



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 24, 2025 7:00 PM

City Hall Commission Chamber

100 N Main Street

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

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

1. Call to Order

2. Consent Agenda/Informational Items

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

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: DECEMBER 2, 2024 SPECIAL COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: DECEMBER 9, 2024 REGULAR COMMISSION MEETING*

- D. SP 2412-002 VOSO PH XXXI JKL MASTER PLAN
- E. SP 2404-006 DR. HEYDARI MEDICAL OFFICE MOD
- F. OXFORD OAKS PHASE ONE AND TWO RIGHT-OF-WAY DEEDS

3. Presentations and/or Proclamations

- A. PROCLAIM MARCH 2025 AS IRISH AMERICAN HERITAGE MONTH
- B. PROCLAIM MARCH 2, 2025, AS JIMMY "DERREL" AND MARSHA STRICKLAND DAY
- C. PROCLAIM THE WEEK OF MARCH 3-9, 2025, AS FLOOD AWARENESS WEEK

4. Public Hearings - Timed - Legislative

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS
- 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.

5. Public Hearings - Timed - Quasi-Judicial

- 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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-96 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY DENSAN PARTNERS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2406-001 Densan Park Planned Development Amendment

The applicant seeks approval from the City Commission for a Planned Development Amendment on a property zoned R-2 consisting of 276 residential units on 85.13 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval

- B. ***ORDINANCE NO. O2025-1 - 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 2412-001 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003

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 (Sumter County) to Mobile Home Park (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a rezoning request RZ 2412-001 (O2025-2).

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2025-2 - 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 2412-001 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1).

The Planning and Zoning Board/Special Magistrate recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-9 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCELS G06L152, G06L154, AND G06L156; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.***

Release of Mineral Rights to MDF Railyard, LLC

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-10 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCEL G05D096; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.***

Release of Mineral Rights to Louis Rivera, Trustee of The Louis Rivera Trust

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***20HP REPLACEMENT PUMP FOR THE LAKESIDE LANDINGS LIFT STATION FOR THE AMOUNT OF \$27,445.00***
- B. ***FINAL INVOICE FOR THE WASTEWATER TREATMENT FACILITY EMERGENCY BACKUP GENERATOR RENTAL IN THE AMOUNT OF \$24,570.00***
- C. ***CR 501 WTP IRON FILTER PROJECT CHANGE ORDER NO. 1 FOR A DEDUCTION AMOUNT OF \$1,006,872.42***

- D. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 1 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$64,714.00*
- E. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION 8 IN THE AMOUNT OF \$55,920.56*
- F. *CONTRACT WITH HUNT LAW FIRM FOR CITY ATTORNEY SERVICES*
- G. *CITY MANAGER CONTRACT RENEWAL*

10. General Items for Consideration/Discussion and Other Business

- A. *CODE ENFORCEMENT CASE - 215 PITT STREET - QUENTON B. JONES - REQUEST TO RELEASE LIENS*

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *REQUEST FOR A WORKSHOP ON MARCH 3, 2025, AT 9 AM*

13. Other Department Reports

- A. *INFORMATION TECHNOLOGY DEPARTMENT UPDATE 2/2025*
- B. *DSD 1ST QUARTERLY REPORT FY 24-25 UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

March 10, 2025 - City Commission Meeting at City Hall at 9am

March 22, 2025 - Art in the Park at City Hall from 9am to 1pm

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

February 24, 2025 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 24 2025

02/19/2025
08:17 AM

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	31,333.12	67,666.88-	32
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	93,351.67	302,648.33-	24
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	41,343.43	41,156.57-	50
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	74,357.49	167,642.51-	31
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	109.56	90.44-	55

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 24 2025

02/19/2025
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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	29,286.02	31,213.98-	48
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	69,309.01	29,690.99-	70
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	4,007.83	10,992.17-	27
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	792.81	1,707.19-	32
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	161,047.34	234,952.66-	41
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	9,922.12	6,577.88-	60
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,164.91	664.91	109
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	243,191.65	515,808.35-	32
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

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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	19,211.01	10,788.99-	64
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	1,221.40	278.60-	81
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	1,641.76	858.24-	66
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	2,148.93	1,351.07-	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	10,139.53	139.53	101
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

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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 FL	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	24,589,195.93	22,778,764.07 -	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	21,534.45	31,906.55	40
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	1,647.50	2,500.50	40
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	12,636.40	18,723.60	40
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	118.75	118.75-	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	859.84	6,140.16	12
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	363.52	1,636.48	18
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	633.89	