.28	9	-	-	-	-	-	-	50	50
	PVC S80 02" UNION SXS	1.0	EA	0.30	20.60	21	19.56	20	-	-	-	-	-	-	40	42
	PVC S80 02" MALE ADAPTER (MIPT X S)	1.0	EA	0.30	20.60	21	11.76	12	-	-	-	-	-	-	32	33
	VLV PVC-BALL VALVE 02" T/U	1.0	EA	0.50	34.33	34	83.22	83	-	-	-	-	-	-	118	123
	PVC S80 02" BIRD SCREEN	1.0	EA	0.50	34.33	34	22.75	23	-	-	-	-	-	-	57	59
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	2.0	EA	1.50	51.50	103	169.66	339	-	-	-	-	-	-	442	466
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	1.0	EA	1.25	85.83	86	334.90	335	-	-	-	-	-	-	421	444
	PVC S80 PRIMER	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	PVC S80 CEMENT	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	SUPP-HDG 18" X 3'-0" (CL) ADJ FLR W/ U-BOLT		EA	-		-	1,167.26	-	-	-	-	-	-	-	-	0
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG		EA	-		-	50.51	-	-	-	-	-	-	-	-	0
	GROUT PIPE SUPPORT BASE		EA	-		-	12.00	-	-	-	-	-	-	-	-	0
	18" BIRDSCREEN		EA	-		-	53.00	-	-	-	-	-	-	-	-	0
	18" "DONUT" 316SSTL FLANGE FOR BIRDSCREEN		EA	-		-	999.00	-	-	-	-	-	-	-	-	0
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#510) - ARV DRAIN LINES, 726	****		-		-		-		-		-		-	-	0

CONFIDENTIAL

MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	401 LINED FLANGED DIP/SCH 80 PVC			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3			-		-		-		-		-		-	-	0
	FROM RED TEE TO (1) SLAB SLEEVE AND (1) WALL SLEEVE			-		-		-		-		-		-	-	0
	DIP P401 06" X 01'-0" SPOOL - FLG X FLG	1.0	EA	4.50	309.00	309	633.25	633	-	-	-	-	-	-	942	987
	DIP P401 12" X 06" FLG CONC REDUCER	1.0	EA	7.00	480.67	481	1,526.00	1,526	-	-	-	-	-	-	2,007	2,113
	SLEEVE - 316 SSTL 03-1/2" X 1'-0" LONG W/SEEP RING	2.0	EA	1.50	51.50	103	253.00	506	-	-	-	-	-	-	609	644
	LINK SEAL LS-200-SS	16.0	EA	8.00	34.33	549	5.00	80	-	-	-	-	-	-	629	635
	VLV COMBO AIR RELIEF VALVE 06" FLG	1.0	EA	0.80	54.93	55	7,232.32	7,232	-	-	-	-	-	-	7,287	7,794
	VLV PLUG 06" FLG W/HW OP	1.0	EA	4.50	309.00	309	1,848.94	1,849	-	-	-	-	-	-	2,158	2,287
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 12"	1.0	EA	-	-	-	363.53	364	-	-	-	-	-	-	364	389
	FLANGE GASKET, 1/8" FF RED RUBBER, 12"	1.0	EA	-	-	-	27.42	27	-	-	-	-	-	-	27	29
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 06"	2.0	EA	-	-	-	145.88	292	-	-	-	-	-	-	292	312
	FLANGE GASKET, 1/8" FF RED RUBBER, 06"	2.0	EA	-	-	-	15.61	31	-	-	-	-	-	-	31	33
	PVC S80 02" X 20 FT PIPE PE	20.0	LF	3.20	10.99	220	2.38	48	-	-	-	-	-	-	267	271
	PVC S80 02" 90 ELL SXS	3.0	EA	0.90	20.60	62	4.28	13	-	-	-	-	-	-	75	76
	PVC S80 02" 45 ELL SXS	2.0	EA	0.60	20.60	41	10.05	20	-	-	-	-	-	-	61	63
	PVC S80 02" UNION SXS	1.0	EA	0.30	20.60	21	19.56	20	-	-	-	-	-	-	40	42
	PVC S80 02" MALE ADAPTER (MIPT X S)	2.0	EA	0.60	20.60	41	11.76	24	-	-	-	-	-	-	65	66
	VLV PVC-BALL VALVE 02" T/U	1.0	EA	0.50	34.33	34	83.22	83	-	-	-	-	-	-	118	123
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	5.0	EA	3.75	51.50	258	169.66	848	-	-	-	-	-	-	1,106	1,165
	SUPP-316SS 4' STRUT, POST BASE, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX	1.0	EA	1.25	85.83	86	334.90	335	-	-	-	-	-	-	421	444
	PVC S80 PRIMER	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	PVC S80 CEMENT	0.5	QT	0.05	6.87	3	18.00	9	-	-	-	-	-	-	12	13
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#511) - DRAIN LINES, 725	****		-		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3			-		-		-		-		-		-	-	0
	FROM MALE ADAPTER AT ACCESS HATCH THROUGH CONCRETE (TYP 8)			-		-		-		-		-		-	-	0
	PVC S80 02" X 20 FT PIPE PE	120.0	LF	19.20	10.99	1,318	2.38	285	-	-	-	-	-	-	1,603	1,623
	PVC S80 02" 90 ELL SXS	24.0	EA	7.20	20.60	494	4.28	103	-	-	-	-	-	-	597	604
	PVC S80 02" 45 ELL SXS	16.0	EA	4.80	20.60	330	10.05	161	-	-	-	-	-	-	490	502
	PVC S80 02" UNION SXS	8.0	EA	2.40	20.60	165	19.56	156	-	-	-	-	-	-	321	332
	PVC S80 02" MALE ADAPTER (MIPT X S)	8.0	EA	2.40	20.60	165	11.76	94	-	-	-	-	-	-	259	265
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	30.0	EA	22.50	51.50	1,545	169.66	5,090	-	-	-	-	-	-	6,635	6,991
	PVC S80 PRIMER	1.0	QT	0.10	6.87	7	18.00	18	-	-	-	-	-	-	25	26
	PVC S80 CEMENT	1.0	QT	0.10	6.87	7	18.00	18	-	-	-	-	-	-	25	26
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#512) - TOLS LINES, 821	****		-		-		-		-		-		-	-	0
	401 LINED FLANGED/MJ			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3			-		-		-		-		-		-	-	0
	WALL PIPE W/ MEGALUG			-		-		-		-		-		-	-	0
	DIP P401 WALL PIPE - FLG x WC x MJ (TFS) 36" x 1'-0"	1.0	EA	28.00	1,922.67	1,923	27,586.69	27,587	-	-	-	-	-	-	29,509	31,440
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 36"	1.0	EA	4.50	309.00	309	1,411.00	1,411	-	-	-	-	-	-	1,720	1,819
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#512.1) -SANITARY SEWER LINES, 720	****		-		-		-		-		-		-	-	0
	401 LINED FLANGED/MJ			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-3			-		-		-		-		-		-	-	0
	WALL PIPE W/ MEGALUG			-		-		-		-		-		-	-	0
	DIP P401 WALL PIPE - FLG x WC x MJ (TFS) 08" x 1'-0"	1.0	EA	6.00	412.00	412	2,296.03	2,296	-	-	-	-	-	-	2,708	2,869
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 08"	1.0	EA	1.00	68.67	69	68.00	68	-	-	-	-	-	-	137	141
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#513) - FORCE MAIN LINES, 721	****		-		-		-		-		-		-	-	0
	SCH 80 PVC			-		-		-		-		-		-	-	0
	MASTER LIFT STATION - M1-5			-		-		-		-		-		-	-	0
	WALL SLEEVE W/ LINK SEAL & EXPOSED PORTION OF PVC IN THE INLET CHANNEL, BU			-		-		-		-		-		-	-	0
	PVC S80 06" X 20 FT PIPE PE	7.0	LF	1.68	16.48	115	13.67	96	-	-	-	-	-	-	211	218
	PVC S80 06" 90 ELL SXS	1.0	EA	0.72	49.44	49	48.42	48	-	-	-	-	-	-	98	101
	SLEEVE - 316 SSTL 10" X 1'-0" LONG W/SEEP RING	1.0	EA	2.50	171.67	172	569.00	569	-	-	-	-	-	-	741	780
	LINK SEAL LS-475-SS	10.0	EA	5.00	34.33	343	19.00	190	-	-	-	-	-	-	533	547
	SUPP-316SS 1' STRUT, 2EA-3/8" SPRING NUT, 2EA-3/8"X1" HEX BOLT, 2EA-	2.0	EA	2.00	68.67	137	256.92	514	-	-	-	-	-	-	651	687
	PVC S80 PRIMER	0.3	QT	0.03	6.87	2	18.00	5	-	-	-	-	-	-	7	8
	PVC S80 CEMENT	0.3	QT	0.03	6.87	2	18.00	5	-	-	-	-	-	-	7	8
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#517) - FORCE MAIN LINES, 721	****		-		-		-		-		-		-	-	0
	401 LINED FLANGED DIP			-		-		-		-		-		-	-	0

CONFIDENTIAL

MASTER LIFT STATION

TOTAL	2,345,952

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	EXISTING EQ BASIN - M1-10			-		-		-		-		-		-	-	0
	FROM RISER TO INSIDE EQ BASIN			-		-		-		-		-		-	-	0
	DIP P401 24" X 10'-6" SPOOL - FLG X FLG	1.0	EA	13.00	892.67	893	11,263.27	11,263	-	-	-	-	-	-	12,156	12,944
	DIP P401 24" X 02'-0" SPOOL - FLG X FLG	1.0	EA	13.00	892.67	893	6,352.10	6,352	-	-	-	-	-	-	7,245	7,689
	DIP P401 24" X 01'-6" SPOOL - FLG X FLG	1.0	EA	13.00	892.67	893	6,063.22	6,063	-	-	-	-	-	-	6,956	7,380
	DIP P401 24" FLG 90 BEND	2.0	EA	26.00	892.67	1,785	16,695.00	33,390	-	-	-	-	-	-	35,175	37,513
	FLG BOLT & NUT SET, A193 B8M HEAVY HEAD,, 316SS, 24"	6.0	EA	-	-	-	916.00	5,496	-	-	-	-	-	-	5,496	5,881
	FLANGE GASKET, 1/8" FF RED RUBBER, 24"	6.0	EA	-	-	-	98.05	588	-	-	-	-	-	-	588	629
	SUPP-316SS 24" X 20'H CUSTOM PIPE SUPPORT	1.0	EA	48.00	3,296.00	3,296	28,000.00	28,000	-	-	-	-	-	-	31,296	33,256
	SUPP-316SS 24" X 2'-6" OFFSET PIPE SUPPORT - PER DTL A SHEET M9	3.0	EA	9.72	222.48	667	1,370.78	4,112	-	-	-	-	-	-	4,780	5,068
	SUPP-HDG 24" X 1'-6" (CL) ADJ FLR W/ U-BOLT	1.0	EA	4.80	329.60	330	1,626.24	1,626	-	-	-	-	-	-	1,956	2,070
	WEDGE ANCHOR 316 SS 3/4" DIA. X 8-1/2" LONG	16.0	EA	2.40	10.30	165	50.51	808	-	-	-	-	-	-	973	1,030
	GROUT PIPE SUPPORT BASE	4.0	EA	4.00	68.67	275	12.00	48	-	-	-	-	-	-	323	326
	0.00	-	-	-		-	-	-	-	-	-	-	-	-	-	0
	(#518) - INSTRUMENTATION LINES, 823	****		-		-		-		-		-		-	-	0
	VARIOUS MATERIALS			-		-		-		-		-		-	-	0
	ENTIRE PROJECT			-		-		-		-		-		-	-	0
	INSTRUMENTATION NOT DEPICTED			-		-		-		-		-		-	-	0
	INSTRUMENTATION LINES NOT DEPICTED	1.0	LS	48.00	3,296.00	3,296	7,777.00	7,777	-	-	-	-	-	-	11,073	11,617
	SERVICE SADDLE, 16" x 2" - FORD STAINLESS STEE/STYLE FS300	5.0	EA	42.50	583.67	2,918	522.00	2,610	-	-	-	-	-	-	5,528	5,711
				0.0		0		0		0		0		0	0	0

GARNEY CONSTRUCTION CHANGE REQUEST
GARNEY PROJECT #0669

CONTRACT TITLE: Wildwood WRF BNR Improvements

Change Request No. 001

DESCRIPTION: New Gearbox on Existing Clarifier

PRIME CONTRACTOR'S WORK				Revisions/Comments
1. DIRECT MATERIALS		$3,684		
2. SALES TAX ON MATERIALS	7.00%	$258		
3. SUBTOTAL - PRIME MATERIALS			$3,942	
4. DIRECT LABOR		$31,438		
5. SUBTOTAL - PRIME LABOR			$31,438	
6. EQUIPMENT		$9,085		
7. SALES TAX ON EQUIPMENT	7.00%	$636		
9. SUBTOTAL - PRIME EQUIPMENT (ADD LINES 6, 7)			$9,721	
10. SUBTOTAL (ADD LINES 3, 5 & 9)			$45,100	

Prime Remarks:

SUBCONTRACTOR'S WORK				Revisions/Comments
11. SUBTOTAL			$6,060	

Sub's Remarks:

SUMMARY				Revisions/Comments
12. PRIME CONTRACTOR'S WORK (FROM LINE 10)			$ 45,100	
13. SUBCONTRACTOR'S WORK (FROM LINE 11)			$ 6,060	
14. FEE ON CONTRACTOR'S WORK -- % OF LINE 12	9.00%	in GMP		
15. FEE ON SUBCONTRACTOR WORK -- % OF LINE 13	9.00%	in GMP		
16. SUBTOTAL (ADD LINES 12 - 15)			$ 51,160	
17. BONDS AND INSURANCE	0.00%		$ -	
18. TOTAL COST (ADD LINES 16, 17)			**$ 51,160**	

QUALIFICATIONS:

1.

PRIME CONTRACTOR'S NAME: **GARNEY COMPANIES, INC.**

THE SCOPE OF THIS PROPOSAL IS ONLY AS LISTED HEREIN. ANY ADDITIONAL WORK REQUIRED, SHALL BE SUBJECT TO ADDITIONAL PRICING.

SIGNATURE & TITLE OF PREPARER: _____ DATE: _____

Tom Manning, Project Manager

CONFIDENTIAL

RECYCLE LIFT STATION

TOTAL	88,780

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	(#RECLS) - 96" DIAMETER DRAIN LIFT STATION, 725			-		-		-		-		-		-	-	0
	PRECAST 8' DIA MANHOLE			-		-		-		-		-		-	-	0
	C7, M22			-		-		-		-		-		-	-	0
	RECYCLE LIFT STATION			-		-		-		-		-		-	-	0
	EXCV / SET / BKFL PC MANHOLE, 23'-8" DEEP, 96"	1.0	EA	180.00	12,660.00	12,660		-		-	6,249.43	6,249	In Equip Rate	-	18,909	18,909
	SLIDE RAIL SYSTEM	1.0	EA	64.00	4,501.33	4,501		-		-	12,363.00	12,363		-	16,864	16,864
	BEDDING ROCK	40.0	CY	-	0.00	-		-	78.75	3,150		-		-	3,150	3,150
	IMPORT FILL	0.0	CY	-		-		-	20.00	-		-		-	-	0
	HAUL EXCESS ONSITE	5.0	CY	-	0.00	-		-	5.67	28		-		-	28	28
	PC MH ASSEMBLY 96" w/BASE,LID,STEPS, 23'-8" DEEP (RECYCLE LIFT STATION)	1.0	EA	-	0.00	-	42,437.00	42,437		-		-		-	42,437	45,408
	ALUM HATCH, 4' x 4'	1.0	EA	-	0.00	-	1,800.00	1,800		-		-		-	1,800	1,926
	PC MH 96" JOINT SEAL "RUB R NEK" (25.1'/JNT)	4.0	EA	-	0.00	-	INCL	-		-		-		-	-	0
	PC MH 96" EXTERIOR JOINT WRAP (28.3'/JNT)	4.0	EA	-	0.00	-	411.00	1,644		-		-		-	1,644	1,759
	KOR-N-SEAL/FLEXIBLE RUBBER SLEEVE FOR 10" DIP	2.0	EA	-	0.00	-	INCL	-		-		-		-	-	0
	GROUT MH INVERT, 96"	1.0	EA	-	0.00	-	687.27	687		-		-		-	687	735
	AGRU-LINER	697.4	SF	-	0.00	-	INCL	-		-		-		-	-	0
	0	0.0	0	-		-		-		-		-		-	-	0

WP-01 Sitework

Analyzed by: Bobby Archer

PROJECT: **WILDWOOD WRF BNR IMPROVEMENTS**

SEC	DESCRIPTION	QTY	UM	Providence 961,737	L7 Land Services 420,000		
	Bid Documentation						
	Bid Form	1	EA	Incl.	Incl.		
	Bidder Confirmation of Completeness of Bid	1	EA	Incl.	Incl.		
	Bid Bond Form	1	EA	Incl.	Incl.		
	Non-Collusion Affidavit	1	EA	Incl.	Incl.		
	Trench Safety Act	1	EA	Incl.	Incl.		
	Drug Free Workplace Certificate	1	EA	Incl.	Incl.		
	Surety Bond Confirmation Letter	1	EA	Incl.	Incl.		
	Acknowledged Addendums	1	EA	Incl.	Incl.		
	AIS Compliant	1	EA	Incl.	Incl.		
	Davis Bacon Compliant	1	EA	Incl.	Incl.		
	Phase 1 Master Lift Station ($243,550)			**Incl.**	**243,550**		
	Master Lift Station scope: **a**. Install and maintain well points and dewatering system for a dry excavation. **b**. Excavate for Master Lift Station to specified depth. Account for structural base required below concrete base slab. Install a sump pit(s) as necessary to assist with localized dewatering. **c**. Haul and stockpile material onsite. **d**. Slope excavation as necessary to comply with all safety requirements. **e**. Stabilize and protect slopes of excavation as necessary to minimize erosion and sedimentation. **f**. Compact and prepare subgrade of excavation. **g**. Install structure base material as specified. **h**. Once concrete structure has been poured and cured, backfill and compact around Master Lift Station Fill to grade specified. Compacted Backfill material must meet contract requirements. **i**. For the perimeter concrete (such as sidewalks and slab-on-grade concrete), prepare, compact and grade subgrade and install required base material. **j.** Complete final grading and sitework around Master Lift Station.						
	Bond %						
	SUBTOTAL:			**961,737**	**663,550**	-	-
	BOND:			-	-	-	
	ADJUSTMENT:						
			TOTAL	**961,737**	**663,550**	-	-

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-01 Phase 1 Preconstruction Sitework & Master Lift Station

Bidder Information:

Company: L7 Land Services LLC

Contact Name: Clay Lewis Title: Owner

Address: PO Box 784461

Winter Garden, FL 34778

Phone Number: 407-902-6499 Fax: n/a

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	
Bidder Confirmation of Completeness of Bid (Signature Required)	
Bid Bond Form (Signature & Notary Required)	
Non-Collusion Affidavit (Signature & Notary Required)	
Drug-Free Workplace Certification (Signature & Notary Required)	
Trench Safety Act Form - As Applicable (Signature & Notary Required)	
Surety Bond Confirmation Letter (Signature & Notary Required)	

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. _____ Dated _____ No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-01 PHASE 1 Preconstruction Sitework & Master Lift Station

Bid package	Qty	Unit	Amount
WP-01 - Phase 1 Preconstruction Sitework ~~& Master Lift Station~~	1	Lump Sum	$420,000.00

As discussed, price does not include the Master Lift Station

TOTAL BID (WRITTEN OUT IN WORDS) Four Hundred Twenty Thousand & 00/100

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Signature	Print Name / Title	Date
Clay Lewis	Clay Lewis	01/22/25

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

   No. __ Dated _____ No. Dated _____

   No. __ Dated _____ No. Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Clay Lewis Print Name / Title	01/22/25 Date

NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Orange)

Clay Lewis, being first duly sworn, deposes and says that:

1. He/She is Owner of L7 Land Services, the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) Clay Lewis

(Title) Owner

The foregoing instrument was acknowledged before me this 22nd day of January, 2025 by Clay Lewis. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires:

YVETTE TREVINO AQUILA
Notary Public-State of Florida
Commission # HH 585110
My Commission Expires
September 09, 2028

STATE OF: Florida

COUNTY OF: ORANGE

Yvette Trevino Aquila
NOTARY PUBLIC; (Name)

SIGNATURE

13

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Bidder

Clay Lewis

Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed) _____ Title Owner

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22 day of Jan, ~~2024~~ 2025
and who is personally known to me or has produced
_____ as identification
and did (did not) take an oath.

Notary Public - County of Orange, State of Florida.

Place Seal

YVETTE TREVINO AQUILA
Notary Public-State of Florida
Commission # HH 585110
My Commission Expires
September 09, 2028

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-01 Phase 1 Preconstruction Sitework & Master Lift Station

Bidder Information:

Company: Providence Construction & Development Company

Contact Name: Timothy Dennard Title: President

Address: 150 E. 1st St., Apopka, FL 32703

Phone Number: (407) 703-7342 Fax: _____

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	X
Bidder Confirmation of Completeness of Bid (Signature Required)	X
Bid Bond Form (Signature & Notary Required)	X
Non-Collusion Affidavit (Signature & Notary Required)	X
Drug-Free Workplace Certification (Signature & Notary Required)	X
Trench Safety Act Form - As Applicable (Signature & Notary Required)	X
Surety Bond Confirmation Letter (Signature & Notary Required)	X

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. _____ Dated _____ No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-01 PHASE 1 Preconstruction Sitework & Master Lift Station

Bid package	Qty	Unit	Amount
WP-01 - Phase 1 Preconstruction Sitework & Master Lift Station	1	Lump Sum	$961,736.63

TOTAL BID (WRITTEN OUT IN WORDS) Nine-Hundred Sixty-One Thousand, Seven-Hundred Thirty-Six, & 63/100

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Signature	Print Name / Title	Date
	Timothy Dennard/President	01/22/2025

Alternate: Replace 2" Milling + 6" Road Base Roadway w/ 6" Milling Roadway

Deduct = -$223.79 from bid amount

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

   No. __ Dated _____ No. Dated _____

   No. __ Dated _____ No. Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Timothy Dennard/President	01/22/2025
	Print Name / Title	Date

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, Providence Construction & Development Company as Principal, and, FCCI Insurance Company as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of ----- Five Percent of Amount Bid ----- Dollars ($ ----- 5% -----) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this 22nd day of January, 2025.

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-01 – Phase 1 Preconstruction Sitework & Master Lift Station Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: Providence Construction & Development Company
150 East 1st Street Apopka, FL 32703
By: _____
Title: Timothy Dennard, President

Place Seal

Surety: FCCI Insurance Company
6300 University Parkway Sarasota, FL 34240-8424
By: _____
Title: Jessie Sloan, Attorney-In-Fact & Florida Licensed Resident Agent

Inquiries: (321) 800-6594

Place Seal

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22nd day of January, 2025.
and who is personally known to me or has produced N/A as identification
and did (did not) take an oath.

Notary Public - County of Orange, State of Florida.

Hallie F. Martin - HH590578 My Commission Expires 09/08/2028

Notary Public State of Florida
Hallie F Martin
My Commission HH 590578
Expires 9/8/2028

FCCI INSURANCE GROUP

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Jorge Bracamonte; Jessie Sloan; Karla Tomaszewski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $20,000,000.00): $20,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: _____
Christina D. Welch, President
FCCI Insurance Company

FCCI INSURANCE COMPANY CORPORATE SEAL 1994 FLORIDA

_____
Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

_____
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

_____
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 22nd day of January, 2025

_____
Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

1-IONA-3592-NA-04, 7/2021

NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Orange)

Timothy Dennard, being first duly sworn, deposes and says that:

1. He/She is President of Providence Construction & Development Company, the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) _____
Timothy Dennard

(Title) President

The foregoing instrument was acknowledged before me this 22 day of January, 2025 by Timothy Dennard. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires:

BRANDY MARIE TERRY
MY COMMISSION # HH 252565
EXPIRES: July 14, 2026

STATE OF: Florida

COUNTY OF: Orange

Brandy Terry
NOTARY PUBLIC; (Name)

Brandy Terry
SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Signature of Bidder

Timothy Dennard

Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed) _____ Title President
Timothy Dennard

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22 day of Jan, 2024 25 BT
and who is personally known to me or has produced
_____ as identification
and did (did not) take an oath.

Notary Public - County of Orange, State of Florida.

Place Seal

BRANDY MARIE TERRY
MY COMMISSION # HH 252565
EXPIRES: July 14, 2026

JCA Surety Group, LLC
123 Zelma Street, Suite A
Orlando, FL 32803
Tel (321) 800-6594 Fax (407) 264-8321
www.jcasurety.com

JCA

THEY BUILD IT, WE BOND IT

January 22, 2025

Gamey Companies, Inc.
1700 Swift St Suite 200
North Kansas City, MO 64116

Re: Providence Construction & Development Company
Project: WP-01 Phase 1 Preconstruction Sitework & Master Lift Station
Bid Date: January 22, 2025

Dear Selection Committee Members,

It is a privilege for JCA Surety Group to be the agency handling the bonding needs of Providence Construction & Development Company. Bonds are placed with FCCI Insurance Company which has an AM Best Rating of A (Excellent), XI, and is listed on the US Treasury Department's list of Approved Sureties and is licensed to do business in the State of Florida.

We have been informed Providence Construction & Development Company will be submitting a bid to you for the above referenced project. While maximum limits have not been established, FCCI Insurance Company favorably considers single projects in the $12,000,000.00 range, with an aggregate program around $20,000,000.00 to be within their normal operating capacity. In the event the bid of Providence Construction & Development Company is accepted, and they are awarded the contract, we give our assurance of our intent to provide the required Performance and Payment bonds in the amount of 100% of the contract amount. This is subject to the Surety's normal underwriting requirements at the time any request is made, including without limitation, prior review and approval of relevant contract documents and bond forms.

Please note that this letter is not an assumption of liability. Any arrangement for bonds required by the contract is a matter between Providence Construction & Development Companyand the surety and we assume no liability to you or third parties.

Should you have any questions please do not hesitate to contact me at (321) 800-6594.

Sincerely,

Jorge L. Bracamonte
Attorney-In-Fact & FL
Licensed Resident Agent

STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me by means of☒ physical presence or ☐ online notarization, this 22nd day of January 2025 by Jorge L. Bracamonte.

(Signature of Notary Public - State of Florida)
Jessie Sloan
(Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known OR Produced Identification
Type of Identification Produced - N/A

Notary Public State of Florida
Jessie L. Sloan
My Commission HH 070896
Expires 12/10/2024

FCCI INSURANCE GROUP

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Jorge Bracamonte; Jessie Sloan; Karla Tomaszewski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $20,000,000.00): $20,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch

Christina D. Welch, President
FCCI Insurance Company

FCCI INSURANCE COMPANY CORPORATE SEAL 1994 FLORIDA

Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 22nd day of January, 2025

Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

1-IONA-3592-NA-04, 7/2021

WP-02 Painting & Coatings

Analyzed by: Bobby Archer

PROJECT: **WILDWOOD WRF BNR IMPROVEMENTS**

SEC	DESCRIPTION	QTY	UM	Exceletech Rick Scruggs 352-394-2155 **109,910**	Universal David Billingsley 864-844-3512 **270,754**	Cypress Autumn Collins 225-603-4102 **120,189**	
	Bid Documentation						
	Bid Form	1	EA	Incl.	Incl.	Incl.	
	Bidder Confirmation of Completeness of Bid	1	EA	Incl.	Incl.	Incl.	
	Bid Bond Form	1	EA	Incl.	Incl.	Incl.	
	Non-Collusion Affidavit	1	EA	Incl.	Incl.	Incl.	
	Trench Safety Act	1	EA	Incl.	Incl.	Incl.	
	Drug Free Workplace Certificate	1	EA	Incl.	Incl.	Incl.	
	Surety Bond Confirmation Letter	1	EA	Incl.	Incl.	Incl.	
	Acknowledged Addendums	1	EA	Incl.	Incl.	Incl.	
	AIS Compliant	1	EA	Incl.	Incl.	Incl.	
	Davis Bacon Compliant	1	EA	Incl.	Incl.	Incl.	
	Phase 1 Coatings						
	Influent Flow Meter						
	Mechanical			Incl.	Incl.	Incl.	
	Joint Sealants			Incl.	Incl.	Incl.	
	Screening Structure						
	Mechanical			Incl.	Incl.	Incl.	
	Joint Sealants			Incl.	Incl.	Incl.	
	Master Lift Station						
	Interior Concrete			45,997	incl.	68,560	
	Exterior Concrete			Incl.	Incl.	Incl.	
	Mechanical			Incl.	Incl.	Incl.	
	Joint Sealants			Incl.	Incl.	Incl.	
	Bond %			2.5%	2.5%	2.5%	
	SUBTOTAL:			**155,907**	**270,754**	**188,749**	-
	BOND:			**3,898**	**6,769**	**4,719**	
	ADJUSTMENT:						
			TOTAL	**159,805**	**277,523**	**193,468**	-

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-02 Phase 1 Coatings

Bidder Information:

Company: Exceletech Coatings

Contact Name: Rick Scruggs Title: Estimator

Address: 221 N. Highway 27 Suite I

Clermont, Fl 34711

Phone Number: 407-466-4429 Fax: _____

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	x
Bidder Confirmation of Completeness of Bid (Signature Required)	x
Bid Bond Form (Signature & Notary Required)	
Non-Collusion Affidavit (Signature & Notary Required)	x
Drug-Free Workplace Certification (Signature & Notary Required)	x
Trench Safety Act Form - As Applicable (Signature & Notary Required)	x
Surety Bond Confirmation Letter (Signature & Notary Required)	x

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. _____ Dated _____ No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-02 PHASE 1 PAINTING GCOATINGS

Bid package	Qty	Unit	Amount
WP-02 - Phase 1 Paintings & Coatings	1	Lump Sum	109,910*

*01/27/25: After Bid analysis, it was determined that the total excludes MLS interior coatings.The adder for MLS interior coatings is $45,997

TOTAL BID (WRITTEN OUT IN WORDS) One hundred & nine thousand, nine hundred and ten dollars & zero cents.

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Signature	Print Name / Title	Date
	Ben Muzia / VP	1/22/25

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

No. __	Dated _____	No.	Dated _____
No. __	Dated _____	No.	Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Ben Mazza / VP	11/22/25
	Print Name / Title	Date

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned,_____as Principal, and, as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of _____Dollars ($_____) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this_____day of_____, 2024.

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-02 – Phase 1 Paintings and Coatings Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal:_____
By:_____
Title:_____
Surety:_____

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this_____day of_____, 2024.
and who is personally known to me or has produced
_____as identification
and did (did not) take an oath.

Place Seal

Notary Public - County of_____, State of_____.

NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Lake)

Ben Muzia, being first duly sworn, deposes and says that:

1. He/She is Ben Muzia of Exceletech, the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) _____

(Title) VP

The foregoing instrument was acknowledged before me this 22 day of Jan, 2025 by Ben Muzia. He/She (who is personally known to me)/(who has produced N/A as identification and (did)/(did not) take an oath.

My Commission Expires:

STATE OF: FL

COUNTY OF: Lake

DONNA M PAINTER
Notary Public - State of Florida
Commission # HH 446769
My Comm. Expires Jan 9, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC; (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Bidder

Ben Muzia

Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed) _____ Title VP

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22 day of Jan, 2025
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath.

Notary Public - County of Lake, State of Florida

Place Seal

DONNA M PAINTER
Notary Public - State of Florida
Commission # HH 446769
My Comm. Expires Jan 9, 2028
Bonded through National Notary Assn.

FLORIDA SURETY BONDS, INC.

620 N. Wymore Road, Suite 200
Maitland, FL 32751
407-786-7770
Fax 407-786-7766

888-786-BOND (2663)
Fax 888-718-BOND (2663)

www. FloridaSuretyBonds.com

RE: Exceletech Coating and Applications, LLC

To Whom It May Concern,

We are pleased to be the surety agents for Exceletech Coating and Applications, LLC. Bonds are currently written through The Gray Insurance Company which is A.M. Best Rated A-, VIII and has a U.S. Treasury Listing of $ 13,513,000.00.

We usually anticipate no difficulties in providing surety bonds for Exceletech Coating and Applications LLC in the $1,000,000 single, $1,500,000 aggregate range.

This letter is not a commitment to provide any bonds unless all underwriting requirements including contract, bond form and financing review are met prior to issuing any bonds. Neither our agency, nor the surety is liable for any damages relating to this letter or project.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Susan Reich

Susan Reich
Vice President

Exceletech Coatings Applications, LLC

Project Scope of Work | Bid Date | Estimator : Rick Scruggs
Phone # 407-466-4429

Provided herein is the scope of work that Exceletech Coating. intends to perform on the
Wildwood WRF Phase 1 - 90% **Project .**
Please review the items listed to ensure that our interpretation of the project documents will meet the needs of your proposal.
This confidential information is not intended for distribution. Please acknowledge receipt and contact us if there is any conflicts.

Screening Structures #1 & #2	Yes	No	Notes
9070-General Billable Unknown Contingency,			
Metal (P&E) Exterior, DIP 20" & 30" (System #1)			
Metal (P&E) Bollards, Bollards (15) (System #1)			

Master L.S.	Yes	No	Notes
9070-General Billable Unknown Contingency,			
Metal (P&E) Exterior, 6" ARV, 16",24" & 30" DIP (System #1)			
Concrete Below Grade, Exterior Below Grade (System #26)			
,			

Influent Flow Meter	Yes	No	Notes
9070-General Billable Unknown Contingency,			
Metal (P&E) Exterior, 30" DIP (System #1)			

L.S. Discharge @ EQ	Yes	No	Notes
9070-General Billable Unknown Contingency,			
Metal (P&E) Exterior, 24" DIP (System #1)			
,			

Electrical Bldg. #2	Yes	No	Notes
9070-General Billable Unknown Contingency,			
Masonry Exterior CMU, Exterior CMU (System #15)			
Masonry Interior CMU, Interior CMU (System #13)			
Concrete Interior, Hollow Core Ceiling (System No.11)			
Concrete Floor, Interior Floor (System #29)			
Metal (Struct) Metal Doors & Frame, Doors & Frames 100A & 100B (System #3)			

Exclusions/Notes:
Proposal is based on a 40-hour workweek,
Electricity and Water shall be supplied by others,
All Metals are to be prepared and shop primed by others,
Exclude Aluminum in contact with concrete,
Exclude all Manholes unless stated above,
Exclude all labels other than stencils and self-adhesive pipe markers .
Exclude all pipe interiors,
Exclude all tank floors/bottom unless otherwise stated,
All water retaining structures shall be clean and maintained dry by others,
All crane lifts and assistance with unloading materials and equipment shall be provide by others,
Exclude FRP Ducts, Piping & Scrubbers,
Payments beyond 45 days is subject to a 1.5% Fee,
This proposal and work scope shall become part of the contract and any unlisted work shall be done on a change order,
Guarantee shall be 1 year from date of acceptance not to exceed 18 months from date of installation,
Bid price based on Exceletech Coatings standard wages. If Davis Bacon required, please contact us prior to bid date.,
Exclude all below grade pipe,
Exclude all lead and asbestos abatement ,
All damaged/abraded field welded and beyond maximun re-coat window items that were shop/factory pre-finished will, be repaired on a T&M basis,
if factory/shop primed items are noncompatible with the specified paint system, the barrier coat or removal and reprime, shall be done on a T&M basis,
No Enviroment Controls,weather has not been included. Ambient and Substate Temperature must be within manufacturers , products data sheets,

221 N Hwy 27 Suite I Clarimont, FL 34711 Phone (352) 394-2155 Fax (352) 394-5422

EXCECOA-02 DSMITH2

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/2/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hub International Florida
1560 Orange Avenue
Suite 750
Winter Park, FL 32792

CONTACT NAME:
PHONE (A/C, No, Ext): (407) 894-5431 FAX (A/C, No):
E-MAIL ADDRESS: Certificates.FLA@HubInternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : AIX Specialty Insurance	12833
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : NorGuard Insurance Company	31470
INSURER D : Westchester Surplus Lines Insurance Co.	10172
INSURER E :	
INSURER F :	

INSURED
Exceletech Coating and Applications, LLC
221 North Highway 27 #I
Clermont, FL 34711

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			L1J-H885588-02	2/3/2024	2/3/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			51-875-495-01	2/3/2024	2/3/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			L1J-J304561-01	2/3/2024	2/3/2025	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $ 0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		EXWC543613	2/3/2024	2/3/2025	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Pollution& Enviro			G73569709 003	2/3/2024	2/3/2025	$10K ded/	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Information Only

CERTIFICATE HOLDER

*For Information Only
For Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Warren Morris

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Named Insured Exceletech Coating and Applications LLC			Endorsement Number
Policy Symbol CPW	Policy Number G73569709 003	Policy Period 02/03/20224 to 02/03/2025	Effective Date of Endorsement 02/03/2024
Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: As required by written contract, prior to a loss to which this insurance applies.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The **TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition** is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or **your work** done under a contract with that person or organization and included in the **products-completed operations hazard**. This waiver applies only to the person or organization shown in the Schedule above.

All other terms and conditions remain the same.

Westchester
A Chubb Company

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

Named Insured Exceletech Coating and Applications LLC			Endorsement Number
Policy Symbol CPW	Policy Number G73569709 003	Policy Period 02/03/2024 to 02/03/2025	Effective Date of Endorsement 02/03/2024
Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTOR'S POLLUTION LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary and Noncontributory Insurance

This policy is primary to, and will not seek contribution from, any other insurance available to an additional insured under this policy, provided that:

a. The additional insured is a named insured under such other insurance; and

b. The **named insured** has agreed in a written contract or agreement that this insurance would:

(1) act as primary insurance; and

(2) would not seek contribution from any other insurance available to the additional insured.

All other terms and conditions of this policy remain unchanged.

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Westchester
A Chubb Company

ADDITIONAL INSURED ENDORSEMENT – PRODUCTS-COMPLETED OPERATIONS HAZARD

Named Insured Exceletech Coating and Applications LLC			Endorsement Number
Policy Symbol CPW	Policy Number G73569709 003	Policy Period 02/03/2024 to 02/03/2025	Effective Date of Endorsement 02/03/2024
Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization(s): As required by written contract, prior to a loss to which this insurance applies.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for injury or damage, to which this insurance applies, caused by or resulting from **your work** performed for that additional insured and included in the **products-completed operations hazard,** and only to the extent that such injury or damage is caused, in whole or in part, by your negligence or the negligence of those acting on your behalf.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III - LIMITS OF INSURANCE:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions of this policy remain unchanged.

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Westchester
A Chubb Company

ADDITIONAL INSURED ENDORSEMENT – ONGOING WORK OR OPERATIONS

Named Insured Exceletech Coating and Applications LLC			Endorsement Number
Policy Symbol CPW	Policy Number G73569709 0003	Policy Period 02/03/2024 to 02/03/2025	Effective Date of Endorsement 02/03/2024
Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE:

Name of Person(s) or Organization(s): As required by written contract, prior to a loss to which this insurance applies.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. SECTION II - WHO IS AN INSURED is amended to include as an additional insured the persons or organizations shown in the Schedule, but only with respect to liability for injury or damage, to which this insurance applies, caused in ,whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insureds.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

Exclusions

This insurance does not apply to injury or damage occurring after:

a. All work or operations, including materials, parts or equipment furnished in connection with such work or operations, on the project (other than service, maintenance or repairs) to be performed by you or on your behalf at the site of the covered operations has been completed; or

b. That portion of **your work** out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for the additional insured as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions of this policy remain unchanged.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Blanket Waiver

Person/Organization: Blanket Waiver - Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description
All FL Operations

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective Policy No. EXWC543613 Endorsement No.
Insured Exceletech Coating and Applications, LLC Premium

Insurance Company NorGuard Insurance Co. Countersigned by _____

© 1983 National Council on Compensation Insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person or organization for whom you are performing operations or for whom you have performed work, when you and such person or organization have agreed in writing in a contract or agreement that you will waive any right of recovery against such person or organization, provided such written contract or agreement has been executed prior to the occurrence of any loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

© Insurance Services Office, Inc., 2012

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization for whom you are performing operations, when you and such person or organization have agreed in writing in a contract or agreement that such person or organization shall be added as an additional insured on your policy, provided the written contract or agreement is executed prior to the occurrence of any loss.	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

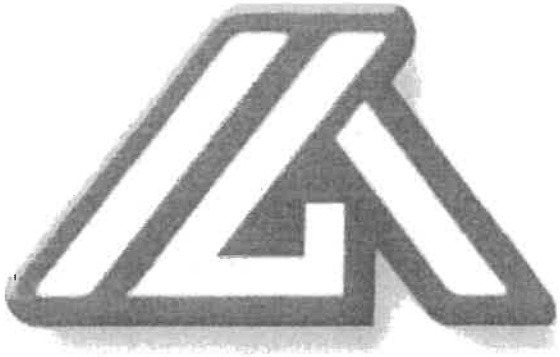
1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.



PREVIEW

© Insurance Services Office, Inc., 2018

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.



PREVIEW

58504 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE - BLANKET COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION II - COVERED AUTOS LIABILITY COVERAGE is amended. The following provision is added. Any person or organization is an **insured** for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an **insured** under **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured.**

All other policy terms and conditions apply.

58583 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER PAYMENTS (WAIVER OF SUBROGATION) - BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION V CONDITIONS, A. LOSS CONDITIONS is amended. **5. Our Right to Recover Payments** is deleted and replaced by the following condition.

5. Our Right to Recover Payments

If **we** make a payment under this policy and the person to or for whom payment is made has a right to recover damages from another, **we** will be entitled to that right. That person shall do everything necessary to transfer that right to **us** and do nothing to prejudice it.

However, **we** waive **our** right to recover payments made for **bodily injury** or **property damage**:

a. Covered by the policy; and

b. Arising out of the operation of **autos** covered by the policy, in accordance with the terms and conditions of a written contract between **you** and such person or entity

only if such rights have been waived by the written contract prior to the **accident** or **loss** which caused the **bodily injury** or **property damage.**

All other policy terms and conditions apply.

58524 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF DEFINITIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION VI - DEFINITIONS is amended.

1. **B.** is deleted and replaced by the following definition.
   B. Auto means:
   1. A land motor vehicle;
   2. A **trailer**; or
   3. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

   However, **auto** does not include **mobile equipment**. As it applies to this endorsement only, **mobile equipment** does not include a snowmobile.
2. **U.** is deleted and replaced by the following definition.
   U. Trailer means a vehicle which is designed to be connected to and towed by a power unit. **Trailer** does not include non-motorized farm machinery or farm wagons. A **trailer** is not **equipment or custom furnishings**.

All other policy terms and conditions apply.

58540 (12-19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - BLANKET COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION V - CONDITIONS, B. GENERAL CONDITIONS, 2. Other Insurance is amended. The following provision is added as it applies to this endorsement only. When this insurance is primary and there is other insurance for any person or organization, other than a Named Insured, which covers liability for **your** operations, contribution from such other insurance shall not be sought by **us** when:

(1) There is a written agreement between **you** and such person or organization that this insurance shall be primary and without the right of contribution; and
(2) Such written agreement was in force prior to any **bodily injury** or **property damage**.

All other policy terms and conditions apply.

CITY OF WILDWOOD WRF IMPROVEMENTS

INVITATION TO BID

WP-02 Phase 1 Paintings and Coatings Work Package

Prepared by Garney Construction (CMAR)
Issued: 12/18/24

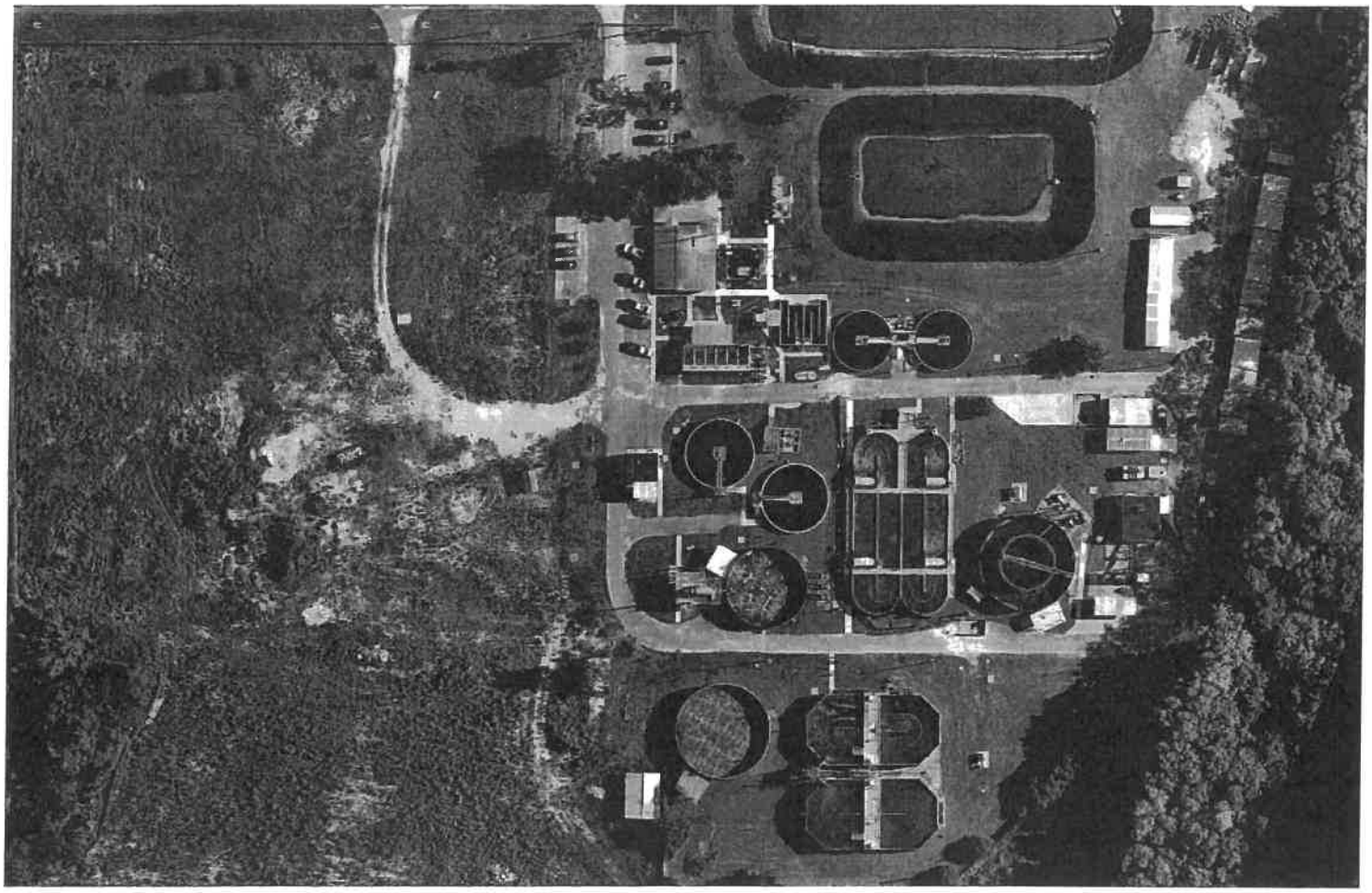


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1. WORK PACKAGE DOCUMENTS

A. WP-02 Subcontract Agreement to Perform Work - Available on Building Connected Site
B. Wildwood CMAR Agreement – Available on Building Connected Site
C. Wildwood CMAR Agreement Amendment 1 – Available on Building Connected Site
D. Phase 1 Drawings – Submittal Phase 1 Final - Available on Building Connected Site
E. Project Specifications as Required – Available on Building Connected Site

2. INSTRUCTION TO BIDDERS

A. PURPOSE - Bids will be accepted for the purpose of selecting Bidders to provide complete scope packages as requested by Garney. Bidders are required to review and comply with the instructions contained herein or issued at a later date via a Bid Addendum.

B. Disclaimer: Complete sets of Bid Documents must be used in preparing Bids; GARNEY does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bid Documents.

C. GARNEY reserves the right to reject any or all Bids and to waive any informalities or minor defects therein. All bidders must agree that such rejection shall be without liability on the part of GARNEY or the OWNER for any damage or claim, including but not limited to loss of profits, savings, or income, or any indirect, consequential, incidental, exemplary, punitive, or special damages brought by any bidder because of such rejections, nor shall the bidders seek any recourse of any kind against GARNEY or the OWNER because of such rejections. The filing of any Bid in response to this invitation shall constitute an agreement by the bidder to these conditions.

D. Award of any contract as a result of this Bid is contingent on GARNEY receiving an executed Contract for Construction from the OWNER.

E. BIDDER - For the purpose of this Bid Package, the term "Bidder" is defined as the legal entity submitting a bid and/or identified on the bid submittal documents.

F. It is the responsibility of each bidder before submitting a Bid to examine and carefully study the Bid Documents, including any Addenda and any other referenced data identified in the Bid Documents, including Drawings and Specifications, if referenced herein. Furthermore, each Bidder shall visit the Site and become familiar with and satisfy bidder as to the general, local, and Site conditions, including but not limited to surface and subsurface conditions, that may affect cost, progress, and the performance of the Work. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any bidder from any obligation in respect to its Bid.

G. On request, GARNEY will provide access to the Site for Bidder to conduct such examinations, investigations, explorations, tests, and studies deemed necessary for development of bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies. Bidder shall comply with all applicable laws and regulations relative to excavation and utility locates.

H. It is the responsibility of each bidder before submitting a Bid to become familiar with and satisfy bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, or performance of the Work. All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the Contract throughout.

I. A performance bond and a payment bond, each in the amount of 100 percent (100%) of the Contract Price, with a corporate surety approved by GARNEY, will be required for the faithful performance of the Agreement. To the extent required by state law, GARNEY shall have the right to require additional payment and performance Bonds.

J. Attorneys-in-fact who sign bid bonds or payment bonds and performance bonds must file with each bond a certified and effective date copy of their power of attorney.

K. All bonding companies shall be listed in the U.S. Treasury Department Federal Register for bonding companies and be licensed to do business in the state of Florida.

L. GARNEY may make such investigations as deemed necessary to determine the ability of the bidder to

perform the Work, and the bidder shall furnish to GARNEY all information and data for this purpose that GARNEY may request. GARNEY reserves the right to reject any Bid if the evidence submitted by, or investigation of, such bidder fails to satisfy GARNEY that such bidder is properly qualified to carry out the obligations of the Agreement and to complete the Work contemplated therein. A conditional or qualified Bid will not be accepted.

M. The bidder to whom the Contract is awarded will be required to execute GARNEY's Subcontract in the form attached hereto (Subcontract) and obtain the certificate of insurance, the performance Bond, and the payment Bond within ten (10) calendar days from the date the Notice of Award is delivered to the bidder. The Notice of Award shall be accompanied by the necessary Subcontract and Bond forms. In case of failure of the bidder to execute the Agreement and return the executed Agreement to GARNEY within such ten (10) day period, GARNEY may consider the bidder in default, in which case the Bid Bond accompanying the Bid shall become the property of GARNEY.

N. GARNEY, within sixty (60) days of receipt of acceptable performance Bond, payment Bond, certificate of insurance, and Subcontract signed by the party to whom the Contract was awarded, may sign the Agreement and return to such party an executed duplicate of the Agreement. Should GARNEY not execute the Subcontract within such period, the bidder may by written notice withdraw the signed Subcontract. Such notice of withdrawal shall be effective upon receipt of the notice by GARNEY. GARNEY shall not be bound until it executes the Agreement and delivers a copy of the executed Subcontract to the CONTRACTOR.

O. GARNEY will issue the Notice to Proceed within ten (10) days of the execution of the Subcontract by both the CONTRACTOR and GARNEY. Should there be reasons why the Notice to Proceed cannot be issued within such period, the period may be extended by mutual agreement between GARNEY and the CONTRACTOR. If the Notice to Proceed has not been issued within the ten (10) day period or within the period mutually agreed upon, the CONTRACTOR may terminate the Subcontract without further liability on the part of either party.

P. Payment terms for this Contract will be per the attached work package Subcontract Agreement to Perform Work.

Q. The successful bidder shall be fully responsible to GARNEY for all acts and omissions of the SUBCONTRACTORS performing or furnishing any of the Work just as the CONTRACTOR is responsible for CONTRACTOR's own acts and omissions. CONTRACTOR shall be solely responsible for scheduling and coordinating the Work of SUBCONTRACTORS performing any of the Work under direct or indirect contract with CONTRACTOR. CONTRACTOR shall require all SUBCONTRACTORS performing or furnishing any Work to communicate with GARNEY, OWNER, DESIGN ENGINEER or Resident Project Representative through CONTRACTOR. All Work performed for CONTRACTOR by a SUBCONTRACTOR will be pursuant to an appropriate agreement between CONTRACTOR and the SUBCONTRACTOR which specifically binds the SUBCONTRACTOR to the applicable terms and conditions of the Contract Documents for the benefit of GARNEY, OWNER, and DESIGN ENGINEER. CONTRACTOR shall have its own representative on site to communicate with GARNEY while work is being performed by its' SUBCONTRACTORs.

R. BACKGROUND – City of Wildwood ("City"), has chosen the Construction Manager at Risk (CMAR) delivery method for the City of Wildwood – WRF Improvements project. The City has contracted with CPH (Consultant) & Garney Companies (CMAR) to work collaboratively. The existing Wildwood WRF facility is located 1288 Industrial Drive| Wildwood, FL | 34785.

S. SPECIAL PROJECT REQUIREMENTS

1. This project will use funds procured through SRF. Bids shall meet all requirements of AIS and Davis Bacon.

T. Bid Questions:

1. **Submit through Building Connected.**
2. **Bid Questions Due: 1/15/24 by 5:00pm.**

U. BID SUBMITTAL:

1. **Submit Two (2) sealed hard copies of bids by 2:00 PM on 1/22/25.**
2. **Bids shall be submitted at 370 E Crown Point Road, Winter Garden, FL 34787.**
3. **Each sealed envelope containing a Bid should have the Bid CONTRACTOR's Cover Sheet securely attached thereto with all required information included. If forwarded by mail or package delivery service, the sealed envelope containing the Bid must be enclosed in another envelope clearly marked on the outside with the notation "Bid Enclosed" and addressed as stated above. GARENY has no liability or responsibility for securing, receiving, accepting, or opening sealed bids that are not sufficiently labeled.**

3. SUBCONTRACT AGREEMENT TO PERFORM WORK

1. Bidder must review the attached Subcontract Agreement to Perform Work in detail including the terms and conditions, insurance, and bond requirements. The scope of work is detailed in Exhibit B.

4. INSURANCE, BONDS & WARRANTIES

1. The subcontractor shall provide a Bid Bond.
2. The Subcontractor will be required to provide insurance coverage per Garney Consensus Docs.
3. The Subcontractor will be required to furnish a Performance Bond and Payment Bond per Garney Consensus Docs.
4. The Subcontractor will be required to furnish Warranties per Wildwood WRF BNR Improvements Agreement and per individual specifications sections.

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-02 Phase 1 Coatings

Bidder Information:

Company: Cypress Construction & Coating

Contact Name: Autumn Collins Title: Vice President

Address: 5565 Lee St. Unit 1
Lehigh Acres FL

Phone Number: 225-603-4102 Fax: 239-303-3252

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	✓
Bidder Confirmation of Completeness of Bid (Signature Required)	✓
Bid Bond Form (Signature & Notary Required)	✓
Non-Collusion Affidavit (Signature & Notary Required)	✓
Drug-Free Workplace Certification (Signature & Notary Required)	✓
Trench Safety Act Form - As Applicable (Signature & Notary Required)	✓
Surety Bond Confirmation Letter (Signature & Notary Required) ?	

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. _____ Dated _____ N/A No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-02 PHASE 1 PAINTING &COATINGS

Bid package	Qty	Unit	Amount
WP-02 - Phase 1 Paintings & Coatings	1	Lump Sum	120,189

TOTAL BID (WRITTEN OUT IN WORDS) ONE HUNDRED TWENT THOUSAND ONE HUNDRED EIGHTY NINE DOLLARS

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Autumn Collins — Autumn Collins VP — 11/21/25

Signature | Print Name / Title | Date

ADD $68,560 to blast and apply 80 mil Warren 301-14 at Master LS walls and ceiling

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

No. __	Dated _____	No.	Dated _____
No. __	Dated _____ N/A	No.	Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Print Name / Title	Date
Autumn Collins	Autumn Collins / Vice President	11/21/25

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned,_____as Principal, and, as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of _____Dollars ($_____) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this_____day of_____, 2024.

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-02 – Phase 1 Paintings and Coatings Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Please find Scanned copy in email. original to follow tomorrow

Principal:_____
By:_____
Title:_____
Surety:_____

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this_____day of_____, 2024.
and who is personally known to me or has produced
_____as identification
and did (did not) take an oath.

Place Seal

Notary Public - County of_____, State of_____.

NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Lee)

Nancy Castro, being first duly sworn, deposes and says that:

1. He/She is Autumn Collins of Cypress Construction, the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) Autumn Collins

(Title) Vice President

The foregoing instrument was acknowledged before me this 21 day of January, 2025 by Autumn Collins. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires: 9/26/2026

NANCY CASTRO NOTARY PUBLIC MY COMMISSION EXPIRES 9-26-2026 STATE OF FLORIDA COMMISSION NUMBER HH 290596

STATE OF: Florida

COUNTY OF: Lee

Nancy Castro
NOTARY PUBLIC; (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Autumn Collins
Signature of Bidder

Autumn Collins
Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed) Autumn Collier Title Vice President

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 21 day of Jan, 2024.
and who is personally known to me or has produced
_____ as identification
and did (did not) take an oath.

Place Seal

Notary Public - County of Lee, State of Florida

NANCY CASTRO NOTARY PUBLIC MY COMMISSION EXPIRES 9-26-2026 STATE OF FLORIDA COMMISSION NUMBER HH 290596

THE
MAIN
STREET
AMERICA
GROUP

NGM Insurance Company
Old Dominion Insurance Company
Main Street America Assurance Company
MSA Insurance Company
Information Systems and Services Corporation

May 6, 2022

Re: Bonding Limits

To Whom It May Concern:

This will confirm our current bonding program with Cypress Construction & Coating, Inc. We currently have established a bond program up to $3,000,000 single and $10,000,000 aggregate with larger bonds to be considered on a case to case basis.

Any arrangement for a bond or bonds is a matter between NGM Insurance and Cypress Construction & Coating Inc. and is subject to our normal underwriting standards. We assume no liability to you or any third party if for any reason we do not execute said bond or bonds.

Bonds are written through NGM Insurance which is "A" rated Size XV by AM Best with a U.S. Treasury Listing of $51,366,000.

We have enjoyed an excellent relationship with Cypress Construction & Coating Inc. as they have completed all contractual obligations in an acceptable and professional manner. We do not hesitate to recommend this fine company to you.

If we can be of further assistance, please do not hesitate to contract me.

Sincerely,

JOYCE D. ORNDORFF

Joyce D. Orndorff
Account Management Executive

Joyce D. Orndorff
Account Management Executive
4601 Touchton Road East #3400, Jacksonville, FL 32246 (904) 599-1159

Universal Painting Corporation

Fax Bid Form

To:

Company: **Garney Construction**

Fax #: Phone #:

From: **Dave Billingsley** Direct Phone: (864) 844-3512 Email: dbillingsley@universalpainting.com

Bid Date 22-Jan-25 2:00 PM Submitted Date 22-Jan-25

Project: **Wildwood WRF BNR Improvements CMAR Phase I**

Addenda Received: **None**

Our Proposal includes the following:

Per Plans and Specification as shown for the Divisions listed below, eq basin, bnr, reparation basin, secondary clarifier splitter box, secondary clarifiers and disc filter excluded, chlorine contact chamber, transfer ps, aerobic facultative digester and tertiary filters excluded, stainless steel and aluminum excluded,

Base Bid by Specification Section:

Division	Description of Work (Listed by Area)	Amount
0 9900 - Painting,	Influent Flow Meter, Sampling Port and Composite Sampler	
0 9900 - Painting,	Screening Structure	
0 7100 - Waterproofing,	Master Lift Station	
0 9900 - Painting,	Electrical Bldg 2	
Mobilization, General Conditions, Submittals, Contingency and Punch Out		
	TOTAL PROPOSED AMOUNT	**$270,754**

Number	Description of Work		

	Yes	No		Yes	No
Bonds Included?	XX		Materials & Labor	XX	
Proposal valid for	120 days		Labor Only		XX
Per Plans & Specs?	XX		Terms 2% NET 10, NET 15	XX	
Certified MBE or WBE?		XX	Retainage Held @ 5%	XX	
Visited Job-Site?		XX	Crew Days		73

Confidential

4196 Merchant Plaza #459 Lake Ridge, VA 22192 Phone (864) 844-3512 Fax (863) 594-1905

Universal Painting Corporation

Fax Bid Form

Exclusions/Notes:

Proposal is based on a 40-hour workweek, Electricity and Water shall be supplied by others, Blast Media shall remain on ground, All Metals are to be prepared and shop primed by others, Exclude Aluminum in contact with concrete, Exclude all Manholes unless stated above, Exclude all labels other than stencils and color coding, Exclude all pipe interiors, All water retaining structures shall be clean and maintained dry by others, All crane lifts and assistance with unloading materials and equipment shall be provide by others, Exclude FRP Ducts, Piping & Scrubbers, Payments beyond 45 days is subject to a 1.5% Fee, This proposal and work scope shall become part of the contract and any unlisted work shall be done on a change order, Guarantee shall be 1 year from date of acceptance not to exceed 18 months from date of installation, Bid price based on UPC standard wages. If Davis Bacon required, please contact us prior to bid date., Exclude all buried pipe, No Enviroment Controls, Exclude all lead and asbestos abatement , All damaged/abraded,field welded, and beyond maximun re-coat window items that were shop/factory pre-finished will be repaired on a T&M basis outside this scope, If factory/shop primed items are noncompatible with the specified paint system, the barrier coat or removal and re-prime shall be done on a T&M basis, Environmental Considerations: No containment of the work surfaces are planned. Heat for working in inclement weather has not been included. Ambient and Substrate temperature must be within manufacturers products data sheets, Includes standard provisions for General Liability and Workers Comp. If additional endorsements are required, additional costs will apply, Painting of pipe prior to being insulated is specifically excluded, If nuts and bolts on piping are not required to be painted a change order will be required.,

Above proposed amount is based on that all work must be substantially completed before 24-Apr-27
Any work beyond the above stated date may be subject to a price increase.

Confidential

Analyzed by: Bobby Archer

WP-03 Electrical

PROJECT: **WILDWOOD WRF BNR IMPROVEMENTS**

SEC	DESCRIPTION	QTY	UM	North Lake Ryan Strong 352-267-2501 **2,516,000**	ESI Greg Kirk 352-787-1322 **2,700,000**	Sinns & Thomas **DECLINE**
	Bid Documentation					
	Bid Form	1	EA	Yes	Yes	
	Bidder Confirmation of Completeness of Bid	1	EA	Yes	Yes	
	Bid Bond Form	1	EA	Yes	Yes	
	Non-Collusion Affidavit	1	EA	Yes	Yes	
	Trench Safety Act	1	EA	Yes	Yes	
	Drug Free Workplace Certificate	1	EA	Yes	Yes	
	Surety Bond Confirmation Letter	1	EA	Yes	Yes	
	Acknowledged Addendums	1	EA	Yes	Yes	
	AIS Compliant	1	EA	Yes	Yes	
	Davis Bacon Compliant	1	EA	Yes	Yes	
	Phase 1 Electrical					
	Construction Power					
	Additional Trailers - 100A Service	2	EA	Incl.	Incl.	
	Spider Boxes - 50A Service	5	EA	Incl.	Incl.	
	Temporary Lighting	1	LS	Incl.	Incl.	
	ODP Gear					
	Review / Submit	1	LS	Incl.	Incl.	
	Unload / Store / Protect	1	LS	Incl.	Incl.	
	Install	1	LS	Incl.	Incl.	
	Subcontractor Supplied Gear					
	Temporary Panels P2C & P2D	2	EA	Incl.		
	400A Disconnects	3	EA			
	200A Disconnects	8	EA			
	100A Disconnects	1	EA			
	60A Disconnects	20	EA			
	30A Disconnects	23	EA			
	HOA J-Box	4	EA	Incl.		
	Power Termination Cabinet PTC1	1	EA	Incl.		
	Power Termination Cabinet PTC2	1	EA	Incl.		
	Control Termination Cabinets CTC 1&2	2	EA	Incl.		
	Influent Flow Meter					
	Conduit & Wire	1	LS	Incl.	Incl.	
	Transmitter Stands	1	EA	Incl.	Incl.	
	Grounding	1	LS	Incl.	Incl.	
	Screening Structure					
	Conduit & Wire	1	LS	Incl.	Incl.	
	Equipment Rack	1	EA	Incl.	Incl.	
	Transmitter Stands	2	EA	Incl.	Incl.	
	Grounding	1	LS	Incl.	Incl.	
	Master Lift Station					
	Conduit & Wire	1	LS	Incl.	Incl.	
	Equipment Rack / Transmitter Stands	1	EA	Incl.	Incl.	
	Grounding	1	LS	Incl.	Incl.	
	Existing Sludge Thickening/Electrical Building					

	Conduit & Wire	1	LS	Incl.	Incl.		
	Demo P1 & P2	1	LS	Incl.	Incl.		
	Electrical Building No. 2						
	Conduit & Wire	1	LS	Incl.	Incl.		
	Install Gear, VFDs, Control Panels, etc..	1	LS	Incl.	Incl.		
	Grounding	1	LS	Incl.	Incl.		
	Lightning Protection	1	LS	Incl.	Incl.		
	Duct Banks						
	Concrete Encased	1	LS	Incl.	Incl.		
	EB2 to MLS	1	EA	Incl.	Incl.		
	EB2 to Screening Structure	1	EA	Incl.	Incl.		
	EB2 to EQ Pull Box	1	EA	Incl.	Incl.		
	EB2 to BNR Blowers	1	EA	Incl.	Incl.		
	EB2 to BNR Pull Box	1	EA	Incl.	Incl.		
	EB2 to Existing	1	EA	Incl.	Incl.		
	Existing to Influent Flow Meter	1	EA	Incl.	Incl.		
	Existing to RAS Pull Box	1	EA	Incl.	Incl.		
	Pull Boxes						
	Power	5	EA	Incl.	Incl.		
	Controls	5	EA	Incl.	Incl.		
	Power Manhole Sump Pumps	5	EA	Incl.	Incl.		
	Lighting						
	Electrical Building 2	1	LS	Incl.	Incl.		
	Site Lighting	1	LS	Incl.	Incl.		
	S&S Calculations	1	LS	Incl.	Incl.		
	Miscellaneous						
	Power System Study	1	LS	35,000			
	Conduit Routing Drawings	1	LS	Incl.	Incl.		
	Point to Point Diagrams	1	LS	Incl.	Incl.		
	Equipment Rack S&S Calculations	1	LS	Incl.	Incl.		
	3rd Party Testing	1	LS	Incl.	Incl.		
	Construction Dewatering	1	LS	Incl.	Incl.		
	Kellum Grips	1	LS	Incl.	Incl.		
	Pull Fiber Optic	1	LS	Incl.	Incl.		
	Grout Stands	1	LS	Incl.	Incl.		
	Erosion Control	1	LS	Incl.	Incl.		
	Dumpsters	1	LS	Incl.	Incl.		
	Temporary Restrooms	1	LS	Incl.	Incl.		
	Certified As-Builts	1	LS	Incl.	Incl.		
	Bond %						
	SUBTOTAL:			**2,551,000**	**2,700,000**	**DECLINED**	**-**
	BOND:			**Incl**	**-**		
	ADJUSTMENT:						
			TOTAL	**2,551,000**	**2,700,000**	**-**	**-**

CITY OF WILDWOOD WRF IMPROVEMENTS

INVITATION TO BID

WP-03 Phase 1 Electrical Work Package

Prepared by Garney Construction (CMAR)
Issued: 12/18/24



BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-03 Phase 1 Electrical

Bidder Information:

Company: North Lake Electric Inc

Contact Name: Ryan Strong Title: President

Address: 116 W Kings Hwy

Center Hill, FL 33514

Phone Number: 352 435-7297 Fax: _____

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	✓
Bidder Confirmation of Completeness of Bid (Signature Required)	✓
Bid Bond Form (Signature & Notary Required)	✓
Non-Collusion Affidavit (Signature & Notary Required)	✓
Drug-Free Workplace Certification (Signature & Notary Required)	✓
Trench Safety Act Form - As Applicable (Signature & Notary Required)	✓
Surety Bond Confirmation Letter (Signature & Notary Required)	✓

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. _____ Dated _____ No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

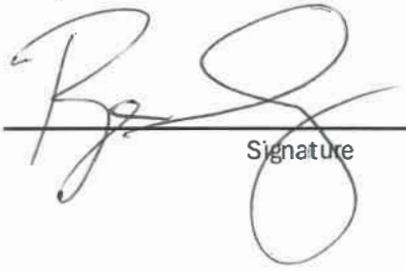
5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-03 PHASE 1 ELECTRICAL

Bid package	Qty	Unit	Amount
WP-03 - Phase 1 Electrical	1	Lump Sum	$2,516,000.00

TOTAL BID (WRITTEN OUT IN WORDS) Two million five hundred sixteen thousand dollars

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.



Signature	Ryan Strong, President Print Name / Title	January 22, 2025 Date

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

   No. __ Dated _____ No. Dated _____

   No. __ Dated _____ No. Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Ryan Strong, President Print Name / Title	January 22, 2025 Date

Executed in 2 Counterparts

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, North Lake Electric, Inc. as Principal, and,* as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of Five Percent of Amount Bid---------- Dollars ($----------5%----------) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this 22nd day of January, 2024.5

*FCCI Insurance Company

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-03 – Phase 1 Electrical Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: North Lake Electric, Inc.
By: _____
Title: Ryan Strong / President
Surety: FCCI Insurance Company
By: _____
Title: Jeffrey W. Reich, Attorney-In-Fact & FL Licensed Resident Agent
Inquiries: 407-786-7770

Place Seal

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22nd day of January, 2024.5
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath.

Notary Public - County of Orange, State of Florida.

Migdiel Burgos HH 473765
Exp:12/17/2027

Notary Public State of Florida
Migdiel Burgos
My Commission HH 473765
Expires 12/17/2027

12

FCCI INSURANCE GROUP

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Cheryl A. Foley; Emily J. Golecki; Kim E. Niv: Sonja Amanda Floree Harris; Robert P. O'Linn; Sarah K. O'Linn; Jeffrey W. Reich; Susan L. Reich; Nathan K. Reich; & Lisa A. Roseland

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $30,000,000.00): $30,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch

Christina D. Welch, President
FCCI Insurance Company

FCCI INSURANCE COMPANY CORPORATE SEAL 1994 FLORIDA

Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 22nd day of January, 2025

Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

1-IONA-3592-NA-04, 7/2021

NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Sumter)

Ryan Strong, being first duly sworn, deposes and says that:

1. He/She is Ryan Strong of North Lake Electric Inc, the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) _____

(Title) President

The foregoing instrument was acknowledged before me this 22nd day of January, 2025 by Ryan Strong. He/she (who is personally known to me) (who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires: April 10, 2028

NICK B SOVERCOOL
Notary Public - State of Florida
Commission # HH 514231
My Comm. Expires Apr 10, 2028
Bonded through National Notary Assn.

STATE OF: Florida

COUNTY OF: Sumter

Nick B Sovercool
NOTARY PUBLIC; (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Bidder

Ryan Strong

Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed)_____ Title President

Notary Required

SWORN TO AND SUBSCRIBED BEFORE ME
this 22nd day of January, 2024.5
and who is personally known to me or has produced
Ryan Strong as identification
and did (did not) take an oath.

Notary Public - County of Sumter, State of Florida.

Place Seal

NICK B SOVERCOOL
Notary Public - State of Florida
Commission # HH 514231
My Comm. Expires Apr 10, 2028
Bonded through National Notary Assn.

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-03 Phase 1 Electrical

Bidder Information:

Company: Electric Services, Inc.

Contact Name: Wayne Hyatt Title: Project Manager

Address: 1746 US HWY 441

Leesburg, FL 34748

Phone Number: (352) 787-1322 Fax: (352) 787-7871

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	x
Bidder Confirmation of Completeness of Bid (Signature Required)	x
Bid Bond Form (Signature & Notary Required)	x
Non-Collusion Affidavit (Signature & Notary Required)	x
Drug-Free Workplace Certification (Signature & Notary Required)	x
Trench Safety Act Form - As Applicable (Signature & Notary Required)	x
Surety Bond Confirmation Letter (Signature & Notary Required)	x

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

No. N/A Dated N/A No. N/A Dated N/A

No. N/A Dated N/A No. N/A Dated N/A

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-03 PHASE 1 ELECTRICAL

Bid package	Qty	Unit	Amount
WP-03 - Phase 1 Electrical	1	Lump Sum	$ 2,700,000.00

TOTAL BID (WRITTEN OUT IN WORDS) Two Million Seven Hundred Thousand Dollars 00/100

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Signature	Print Name / Title	Date
	Greg Kirk / Chief Estimator	1/22/2025

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

   No. __ Dated _____ No. Dated _____

   No. __ Dated _____ No. Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Cory D. Gibbs, Executive Vice-President	01/22/2025
	Print Name / Title	Date

Executed in 2 Counterparts

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, Electric Services, Inc. as Principal, and, as *Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of Five Percent of Amount Bid---------- Dollars ($ (5%)----------) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

*Federal Insurance Company

Signed, this 22nd day of January, 2024.5

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-03 – Phase 1 Electrical Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: Electric Services, Inc.
By: _____
Title: Exec. V.P.
Surety: Federal Insurance Company
BY: _____
Title: Jeffrey W. Reich, Attorney-In-Fact & FL Licensed Resident Agent
Inquiries: 407-786-7770

Place Seal

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22nd day of January, 2024.5
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath. _____
Migdiel Burgos

Notary Public - County of Orange, State of Florida.

Notary Public State of Florida
Migdiel Burgos
My Commission HH 473765
Expires 12/17/2027

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Teresa L. Durham, Cheryl A. Foley, Emily J. Golecki, Kim E. Niv, Robert P. O'Linn, Sarah K. O'Linn, Jeffrey W. Reich, Nathan K. Reich, Susan L. Reich, and Lisa A. Roseland of Maitland, Florida ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **17th** day of **April, 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this **17th** day of **April, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 22nd day of January, 2025

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

NON-COLLUSIVE AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF LAKE)

Cory D. Gibbs, being first duly sworn, deposes and says that:

1. He/She is Executive Vice President of Electric Services, Inc., the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed)_____

(Title) Executive Vice President

The foregoing instrument was acknowledged before me this 22 day of January, 2025 by Cory D. Gibbs. He/she (who is personally known to me)/(who has produced Personally known as identification and (did)/(did not) take an oath.

My Commission Expires: 03/20/2027

NATHALIS CENTENO
Notary Public
State of Florida
Comm# HH376016
Expires 3/20/2027

STATE OF: FLORIDA

COUNTY OF: LAKE

Nathalis Centeno
NOTARY PUBLIC: (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Bidder

Cory D. Gibbs, Executive Vice-President
Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2.Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed)_____ Title Executive Vice President

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22 day of January, 2024.
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath.

Notary Public - County of LAKE, State of FLORIDA.

Place Seal

NATHALIS CENTENO
Notary Public
State of Florida
Comm# HH376016
Expires 3/20/2027

FLORIDA SURETY BONDS, INC.

620 N. Wymore Road, Suite 200
Maitland, FL 32751
407-786-7770
Fax 407-786-7766

888-786-BOND (2663)
Fax 888-718-BOND (2663)

www. FloridaSuretyBonds.com

January 22, 2025

Re: Electric Services. Inc. Pre-Qualification

To Whom It May Concern:

Florida Surety Bonds, Inc. has been handling the bond requirements of Electric Services. Inc. since 1982 and Federal Insurance Company has been their surety since 2014. During this time our experience has been excellent. They have an impressive construction "track record", an impeccable reputation, and are generally regarded as being one of the finest commercial electrical firms in central Florida.

Their bonding company is Federal Insurance Company which is A.M. Best rated at A++, XV and has a U.S. Treasury limit of $409,281,000. They are incorporated in the State of Indiana and licensed to do business in the State of Florida.

We would have no problem writing bonds for Electric Services, Inc. on single projects in the range of $50,000,000 with a $100,000,000 aggregate backlog. This letter is not a commitment to provide any bonds unless all underwriting requirements including contract review are met prior to issuing any bonds. Neither our agency, nor the surety are liable for any damages relating to this letter or project.

We believe Electric Services, Inc. as being a most reputable firm who we feel can be relied upon to fulfill any commitment they might make. We are proud to count them among our very top contractor clients.

Sincerely,

FLORIDA SURETY BONDS, INC.

Jeffrey W. Reich, President,
AFSB. CPCU

BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-03 Phase 1 Electrical

Bidder Information:

Company: Electric Services, Inc.

Contact Name: Wayne Hyatt Title: Project Manager

Address: 1746 US HWY 441

Leesburg, FL 34748

Phone Number: (352) 787-1322 Fax: (352) 787-7871

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	x
Bidder Confirmation of Completeness of Bid (Signature Required)	x
Bid Bond Form (Signature & Notary Required)	x
Non-Collusion Affidavit (Signature & Notary Required)	x
Drug-Free Workplace Certification (Signature & Notary Required)	x
Trench Safety Act Form - As Applicable (Signature & Notary Required)	x
Surety Bond Confirmation Letter (Signature & Notary Required)	x

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. N/A Dated N/A No. N/A Dated N/A

   No. N/A Dated N/A No. N/A Dated N/A

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-03 PHASE 1 ELECTRICAL

Bid package	Qty	Unit	Amount
WP-03 - Phase 1 Electrical	1	Lump Sum	$ 2,700,000.00

TOTAL BID (WRITTEN OUT IN WORDS) Two Million Seven Hundred Thousand Dollars 00/100

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and unbderstanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

Signature	Print Name / Title	Date
	Greg Kirk / Chief Estimator	1/22/2025

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.

2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.

3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

   No. __ Dated _____ No. Dated _____

   No. __ Dated _____ No. Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.

6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.

7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.

8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation(c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.

2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.

3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Signature	Cory D. Gibbs, Executive Vice-President Print Name / Title	01/22/2025 Date

Executed in 2 Counterparts

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, Electric Services, Inc. as Principal, and, as *Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of Five Percent of Amount Bid---------- Dollars ($ (5%)----------) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

*Federal Insurance Company

Signed, this 22nd day of January, 2024.5

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-03 – Phase 1 Electrical Work Package

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: Electric Services, Inc.
By: _____
Title: Exec. V.P.
Surety: Federal Insurance Company
BY: _____
Title: Jeffrey W. Reich, Attorney-In-Fact & FL Licensed Resident Agent
Inquiries: 407-786-7770
Place Seal

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22nd day of January, 2024.5
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath. _____
Migdiel Burgos

Notary Public - County of Orange, State of Florida.

Notary Public State of Florida
Migdiel Burgos
My Commission HH 473765
Expires 12/17/2027

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Teresa L. Durham, Cheryl A. Foley, Emily J. Golecki, Kim E. Niv, Robert P. O'Linn, Sarah K. O'Linn, Jeffrey W. Reich, Nathan K. Reich, Susan L. Reich, and Lisa A. Roseland of Maitland, Florida ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **17th** day of **April, 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this **17th** day of **April, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

ALBERT CONTURSI NOTARY PUBLIC NEW JERSEY

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

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(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 22nd day of January, 2025

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

NON-COLLUSIVE AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF LAKE)

Cory D. Gibbs, being first duly sworn, deposes and says that:

1. He/She is Executive Vice President of Electric Services, Inc., the Bidder that has submitted the attached Bid;

2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) _____

(Title) Executive Vice President

The foregoing instrument was acknowledged before me this 22 day of January, 2025 by Cory D. Gibbs. He/she (who is personally known to me)/(who has produced Personally known as identification and (did)/(did not) take an oath.

My Commission Expires: 03/20/2027

NATHALIS CENTENO
Notary Public
State of Florida
Comm# HH376016
Expires 3/20/2027

STATE OF: FLORIDA

COUNTY OF: LAKE

Nathalis Centeno
NOTARY PUBLIC: (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Bidder

Cory D. Gibbs, Executive Vice-President
Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed)_____ Title Executive Vice President

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 22 day of January, 2024.
and who is personally known to me or has produced
N/A as identification
and did (did not) take an oath.

Notary Public - County of LAKE, State of FLORIDA.

Place Seal

NATHALIS CENTENO
Notary Public
State of Florida
Comm# HH376016
Expires 3/20/2027

FLORIDA SURETY BONDS, INC.

620 N. Wymore Road, Suite 200
Maitland, FL 32751
407-786-7770
Fax 407-786-7766

888-786-BOND (2663)
Fax 888-718-BOND (2663)

www. FloridaSuretyBonds.com

January 22, 2025

Re: Electric Services. Inc. Pre-Qualification

To Whom It May Concern:

Florida Surety Bonds, Inc. has been handling the bond requirements of Electric Services, Inc. since 1982 and Federal Insurance Company has been their surety since 2014. During this time our experience has been excellent. They have an impressive construction "track record", an impeccable reputation, and are generally regarded as being one of the finest commercial electrical firms in central Florida.

Their bonding company is Federal Insurance Company which is A.M. Best rated at A++, XV and has a U.S. Treasury limit of $409,281,000. They are incorporated in the State of Indiana and licensed to do business in the State of Florida.

We would have no problem writing bonds for Electric Services, Inc. on single projects in the range of $50,000,000 with a $100,000,000 aggregate backlog. This letter is not a commitment to provide any bonds unless all underwriting requirements including contract review are met prior to issuing any bonds. Neither our agency, nor the surety are liable for any damages relating to this letter or project.

We believe Electric Services, Inc. as being a most reputable firm who we feel can be relied upon to fulfill any commitment they might make. We are proud to count them among our very top contractor clients.

Sincerely,

FLORIDA SURETY BONDS, INC.

Jeffrey W. Reich, President,
AFSB. CPCU

BP-03 16000 Electrical Gear & VFDs

Analyzed by: Bobby Archer

PROJECT: **WILDWOOD WRF BNR IMPROVEMENTS**

SEC	DESCRIPTION	QTY	UM		GARNEY IN BID	Eaton Besco Jonathan Kimbril 352-461-8227	Square D CED Jacksonville Stephen Warren 904-678-2140	TPC - VFDs Only	
	Bid Documentation								
	Bid Form	1	ls			No	No		
	COI	1	ls			No	No		
	Licenses	1	ls			N/A	N/A		
	Non-Collusion Affidavit	1	ls			No	No		
	Trench Safety Act	1	ls			N/A	N/A		
	Drug Free Workplace Certificate	1	ls			No	No		
	New Vendor Registration Form	1	ls			No	No		
	Acknowledged Addendums	1	ls			No	No		
	AIS Compliant	1	ls			No	No		
	Material Bond Amount Provided	1	ls				No		
	Equipment Scope								
	Electrical Gear - Lot	1	LS			**1,221,000**	**1,952,977**		
	Main Breaker MB1A	1	EA			Incl.	Incl.		
	Main Breaker MB1B	1	EA			Incl.	Incl.		
	Switchboard 1A	1	EA			Incl.	Incl.		
	Switchboard 1B	1	EA			Incl.	Incl.		
	VFD ETP-1	1	EA			Incl.	Incl.	45,463	
	VFD ETP-2	1	EA			Incl.	Incl.	45,463	
	VFD ETP-3	1	EA			Incl.	Incl.	45,463	
	MTS1	1	EA			Incl.			
	T-L1	1	EA			Incl.	Incl.		
	Panel L1	1	EA			Incl.	Incl.		
	Panel PC1	1	EA			Incl.	Incl.		
	Switchboard 2A	1	EA			Incl.	Incl.		
	VFD MLS-1	1	EA			Incl.	34,000	33,088	
	VFD MLS-5	1	EA			Incl.	34,000	33,088	
	VFD BNR-1	1	EA			Incl.	Incl.	46,463	
	VFD BNR-2	1	EA			Incl.	Incl.	46,463	
	VFD BNR-5	1	EA			Incl.	Incl.	46,463	
	VFD EQ-1	1	EA			Incl.	Incl.	33,088	
	VFD EQ-3	1	EA			Incl.	Incl.	33,088	
	VFD EQ-5	1	EA			Incl.	Incl.	33,088	
	Switchboard 2B	1	EA			Incl.	Incl.		
	VFD MLS-2	1	EA			Incl.	Incl.	33,088	
	VFD MLS-4	1	EA			Incl.	Incl.	33,088	
	VFD EQ-2	1	EA			Incl.	Incl.	33,088	
	VFD EQ-4	1	EA			Incl.	Incl.	33,088	
	VFD EQ-6	1	EA			Incl.	Incl.	33,088	
	VFD BNR-2	1	EA			Incl.	Incl.	46,463	
	VFD BNR-4	1	EA			Incl.	Incl.	46,463	
	MTS2	1	EA			Incl.			
	T-L2	1	EA			Incl.	Incl.		
	Panel L2	1	EA			Incl.	Incl.		
	Panel PC2A	1	EA			Incl.	Incl.		
	Panel PC2B	1	EA			Incl.	Incl.		
	Power Panel 3A	1	EA			Incl.	Incl.		
	Power Panel 3B	1	EA			Incl.	Incl.		
	VFD IRP-1	1	EA			Incl.	Incl.	22,806	
	VFD WRAS-1	1	EA			Incl.	Incl.	22,806	
	VFD WRAS-2	1	EA			Incl.	Incl.	22,806	
	VFD WRAS-3	1	EA			Incl.	Incl.	22,806	
	VFD WWAS-1	1	EA			Incl.	Incl.	20,454	
	VFD WWAS-2	1	EA			Incl.	Incl.	20,454	
	VFD IRP-2	1	EA			Incl.	Incl.	22,806	
	VFD ERAS-4	1	EA			Incl.	Incl.	22,806	
	VFD ERAS-5	1	EA			Incl.	Incl.	22,806	

	VFD EWAS-3	1	EA		Incl.	Incl.	20,454	
	VFD EWAS-4	1	EA		Incl.	Incl.	20,454	
	VFD DIG-1	1	EA		Incl.	Incl.		
	VFD DIG-3	1	EA		Incl.	Incl.		
	VFD STP-1	1	EA		Incl.	Incl.		
	VFD STP-3	1	EA		Incl.	Incl.		
	VFD STP-5	1	EA		Incl.	Incl.		
	VFD DIG-1 (should be 2)	1	EA		Incl.	Incl.		
	VFD STP-2	1	EA		Incl.	Incl.		
	VFD STP-4	1	EA		Incl.	Incl.		
	VFD STP-6	1	EA		Incl.	Incl.		
	VFD RAB-1	1	EA		Incl.	Incl.		
	VFD RAB-2	1	EA		Incl.	Incl.		
	MTS3	1	EA		Incl.			
	T-L3	1	EA		Incl.	Incl.		
	Panel L3	1	EA		Incl.	Incl.		
	Panel PC3	1	EA		Incl.	Incl.		
			EA					
	Disconnects - Lot	1	LS		130,000			
	Safety Switches - 200A	5	EA			Incl.		
	Safety Switches - 60A	2	EA			Incl.		
	Safety Switches - 400A	3	EA			Incl.		
	Safety Switches - 60A	2	EA			Incl.		
	Safety Switches - 100A	1	EA			Incl.		
	Safety Switches - 30A	8	EA			Incl.		
	Safety Switches - 30A	8	EA			Incl.		
	Safety Switches - 60A	1	EA			Incl.		
	Safety Switches - 30A	4	EA			Incl.		
	Safety Switches - 60A	7	EA			Incl.		
	Safety Switches - 200A	3	EA			Incl.		
	Safety Switches - 30A	3	EA			Incl.		
	Safety Switches - 60A	6	EA			Incl.		
	Safety Switches - 60A	2	EA			Incl.		
			EA					
			EA					
	System Study	1	ls			9,167		
	System Harmonic Analysis	1	ls			24,785		
	Spart Parts	1	ls					
	Switchboard Startup	1	ls		Yes	20,811		
	VFD Startup	1	ls		Yes	31,427		
	Training	1	ls		Yes	14,286		
	Site Visits		days					
	2 year warranty	1	ls		48,840			
	SUBTOTAL				**1,399,840**	**2,121,452**	**941,042**	-
					(130,000)			
			TOTAL	-	**1,269,840**	**2,121,452**	**941,042**	-

GENERAL CONDITIONS

TOTAL	3,624,262

Comments				Total	Labor		Materials		Subcontract		Equipment		Other			W/TAXES
	GARNEY INDIRECTS					0		0		0	FUEL	0	VEHICLE	0	0	0
	SR PROJECT MANAGER	12.0	MO	2080.0	41,893.00	502,716		0		0	In Negot. Rate	0	In Negot. Rate	0	502,716	502,716
	PROJECT MANAGER	12.0	MO	2080.0	37,937.00	455,244		0		0	In Negot. Rate	0	In Negot. Rate	0	455,244	455,244
	PROJECT ENGINEER (2 for 12 mo each)	24.0	MO	4159.9	23,194.00	556,656		0		0	In Negot. Rate	0	In Negot. Rate	0	556,656	556,656
	SR / GENERAL SUPEINTENDENT	12.0	MO	2080.0	43,511.00	522,132		0		0	In Negot. Rate	0	In Negot. Rate	0	522,132	522,132
	SUPERINTENDENT	12.0	MO	2080.0	38,297.00	459,564		0		0	In Negot. Rate	0	In Negot. Rate	0	459,564	459,564
	FIELD ENGINEER	12.0	MO	2080.0	23,194.00	278,328		0		0	In Negot. Rate	0	In Negot. Rate	0	278,328	278,328
	CO-OP	12.0	MO	2080.0	11,507.00	138,084		0		0		0		0	138,084	138,084
	FOREMAN ALLOWANCE	12.0	MO	0.0	0.00	0		0		0	715	8,580	725	8,700	17,280	17,280
	SURVEYOR- OUTSIDE	1.0	LS	0.0	0.00	0		0	20,000.00	20,000		0		0	20,000	20,000
	POST CONSTRUCTION 3D SURVEY - CPH	1.0	LS	0.0	0.00	0		0	30,000.00	30,000		0		0	30,000	30,000
	GARNEY'S OFFICE, DOUBLE WIDE	12.0	MO	0.0	0.00	0		0		0	3,500.00	42,000		0	42,000	42,000
	SETUP GARNEY OFFICE TRAILER	1.0	LS	480.0	33,720.00	33,720	0.00	0	15,000.00	15,000	0.00	0	0.00	0	48,720	48,720
	OFFICE SUPPLIES	12.0	MO	0.0	0.00	0	750.00	9,000		0		0		0	9,000	9,630
	NETWORK SETUP	1.0	LS	0.0	0.00	0		0		0		0	3,000.00	3,000	3,000	3,000
	CMIC SOFTWARE	1.0	LS	0.0	0.00	0		0		0		0	21,000.00	21,000	21,000	21,000
	COPIERS	12.0	MO	0.0	0.00	0	400.00	4,800		0		0		0	4,800	5,136
	POSTAGE	12.0	MO	0.0	0.00	0	75.00	900		0		0		0	900	963
	REPRODUCTION SERVICES	12.0	MO	0.0	0.00	0		0	50.00	600		0		0	600	600
	GARNEY PHONE/T1/INTERNET	12.0	MO	0.0	0.00	0		0		0		0	500.00	6,000	6,000	6,000
	SANITARY FACILITY	12.0	MO	0.0	0.00	0		0	500.00	6,000		0		0	6,000	6,000
	TEMP POWER UTILITIES	12.0	MO	0.0	0.00	0		0		0		0	500.00	6,000	6,000	6,000
	TEMP POWER UTILITIES	1.0	LS	0.0	0.00	0		0	72,000.00	72,000		0		0	72,000	72,000
	TEMP MONTHLY UTILITIES	12.0	MO	0.0	0.00	0		0		0		0	500.00	6,000	6,000	6,000
	DRINKING WATER / ICE	12.0	MO	0.0	0.00	0		0	1,500.00	18,000		0		0	18,000	18,000
	ICE MAKER	1.0	EA	0.0	0.00	0		0	4,500.00	4,500		0		0	4,500	4,500
	TEMPORARY WATER TO TRAILERS	1.0	LS	80.0	5,620.00	5,620	1,500.00	1,500		0		0		0	7,120	7,225
	SEWER TO TRAILERS	1.0	LS	80.0	5,620.00	5,620	1,500.00	1,500		0		0		0	7,120	7,225
	GRINDER STATION FOR TRAILERS	1.0	LS	40.0	2,810.00	2,810	2,000.00	2,000		0		0		0	4,810	4,950
	CONSTRUCTION PHOTOS	12.0	MO	0.0	0.00	0	200.00	2,400	630.00	7,560		0		0	9,960	10,128
	CONSTRUCTION CAMERAS	3.0	EA	0.0	0.00	0	4,500.00	13,500	75.00	225		0		0	13,725	14,670
	DRONE PHOTOS - CPH	12.0	MO	192.0	1,124.00	13,488	500.00	6,000	600.00	7,200		0		0	26,688	27,108
	VIDEO SURVEY	1.0	LS	0.0	0.00	0		0	1,000.00	1,000		0		0	1,000	1,000
	VIDEO RECORD OWNER TRAINING	4.0	EA	0.0	0.00	0		0	600.00	2,400		0		0	2,400	2,400
	SURVEY EQUIPMENT	12.0	MO	0.0	0.00	0	1,675.00	20,100	1,000.00	12,000		0		0	32,100	33,507
	PROJECT SIGN	1.0	EA	0.0	0.00	0		0	1,250.00	1,250		0		0	1,250	1,250
	ALARM SYSTEM	12.0	MO	0.0	0.00	0		0	75.00	900		0		0	900	900
	SPILL CONTAINMENT FACILITY	1.0	LS	0.0	0.00	0		0	2,500.00	2,500		0		0	2,500	2,500
	DRUG TESTS	40.0	EA		0.00	0		0		0		0	38.00	1,520	1,520	1,520
	ITEMS BASED ON DIRECT MANHOURS					0		0		0		0		0	0	0
	SMALL TOOLS	1.0	LS	0.0	0.00	0	57,800.74	57,801		0		0		0	57,801	61,847
	MISC. RENTAL	1.0	LS	0.0	0.00	0		0		0	17,340.22	17,340		0	17,340	17,340
	SAFETY\FIRST AID EQUIP	1.0	LS	0.0	0.00	0	20,808.27	20,808		0		0		0	20,808	22,265
	WEEKLY CLEANUP	528.0	HR	528.0	70.25	37,092		0		0		0		0	37,092	37,092
	SAFETY SHUTDOWN	1.0	LS	360.7	25,337.53	25,338	3,000.00	3,000		0		0		0	28,338	28,548
	TRASH HAUL	12.0	MO	0.0	0.00	0		0	1,000.00	12,000		0		0	12,000	12,000
	REACH FORKLIFT 8,000#	3.0	MO	258.0	6,450.00	19,350		0		0	19,496.30	58,489	7,798.52	23,396	101,234	101,234

5. CLARIFICATIONS, ASSUMPTIONS AND EXCLUSIONS

General / Div. 1

1. Power and water by Owner
2. 01010 1.10 – Facility Security Requirements: Garney to provide a current list of all employees on site. Background checks and id cards are not included.
3. 01025 1.02 Q 3 – Owner Direct Purchase Equipment: Garney shall not be liable for interruptions or delay in connection with Owner Direct Purchase items that are outside of Garney's control i.e. Vendor's agreement to Contract Terms & Conditions, Vendor caused delays, etc.
4. 01380 1.06 – Drone Shots of the Treatment Facility: Please confirm if payment to CPH for monthly aerial photography shall be included. Garney will conduct our own drone flights on a regular basis and can provide access to the City.
    a. Also confirm that (2) 18" x 24" framed aerial photos shall be included.
5. 01380 2.02 – Digital Camera: Cost for a Nikon CoolPix W300 camera to CPH is not included.
6. 01700 1.04 – Reinspection Fees: Remove paragraph 01700 1.04. Garney does not agree to directly pay CPH 5x the actual salary plus any reimbursable expenses for Final Completion re-inspection.
7. Garney takes exception to all references of additional compensation directly to the RPR/Engineer due to rescheduling, reinspection, resubmittals, overtime, and/or weekend work.
8. 01025 1.02 Q.3.c.4: Garney shall not be liable for any interruption or delay in connection with Owner Direct Purchased Items if the cause of the delay is outside of Garney's control. (i.e. agreeing to T&Cs).
9. Warranties for all Phase 1 work shall commence upon beneficial use of the equipment.
10. Insurance deductibles are not included and will be covered by allowance.
11. Garney takes exception to specification section 01311.

Division 2

12. Excavations in phase 1 will be open cut and not shored.
13. No site cut or fill is in Phase 1.
14. Added 1' of stone under structures to assist in compaction and dewatering.
15. Rock will be removed via hammer.
16. Site will be seeded, no sod assumed.

Div. 3

17. Section 03100 1.02 A: Formwork will be designed and constructed in accordance with the manufacturer's written literature.
18. 03100 1.04 A. 1: General location of form ties will be shown.
19. 03100 1.04 B. 1: Strike this paragraph. Form release will be coordinated with coating subcontractor.
20. 03100 2.01 B.: Total vertical lift made in a single pass shall not exceed the manufacturer's written literature.
21. 03100 2.01 C.: Concrete placements will be identified on the lookahead schedule. Garney will provide confirmation 24 hours prior to placement.
22. 03100 3.02 K: Form lap will be based on the formwork drawings.
23. 03100 3.02 L: A tremie pipe will be used to limit the free fall of concrete. No inspection openings will be provided.
24. 03100 3.04 F: Wooden forms shall be allowed to be reused for non-exposed concrete surfaces.
25. 03100 3.07 A. 2: Concrete sleeve and insert tolerance shall be ± 2"
26. 03100 3.07 A. 2: Finished concrete, all locations, shall be ± ½" in 10'
27. 03100 3.07 A. 5: Concrete surfaces that are not within finish tolerance shall be repaired. We will not replace concrete that is not within the finish tolerance.

28. 03200 3.04 A. C: stainless steel rebar chairs are not included.
29. 03250 3.04 B. 1: Construction joint spacing shall be submitted and approved by the engineer.
30. 03250 3.04 B. 8: Construction joints shall be cleaned and prepared prior to adjacent pour. Existing surfaces will not be sandblasted.
31. Encase all pipe under slab with 3000 PSI concrete.

Division 11 – Process Equipment

32. Furnish and install of all chemicals required for commissioning, final acceptance testing, plant turnover and initial tank fill are excluded and will be handled through contingency.

Division 15 - Yard Pipe / Mechanical

33. Standard swing check valves included, not slanting disc check valve in the spec.
34. SBR for both exposed and buried gaskets.
35. 5-year warranties for pipe supports and DIP are not included.

Division 16 - Electrical

36. Electrical equipment continues to see an increase in lead times across the industry. An expedited review of submittals will be requested to allow proper release of equipment to not delay the project.

Owner Direct Purchase Equipment

37. Garney will make every effort to negotiate favorable contract terms with ODP vendors on behalf of The City, to minimize risk and ensure vendor accountability for equipment performance, delivery timelines, and liability. If a vendor is unwilling to accept these reasonable terms, the Owner will assume responsibility for any resulting contractual gaps and associated risks, in accordance with the Prime Agreement, that Garney may be exposed to by the final terms.
38. Recent tariffs imposed under the IEEPA on Mexican, Canadian, and Chinese products have not been accounted for in this GMP. Even though this project will follow AIS guidelines the tariffs could impact both cost and schedule. Garney will inform Wildwood once any impacts are known.

6. ALLOWANCE AND CONTINGENCY DESCRIPTIONS

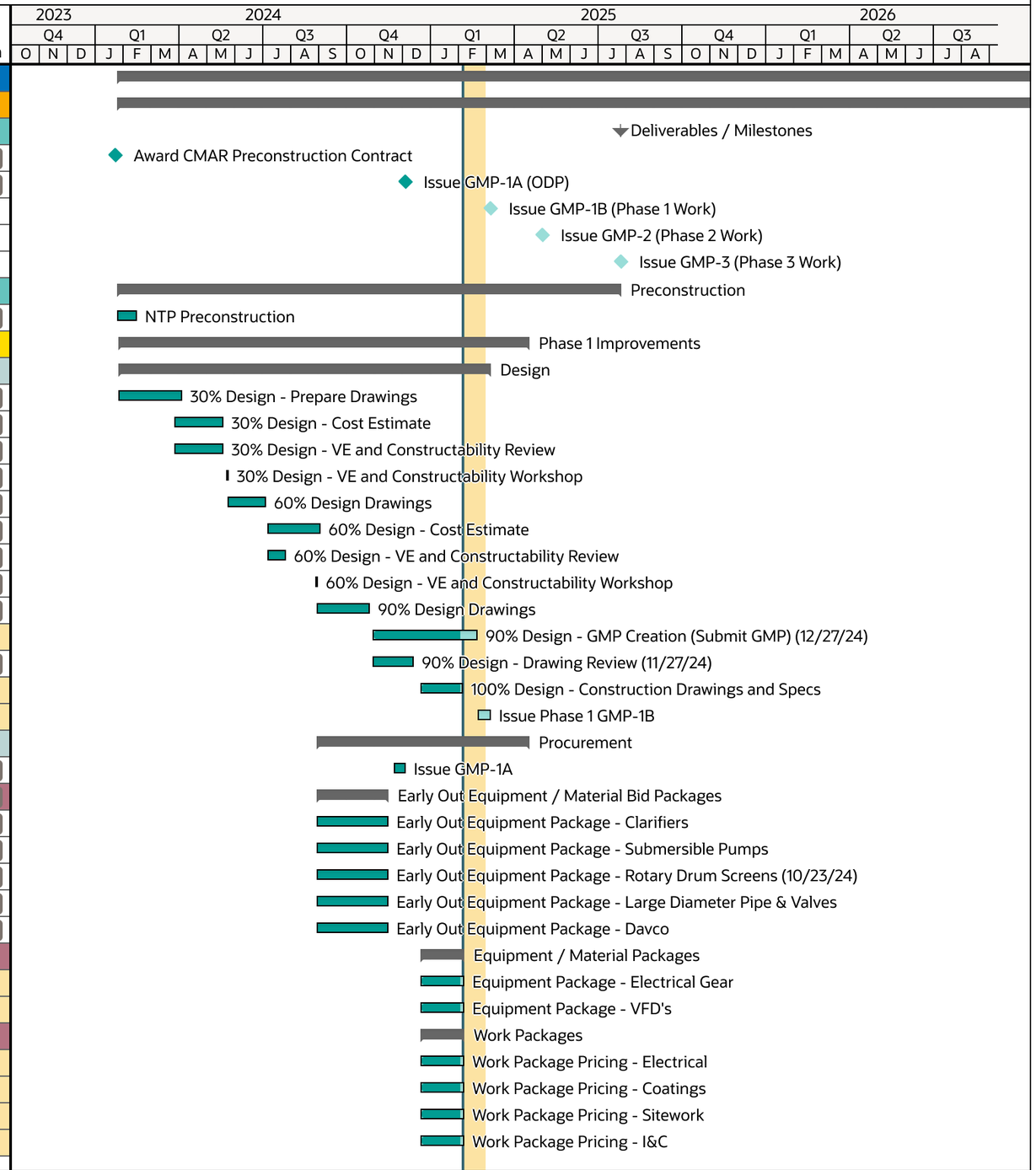
1. Testing and Inspection Fee Allowance: $50,000 – Testing & Inspection costs shall be by the City in consultation with the Design Consultant.
2. Permit Fee Allowance: $25,000 – Permit fees shall be paid for by the City.
3. Hazardous Material Survey Allowance: $25,000 – Hazardous Material Survey Allowance is for survey of the existing plant.
4. Builder's Risk Insurance Deductible Allowance: $1,010,000 – This amount shall be used to pay any deductibles related to insurance claims.
5. Unsuitable Soils Allowance $250,000 – Used to cover removable of any unsuitable soils.
6. Permanent Power Fee Allowance $50,000 – Used to cover the power company costs of bringing permanent power into the site.
7. Escalation Allowance: $1,067,659 – Allowance used to cover unforeseen vendor and subcontract escalation cost.
8. CM Contingency: $1,067,659 – Contingency to be used at CM's discretion to cover CM risk. The City shall own all unused Contingency costs.
9. Scope Gap / Exclusions Contingency: $1,067,659 – Estimated funds needed to address items that are not known, resolved, or clearly detailed in the 90% design specifications or drawings.
10. Owner's Contingency: $1,067,659 – Contingency to be used at the City's discretion for additional Project work.

ALLOWANCES & CONTINGENCIES		
	Testing & Inspection Fees Allowance	50,000
	Permit Fees Allowance	25,000
	Hazardous Material Survey Allowance	25,000
	Builder's Risk Insurance Deductible Allowance	1,010,000
	Unsuitable Soils Allowance	250,000
	Permanent Power Fees Allowance	50,000
5.00%	Escalation Allowance	1,067,659
5.00%	CM Contingency	1,067,659
5.00%	Scope Gap / Exclusions Contingency	1,067,659
5.00%	Owner Contingency	1,067,659
	Subtotal Contingency & Allowance (B)	**5,680,636**

7. PHASE 1 CPM SCHEDULE

CPM Schedule is included for GMP-01 as Exhibit C-1. This is preliminary and based on the CMAR's overall project schedule. Project schedules from successful bidders will be requested and submitted following final IFC drawings.

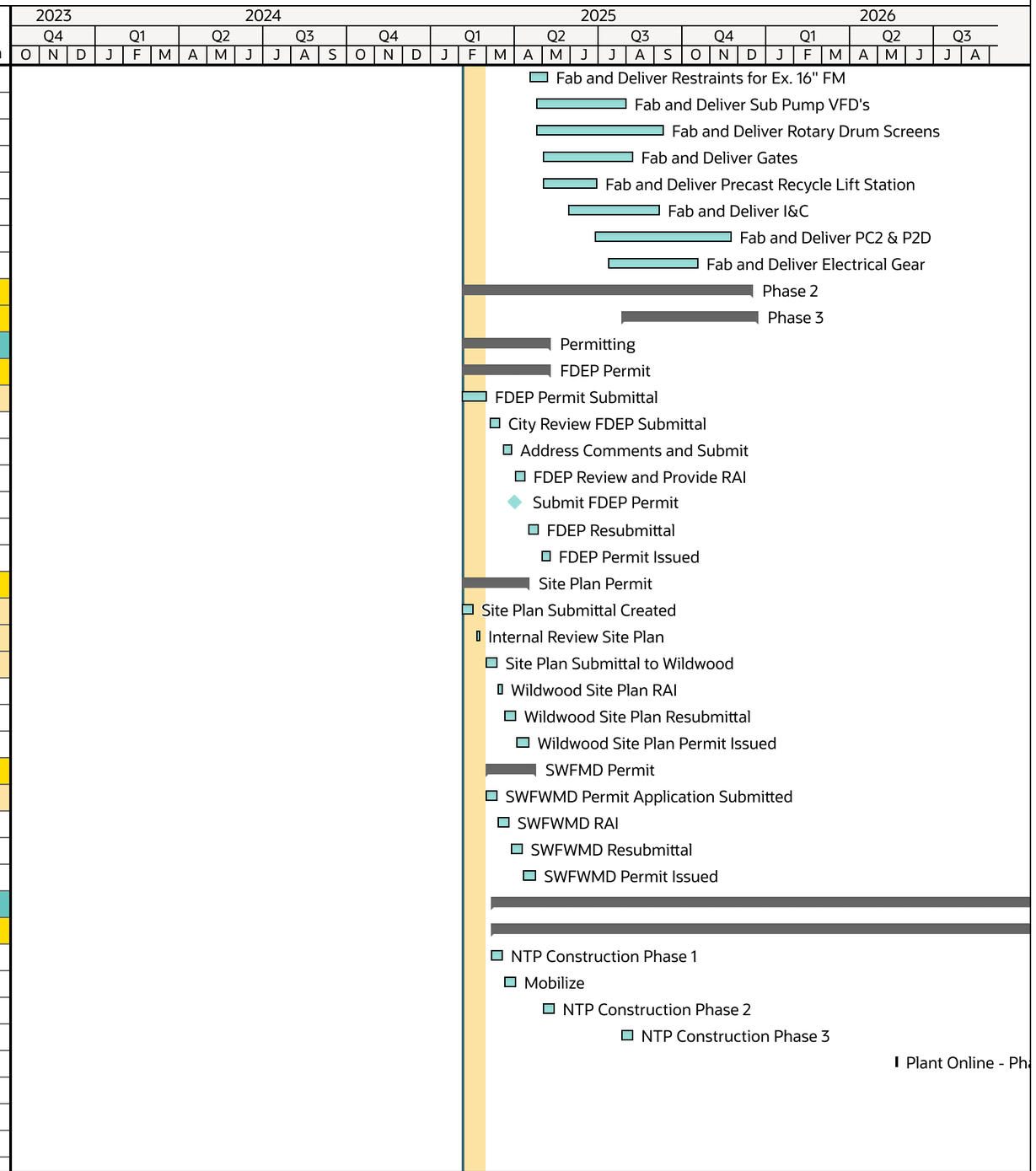
ID	Name	Planned Duration	Start	Finish
CITY OF WILDWOOD CMAR - BNR IMPROVEMENTS PHASE 1		1,027d	24-Jan-24 A	29-Dec-27
WILDWOOD WRF BNR IMPROVEMENTS		1,027d	24-Jan-24 A	29-Dec-27
Deliverables / Milestones		0d		24-Jul-25
000100	Award CMAR Preconstruction Contract	0d		23-Jan-24 A
000119	Issue GMP-1A (ODP)	0d		03-Dec-24 A
000120	Issue GMP-1B (Phase 1 Work)	0d		04-Mar-25
000122	Issue GMP-2 (Phase 2 Work)	0d		29-Apr-25
000124	Issue GMP-3 (Phase 3 Work)	0d		24-Jul-25
Preconstruction		393d	24-Jan-24 A	24-Jul-25
000200	NTP Preconstruction	20d	24-Jan-24 A	13-Feb-24 A
Phase 1 Improvements		321d	25-Jan-24 A	15-Apr-25
Design		285d	25-Jan-24 A	04-Mar-25
000300	30% Design - Prepare Drawings	41d	25-Jan-24 A	03-Apr-24 A
000310	30% Design - Cost Estimate	30d	25-Mar-24 A	17-May-24 A
000316	30% Design - VE and Constructability Review	40d	25-Mar-24 A	17-May-24 A
000317	30% Design - VE and Constructability Workshop	1d	20-May-24 A	20-May-24 A
000318	60% Design Drawings	30d	22-May-24 A	03-Jul-24 A
000319	60% Design - Cost Estimate	30d	05-Jul-24 A	02-Sep-24 A
000320	60% Design - VE and Constructability Review	30d	05-Jul-24 A	26-Jul-24 A
000324	60% Design - VE and Constructability Workshop	0d	27-Aug-24 A	27-Aug-24 A
000326	90% Design Drawings	31d	28-Aug-24 A	24-Oct-24 A
000328	90% Design - GMP Creation (Submit GMP) (12/27/24)	40d	28-Oct-24 A	18-Feb-25
000330	90% Design - Drawing Review (11/27/24)	21d	28-Oct-24 A	12-Dec-24 A
000334	100% Design - Construction Drawings and Specs	21d	19-Dec-24 A	03-Feb-25
000340	Issue Phase 1 GMP-1B	10d	19-Feb-25	04-Mar-25
Procurement		161d	28-Aug-24 A	15-Apr-25
4500	Issue GMP-1A	20d	20-Nov-24 A	03-Dec-24 A
Early Out Equipment / Material Bid Packages		135d	28-Aug-24 A	14-Nov-24 A
EO-1200	Early Out Equipment Package - Clarifiers	41d	28-Aug-24 A	14-Nov-24 A
EO-1100	Early Out Equipment Package - Submersible Pumps	41d	28-Aug-24 A	14-Nov-24 A
EO-1000	Early Out Equipment Package - Rotary Drum Screen...	41d	28-Aug-24 A	14-Nov-24 A
EO-1300	Early Out Equipment Package - Large Diameter Pipe ...	41d	28-Aug-24 A	14-Nov-24 A
EO-1800	Early Out Equipment Package - Davco	41d	28-Aug-24 A	14-Nov-24 A
Equipment / Material Packages		41d	19-Dec-24 A	05-Feb-25
EO-1500	Equipment Package - Electrical Gear	41d	19-Dec-24 A	05-Feb-25
EO-1600	Equipment Package - VFD's	41d	19-Dec-24 A	05-Feb-25
Work Packages		90d	19-Dec-24 A	05-Feb-25
WP-3000	Work Package Pricing - Electrical	62d	19-Dec-24 A	05-Feb-25
WP-3300	Work Package Pricing - Coatings	61d	19-Dec-24 A	05-Feb-25
WP-3200	Work Package Pricing - Sitework	61d	19-Dec-24 A	05-Feb-25
WP-3100	Work Package Pricing - I&C	61d	19-Dec-24 A	05-Feb-25



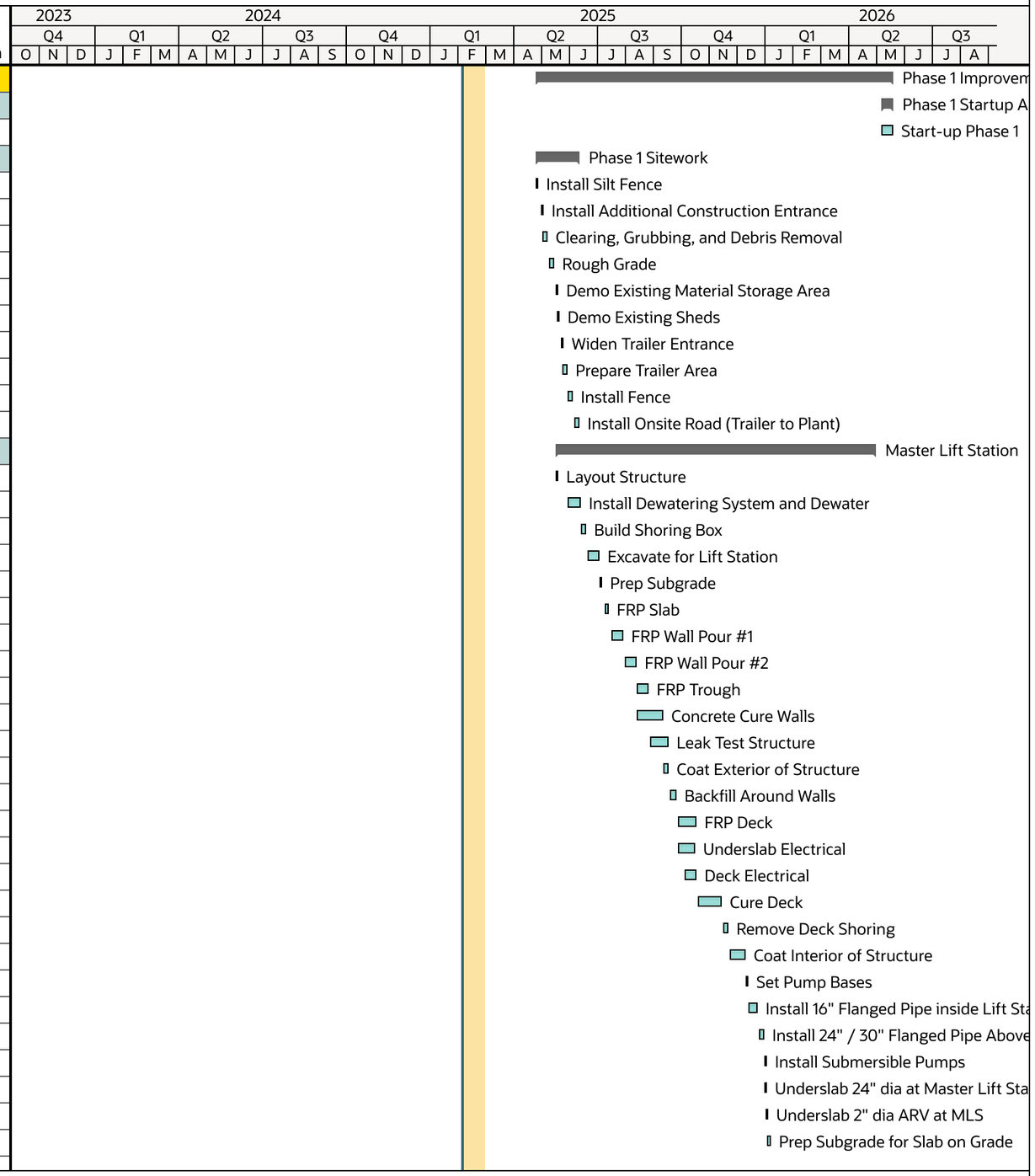
ID	Name	Planned Duration	Start	Finish
Contracts		59d	04-Dec-24 A	15-Apr-25
NE-2600	Negotiate & Execute Contract - Submersible Pump	35d	04-Dec-24 A	04-Feb-25
NE-2700	Negotiate & Execute Contract - Large Diameter Pipe ...	35d	04-Dec-24 A	04-Feb-25
NE-2400	Negotiate & Execute Contract - Davco	50d	04-Dec-24 A	25-Feb-25
NE-2500	Negotiate & Execute Contract - Clarifiers	59d	04-Dec-24 A	11-Mar-25
NE-2800	Negotiate & Execute Contract - Drum Screen	50d	04-Dec-24 A	25-Feb-25
NE-2900	Negotiate & Execute Contract - Electrical Gear	40d	19-Feb-25	15-Apr-25
NE-3000	Negotiate & Execute Contract - VFD's	5d	19-Feb-25	25-Feb-25
NE-3400	Negotiate & Execute Contract - Coatings	20d	05-Mar-25	01-Apr-25
NE-3600	Negotiate & Execute Contract - Electrical Sub	20d	05-Mar-25	01-Apr-25
NE-3100	Negotiate & Execute Contract - I&C	20d	05-Mar-25	01-Apr-25
NE-3200	Negotiate & Execute Contract - Sitework	20d	05-Mar-25	01-Apr-25
NE-3500	Negotiate & Execute Contract - Restraints for Ex. 16"...	10d	05-Mar-25	18-Mar-25
NE-3300	Negotiate & Execute Contract - Precast Recycle Lift S...	20d	05-Mar-25	01-Apr-25
Phase 2 Improvements - Design		302d	02-Feb-24 A	13-May-25
Phase 3 Improvements - Design		325d	15-Apr-24 A	24-Jul-25
Submittals		231d	03-Feb-25	22-Dec-25
Phase 1		210d	03-Feb-25	22-Nov-25
Submit and Approve		136d	03-Feb-25	11-Aug-25
S1-00100	Submit and Approve Submersible Pumps	40d	05-Feb-25	01-Apr-25
S1-00200	Submit and Approve Mechanical Pipe	20d	05-Feb-25	04-Mar-25
S1-00300	Submit and Approve Main Breaker	40d	19-Feb-25	15-Apr-25
S1-00400	Submit and Approve Rotary Drum Screens	40d	26-Feb-25	22-Apr-25
S1-00500	Submit and Approve Sub Pump VFD's	40d	26-Feb-25	22-Apr-25
S1-00600	Submit and Approve Davco	5d	26-Feb-25	04-Mar-25
S1-00700	Submit and Approve Gates	40d	05-Mar-25	29-Apr-25
S1-00800	Submit and Approve Restraints for Ex. 16" FM	20d	19-Mar-25	15-Apr-25
S1-00900	Submit and Approve Coatings	40d	02-Apr-25	28-May-25
S1-01100	Submit and Approve Electrical Gear	92d	02-Apr-25	11-Aug-25
S1-01300	Submit and Approve I&C	40d	02-Apr-25	28-May-25
S1-01400	Submit and Approve Precast Recycle Lift Station	20d	02-Apr-25	29-Apr-25
Submittals Required for Phase 1 EB2 Layout (to be installed in Phase 1)		72d	02-Apr-25	10-Jul-25
Submittals Required for Phase 1 EB2 Layout (to be installed in Phase 2)		102d	03-Feb-25	25-Jun-25
Fab and Deliver		263d	04-Mar-25	22-Nov-25
FD1-00100	Fab and Deliver Mechnical Pipe	112d	04-Mar-25	24-Jun-25
FD1-00300	Fab and Deliver Submersible Pumps	126d	01-Apr-25	05-Aug-25
FD1-00200	Fab and Deliver Hatches for Pump	56d	01-Apr-25	27-May-25
FD1-00400	Fab and Deliver Settables for Pump	56d	01-Apr-25	27-May-25
FD1-00500	Fab and Deliver Discharge Pump Bases	126d	01-Apr-25	05-Aug-25
FD1-00600	Fab and Deliver Generator	100d	11-Apr-25	20-Jul-25
FD1-00700	Fab and Deliver Main Breaker	120d	15-Apr-25	13-Aug-25



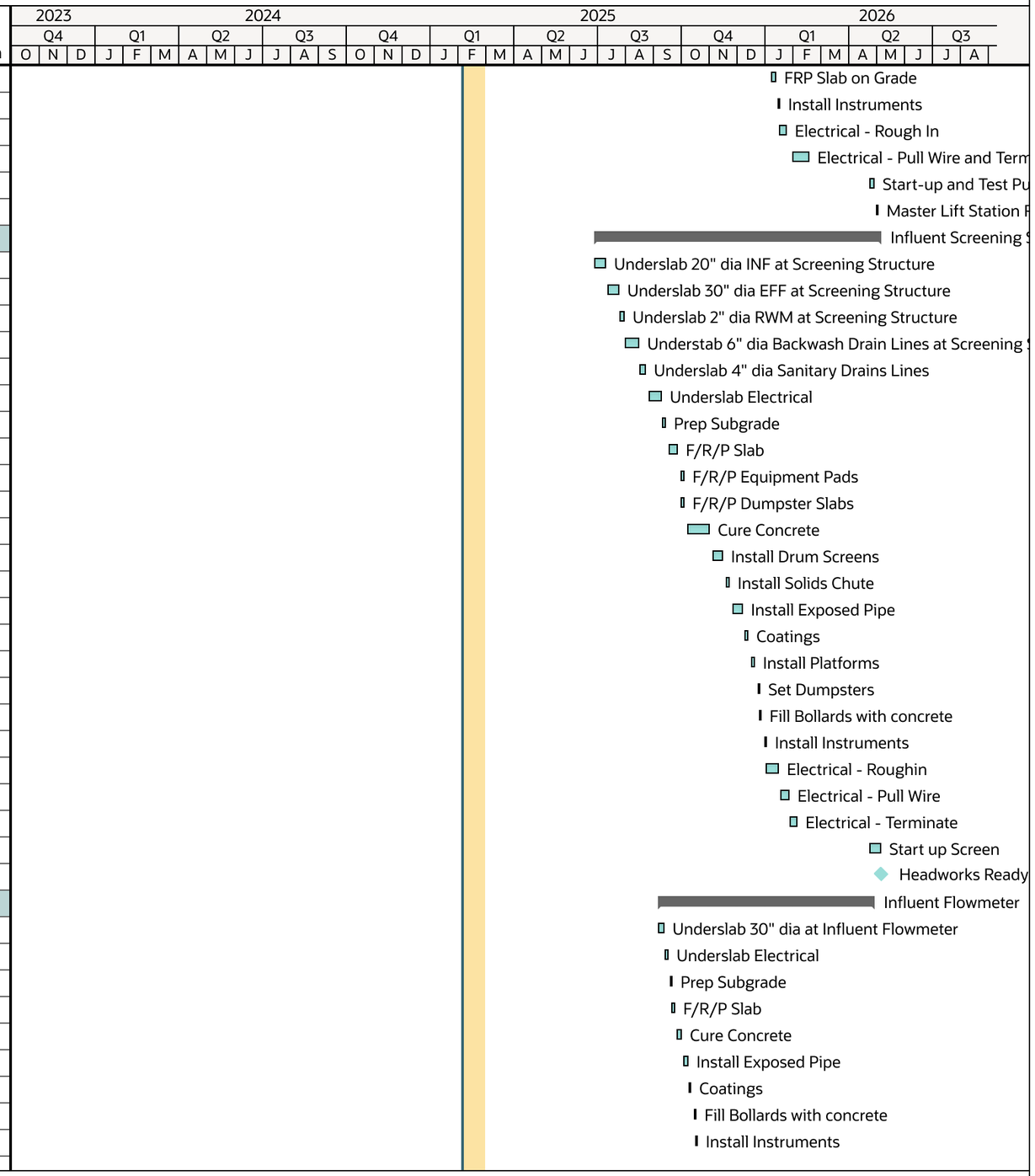
ID	Name	Planned Duration	Start	Finish
FD1-01000	Fab and Deliver Restraints for Ex. 16" FM	21d	15-Apr-25	06-May-25
FD1-00800	Fab and Deliver Sub Pump VFD's	100d	22-Apr-25	31-Jul-25
FD1-00900	Fab and Deliver Rotary Drum Screens	140d	22-Apr-25	09-Sep-25
FD1-01100	Fab and Deliver Gates	100d	29-Apr-25	07-Aug-25
FD1-01200	Fab and Deliver Precast Recycle Lift Station	60d	29-Apr-25	28-Jun-25
FD1-01300	Fab and Deliver I&C	100d	28-May-25	05-Sep-25
FD1-01500	Fab and Deliver PC2 & P2D	150d	25-Jun-25	22-Nov-25
FD1-01400	Fab and Deliver Electrical Gear	100d	10-Jul-25	18-Oct-25
Phase 2		227d	03-Feb-25	16-Dec-25
Phase 3		107d	25-Jul-25	22-Dec-25
Permitting		70d	03-Feb-25	09-May-25
FDEP Permit		70d	03-Feb-25	09-May-25
000050	FDEP Permit Submittal	20d	03-Feb-25	28-Feb-25
000052	City Review FDEP Submittal	10d	03-Mar-25	14-Mar-25
000054	Address Comments and Submit	10d	17-Mar-25	28-Mar-25
000058	FDEP Review and Provide RAI	10d	31-Mar-25	11-Apr-25
000056	Submit FDEP Permit	0d		31-Mar-25
000060	FDEP Resubmittal	10d	14-Apr-25	25-Apr-25
000061	FDEP Permit Issued	10d	28-Apr-25	09-May-25
Site Plan Permit		52d	03-Feb-25	15-Apr-25
000062	Site Plan Submittal Created	10d	03-Feb-25	14-Feb-25
000064	Internal Review Site Plan	5d	17-Feb-25	21-Feb-25
000066	Site Plan Submittal to Wildwood	10d	26-Feb-25	11-Mar-25
000068	Wildwood Site Plan RAI	5d	12-Mar-25	18-Mar-25
000070	Wildwood Site Plan Resubmittal	10d	19-Mar-25	01-Apr-25
000072	Wildwood Site Plan Permit Issued	10d	02-Apr-25	15-Apr-25
SWFMD Permit		40d	26-Feb-25	22-Apr-25
000080	SWFWMD Permit Application Submitted	10d	26-Feb-25	11-Mar-25
000082	SWFWMD RAI	10d	12-Mar-25	25-Mar-25
000083	SWFWMD Resubmittal	10d	26-Mar-25	08-Apr-25
000084	SWFWMD Permit Issued	10d	09-Apr-25	22-Apr-25
Plant Construction		736d	05-Mar-25	29-Dec-27
General Conditions		716d	05-Mar-25	29-Dec-27
GC-000100	NTP Construction Phase 1	10d	05-Mar-25	18-Mar-25
GC-000108	Mobilize	10d	19-Mar-25	01-Apr-25
GC-000102	NTP Construction Phase 2	10d	30-Apr-25	13-May-25
GC-000104	NTP Construction Phase 3	10d	25-Jul-25	07-Aug-25
GC-000110	Plant Online - Phase 1	1d	19-May-26	19-May-26
GC-000120	Plant Online - Phase 2	1d	19-May-27	19-May-27
GC-000130	Plant Online - Phase 3	1d	28-Dec-27	28-Dec-27
GC-000170	Project Completion	1d	29-Dec-27	29-Dec-27



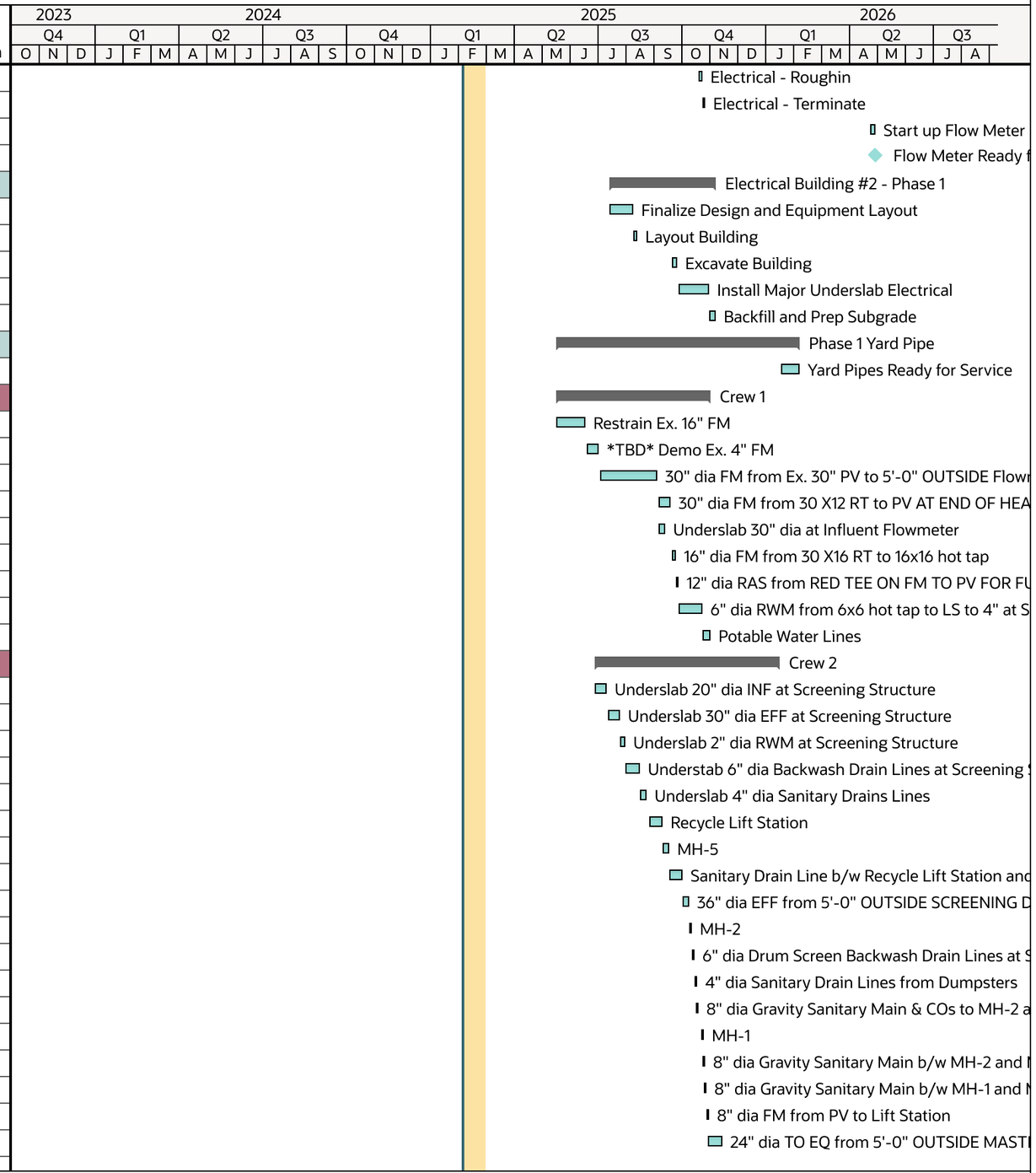
ID	Name	Planned Duration	Start	Finish
Phase 1 Improvements		279d	23-Apr-25	18-May-26
Phase 1 Startup Activities		10d	05-May-26	18-May-26
HW-600	Start-up Phase 1	10d	05-May-26	18-May-26
Phase 1 Sitework		34d	23-Apr-25	10-Jun-25
SW1-00100	Install Silt Fence	3d	23-Apr-25	25-Apr-25
SW1-00200	Install Additional Construction Entrance	2d	28-Apr-25	29-Apr-25
SW1-00300	Clearing, Grubbing, and Debris Removal	5d	30-Apr-25	06-May-25
SW1-00400	Rough Grade	5d	07-May-25	13-May-25
SW1-00500	Demo Existing Material Storage Area	2d	14-May-25	15-May-25
SW1-00600	Demo Existing Sheds	2d	16-May-25	19-May-25
SW1-00700	Widen Trailer Entrance	2d	20-May-25	21-May-25
SW1-00800	Prepare Trailer Area	3d	22-May-25	27-May-25
SW1-00900	Install Fence	5d	28-May-25	03-Jun-25
SW1-01000	Install Onsite Road (Trailer to Plant)	5d	04-Jun-25	10-Jun-25
Master Lift Station		250d	14-May-25	28-Apr-26
ST-100	Layout Structure	2d	14-May-25	15-May-25
ST-104	Install Dewatering System and Dewater	11d	28-May-25	11-Jun-25
ST-106	Build Shoring Box	5d	11-Jun-25	17-Jun-25
ST-110	Excavate for Lift Station	10d	18-Jun-25	01-Jul-25
ST-120	Prep Subgrade	2d	02-Jul-25	03-Jul-25
ST-130	FRP Slab	5d	07-Jul-25	11-Jul-25
ST-150	FRP Wall Pour #1	11d	14-Jul-25	28-Jul-25
ST-154	FRP Wall Pour #2	10d	29-Jul-25	11-Aug-25
ST-156	FRP Trough	10d	12-Aug-25	25-Aug-25
ST-155	Concrete Cure Walls	20d	12-Aug-25	09-Sep-25
ST-158	Leak Test Structure	15d	26-Aug-25	16-Sep-25
ST-159	Coat Exterior of Structure	5d	10-Sep-25	16-Sep-25
ST-160	Backfill Around Walls	6d	17-Sep-25	24-Sep-25
ST-170	FRP Deck	16d	25-Sep-25	16-Oct-25
ST-249	Underslab Electrical	15d	25-Sep-25	15-Oct-25
ST-175	Deck Electrical	10d	03-Oct-25	16-Oct-25
ST-174	Cure Deck	20d	17-Oct-25	13-Nov-25
ST-190	Remove Deck Shoring	5d	14-Nov-25	20-Nov-25
ST-194	Coat Interior of Structure	10d	21-Nov-25	08-Dec-25
ST-242	Set Pump Bases	2d	09-Dec-25	10-Dec-25
ST-244	Install 16" Flanged Pipe inside Lift Station	8d	11-Dec-25	22-Dec-25
ST-246	Install 24" / 30" Flanged Pipe Above Grade Header	4d	23-Dec-25	29-Dec-25
ST-260	Install Submersible Pumps	2d	30-Dec-25	31-Dec-25
ST-247	Underslab 24" dia at Master Lift Station	1d	30-Dec-25	30-Dec-25
ST-248	Underslab 2" dia ARV at MLS	1d	31-Dec-25	31-Dec-25
ST-210	Prep Subgrade for Slab on Grade	2d	02-Jan-26	05-Jan-26



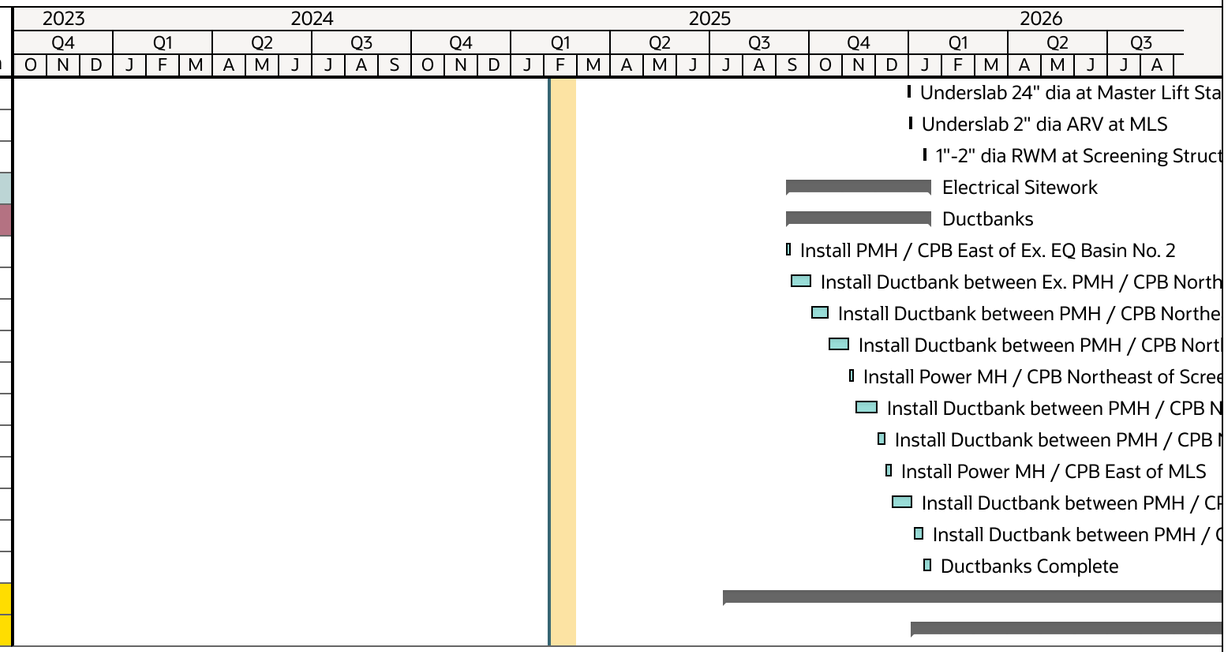
ID	Name	Planned Duration	Start	Finish
ST-220	FRP Slab on Grade	5d	06-Jan-26	12-Jan-26
ST-310	Install Instruments	2d	13-Jan-26	14-Jan-26
ST-316	Electrical - Rough In	7d	15-Jan-26	23-Jan-26
ST-320	Electrical - Pull Wire and Terminate	12d	29-Jan-26	16-Feb-26
ST-350	Start-up and Test Pumps	5d	21-Apr-26	27-Apr-26
ST-370	Master Lift Station Ready for Operation (tied to EB#...	1d	28-Apr-26	28-Apr-26
Influent Screening Structure / Headwords		218d	25-Jun-25	04-May-26
HW-000100	Underslab 20" dia INF at Screening Structure	9d	25-Jun-25	08-Jul-25
HW-000101	Underslab 30" dia EFF at Screening Structure	10d	10-Jul-25	23-Jul-25
HW-000102	Underslab 2" dia RWM at Screening Structure	4d	24-Jul-25	29-Jul-25
HW-000103	Understab 6" dia Backwash Drain Lines at Screening ...	12d	30-Jul-25	14-Aug-25
HW-000104	Underslab 4" dia Sanitary Drains Lines	6d	15-Aug-25	22-Aug-25
HW-000120	Underslab Electrical	10d	25-Aug-25	08-Sep-25
HW-000130	Prep Subgrade	4d	09-Sep-25	12-Sep-25
HW-000140	F/R/P Slab	10d	15-Sep-25	26-Sep-25
HW-000150	F/R/P Equipment Pads	5d	29-Sep-25	03-Oct-25
HW-000144	F/R/P Dumpster Slabs	5d	29-Sep-25	03-Oct-25
HW-000190	Cure Concrete	20d	06-Oct-25	31-Oct-25
HW-000194	Install Drum Screens	10d	03-Nov-25	14-Nov-25
HW-000196	Install Solids Chute	5d	17-Nov-25	21-Nov-25
HW-000210	Install Exposed Pipe	8d	24-Nov-25	05-Dec-25
HW-000220	Coatings	5d	08-Dec-25	12-Dec-25
HW-000240	Install Platforms	5d	15-Dec-25	19-Dec-25
HW-000244	Set Dumpsters	2d	22-Dec-25	23-Dec-25
HW-000246	Fill Bollards with concrete	2d	24-Dec-25	26-Dec-25
HW-000250	Install Instruments	2d	29-Dec-25	30-Dec-25
HW-000260	Electrical - Roughin	11d	31-Dec-25	15-Jan-26
HW-000270	Electrical - Pull Wire	7d	16-Jan-26	26-Jan-26
HW-000280	Electrical - Terminate	7d	27-Jan-26	04-Feb-26
HW-000540	Start up Screen	10d	21-Apr-26	04-May-26
HW-000600	Headworks Ready for Operation	0d		04-May-26
Influent Flowmeter		164d	04-Sep-25	27-Apr-26
FL-00100	Underslab 30" dia at Influent Flowmeter	6d	04-Sep-25	11-Sep-25
FL-00200	Underslab Electrical	3d	12-Sep-25	16-Sep-25
FL-00300	Prep Subgrade	2d	17-Sep-25	18-Sep-25
FL-00400	F/R/P Slab	3d	19-Sep-25	23-Sep-25
FL-00500	Cure Concrete	5d	24-Sep-25	30-Sep-25
FL-00600	Install Exposed Pipe	5d	01-Oct-25	07-Oct-25
FL-00700	Coatings	3d	08-Oct-25	10-Oct-25
FL-00800	Fill Bollards with concrete	2d	13-Oct-25	14-Oct-25
FL-00900	Install Instruments	2d	15-Oct-25	16-Oct-25



ID	Name	Planned Duration	Start	Finish
FL-01000	Electrical - Roughin	3d	17-Oct-25	21-Oct-25
FL-01100	Electrical - Terminate	3d	22-Oct-25	24-Oct-25
FL-01200	Start up Flow Meter	5d	21-Apr-26	27-Apr-26
FL-01300	Flow Meter Ready for Operation	0d		27-Apr-26
Electrical Building #2 - Phase 1		84d	11-Jul-25	05-Nov-25
EB2-00050	Finalize Design and Equipment Layout	20d	11-Jul-25	07-Aug-25
EB2-00100	Layout Building	2d	08-Aug-25	11-Aug-25
EB2-00150	Excavate Building	5d	18-Sep-25	24-Sep-25
EB2-00200	Install Major Underslab Electrical	25d	25-Sep-25	29-Oct-25
EB2-00300	Backfill and Prep Subgrade	5d	30-Oct-25	05-Nov-25
Phase 1 Yard Pipe		192d	14-May-25	05-Feb-26
YP1-00900	Yard Pipes Ready for Service	15d	16-Jan-26	05-Feb-26
Crew 1		119d	14-May-25	30-Oct-25
YP1-1-00100	Restrain Ex. 16" FM	23d	14-May-25	16-Jun-25
YP1-1-00200	*TBD* Demo Ex. 4" FM	10d	17-Jun-25	30-Jun-25
YP1-1-00300	30" dia FM from Ex. 30" PV to 5'-0" OUTSIDE Flowm...	45d	01-Jul-25	03-Sep-25
YP1-1-00400	30" dia FM from 30 X12 RT to PV AT END OF HEADE...	10d	04-Sep-25	17-Sep-25
YP1-1-00350	Underslab 30" dia at Influent Flowmeter	6d	04-Sep-25	11-Sep-25
YP1-1-00500	16" dia FM from 30 X16 RT to 16x16 hot tap	3d	18-Sep-25	22-Sep-25
YP1-1-00600	12" dia RAS from RED TEE ON FM TO PV FOR FUTU...	3d	23-Sep-25	25-Sep-25
YP1-1-00680	6" dia RWM from 6x6 hot tap to LS to 4" at Screenin...	18d	26-Sep-25	21-Oct-25
YP1-1-00690	Potable Water Lines	7d	22-Oct-25	30-Oct-25
Crew 2		147d	25-Jun-25	15-Jan-26
YP1-2-00100	Underslab 20" dia INF at Screening Structure	10d	25-Jun-25	09-Jul-25
YP1-2-00200	Underslab 30" dia EFF at Screening Structure	10d	10-Jul-25	23-Jul-25
YP1-2-00300	Underslab 2" dia RWM at Screening Structure	4d	24-Jul-25	29-Jul-25
YP1-2-00400	Understab 6" dia Backwash Drain Lines at Screening ...	12d	30-Jul-25	14-Aug-25
YP1-2-00500	Underslab 4" dia Sanitary Drains Lines	6d	15-Aug-25	22-Aug-25
YP1-2-00600	Recycle Lift Station	10d	25-Aug-25	08-Sep-25
YP1-2-00650	MH-5	5d	09-Sep-25	15-Sep-25
YP1-2-00675	Sanitary Drain Line b/w Recycle Lift Station and MH-5	10d	16-Sep-25	29-Sep-25
YP1-2-00700	36" dia EFF from 5'-0" OUTSIDE SCREENING DISCH...	6d	30-Sep-25	07-Oct-25
YP1-2-00800	MH-2	2d	08-Oct-25	09-Oct-25
YP1-2-00900	6" dia Drum Screen Backwash Drain Lines at Screeni...	1d	10-Oct-25	10-Oct-25
YP1-2-01000	4" dia Sanitary Drain Lines from Dumpsters	2d	13-Oct-25	14-Oct-25
YP1-2-01100	8" dia Gravity Sanitary Main & COs to MH-2 at Scree...	3d	15-Oct-25	17-Oct-25
YP1-2-01200	MH-1	2d	20-Oct-25	21-Oct-25
YP1-2-01300	8" dia Gravity Sanitary Main b/w MH-2 and MH-1	2d	22-Oct-25	23-Oct-25
YP1-2-01400	8" dia Gravity Sanitary Main b/w MH-1 and MLS	1d	24-Oct-25	24-Oct-25
YP1-2-01500	8" dia FM from PV to Lift Station	1d	27-Oct-25	27-Oct-25
YP1-2-01800	24" dia TO EQ from 5'-0" OUTSIDE MASTER PS TO E...	12d	28-Oct-25	12-Nov-25



ID	Name	Planned Duration	Start	Finish
YP1-2-01600	Underslab 24" dia at Master Lift Station	1d	30-Dec-25	30-Dec-25
YP1-2-01700	Underslab 2" dia ARV at MLS	1d	31-Dec-25	31-Dec-25
YP1-2-01900	1"-2" dia RWM at Screening Structure and LS	3d	13-Jan-26	15-Jan-26
Electrical Sitework		92d	09-Sep-25	21-Jan-26
Ductbanks		92d	09-Sep-25	21-Jan-26
DB1-00200	Install PMH / CPB East of Ex. EQ Basin No. 2	4d	09-Sep-25	12-Sep-25
DB1-00300	Install Ductbank between Ex. PMH / CPB Northeast ...	13d	12-Sep-25	01-Oct-25
DB1-00400	Install Ductbank between PMH / CPB Northeast side...	13d	01-Oct-25	17-Oct-25
DB1-00500	Install Ductbank between PMH / CPB Northeast side...	13d	17-Oct-25	05-Nov-25
DB1-01000	Install Power MH / CPB Northeast of Screening Struc...	4d	05-Nov-25	10-Nov-25
DB1-01100	Install Ductbank between PMH / CPB Northeast side...	13d	11-Nov-25	01-Dec-25
DB1-01200	Install Ductbank between PMH / CPB Northeast of S...	6d	01-Dec-25	09-Dec-25
DB1-01300	Install Power MH / CPB East of MLS	4d	09-Dec-25	15-Dec-25
DB1-01400	Install Ductbank between PMH / CPB Northeast of S...	13d	15-Dec-25	02-Jan-26
DB1-01500	Install Ductbank between PMH / CPB East of MLS to ...	6d	05-Jan-26	13-Jan-26
DB1-03000	Ductbanks Complete	6d	13-Jan-26	21-Jan-26
Phase 2 Improvements		513d	11-Jul-25	29-Jun-27
Phase 3 Improvements		517d	02-Jan-26	27-Dec-27



AMENDMENT NO. 1
TO PRECONSTRUCTION AGREEMENT
CONSTRUCTION MANAGER AT RISK
WATER RECLAMATION FACILITY PROJECT

This Amendment is made and entered into upon execution by both parties, by and between, the **City of Wildwood,** a political subdivision of the State of Florida, hereinafter referred to as the "City," and **Garney Companies Inc.**, a Missouri corporation authorized to do business in the State of Florida, hereinafter referred to as the **"Construction Manager"** or **"CM."**

WITNESSETH

WHEREAS, the City and the Construction Manager entered into a Construction Manager at Risk Preconstruction Phase Services Agreement (the "Agreement"), dated January 22, 2024, for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (the "Project"); and,

WHEREAS, the Agreement authorized Preconstruction Phase Services; and,

WHEREAS, the parties now wish to amend the Agreement to provide for Construction Phase Services to complete the construction of the Project; and,

WHEREAS, the parties acknowledge the need to amend this Agreement as Guaranteed Maximum Prices (GMPs) are developed and agreed upon for future phases of the Project; and,

WHEREAS, the City may request additional construction manager services by Garney pursuant to the terms of this Agreement that are not included within with a GMP.

NOW, THEREFORE, the City and the CM, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. The Agreement shall be amended to include GMPs once established and agreed upon by the parties for each phase of construction or additional construction manager services or combination thereof.

2. The Work shall be completed in accordance with the following exhibits:

   a. **Exhibit A-1 Construction Phase Services;**

   b. **Exhibit B-1 GMP Summary;**

   c. **Exhibit C-1 Project Schedule**;

   d. **Exhibit D-1 List of Construction Documents**; and

   e. **Exhibit G-1 FDEP Supplementary Conditions.**

Exhibits Attached: Each exhibit attached hereto shall be and incorporated herein.

Exhibits Not Attached: Any exhibits not attached hereto on the date of execution of this Amendment will be deemed to be and shall become a part of this Amendment as if executed on the date hereof upon either: (1) each of the parties initialing and dating such exhibit, upon their respective acceptance of its terms and conditions and/or form or (2) inclusion of the same at the time of an amendment to include GMPs.

3. The total of the Cost of the Work, the General Conditions, Insurance, Performance and Payment Bonds, the CM's Contingency, the CM Fee, and the Owner's Contingency are together guaranteed by the CM not to exceed the GMP.

4. The Project Schedule as used in this Amendment shall mean the timeline prepared by the CM and approved by the City for accomplishing the construction of the Project. The Project Schedule defined herein includes all major sequences of the construction work, material supplies, long-lead procurement, Design Consultant's approval of shop drawings, schedules for Change Orders, if any, and performance testing requirements.

5. The Construction Documents, as used in this Amendment, shall mean **Exhibit D-1, List of Construction Documents**, as well as revisions to the Construction Documents as provided for herein.

6. The CM's Key Personnel, as used in this Amendment, shall mean those individuals identified in **Exhibit E-1, Key Personnel**, attached hereto and incorporated herein.

7. **Section II, Definitions**, shall be amended as follows:

H. Interim Field Change Agreement (IFCA) is amended as set forth in Section I, Additional Definitions, of Exhibit A-1.

K. Project: The design and construction of Wildwood Water Reclamation Facility and Biological Nutrient Removal facility, as well as any additional construction manager services related to Wildwood's wastewater system infrastructure as negotiated by the CM and the City through an Agreement Amendment.

8. **Exhibit D, Insurance Requirements,** of the Preconstruction Agreement is amended as set forth in the attached Exhibit D.

9. Except as modified herein, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the last date written below.

GARNEY COMPANIES, INC.
A MISSOURI CORPORATION

Signed By: _____

Print Name: Eric C. Wagner

Date: 8/20/2024

Title: Director

CITY COMMISSION
CITY OF WILWOOD, FLORIDA

By: _____
ED WOLF, MAYOR

Date: 8/26/24

ATTEST:

By: _____
JESSICA BARNES, CITY CLERK

Approved as to form and correctness:

By: _____
CITY ATTORNEY

EXHIBIT A-1
CONSTRUCTION PHASE SERVICES

This Exhibit contains a list of Agreement provisions applicable to the Construction Phase and shall supplement the other provisions of the Agreement which shall remain in effect during the Project. This list is not exclusive and is subject to modification as mutually agreed.

I. ADDITIONAL DEFINITIONS

A. *CM's Contingency*: Shall mean a sum of money included in the GMP to cover costs and expenses of the CM incurred as a result of unforeseen or unanticipated events or circumstances that would normally be expected to be encountered in the construction of the Project. CM contingency shall be used at CM's discretion to cover CM risk and scope gaps. The City shall own all unused Contingency costs unless a shared contingency is agreed upon in an Amended Agreement.

B. *Interim Field Change Agreement (IFCA)*: A written order issued by the Administrative Agent which requires minor changes in the Work but does not change the Guaranteed Maximum Price or the Contract Times.

C. *Owner's Contingency*: Shall mean a sum of money included in the GMP which may be expended for the Project only with the prior written authorization of the Administrative Agent. Owner's contingency shall be used at the City's discretion for additional Project work.

D. *Milestone*: A principal event or Work item, specified in the Construction Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.

E. *Notice to Proceed*: A written notice given by the City to the CM fixing the date on which the Project Schedule will commence to run and on which date the Contractor shall start to perform the Work under the Agreement. The Notice to Proceed will fix the dates of milestones, where applicable, Substantial Completion, and Final Completion of the Agreement, based on the stipulated Project Schedule.

F. *Shop Drawings*: All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for the CM and submitted by the CM to illustrate some portion of the Work.

G. *Underground Facilities*: All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other facilities or attachments, and encasements containing such facilities, including those that convey electricity, gases, steam, liquid petroleum products, telephone, or other communications, cable television, water, wastewater, reuse water, storm water, other liquids or chemicals, or traffic or other control systems.

H. *Site*: The location identified in the Construction Documents where the work

is to be performed along with such additional lands as may be identified by the City for purposes such as staging areas or material storage. Additional locations/lands may also be identified where additional construction manager services are included within an Agreement Amendment.

II. LICENSES

The CM shall be licensed at all times during the term of this Agreement to do business as a Certified Contractor with the State of Florida.

III. NOTICE TO PROCEED

The services to be rendered by the CM shall commence upon the CM's receipt of the written Notice to Proceed from the Administrative Agent. Within five (5) calendar days after issuance of the Notice to Proceed, the CM shall deliver to the Administrative Agent a detailed Project Schedule. This Project Schedule shall also include the calendar dates for the delivery or completion of all documents, reports, or other data, as required by this Agreement.

IV. CONCEALED OR UNKNOWN CONDITIONS

If the CM encounters conditions at the Site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Construction Documents or (2) unanticipated physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Construction Documents, the CM shall promptly provide notice to the Administrative Agent and Design Consultant before conditions are disturbed and in no event later than five (5) days after first observance of the conditions.

V. CM'S AND OWNER'S CONTINGENCY

A. It is understood that the CM's Contingency line item is within the GMP. The CM may transfer amounts among the CM's Contingency and line items, only as authorized by an Interim Field Change Agreement (IFCA) as defined in Section XXXIII, which will not be unreasonably withheld, as pricing becomes more certain, and to cover cost overruns. If the scope of the CM Contingency expenditure is defined as a Cost of the Work in the Agreement, the IFCA shall be authorized. Each monthly report and application for payment shall contain a CM's Contingency report including any item that the CM has requested to charge to the CM's Contingency.

    1. General Conditions Staffing is a fixed line item within the GMP. The CM's Contingency shall not be utilized for increasing General Conditions staffing.

B. It is understood that the Owner's Contingency line item is within the GMP and may be transferred into line items at the City's sole discretion and

approval, subject to the CM's rights and responsibilities defined herein. Each monthly report and application for payment shall contain an Owner's Contingency report including any item that the City has authorized to change into the work.

VI. CM STAFF

The CM shall maintain an adequate and competent construction management staff and may associate with other qualified firms for the purpose of rendering services hereunder, without additional cost to the City and upon prior approval by the Administrative Agent.

VII. LINES OF AUTHORITY

A. The CM shall establish and maintain lines of authority for its personnel and shall provide this information to the Administrative Agent and all other affected parties, the Trade Contractors, and the Design Consultant, to provide general direction of the work and progress of the Project and Trade Contractors.

B. The CM shall provide the Administrative Agent and all Trade Contractors with bid package definitions for the construction of the Project, containing beginning and finishing dates, their respective responsibilities for performance and the relationships of their work with respect to Trade Contractors and suppliers. The CM shall also continue to provide current scheduling information and provide direction and coordination regarding Milestones, beginning and finishing dates, responsibilities for performance, and the relationships of the CM's work to the work of its Trade Contractors and suppliers to enable them to perform their respective tasks so that the construction progresses smoothly and efficiently in conformance with the overall Project Schedule.

VIII. PROJECT SCHEDULE

A. The CM shall submit an updated Project Schedule with each month's pay application. Project Schedule updates do not become incorporated into this Agreement until approved in writing by the Administrative Agent. The CM, at its discretion, or as requested by the Administrative Agent, may submit Project Schedule updates for consideration more frequently than monthly. Additionally, upon identifying an event or occurrence with the potential to impact the Project Schedule as described herein, the CM shall prepare an updated Project Schedule reflecting the possible impact(s) and shall submit the updated Project Schedule to the Administrative Agent for consideration within ten (10) days of the identification of said event or occurrence.

B. The Project Schedule shall include all major sequences of the construction work, material supplies, long lead procurement, the Design Consultant's approval of shop drawings, change orders in progress, schedules for change

orders, and performance testing requirements. The CM shall hold job-site meetings at least bi-weekly with the Project Team and once each week with the Trade Contractors and the Design Consultant as needed, or more frequently as required by work progress, to review progress, discuss problems and their solutions, and coordinate future work with all Trade Contractors.

C. Upon acceptance and written approval by the Administrative Agent of an updated Project Schedule, all prior approved Project Schedules shall be deemed superseded and shall not provide a basis for any claims of delay made against the CM.

IX. PROJECT MANAGEMENT INFORMATION SYSTEM

A. Notwithstanding anything contained herein, it is expressly understood that the CM shall establish and maintain, for the duration of the Project, project controls systems, including without limitation, estimating, scheduling, purchasing, cost reporting, and project engineering systems.

B. Documents and files produced by computer systems and databases used by the CM during the performance of this Agreement shall be in a format acceptable to the City and compatible with existing City systems. Current City standards for PC software are available from the Administrative Agent.

C. Commencing promptly after approval of this Amendment by the City, and the issuance of the Notice to Proceed by the Administrative Agent, the CM shall implement and shall utilize throughout the life of this Agreement a project management information system which shall hereinafter be referred to as PMIS. Notwithstanding the foregoing, the Administrative Agent may modify and/or reduce the CM's PMIS reporting requirements specified below.

1. The reports, documents and data to be provided shall represent an assessment of the current status of the Project and of the work remaining to be accomplished and shall provide a basis for identifying variances and problems and for making management decisions. An executive summary report will be furnished to the Administrative Agent along with the monthly pay request. A copy of the executive summary report will be furnished to the Design Consultant at the same time.

2. If requested by the Administrative Agent, the CM shall conduct a workshop for participants designated by the Administrative Agent as required to provide instruction related to the use and role of the PMIS.

3. The PMIS shall, at a minimum, include the following:

    i. Monthly Narrative Reporting

    ii. Weekly Schedule Control

iii. Cost Control and Estimating

iv. Project Accounting

v. Accounting and Payment

vi. Action Reports

vii. Critical Issues - Look Ahead

D. Narrative Reporting

1. The CM shall prepare written reports as described hereunder.

2. No other PMIS Narrative Reports shall be required, however, additional types of reports may be requested and required by the Administrative Agent. All reports shall be in 8 ½" x 11" format.

3. The Monthly Narrative Report shall include the following reports:

i. Monthly Summary - generally provides an overview of current issues and pending decisions, future developments and expected achievements and any problems or delays including code violations found by the permitting authority.

ii. Monthly Cost Narrative - describes the current construction cost estimate status of the Project. Specific attention to amendment and Change Order status (which will also include amount, reason for change, and responsibility), claim status or potential claims will be addressed in detail.

iii. Monthly Scheduling Narrative - summarizes the status of the overall Project Schedule. This report shall include an analysis of the various components of the Project Schedule, a description of the critical path and other analyses as necessary to compare planned performance with actual performance. The report shall be submitted in a format acceptable to the Administrative Agent.

iv. Monthly Accounting Narrative - describes the current cost and payment status of the entire Project. This report shall relate current encumbrances and expenditures to the budget allocations.

v. Monthly Construction Progress Report - summarizes the work of the various Trade Contractors during Construction Phase Services. This report shall include information from the weekly job-site meetings as applicable such as General Conditions, long-lead supplies, current deliveries, safety and labor relations programs, permits, construction problems, and

recommendations and plans for the succeeding month.

4. The reports outlined above shall be bound and submitted monthly, in a form acceptable to the City, along with applicable electronic reports during Construction Phase Services and shall be current through the end of the preceding month.

X. CM'S KEY PERSONNEL

A. The CM shall ensure that those key personnel identified in **Exhibit E-1, Key Personnel**, shall remain assigned to the Project in their designated roles for the duration of the Project. Changes to the personnel identified in **Exhibit E-1** may be made subject to the written approval of the Administrative Agent.

B. The CM shall ensure that all key personnel, support personnel, and other agents are fully qualified and capable of performing their assigned tasks. At the direction of the Administrative Agent, the City shall have the right to require the CM to remove personnel assigned at any level for the performance of work.

C. The timely performance and completion of the required services are vitally important to the interest of the City. The CM shall assign a Project Manager acceptable to the Administrative Agent, together with such other personnel as are necessary to assure faithful prosecution and timely delivery of services pursuant to the requirements of this Agreement.

XI. SOLICITATION OF BIDS (POST-GMP)

CM will obtain bids from all Trade Contractors necessary to successfully prosecute the Work. In the event that changes to the Project or other unforeseen circumstances require additional bids to be obtained, CM shall adhere to the following processes:

A. The CM shall prepare invitations for bids (or Requests for Proposal, when applicable) for the Project or any portions or phases thereof, unless otherwise directed by the Administrative Agent.

B. As part of such preparation, the CM shall review the specifications and drawings prepared by the Design Consultant. CM shall promptly bring to the attention of the Administrative Agent, in written form, any ambiguities, discrepancies, conflicts or lack of clarity of language, use of overly restrictive requirements, and any other defects in the specifications or in the drawings known (or which should be known) by the CM. The CM shall, prior to the release of the bid packages, receive confirmation from the Design Consultant that the plans and specifications are fully coordinated and shall so certify to the Administrative Agent.

C. For each separate bid package and/or phase of the work, the CM may

conduct a pre-bid conference with prospective bidders, the Design Consultant, and the Administrative Agent. In the event questions are raised that require an interpretation of the bidding documents or otherwise indicate a need for clarification or correction of the invitation, the CM shall transmit these to the Design Consultant and upon receiving clarification or correction in writing shall prepare an addendum to the bidding document and issue the same to all of the prospective bidders.

D. The CM shall keep costs as low as possible through the aggressive use of competitive bidding procedures for all work. The CM will direct a well-coordinated procedure for all bid packages and, unless otherwise directed by the Administrative Agent, will obtain a minimum of three verbal quotations which accurately reflect current market pricing for all packages with an estimated value over $5,000 and under $25,000, and a minimum of three (3) written quotations which accurately reflect current market pricing for those packages with an estimated value over $25,000 and under $100,000. For procurements estimated to exceed $100,000, CM shall, unless otherwise directed by the Administrative Agent, advertise in a newspaper of general circulation published in the City, not later than twenty – one (21) business days preceding the advertised bid due date for the specified procurement, as well as advertise in electronic media customarily used in the industry, unless otherwise directed by the Administrative Agent.

E. CM will assist the Design Consultant to ensure that completed bid documents used in conjunction with contract formats establish binding obligations for full performance through lump sum and unit pricing bidding within the framework of the GMP.

XII. GENERAL CONDITIONS

A. General Conditions Items shall be deemed to mean the provision of facilities or performance of work by the CM for items that do not lend themselves readily to inclusion in the permanent work of the Trade Contracts. General Conditions Items may include, but are not limited to, the following:

1. Temporary Facilities
Temporary offices/field offices
Sheds
Toilets, rental toilets
Storage
Protection
First aid and facilities
Signage, project sign
2. Temporary Utilities
Temporary light & power, including utility hook-up/disconnect fees

EXHIBIT A-1
CONSTRUCTION PHASE SERVICES

Utilities costs during construction (sanitary, sewer, electrical) including on-site trailers
Utility hook-up/disconnect Fees
Temporary heat
Temporary plumbing
Temporary electrical
3. Hoist Facilities
Material hoists
Personnel hoists
Temporary elevators
Scissor Lifts
Special construction for hoist
Specify Safety and protection for Hoist
4. Protection and Safety
Safety labor
Safety materials
Fire extinguishers
Site fencing, barricades, and safety signage
Protect finish work
Traffic control
Flagmen
Protect existing elements
5. Cleaning
Cleaning labor
Cleaning materials and equipment
Front-end loader/forklift
Trash chute and/or dumpsters
Rubbish removal
Final cleaning
Site cleaning
6. Field Office
Laborers (related to CM's work)
Carpenters (related to CM's work)
Layout crews
Computer systems, printers, faxes, etc.
Office equipment & furniture and supplies
Drawing reproduction (including bid document and specification reproduction for bidding)
Vehicles
7. Miscellaneous/General Expenses
Existing conditions surveys

Preconstruction Damage Surveys
Office supplies
Postage, shipping, and deliveries
Express Mail/messenger services
Expediting
Scheduling
Travel and expenses
Photography and video
Surveying
Jobsite signs
Job radios and chargers
Misc. tools and equipment
Printing, scanning, copying, postage, paper, and drawing reproduction
Blueprint/photostat
Phone chargers
Weather protection
Pumping
Pest control
Ceremonies
Alcohol and drug testing
Progress photos
8. Contract closeout
Warranties administration
Punch list activities and administration
All other items necessary to properly close out the work
9. Taxes and Other
Sales and use tax for general condition items

XIII. CM FEES AND DIRECT COSTS OF THE PROJECT

A. The price for staffing will be included in the General Conditions. The staffing shall be listed as a separate line item in the GMP and that line item is included within the line item for the General Conditions Items. Costs for staffing include salaries and wages paid for labor in the direct employ of the CM under this Agreement, payroll taxes, and payroll insurance. The CM shall not be permitted to utilize or transfer CM's or Owner's Contingency funds for the payment of any staffing costs without written approval of the Administrative Agent.

B. The Cost of the Work consists of all the costs necessarily incurred by the CM in the proper performance of the Work. Such costs shall be at rates not higher than the standard paid at the place of the Project except with prior consent of the Administrative Agent. Cost of the Work includes but is not

limited to, the items below, all of which are included in the GMP (unless otherwise determined by the Administrative Agent, as stated above).

Cost of the Work Items:

1. Payments made or obligated to be made for the costs of all materials, supplies, and equipment incorporated in the Project, including the cost of transportation and storage thereof.
2. Payments due to Trade Contractors from the CM or payments made or obligated to be made by the CM to Trade Contractors for the work performed pursuant to Trade Contracts under this Agreement.
3. Payments made or obligated to be made for the transportation and maintenance of all materials, equipment, and supplies except those provided for in the General Conditions.
4. Rental charges for all necessary machinery and equipment used at the site of the Project, whether rented from the CM or others, including installation, repairs and replacements, dismantling, removal, costs of lubrication, transportation, and delivery costs thereof, which are used in the support of a Trade Contractor's or the CM's own forces in the performance of the work, said rental charges to be consistent with prevailing rates in the area for similar items.
5. The charges of premiums for all insurance and bonds that the CM is required to procure by this Agreement and any required increases in said insurance and bond costs except those provided for in the General Conditions.
6. Sales, use, gross receipts, or similar taxes imposed by any governmental authority and for which the CM is liable.
7. Costs for clean-up, trash, waste, and debris control and removal from the site.
8. Costs of all reproduction used for information purposes required by the City to directly benefit the Project.
9. Costs for security systems for the Project, as required and approved by the Administrative Agent.
10. Costs for efficient logistical control of the site, including horizontal and vertical transportation of materials and personnel. Also, costs for adequate storage and parking space, excepting those provided for in the General Conditions.
11. Costs for temporary facilities, including temporary power and sanitary facilities.

12. Costs for updating as-built documentation/Record Drawings.

13. Costs incurred in repairing or correcting damaged or nonconforming Work executed by Trade Contractors, but only to the extent that the cost of repair or correction is not recoverable by CM from applicable insurance or responsible Trade Contactors within a commercially reasonable period of time.

XIV. ACCOUNTING RECORDS

The CM shall keep full and detailed accounting records and exercise such controls as may be necessary for proper financial management under this Agreement. The Administrative Agent shall be afforded full access to the CM's records, books, correspondence, instructions, drawings, receipts, Trade Contracts, subcontracts, purchase orders, vouchers, memoranda and other data relating to the Project on an "open book" basis, and the CM shall preserve these for a period of ten (10) fiscal years after final payment, or for such longer period as may be required by law. Trade Contractors and subcontractors shall have the same obligations to maintain books and records and to permit audits. If any inspection of the CM's or any Trade Contractor's or subcontractor's books and records or other documents reveals an overcharge, the CM shall pay to the City, or the City, at its election, may take a credit against future payments due to the CM, an amount equal to the overage. If, after the final accounting of the Project, the net total of all overcharges and undercharges is greater than $50,000 in the aggregate, the CM shall also pay all auditing expenses incurred by the City in determining the existence and amount of the overage, not to exceed $25,000.

XV. BONDS

A. CM shall provide the following performance bond and labor and material payment bond or other performance security: 100% Payment and Performance Bonds.

B. The CM shall furnish a performance bond and a payment bond each in an amount at least equal to the total price of all construction contracts, as security for the faithful performance and payment of all of the CM's construction obligations under the Agreement. These bonds shall remain in effect until the date when final payment on the construction contracts becomes due, except as provided otherwise by Laws or Regulations, or by specific provisions of the Agreement.

C. All bonds shall be in compliance with, and in the form prescribed by, Section 255.05, Florida Statutes. The bonds shall be executed by such sureties as are named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (as amended and supplemented) by the Financial Management Service, Surety Bond Branch, U.S. Department of the

Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.

D. The CM shall obtain the required bonds from surety companies that are duly licensed or authorized in Florida to issue bonds in the required amounts.

E. If the surety on a bond furnished is declared bankrupt or becomes insolvent, or its right to do business in Florida is terminated, or the surety ceases to meet the requirements above, then the CM or Trade Contractor shall promptly notify the City and shall, within 30 days after the event giving rise to such notification, provide another bond and surety, both of which shall comply with the bond and surety requirements above.

F. Upon request, the City shall provide a copy of the payment bond to any Trade Contractor or other person or entity claiming to have furnished labor or materials used in the performance of the construction work.

G. In accordance with the provisions of Section 255.05, Florida Statutes, the CM shall provide to the City, a Public Construction Bond, providing for the full performance provisions and full labor and material payment provisions, each in an amount not less than the Guaranteed Maximum Price for all individual Projects over Two Hundred Thousand Dollars ($200,000). All bonds shall identify the City of Wildwood, Sumter County, Florida as owner and shall identify the specific project for which the bond is submitted. All bonds shall be signed or countersigned by a Florida licensed resident agent per Section 624.425, Florida Statutes. The agent signing the bond must hold a current Power of Attorney from the surety company issuing the bond. A copy of such Power of Attorney must be attached to the bond and shall contain no restrictions preventing payment and should specify the city and state where the agent is located. Electronic execution of the bonds is acceptable.

H. To be acceptable to the City as Surety for the Public Construction Bond a Surety Company shall comply with the following:

1. The Surety Company shall have a currently valid Certificate of Authority, issued by the State of Florida, Department of Insurance, authorizing it to write surety bonds in the State of Florida.

2. The Surety Company shall have currently valid Certificate of Authority issued by the United States Department of Treasury under Sections 9304 to 9308 of Title 31 of the United States Code.

3. The Surety Company shall be in full compliance with the provisions of the Florida Insurance Code.

4. The Surety Company shall have at least twice the minimum surplus and capital required by the Florida Insurance Code at the time the invitation to bid is issued.

5. If the Agreement Award Amount exceeds $500,000.00, the Surety Company shall also comply with the following:

    i. The Surety Company shall have at least the following minimum ratings in the latest issue of Best's Key Rating Guide:

CONTRACT AMOUNT			POLICY HOLDER'S RATING	REQUIRED FINANCIAL RATING
$500,000	to	1,000,000	A	CLASS I
1,000,000	to	2,000,000	A	CLASS II
2,000,000	to	5,000,000	A	CLASS III
5,000,000	to	10,000,000	A	CLASS IV
10,000,000	to	25,000,000	A	CLASS V
25,000,000	to	50,000,000	A	CLASS VI
50,000,000	to	100,000,000	A	CLASS VII

6. The Surety Company shall not expose itself to any loss on any one risk in an amount exceeding ten (10) percent of its surplus to policyholders, provided:

    i. Any risk or portion of any risk being reinsured shall be deducted in determining the limitation of the risk as prescribed in this section. These minimum requirements shall apply to the reinsuring carrier providing authorization or approval by the State of Florida Department of Insurance to do business in this state.

    ii. In the case of the surety insurance company, in addition to the deduction for reinsurance, the amount assumed by any co-surety, the value of any security, deposited, pledged, or held subject to the consent of the surety and for the protection of the surety shall be deducted.

XVI. QUALITY CONTROL/QUALITY ASSURANCE

A. The CM shall develop and maintain a written quality control/quality assurance program, acceptable to the Administrative Agent to ensure that the quality specified in the Construction Documents is reflected in the actual construction of the Project. The CM shall supervise the work of all Trade Contractors providing instructions to each when their work does not conform to the requirements of the plans and specifications, and it shall continue to exert its influence and control over each Trade Contractor to ensure that corrections are made in a timely manner so as to not affect the efficient progress of the work. Should disagreement occur between the CM and Design Consultant over the acceptability of work and conformance with

the requirements of the specifications and plans, the Administrative Agent shall be the final judge of performance and acceptability.

B. The CM shall receive copies of all claims or reports issued by the Design Consultant or its sub-consultants relative to the performance or acceptability of work.

C. The CM shall be responsible and accountable for the quality control of the work.

XVII. TRADE CONTRACTOR INTERFACING

The CM shall:

A. Enter into contracts with the Trade Contractors, subject to approval by the Administrative Agent.

B. Be the single point of contact between the Administrative Agent and Trade Contractors for the Project.

C. Negotiate all Change Orders, requests for proposed Change Orders, and requests for proposal with all affected Trade Contractors.

D. Review the costs of those proposals and advise the Administrative Agent of their validity and reasonableness, acting in the City's best interest, prior to requesting approval of each Change Order. Subject to the terms of Section XXXIII herein, before any work is begun on any Change Order, a written authorization from the Administrative Agent must be issued. When health and safety are threatened, the CM shall act immediately to remove the threat to health and safety.

E. Carefully review and check all shop drawings and forward the same to the Design Consultant for review and action. The Design Consultant will transmit shop drawings back to the CM within fourteen (14) calendar days, unless otherwise directed by the Administrative Agent, and the CM shall issue the shop drawings to the affected Trade Contractor for fabrication or revision.

F. Maintain a control system to promote expeditious handling of shop drawings.

G. Request the Design Consultant to make interpretations of the drawings or specifications requested of it by the Trade Contractors and maintain a control system to promote timely response.

H. Advise the Administrative Agent and the Design Consultant when timely response is required or has not been provided on any of the above, so as not to impact the Project Schedule. The Administrative Agent will effect a timely response from the Design Consultant in written form when necessary.

XVIII. PERMITTING

A. The CM shall secure all necessary permits not otherwise required to be secured and obtained by the Design Consultant and shall ensure that all Trade Contractor permits are obtained in a timely manner from the governmental authority having jurisdiction and including all necessary utility connection permits, the cost of which will be paid by the City. Any impact fees, permit fees and any costs associated with either shall be paid by the City.

B. The CM shall obtain all applicable building permits related to site development and utilization.

XIX. AUDIO-VISUAL PRE-CONSTRUCTION RECORD

Prior to commencing the Work, the CM shall have a continuous color audio-visual record in digital video format taken at and around the Project Site, and along the length of the proposed Work, to serve as a record of pre-construction conditions. No construction shall begin prior to review and acceptance of the digital videos covering the Work area(s) by the City. The City shall have the authority to reject all or any portion of the audio-visual recordings and order that it be redone at no additional charge. The CM shall promptly reschedule the re-recording of unacceptable coverage after being notified. The City will designate those areas, if any, to be omitted from or added to the audio-visual coverage. The audio-visual recordings shall not be made more than thirty days prior to construction start. All audio-visual recordings and written records related to the recordings shall become property of the City. Submittals of pre- and post-construction digital video recordings will be as specified in the Construction Documents.

XX. WORK HOURS

A. Regular working hours are defined as up to ten (10) hours per day, Monday through Friday, beginning no earlier than 7:00 A.M. and ending no later than 7:00 P.M., excluding Saturdays, Sundays, and Holidays.

B. Requests for approval by the City to work other than regular working hours must be submitted to the City at least 48 hours prior to any proposed weekend work or scheduled extended workweek hours.

C. Unforeseen but necessary unscheduled work outside of allowed work hours on weekdays will be permitted provided that two hours' notice is provided to the City. Maintenance and cleanup may be performed during hours other than regular working hours.

XXI. EROSION CONTROL

Where certain thresholds are met relative to the amount of area disturbed by the Work, a National Pollutant Discharge Elimination System (NPDES) permit will be required and will be obtained by the Design Consultant. The

Construction Manager will obtain and follow the permit in accordance with the Construction Documents.

XXII. PROTECTION AND RESTORATION OF PUBLIC AND PRIVATE PROPERTY

A. The CM shall take all necessary precautions to prevent damage to public and private property. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, negligence, or misconduct in the execution of the Work on the part of the CM, or its subcontractors or agents, such property shall be restored by the CM, at the CM's expense, to its original or better condition to that existing before the damage was done, or the CM shall make good the damage in another manner acceptable to the City.

B. Should any claim be made by any adjacent property owner or occupant because of any act, omission, neglect, negligence, or misconduct in the execution of the Work on the part of the CM, or its subcontractors or agents, the CM shall promptly settle with such third party by negotiation or otherwise resolve the claim.

C. Along the location of the Work, all sidewalks, streets, driveways, mailboxes, walks, lawns, landscaped areas, bushes, trees, shrubbery, irrigation systems and other above and below ground physical features shall be protected by the CM from damage due to the Work, and where disturbed or damaged, promptly restored to their original or better condition by use of similar or comparable materials. Fences, walls, and other features removed by the CM shall be replaced as soon as conditions permit. All grassed areas which have been damaged by the CM shall be re-graded, and sodded or seeded and mulched as directed by the City.

D. Trees close to the Work shall be boxed or otherwise protected against injury. The CM shall trim all branches and roots that are liable to damage because of the CM's operations, but in no case shall any tree be cut or removed without prior notification of the City. All injuries to bark, trunk, limbs and roots of trees shall be repaired by dressing, cutting, and painting according to approved methods, using only approved tools and materials. The CM shall abide by the City's Tree Protection Ordinance.

E. The protection, removal, replacement, and restoration of existing physical features along the line of Work shall be a part of the Work under the Agreement. Final Completion will not be provided, and final payment will not be made until all public and private property has been restored to the satisfaction of the City.

F. In case of failure on the part of the CM to promptly restore damaged property, or make good such damage or injury, the City may, after providing seven days written notice to the CM, proceed to repair, rebuild or otherwise restore such property and the cost thereof will be deducted from

any monies due or which may become due the CM under the Agreement.

XXIII. PROTECTION OF HISTORIC AND ARCHEOLOGICAL RESOURCES

A. If historic or archeological resources are encountered during the CM's operations, the CM shall notify the City immediately, stop work in the area until directed to restart, and proceed as directed below.

B. According to Florida Statutes Chapter 872, it is unlawful to disturb, vandalize, or damage a human burial.

C. In such cases, the CM shall move to another area of the Work until the issue is resolved.

XIV. INSPECTION AND EXAMINATION OF THE WORK

A. The City and authorized designees shall have free access to the Work of the CM at any time for purposes of inspection and testing and shall be reasonably assisted by the CM in conducting such inspections and testing of the Work performed and the nature of same. Such assistance of the Contractor shall, if necessary, include the uncovering, testing, or removal of portions of finished Work. If a portion of the Work has been covered that the Design Consultant has not specifically requested to examine prior to it being covered, the Design Consultant may request to see such work and it shall be uncovered by the Contractor. If such work is in accordance with the Construction Documents, the cost of uncovering and replacement shall, by appropriate Change Order, be at the City's expense. If such work is not in accordance with the Construction Documents, such cost of correction shall be at the Contractor's expense unless the condition was caused by the City.

B. The City will not supervise, direct, control, or have authority over or be responsible for the CM's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of the CM to comply with laws and regulations applicable to the performance of the Work.

C. All materials and equipment shall be subject to inspection, examination, and testing by the City at any time during manufacture, and at places where manufacturing of the materials and equipment is taking place. The City may reject defective materials and equipment during manufacture or before or after they have been incorporated into the Work. If the CM fails to replace defective Work or rejected materials and equipment, the City may replace such materials and equipment or correct such defective Work and charge the cost thereof to the CM.

D. No final inspection, acceptance of Work, materials or equipment or final or interim acceptance of same by the City or certification of the Design

Consultant shall relieve the obligation of the CM to the City to do the Work in a good, workmanlike manner, and to furnish proper, specified equipment and materials, and to perform properly all terms and any obligations of the Agreement.

XXV. RIGHT TO REJECT DEFECTIVE WORK

A. The City has the authority to reject Work which is defective, or will not produce a completed Work that conforms to the Construction Documents or that will prejudice the integrity of the design concept of the completed Work as a functioning whole as indicated by the Construction Documents. The City also has the authority to require special inspection or testing of the Work, whether or not the Work is fabricated, installed, or completed.

B. Prompt notice of all defective Work of which the City has actual knowledge will be given to the CM.

XXVI. PROJECT SIGNAGE

A. General: The CM shall furnish and install project signage as follows:

1. Project Signs: One 60" x 36" sign with content provided by the City.
2. Construction Notice Signs: Minimum 2ft x 3ft signs, as required for public safety, temporary wayfinding, and information purposes. These signs may be relocated from time to time as dictated by the phasing of the work.
3. Limits of Construction Fencing: Banner-type fabric screens, with content approved by the Administrative Agent, designed to cover construction fencing and screen construction activities from public view.

B. Sign Locations:

1. Project Signs shall be placed at the locations designated by the City.
2. All signs shall comply with applicable FDOT and City land development regulations.
3. Signs shall be placed in a position that will not obstruct pedestrian or vehicular traffic.
4. Signs shall be placed at a location that will not create a hazard.

C. Project Sign Construction:

1. The project sign(s) shall be constructed of wood or other substantial material (for example: plywood sheet with 4" x 4" supports and 2" x 4" cross braces).
2. The sign face dimensions shall allow four feet of clearance provided from the bottom of the sign face to the ground.

3. Upon completion of the Project, the CM shall remove and dispose of the sign(s) and support and restore the site to the satisfaction of the City.

D. All project signage described herein or required by the Construction Documents shall be included in the GMP.

XXVII. GENERAL RESPONSIBILITIES

The CM shall have general responsibility for the functions set forth below, and unless specifically provided otherwise, the costs for performing these tasks shall be included in the GMP:

A. A Daily Construction Diary shall be maintained at the site during Construction Phase services and available to the City and the Design Consultant. A complete Daily Construction Diary shall be submitted to the City at the conclusion of the Project.

B. Maintain a roster of companies on the Project with names and telephone numbers of key personnel and provide a method of identifying workmen on site.

C. Establish procedures to ensure compliance with federal and state immigration laws (if any) applicable to employment of non-US citizens, including, but not limited to, compliance with the provisions of section 448.095, Florida Statutes, "Employment Eligibility" as amended from time to time.

D. Establish and enforce job rules governing dress, parking, clean-up, use of facilities and worker discipline.

E. Provide reasonable labor relations management for a harmonious, productive Project.

F. Provide a general safety program for the Project to meet OSHA requirements, including any corresponding safety and health requirements established by state and local authorities.

G. Monitor compliance for Trade Contractors without relieving them of responsibilities to perform work in accordance with the CM's Safety and Health Process Manual. The CM will administer this program and govern involvement CMs employees, subcontractors, suppliers, vendors and deliveries with accordance with program. Delegation of duties will be at CMs discretion.

H. Provide for engineering layout of the entire Project to ensure dimensional and elevation controls. Such engineering layout will be done from control axis and established benchmarks by a professional surveyor approved by the Administrative Agent.

I. Provide for first aid services for the Project to the extent appropriate.

J. Arrange for temporary fire protection during construction.

K. Provide on-site office that supports the efforts of the CM and the Project administrative activities of the Administrative Agent.

L. Timely communicate the Project construction schedule with neighboring affected parties, including information regarding traffic impacts and construction noise.

M. Maintain, stay current with, and review all environmental studies, reports, and documents relating to the Site, issued by any governmental agency and/or its consultants and any Project Team member.

N. Administrative Services - The CM shall provide job-site administrative functions during construction to ensure proper documentation, including but not limited to the following activities, and unless specifically provided otherwise, the costs for performing these tasks shall be included in the GMP:

1. Job Meetings - Regularly held progress and coordination meetings.

2. Material and Equipment Expediting - Provide staff to closely monitor material and equipment deliveries, critically important checking and follow-up procedures on supplier commitments of all Trade Contractors.

3. Payments to Trade Contractors - Develop and implement a procedure for review, processing, and payment of applications by Trade Contractors for progress and final payments.

4. Document Interpretation - Refer to the Design Consultant all questions for interpretation of the documents prepared by the Design Consultant.

5. Prior to Final Completion - All required guarantees, affidavits, releases, bonds and waivers, operation manuals, record drawings, and maintenance books shall be transmitted to the Administrative Agent via the Design Consultant.

6. Final Completion of each Phase - Monitor the Trade Contractors' performance on the completion of the Project and provide notice to the Project Team that the work is ready for final inspection after the completion of the punch list.

7. Startup - Prior to Substantial Completion of each Phase, conduct with the City's personnel a direct checkout of utilities, operation of systems and equipment for readiness, and assist in their initial start-up and testing by the Trade Contractors.

O. Record Drawings - The CM shall monitor the progress of its Trade Contractors on marked-up field prints at the completion of each phase of the Project, which shall be sent to the Design Consultant for review prior to preparation of the final as- built record drawings on AutoCAD files by the

Design Consultant. Field mark-up of said as-built drawings shall be a direct cost item as part of the GMP. Updating record drawings will be a condition precedent to the monthly payments of the CM and the Trade Contractors. The Administrative Agent and the Design Consultant will monitor the status of the updated drawings. The CM will write this requirement for record drawings into the Trade Contracts.

P. Physical Testing – The City, in consultation with the Design Consultant, shall contract with an independent qualified third party to perform physical testing (vertical construction components and subsurface items), according to industry standards applicable to the Project. The CM shall schedule and coordinate all appropriate testing.

Q. Administrative Records - The CM will maintain on a current basis, files and records including, but not limited to those set forth below, and, unless specifically provided otherwise, the costs for performing these tasks are included in the GMP:

1. Contracts or purchase orders
2. Shop drawing submittal/approval logs
3. Equipment purchase/delivery logs
4. Construction drawings and specifications with addenda
5. Warranties and guarantees
6. Correspondences
7. Other material project related information

R. Cost accounting - The CM will maintain on a current basis files and records to include, but not be limited to, those items set forth below. Such files and records will be maintained at the jobsite. The Project records shall be available at reasonable times or on an as-needed basis to the Administrative Agent and the Design Consultant for reference or review.

1. Trade contracts
2. Labor costs, if applicable
3. Material costs
4. Equipment costs
5. Cost proposal requests
6. Force account records
7. Payment request records (and invoices)
8. Cost estimates

9. Bulletin quotations

10. Insurance certificates and bonds

11. Contract changes

12. Purchase orders

13. Material purchase delivery logs

14. Bid/Award information

15. Bid analysis and negotiations

16. CM contingency Report

S. The CM shall provide consultation and project management to facilitate occupancy and provide transitional services to get the work, as completed by the Trade Contractors, in such conditions as will satisfy operational requirements.

T. The CM shall require the Trade Contractors to provide operational training on equipment to be used in the Project.

U. The CM shall conduct the preliminary punch list inspection and supervise the Trade Contractors in the completion of all punch list work prior to notifying the Design Consultant to perform its punch list work.

V. The CM shall catalog operational and maintenance requirements of the equipment to be operated by the City's operations and maintenance personnel and convey these to the Administrative Agent in such a manner as to promote their usability.

W. At all times, the CM shall provide the Design Consultant and the Administrative Agent easy and safe access to the Project construction Site(s) wherever it is in preparation and progress so Design Consultant and Administrative Agent may perform their functions. CM shall confine operations at the site to areas permitted by law, ordinances, permits, and the Construction Documents and not unreasonably encumber the Site with any materials or equipment. CM shall conform at all times to the City's requirements for protection of plant, materials, equipment, and noise levels. CM shall keep driveways and entrances serving the Sites clear and available to the City and emergency vehicles at all times and will not use these areas for parking or storage of materials.

XXVIII. WARRANTY

A. The CM shall secure required guarantees and warranties and assemble and deliver them to the Administrative Agent in a manner that will facilitate their maximum enforcement and ensure their meaningful implementation.

B. Where any work is performed by Trade Contractors under contract with the CM, the CM and the Trade Contractors respectively shall warrant that all materials furnished under the contract will be of good quality and new unless otherwise required or permitted by the Construction Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Construction Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

C. The CM further agrees to have all Work found by the City to be defective in material or workmanship and not in conformance with the Construction Documents corrected by the appropriate Trade Contractor for a period of one (1) year from the date of Final Completion of the Project or for such longer periods of time as may be set forth with respect to specific warranties contained in the trade sections of the specifications. The CM shall collect and deliver to the Administrative Agent any written warranties given by others as required by the Construction Documents. Also, the CM shall conduct, jointly with the Administrative Agent and the Design Consultant, a warranty inspection between nine (9) and eleven (11) months after the date of Final Completion of the Project and corrective action shall promptly be accomplished by the CM. The management of all warranty work shall be included in the GMP.

D. Where warranty items are complete and final within one phase, warranty periods will begin at final completion of that phase.

XXIX. ADMINISTRATIVE RESPONSIBILITIES OF CITY

A. The Administrative Agent shall conduct periodic reviews of the work of the CM necessary for the completion of the CM's services during the Project.

B. City Commission approval will be required for Change Orders and Pay Applications to the extent set forth in Section XXXIII of this Exhibit. For all other changes, the Administrative Agent and the CM shall agree in writing to the change.

XXX. TRADE CONTRACTS

A. The CM shall request and receive proposals from Trade Contractors and suppliers and will award those contracts after the Administrative Agent and the CM have reviewed each proposal, unless otherwise directed by the Administrative Agent.

B. All Trade Contracts and supply contracts will be between the CM and the Trade Contractors and suppliers. The form of the Trade Contracts, including the general conditions, shall be reasonably satisfactory to the City and comply with applicable law. Approval of a Trade Contract shall not be

unreasonably withheld by the Administrative Agent.

C. The CM shall include in all contracts with Trade Contractors and lower-tier subcontractors (lower-tier subcontractors being defined as sub- or sub-subcontractors, sub- or sub-sub-consultants, or professionals hired by a Trade Contractor employed by the CM, for work on the Project) the following provisions:

   1. "The Trade Contractor [or lower-tier subcontractor] shall indemnify and hold harmless the City, its officers and employees from liabilities, damages, losses, and costs, including but not limited to reasonable attorney's fees to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Trade Contractor [or lower-tier subcontractor] and persons employed or utilized by the Trade Contractor [or lower-tier subcontractor] in the performance of this Agreement."

D. By an appropriate written Trade Contract, the CM shall require each Trade Contractor to be bound to the CM by the terms of this Agreement, to the extent of the work to be performed by the Trade Contractor, and to assume toward the CM all the obligations and responsibilities which the CM by this Agreement assumes toward the City. Said Trade Contracts shall preserve and protect the rights of the City with respect to the work to be performed by the Trade Contractor so that the contracting thereof will not prejudice such rights. The CM shall require each Trade Contractor to enter into similar contracts with its trade subcontractors.

E. Nothing contained in this Agreement or any or all of CM's contracts with its Trade Contractors or lower-tier subcontractors shall create any contractual obligations on behalf of the City and any third party. However, the Parties understand and agree that the City is the intended third-party beneficiary of all of CM's Trade Contracts and subcontracts. CM shall require that all of its contracts with its Trade Contractors or lower-tier subcontractors expressly provide for the City to be intended third-party beneficiaries of such contracts so as to enable City to maintain a cause of action directly against such Trade Contractors or lower-tier subcontractors as necessary for any negligence, recklessness, or intentional wrongful misconduct related to this Project. CM shall provide evidence of such contractual provisions to City upon request, and CM agrees not to modify such provisions.

F. It shall be the responsibility of the CM to have the appropriate Trade Contractor remove and replace any work or materials found to be defective, without additional cost to the City. If the Design Consultant, the City or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not otherwise included hereunder, the Design Consultant will, upon written

authorization from the Administrative Agent, instruct the CM to make arrangements for such additional testing, inspection or approval by an entity acceptable to the City, and the CM shall give timely notice to the Design Consultant of when and where tests and inspections are to be made so that the Design Consultant may be present for such procedures. Such costs shall be at the CM's expense where work or materials are found to be defective or not in compliance with the Construction Documents and/or requirements of authorities having jurisdiction.

XXXI. SUBSTANTIAL COMPLETION AND OCCUPANCY

A. Substantial Completion is the point in the progress of the Work, when the Project or designated portion thereof is sufficiently complete in accordance with the Agreement so that the City is able to fully occupy and fully utilize the Project for its intended use with all required certificates of occupancy obtained.

1. The City and the CM acknowledge that the Project will be constructed in phases, where each "phase" is a generally isolated scope that together constitutes all of the Work. Unless otherwise authorized by the Administrative Agent, the CM shall provide for Substantial Completion at each phase.

B. The Substantial Completion date for each project phase shall be as set forth in **Exhibit C-1**. The CM shall notify the Design Consultant when the Project or phase is ready for Substantial Completion inspection of each project phase. The Design Consultant and the Administrative Agent shall inspect the Project jointly to ascertain if the Project is substantially complete. If the entire Project or Project Phase is determined to be substantially complete by the Design Consultant and the Administrative Agent, the CM shall prepare a Certificate of Substantial Completion to be executed by the Administrative Agent. At the time of the Substantial Completion inspection for the Project, the CM shall provide to the Administrative Agent a listing of Project deficiencies that must be remedied in order to attain Final Completion. The Administrative Agent shall promptly review said listing and provide comments as to the completeness of the listing. Concurrently, the CM shall take action to remedy the deficiencies noted in this listing and as amended by the comments of the Administrative Agent. The CM shall have thirty (30) calendar days from the date of issuance of the Certificate of Substantial Completion of the Project within which to remedy the deficiencies and obtain Final Completion (or Final Acceptance for intermediate phases). At the end of the thirty (30) day period, the Administrative Agent shall conduct a final inspection of the Project or Project phase and ascertain if the deficiencies have been remedied and that the Project or Project Phase has achieved Final Completion or Final Acceptance as applicable.

C. The services to be provided under this Agreement shall be in accordance with the Project Schedule.

D. CM shall obtain all required certificates of occupancy prior to Substantial Completion and in a timely manner in accordance with the Project Schedule.

E. The City reserves the right to occupy and to place and install equipment in completed areas of the Site, before Substantial Completion and before Final Completion, provided such occupancy does not unreasonably interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of incomplete portions of the Work, nor shall it relieve the CM of its responsibility for completion of the Work in accordance with the Agreement.

XXXII. LIQUIDATED DAMAGES

A. At the time this Agreement is executed, the Project milestones in **Exhibit C-1,** shall become active. CM agrees to complete the Work in accordance with said milestones. CM acknowledges that failure to substantially complete the Work will result in substantial damages to the City.

B. It is specifically agreed by and between CM and the City that the City will be entitled to liquidated damages in an amount equal to $500 per day (weekend and holidays included). Liquidated Damages will be assessed for each day and shall continue until actual substantial completion of the Project is achieved. The Parties specifically agree that the liquidated damages provided for herein do not constitute a penalty and are the sole remedy for CM caused delay.

C. Nothing contained herein shall be construed to prevent the City or CM from seeking and recovering damages sustained by either or both of them as a result of a breach of any term or provision of this Agreement. The Parties shall, in addition to any other legal or other relief available to them, be entitled to obtain specific performance or other equitable relief against the threatened breach of such provisions or the continuation of any such breach, without the necessity of proving actual damages and without the necessity of posting bond or other security.

XXXIII. CHANGES IN THE PROJECT

A. CM acknowledges and expressly agrees that the City, upon the direction of the Administrative Agent, may, without notice to the CM's surety company, if any, make changes in the Work, including additions, deletions or modifications to the Work or the Project schedule thereof. City and CM acknowledge and agree that the volume and/or extent of changes in the Work ordered is expected to be substantial and that CM may make claims for additional compensation when and only if changes

in the Work will increase Direct Costs, and not solely on processing the number or extent of such changes, but subject in all instances to the provisions and limitations contained in this Agreement.

1. Except in an emergency endangering life or property, no changes in the Work shall be performed by the CM unless a properly executed IFCA or Agreement Amendment is received by the CM.

B. Change Orders

1. The Administrative Agent may approve a change to the Project. Such changes to the Project may consist of changes within the general scope of this Agreement consisting of additions, deletions, delays not attributable to the CM or other revisions that do not result in an increase to the GMP.

2. The CM shall not be entitled to a price adjustment due to the costs for review of any documents necessitated by a change to the Project or to the GMP, regardless of the reason for the change, including but not limited to amendments to this Agreement.

3. For changes initiated by the City, the CM will receive a directive for change, will make recommendations to the Administrative Agent regarding the requested change, and shall provide a price within fourteen (14) calendar days or sooner if practicable, to the City for the items delineated in the request for change. Should the Administrative Agent so direct the CM to proceed in the preparation of a Change Order, the CM shall do so utilizing documents prepared by the Design Consultant.

4. A Change Order is a written order to the CM approved at the direction of the Administrative Agent approved by the City Commission, signed by the City and CM, issued after the execution of this Agreement, authorizing a change in the Project requirements, Construction Documents and/or the GMP, the CM's fee and/or Project Schedule. Each adjustment in the GMP resulting from a change shall clearly separate the adjustment associated with the change.

5. A Change Order shall be determined in one or more of the following ways:

    i. By mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation by the Design Consultant and the Administrative Agent.

    ii. By unit prices stated in the Agreement or subsequently agreed upon.

    iii. If a lump sum or unit price cannot be agreed upon, the CM,

provided it receives a written order approved and signed by the City, shall promptly proceed with the work involved. The cost of such change shall then be determined on the basis of the actual cost and savings of those performing the work attributed to the change. The CM shall keep and present, in such form as the Administrative Agent may prescribe, an itemized accounting together with appropriate data supporting the increase in the cost of the Project.

iv. The amount of a decrease in the GMP to be allowed for any deletion or change that results in a net decrease in cost will be the amount of the actual net decrease.

6. Interim Field Change Agreement (IFCA)/Agreement Amendment

   i. A Change Order will either be: (i) an IFCA or (ii) an Agreement Amendment, depending on whether the GMP stipulated in the Agreement will be exceeded or not.

   ii. An IFCA will be issued for changes within the general scope of the Work that will not exceed the GMP. Whenever an IFCA is issued, the CM shall be entitled to General Conditions costs associated with the Change Order. In no event shall the General Conditions costs exceed ten percent (10%).

   iii. An Agreement Amendment will be entered into for changes in the Scope of Work or any change that will increase the GMP. The City, with the CM's input, will determine the extent of adjustment to Scope of Work, GMP and Project Schedule and will prepare the Agreement Amendment. The CM shall be entitled to General Conditions Costs associated with the Change Order. In no event shall the General Conditions Costs exceed ten percent (10%) in an Agreement Amendment.

   iv. The Change Order will include a detailed description of the Work to be performed, and any adjustments in the GMP or Project Schedule or both, which are agreed to by the parties. The Change Order may also include supporting data detailing the costs, including, but not limited to General Conditions Costs, associated with the change in the Work.

   v. Once an IFCA or Agreement Amendment is signed by the City and the CM, the CM shall promptly proceed with the Work.

7. All Change Orders will clearly indicate their impact, if any, on the date of Substantial Completion of the Project, as indicated in the Project Schedule. If the Change Order is not anticipated to impact the date of Substantial Completion, the Change Order shall so state.

XXXIV. DESIGN CONSULTANT-INITIATED CHANGES

Without superseding the CM's rights, the Design Consultant will have the authority to recommend minor changes in the Project not involving an adjustment in the GMP or an extension of the Substantial Completion date and not inconsistent with the intent of the Construction Documents. Documentation of changes shall be determined by the Project Team and displayed weekly in the Project Management Information System (PMIS). Such minor changes shall be affected by written order approved by the Administrative Agent and the CM prior to the commencement of work. If CM disagrees with the assessment as a minor change, it shall pursue its rights as otherwise provided in this Agreement.

XXXV. PAYMENTS TO CM

A. Schedule of Values - Prior to the first Application Payment, the CM shall submit for review and acceptance by the Administrative Agent and the Design Consultant, a Schedule of Values that includes quantities and prices for all lump sum bid items, which when added together equal the lump sum contract price for each such item bid and subdivides the lump sum items into component parts in sufficient detail to serve as the basis for the review and approval of progress payments during performance of the Work. The Schedule of Values shall be coordinated with the Construction Schedule and be broken down into sufficient detail to allow for the analysis of monthly pay applications.

B. Progress Payments – Shall be made as set forth in the Agreement.

C. Retainage - Retainage shall be withheld on the entire GMP from each monthly payment request, in an amount of 5% of the request. The City has no obligation to further reduce the retainage but may do so, provided, however, that the Work has proceeded to the satisfaction of the City. All remaining retainage shall be requested in the final payment after Final Completion of the Work by the City.

XXXVI. TIMES FOR PAYMENT

A. The City will pay or cause to be paid to the CM that portion of the GMP, properly allocable to services, labor, materials, and equipment already incorporated or to be incorporated in the work that has been satisfactorily performed in accordance with the requirements of the Construction Documents.

B. The CM shall process each Trade Contractor payment within seven (7) working days upon receipt of payment from the City out of the amount paid to the CM for the Trade Contractor's work, the amount to which said Trade Contractor is entitled, reflecting the percentage retained, if any, from payments to the CM for such Trade Contractor's work.

C. The CM's and the Trade Contractor's notices, claims and lien waivers are to be submitted with the current month's application for payment, and no additional payments will be made by the City without lien waivers for the preceding month's application for payment unless the surety consents to payment as provided by law.

D. The City shall not have any obligations to pay or to see to the payment of any monies to any Trade Contractors except as may otherwise be required by law.

E. No certificates for a progress payment, nor any progress payment, shall constitute an acceptance of any work not in accordance with the Construction Documents. Such payments shall not constitute acceptance that the work was performed in accordance with the Agreement requirements.

F. Payments Withheld:

1. The City may decline to accept requests for payment to such extent as may be necessary, in its opinion, to protect the City from loss because of:

    i. Work not performed strictly in accordance with the Agreement requirements, including defective work not remedied after notice and an opportunity to cure,

    ii. Failure of the CM to make payments properly to Trade Contractors or for labor, materials, or equipment in accordance with subcontracts.

    iii. Property damage to the City or third party, due to act or omission of the CM not otherwise covered by CM's insurance.

    iv. Reasonable evidence that the work will not be completed within the Project schedule; or

    v. Persistent failure to carry out the Work in accordance with the Construction Documents.

2. When the above conditions are remedied, payment shall be made for amounts withheld because of them, with appropriate withholding for any losses incurred.

G. Payments for Materials and Equipment - Payments will be made for materials and equipment not yet incorporated in the Work but delivered and suitably stored at the site or another location subject to prior approval and acceptance by the Administrative Agent on each occasion. The CM shall cause material stored off-site to be stored in a bonded warehouse or other facility approved by the City with the consent of the surety and provide such

documentation as may be required by the Administrative Agent to prove unconditional ownership of such material, including but not limited to, bills of sale and fully executed Uniform Commercial Code forms. Payments shall not be made for deposit or pre-payment for materials and equipment not yet delivered or stored as described above unless approved in advance by the City and with the consent of the surety.

H. Final Payment - Upon acceptance of Final Completion of the Project by the Administrative Agent, CM shall submit a final invoice for payment of the outstanding balance of the amount earned by the CM under the GMP. Upon acceptance of the final invoice by City, the City shall pay the invoice amount as set forth above. Final Completion shall not be approved unless the CM has completed all punch-list items, furnished to the Administrative Agent all warranty documents, operating manuals, as-builts, and attic stock and otherwise complied in all respects with the Construction Documents Project Close-Out requirements.

I. Debts Paid - Before issuance of final payment for the Project, the Administrative Agent shall require satisfactory evidence, including but not limited to releases of all liens, that all of CM's payrolls, materials bills and other indebtedness connected with the Project have been paid or otherwise satisfied, unless the surety consents to final payment. The Administrative Agent shall have the right to verify such payments at any time. The City reserves the right to audit all records from the participants in the Project without limitation. All financial and project records for the Project shall be maintained for a period of ten (10) years after issuance of final payment for the Project or such longer time as required by law.

J. Payment as Waiver - The acceptance of final payment for the Project shall constitute a waiver of all claims for compensation and fees by the CM except those previously made in writing and unsettled.

K. Discounts - All discounts, rebates, and refunds shall accrue to the City and the Project to the extent the cost of the Project item is paid directly by the City. All trade discounts, rebates and refunds, and all returns from the sale of surplus materials and equipment shall be credited to the City and the Project. The CM shall make reasonable efforts to notify the Administrative Agent of the availability of cash discounts or other discounts, rebates and refunds.

L. Costs in Excess of CM's Estimates - If bids or proposals for the Project are received that exceed the CM's cumulative estimated budget of the Project, the CM shall nevertheless complete the Project in accordance with the Construction Documents and shall not be entitled to any increase in the GMP.

XXXVII. SAFETY AND PROTECTION

EXHIBIT A-1
CONSTRUCTION PHASE SERVICES

A. Safety Precautions and Programs - The CM shall ensure that each of the Trade Contractors implements safety programs for the safety of persons and property and for compliance with all federal, state, and local statutes, rules, regulations, and orders applicable to the conduct of the Work.

B. Safety of Persons and Property

1. Until acceptance of Final Completion of the Project by the City, the CM shall have the charge and care and shall take precautions against injury or damage to any part thereof by the action of the elements or from any other cause whether from the execution or from the non-execution of the Work.

2. The CM shall enforce all reasonable precautions for safety and shall provide all reasonable protection thereof to prevent damage, injury, or loss to:

    i. All employees or Trade Contractors on the Project and all other persons who may be affected.

    ii. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the CM or any Trade Contractor.

    iii. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

3. The CM shall cause to be erected and shall maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying the Administrative Agent and users of adjacent utilities.

4. The CM shall provide all pedestrian and vehicular barriers, gates and boundaries to effectively segregate construction operations from portions of the site not under construction and shall provide on-site flagmen to direct safe conduct when and where construction vehicles or activities temporarily interact with the public.

5. The CM shall be responsible for and shall promptly remedy all damage or loss to any property caused in whole or in part by the CM, any Trade Contractor or anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable.

6. The CM shall designate a responsible member of its organization, as approved by the Administrative Agent, whose duty shall be the prevention of accidents on the site.

7. The CM shall not knowingly load or permit any part of the Work to be loaded so as to endanger the structural integrity of the Work.

C. Emergencies

1. In any emergency affecting the safety of persons or property, the CM shall act in its discretion to prevent threatened damage, injury or loss. Any additional compensation or extension of time claimed by the CM on account of emergency work shall be determined as provided herein for changes in the work.

XXXVIII. DRAWINGS AND SPECIFICATIONS

A. Generally, the Specifications describe work that cannot be readily indicated on the Drawings and indicate types, qualities, and locations for the installation of the various materials and equipment required for the Work. It is not intended that the Specifications will mention every item of Work which can be adequately shown on the Drawings nor is it intended that the Drawings show all items of Work described or required by the Specifications even if they are of such nature that they could have been shown thereon. All materials or labor for Work which is shown on the Specifications and Drawings or is reasonably inferable there from as being part of the Work shall be provided by CM and included in the GMP whether or not such material or labor are expressly covered in the Drawings and Specifications.

B. By execution of the Agreement, CM represents and covenants that:

1. CM has visited the Site, become familiar with local and all special conditions under which the Work is to be performed and based on information provided by the City and public utilities and other available information, understands what is required to enable CM to coordinate the Work with the efforts of the City and public utilities performing work in the vicinity of the Site; and

2. CM has checked with all public utilities having facilities at or near the Site, and understands based on information provided by the public utilities what is required to not interrupt utility services to other buildings in the vicinity of the Site; and

3. Without assuming the obligations of the Design Consultant, CM has carefully examined the Drawings and Specifications prepared to date, and will carefully examine modifications of, and additions to, the Drawings and Specifications throughout the Project. Any change to the GMP must follow the procedures set forth in Section XXXIII of this Exhibit, subject to the provisions of and limitations contained elsewhere in this Agreement. Other than as provided in Section XXXIII of this Exhibit, but subject in all instances to the provisions of and limitations

contained in this Agreement, CM shall not be entitled to extra or additional compensation for the performance of Work to deliver the Project as contemplated by the Construction Documents.

C. Any difference noted between the requirements of the Drawings and the Specifications or any differences noted within the Drawings themselves or within the Specifications themselves, shall be referred to the Design Consultant by the CM. The Design Consultant/City shall determine which provisions shall apply.

D. The CM shall be responsible for the removal of man-made obstructions, utilities and natural underground obstructions to the extent identified in the Construction Documents, or to reasonably be expected considering the nature of the Site and their historical and current use.

E. CM shall be responsible for all structural excavation to the extent required for the installation of grade beams, slab on grade, stone, subbase, and the like. If any material additional excavation is required due to the existence of unsuitable soil conditions as determined by the Design Consultant, and such soil conditions could not have been identified by the CM, then CM, with the approval of the Administrative Agent, may be entitled to claim an adjustment to the Project Schedule and/or GMP, subject in all instances to the provisions of and limitations in Section XXXIII herein and elsewhere in this Agreement. CM may claim such adjustment only if the CM has used commercially reasonable efforts to mitigate or take other appropriate actions to address the conditions and avoid any additional delay or cost.

XXXIX. TEMPORARY FACILITIES

A. CM will provide a suitable and reasonable office trailer for the purpose of managing the Project which shall be referred to as the Project office trailer. The Project office trailer shall include all necessary items for proper Project administration to successfully manage the Project. The Project office trailer shall be subdivided into two spaces, an office area for the superintendent and a meeting space with a table and chairs to accommodate eight (8) persons. CM shall maintain the Project office trailer, including janitorial services, and pay for all necessary services for heating and/or air conditioning.

B. The Project office trailer shall have a high-speed internet connection for use by supervisory personnel as well as the Design Consultant (if needed).

C. Project office trailer shall be provided with proper tie-downs to meet current code requirements.

XL. DELAY AND FORCE MAJEURE

A. Extension of Time

EXHIBIT A-1
CONSTRUCTION PHASE SERVICES

1. The CM shall diligently expedite the Work and achieve Substantial Completion for each phase of the work within the Project Schedule together with completion of portions of the Work designated in the Project Schedule as Milestone items not later than the dates established for such Milestone items.

2. In the event unreasonable delays occur on the part of the City or regulatory agencies as to the approval of any plans, permits, reports or other documents submitted by the CM which delay the Project Schedule completion date, the Administrative Agent shall not unreasonably withhold the granting of an extension of the Project Schedule time limitation equal to the aforementioned delay.

3. The Project Schedule shall be extended for such time as the City shall determine if CM is delayed in the Work's critical path as defined in the most recent approved Project Schedule if CM is unable to mitigate despite its best efforts, at any time in the progress of the Work for any of the following reasons, to the extent that such delays are not caused by CM:

    i. delays caused by any "Force Majeure Event," as such term is defined below; or

    ii. delays caused by the City or Design Consultant, which have been adequately documented by the CM; or

    iii. delays caused by the failure of the City to issue approvals or make material decisions as may be required under the CM within ten (10) days, after written request from CM accompanied by all documents and other information necessary for making the decision; or

    iv. delays caused by Scope Changes; or

    v. delays authorized by the City pending a decision concerning a disputed item and which, in the City's reasonable discretion, shall justify a delay in the performance of the Work; or

    vi. by any other cause which City may in its sole discretion determine justifies delay; or

    vii. delays caused by man-made obstructions, utilities natural underground obstructions, or unsuitable soil, which are not identified from the Construction Documents and could not reasonably have been known to the CM, or

    viii. delays caused by the exercise of the City's right to suspend the work.

4. If the CM should be delayed at any time in the progress of the Work by any negligent act or omission by the City or its employees, by any contractor employed by the City, by changes ordered in the Project, by fire, unusual delay in transportation, unavoidable casualties, by delay authorized by the City pending arbitration, or by any cause which the City determines justifies the delay, then the time of completion may be reasonably extended by the City.

    i. No extension of time shall be made unless the CM notifies the City in writing within ten (10) calendar days of the event or incident causing the delay, and as otherwise provided herein. The CM shall demonstrate in its notice the impact on the critical path of the Project Schedule to justify the extension of time. Reasonable extensions of time, as determined by the City, will be granted to the CM for time lost due to rainfall to the extent such rainfall exceeds the average for the City of Wildwood for the applicable period, based on US Weather Bureau statistics for the preceding 10 (ten) years. Delays to the critical path due to lightning events or the day(s) following a rainfall event will not be excluded for consideration from a time extension analysis. All such impacts shall be properly identified on the CMs daily reports.

5. The CM will rebuild, repair, restore, and make good all injuries or damages to any portion of the Work by any of the above causes before acceptance of Final Completion, and bear the expense thereof except for damage to the Work due to causes beyond the control of and without the fault or negligence of the CM, including but not restricted to acts of God such as earthquake, tidal wave, tornado, hurricane, or other cataclysmic phenomenon of nature, or acts of the public enemy or of governmental authorities. In case of suspension of work for any cause, the CM is responsible for the Project, will take precautions to prevent damage to the Project, provide for normal drainage, and will erect necessary temporary structures, signs, or other facilities. During such suspension of work, the CM shall properly and continuously maintain in an acceptable growing condition all living material in newly established plantings, seedlings, and sodding furnished under this Agreement, and shall take adequate measures to protect new tree growth and other important vegetative growth against injury. CM shall be entitled to request compensation for additional work resulting from the provisions of this Section.

6. The term "Force Majeure Event" shall have the meaning set forth in the Agreement. The CM shall resume activities related to the Project as soon as possible after the conclusion of the Force Majeure Event.

7. Any delay claimed under this Section shall be reduced by the portion of an additional delay caused by any act or omission of CM, its Trade Contractors or lower-tier subcontractors, or anyone for whom the CM is responsible. Any delay under this Section shall only be for the period of time that the delay continues. CM shall promptly give written notice of such delay to the City and Design Consultant. Said written notice shall set forth the claimed reason of the delay so as to sufficiently inform the City and the Design Consultant regarding the cause of the same.

8. CM shall notify the Administrative Agent promptly of any event or occurrence that may require a modification to the Project Schedule or any component or segment thereof.

9. Nothing herein shall be construed as explicitly prohibiting the CM from requesting a change in contract price in accordance with the provisions of XXXIII.

XLI. SUBSTITUTIONS

A. When more than one particular manufacturer's products or processes are specified for an item of Work, any one thereof is acceptable and the choice is left to the CM, unless otherwise directed by the Administrative Agent. When a singular service, process, product, material, equipment, or method of construction is required by the Construction Documents, the one specified shall be used. However, if in the judgment of the CM one of the conditions enumerated below exists with respect to any item specified, the CM may offer for the Administrative Agent's consideration a substitute product or process that completely fulfills the requirements of the Construction Documents. Substitutions will only be considered if the CM submits a written request to the Design Consultant and only under the following circumstances:

1. When the specified product(s) or process(s) is/are discontinued or otherwise not available from the manufacturer or supplier;

2. When, in the judgment of CM, the specified product(s) or process(s) will not produce the desired results;

3. When such substitution, in the opinion of the Design Consultant or the Administrative Agent, is otherwise in the best interest of City.

B. Design Consultant will make recommendations to the Administrative Agent regarding Substitutions offered by CM. Substitutions that are accepted are the responsibility of the CM and shall be affected through the issuance of a Change Order. A recommendation by Design Consultant or approval by the Administrative Agent shall not make City responsible for any Substitution.

C. Procedure for Substitutions - Requests for Substitutions of products or processes shall be in writing and will be accompanied by evidence that the proposed Substitution: (1) is equal in quality and serviceability to the specified item; (2) will not entail changes in details and construction of related work; (3) will be acceptable in consideration of the required design and artistic effect; and (4) will not involve additional costs to City, unless the Substitution is for a specified product or process which is discontinued or is otherwise unavailable from the manufacturer and is approved in writing by the Administrative Agent. The increase or decrease in the Cost of the Work resulting from such proposed Substitution shall be described in an accompanying request for a Change Order. CM will furnish with its request such drawings, specifications, samples, performance data and other information as may be required to assist Design Consultant in making its recommendation. Submission by CM of a request for a Substitution shall constitute a representation by CM that it has a good faith belief that the proposed Substitution meets the foregoing requirements. Construction Manager shall provide written cost benefit analysis as requested by the Administrative Agent.

D. In the event that a Substitution is approved, the Cost of Work relating to such item shall be increased or decreased and adjusted by Change Order as specified herein.

E. In the event of a deductive Change Order, the GMP shall be reduced correspondingly.

XLII. TESTING

A. Testing

1. The City, in consultation with the Design Consultant, will engage the services of an independent testing agency to verify compliance with required physical characteristics or to monitor the CM's Quality Control Program (as described herein). The testing agency shall verify CM's compliance with the Construction Documents and applicable legal and regulatory requirements and record its observations and submit reports. CM shall, at no cost or expense to the City:

   i. Notify Administrative Agent and Design Consultant at least one (1) day before installing Work to be tested for work identified at the preconstruction conferences.

   ii. Furnish incidental labor and facilities at the site necessary to facilitate City's testing.

   iii. Furnish samples and access to all materials and component parts of the Work as required for testing.

iv. Furnish storage facilities for the material test samples.

v. Furnish full and ample means of assistance for monitoring CM's testing and CM's quality control program.

vi. In all other ways cooperate and facilitate the coordination and expeditious completion of the tests undertaken at City's direction.

B. Project Schedule shall include sufficient durations to allow testing activities and review of testing agency reports.

C. CM shall not be relieved of CM's obligations to perform or cause performance of the Work in accordance with the Construction Documents by reason of any errors or omissions contained in any tests performed by or for City, notwithstanding that such tests and the results thereof may have been delivered to CM and that CM may have relied upon the correctness of such tests. The fact that City has provided to CM any such tests or the results thereof, shall not relieve CM of the obligation to provide all testing necessary to assure CM that the Work performed by CM is in compliance in all respects with the requirements of the Construction Documents and applicable legal and regulatory requirements. CM shall coordinate the activities of all entities conducting tests and shall cooperate fully with such agencies to facilitate all tests and inspections.

D. In the event that CM or Trade Contractor performs any tests or engages any testing agency, other than at the direction of the City, any costs incurred shall be the sole responsibility of the CM and copies of all written reports or summaries of any oral reports shall be submitted promptly to City and Design Consultant.

XLIII. SUPPLEMENTARY CONDITIONS

A. In the event unreasonable delays occur on the part of the City or regulatory agencies as to the approval of any plans, permits, reports or other documents submitting by the CM which delays the Project Schedule completion date, the Administrative Agent shall not unreasonably withhold the granting of any extension of the Project Schedule time limitation equal to the aforementioned delay.

B. In the event the Project Schedule completion date is delayed due to the City or its agents beyond the date stated in **Exhibit C-1**, the CM shall continue its efforts hereunder in full force and effect until otherwise directed by the Administrative Agent, or until twelve (12) additional months have elapsed, whichever is less, and the City and CM may negotiate a fair and equitable compensation for the CM's continued service hereunder, and amend this Agreement accordingly.

C. In executing this Agreement, City and CM each individually represents that it has the necessary financial resources to fulfill its obligations under this Agreement, and each has the necessary corporate approvals to execute this Agreement, and perform the services described herein.

D. CM agrees to comply with the provisions of Section 448.095, Fla. Stat. (2023), "Employment Eligibility," as amended from time to time. This includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to CM attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Design-Builder agrees to maintain a copy of such affidavit for the duration of this Agreement. A knowing violation of Section 448.095 will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat. (2023), as amended; and CM will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. CM will also be liable for any additional costs to City incurred as a result of the termination of this Agreement in accordance with this section.

E. **PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

F. In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including, but not limited to loss of income or loss of profits.

XLIV. CONSEQUENTIAL DAMAGES

A. The City waives claims against the CM, and the CM waives claims against the Owner, for the following damages, to the extent caused by the CM or City's breach of this Agreement and regardless of whether any of these damages would be classified as consequential, special, direct, indirect, incidental, or otherwise:

1. City's expenses of relocating and operating out of temporary facilities during repair
2. City's increased transportation costs from shipping products to and from alternative locations during repair
3. Loss of financing
4. Loss of goodwill
5. Loss of reputation
6. Loss of contracts because of delayed opening

7. Consequential damages, including, but not limited to, punitive and/or exemplary damages, loss of bonding capacity, loss of bidding opportunities, loss of credit standing, cost of financing, interest paid, loss of other work or insolvency

B. Exceptions. This waiver does not apply to claims under the following:

1. Any indemnity clauses in the Agreement to the extent that City or CM to the extent that such indemnity would be overridden by the application of this waiver.

2. Damages resulting from misuse of Work Product to the extent that they involve consequential damages and CM has no adequate remedy due misuse of Work Product by Owner, subject to any statutory and constitutional sovereign immunity protections. Work Product is understood to be the work contracted between the Owner and CM as defined in a GMP.

C. The damages waiver set forth in Section XLIV.A. above is not intended to affect the payment of liquidated damages, if any, set forth in Section XXXII of the Agreement, which both parties recognize has been established, in part, to reimburse City for some damages that might otherwise be deemed to be consequential.

EXHIBIT B-1
GMP EXAMPLE

EXHIBIT B-1
GMP EXAMPLE

EXHIBIT B-1 GMP SUMMARY

Wildwood WRF BNR Improvements GMP		
PHASE 1 WORK		
	Phase Work Direct Cost	
	Phase Work Direct Cost	
	Phase Work Direct Cost	
	Subtotal Direct Cost (A)	
ALLOWANCES & CONTINGENCIES		
	Construction Manager Contingency	
	Owner Contingency	
	Escalation Allowance	
	90% Design Phase Allowance	
	Hazardous Material Survey Allowance	
	Builders Risk Insurance Deductable Allowance	
	Subtotal Contingencies (B)	
Indirect Cost		
	CMAR General Conditions	
TBD%	CMAR Insurance	TBD% x (A+B)
TBD%	Payment & Performance Bond	TBD% x (A+B)
TBD%	Builders Risk	TBD% x (A+B)
	Subtotal Indirect Cost (C)	
CMAR Fee		
9.00%	CMAR Fee (A+B+C) x 9% **(D)**	
GMP TOTAL (A+B+C+D)		

Descriptions for Allowances & Contingency as included in GMP Summary:

- Permit Fee Allowance: $0 – Permit fees shall be paid for by the City.
- Testing and Inspection Fee Allowance: $0 – Testing & Inspection costs shall be by the City in consultation with the Design Consultant.
- CM Contingency: $XXX – Contingency to be used at CM's discretion to cover CM risk and scope gaps. The City shall own all unused Contingency costs unless a shared contingency is agreed upon in an Amended Agreement.
- Owner's Contingency: $XXX – Contingency to be used at the City's discretion for additional Project work.
- Escalation Allowance: $XXX – Allowance used to cover unforeseen vendor and subcontract escalation cost.
- 90% Design Phase Allowance: $XXX – Estimated funds needed to address items that are not known, resolved, or clearly detailed in the 90% design specifications or drawings.
- Hazardous Material Survey Allowance: $XXX – Hazardous Material Survey Allowance is for survey of the existing plant.
- Builder's Risk Insurance Deductible Allowance: $250,000 – See Exhibit F, Line Item 136 for description.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request to Increase Police Department Starting Salary**

REQUESTED ACTION: City Manager recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached memo from Chief Parmer requesting the starting salaries in the Police Department be increased from $56,870 to $60,000. Accompanying the memo is a survey of surrounding and similar agencies justifying the proposed increase.

If approved by the Commission, the pay increase would take effect on April 7, 2025. Civilian positions within the Department would not be subject to the adjustment. Due to the number of vacancies within the Department, the proposed increase should not require an increase to the Salaries line item within the Department's FY 25 budget.

WILDWOOD POLICE DEPARTMENT

Randy Parmer, Chief of Police

8942 US Highway 301 * Wildwood, FL 34785 Phone: (352)-330-1355 Fax: 352-330-1358

To: Jason McHugh, City Manager

From: Randy Parmer, Chief of Police

Re: Salary Increase

Date: November 21, 2024

Greetings,

This correspondence is in reference to a salary increase request for the Wildwood Police Department. In May 2024, the starting salary increased from $51,000 to $55,000 ($56,870 with recent COLA). This increase was implemented to allow our department to remain competitive with other agencies in the recruiting and hiring of the most qualified applicants. The increase was also necessary to aid in the retention of existing personnel, who may have otherwise left for other opportunities.

Since the increase in the starting salary, our agency has realized an increase in the number of applicants, which has allowed us to increase our staffing with highly qualified individuals.

Recently, surrounding agencies have increased their starting salaries to exceed not only ours, but also most agencies in the Central Florida area (Please see attachment regarding salary study of other agencies). This disparity has resulted in a significant decrease in the number of applicants and a slowdown in our hiring efforts.

As you are aware, the recruitment and retention of officers is a very competitive process. Agencies constantly raise starting salaries and offer bonuses to attract new officers, as well as hire experienced personnel from other departments. I do not believe it is necessary to match the salaries of higher paying agencies, however, I do feel confident that an increase in pay will enhance our ability to hire the most qualified individuals. Based upon the above information, I recommend that the starting salary for the Wildwood Police Department be increased to $60,000.

Thank you for your consideration in this matter.

Chief Parmer

Wildwood Police Department

Randy Parmer, Chief of Police

3939 County Road 462E * Wildwood, FL 34785 Phone: (352)-330-1355 Fax: 352-330-1358

POLICE DEPARTMENT SALARY STUDY REPORT

In November 2024, I conducted research on several different law enforcement agencies' starting salaries for new officers. The tables below summarize the information that I collected. The numbers shown came directly from the respective agency's website. The first table compares starting salaries between our agency and other agencies near Wildwood. The second table compares starting salaries between our agency and other agencies in Florida that share similar population sizes.

Agencies close in proximity to the location of Wildwood	
City	Base Starting Salary – Effective October 1st
Orlando PD	$70,779.00
Lady Lake PD	$63,547.24
Leesburg PD	$62,456.01
Marion County Sheriff's Office	$60,000.00
Belleview PD	$58,994.00
Tavares PD	$58,640.40
Mt. Dora PD	$58,414.13
Sumter County Sheriff's Office	$58,000.00
Wildwood PD	*$56,870.00*
Eustis PD	$56,773.84
Lake County Sheriff's Office	$56,000.00
Florida Highway Patrol	$54,075.00
Ocala PD	$50,156.00

Agencies with similar population size		
City	Population	Starting Salary
Venice	27,793	$65,000.00
Winter Park	30,706	$63,339.80
Leesburg	30,378	$62,456.01
Dania Beach	32,811	$61,969.28
Miami Lakes	30,902	$58,451.90
Wildwood	*30,327*	*$56,870.00*
Casselberry	30,061	$54,880.00
New Smyrna Beach	32,131	$52,093.86
West Melbourne	29,739	$51,400.00
Rockledge	28,774	$50,000.00

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **HR Quarterly Report - FEMA 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 Quarterly Report for the Human Resources Department with an update regarding FEMA reimbursements from the three hurricanes that impacted Florida in 2024.

TO: Jason McHugh, City Manager

FROM: Melissa Tuck, HR/Risk Director

RE: Human Resources Department Update

Date: February 10, 2025

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FEMA Update:

The City of Wildwood has been deemed eligible for reimbursement related to the three recent hurricanes. Reimbursement rates are determined through agreements between FEMA and the State of Florida. Eligible costs for Debby have been set at 75% reimbursement; Helene and Milton are eligible for 100% reimbursement.

I have completed drafts of the Streamline Project Application for all three events. Applying for this process will hopefully allow us to receive reimbursement faster than Hurricane Irma, which took approximately 3 years. I have been assigned a dedicated FEMA project manager who will assist me in successfully submitting the enormous amount of documentation required.

Below is a brief overview of the three active FEMA reimbursement projects, along with my very preliminary cost estimates.

Hurricane Debby

Eligible incident period: August 1 – 27, 2024
Estimated FEMA-eligible reimbursement expenses:
$ 161,245.10 Cat B (emergency protective measures) only

This request includes $119,244.65 for the emergency purchase of a dewatering pump, $29, 110.95 in labor costs and $12,889.50 in rental fees.

During those early morning hours of August 5, the City experienced a significant amount of rain. Existing catchment ponds reached maximum capacity and several of the City's lift stations lost power. Two specific areas began to experience flooding - Woodlane Meadows and Oak Grove Village. An emergency backup dewatering transfer pump had been staged at a master lift station, this pump was needed at the station due to power outages in that

area. Additional dewatering pumps were rented and then purchased under the emergency purchase program to handle the rainfall, failing lift stations and overflowing catchment ponds.

Hurricane Helene

Eligible incident period: September 23, 2024 – October 7, 2024
Estimated FEMA-eligible reimbursement expenses:
$ 541,410.38 Cat B (emergency protective measures) only

This reimbursement request includes $439,750.00 to replace the damaged generator at the Wastewater Treatment Plant; $60,080.38 in labor costs and $41,580.00 in rental fees.

The generator failed to start after a significant power outage. It was determined that a part that regulates the amount of power flowing out of the generator failed. Due to the age and fabrication of the generator, the City was informed that there was no replacement part available. The City purchased a replacement under the emergency purchase provision. This request also includes the rental costs for a temporary backup generator.

Hurricane Milton

Eligible incident period: October 5, 2024 – November 2, 2024
Estimated FEMA-eligible reimbursement expenses:
$ 430.350.00 Cat B (emergency protective measures)
$ 60,000.00 Cat A (debris management)

This reimbursement request includes $ 189,350.00 to repair damaged rotors at the Wastewater Plant, and $241,000.00 in labor costs. Labor costs were significant due to the amount of damage and staff mobilization before, during and after the storm.

During the hurricane, the sewer plant took on a large surge of flow which caused the flow through the plant to wash out the bearings on the lakeside ditch rotors. The flow caused extensive damage to the bearings and rotors. This equipment is the main operational equipment to produce Dissolved Oxygen (DO), without DO the facility will not operate correctly and be out of compliance.

The deadline to report damages for all three hurricanes has been set for February 15, 2025. Based on this, and the continued input from FEMA as we work through the reimbursement process, the numbers above may change. I will keep you and the City Commission updated as to the status of these claims.

Respectfully submitted,

Melissa Tuck

Melissa Tuck,
HR/Risk Director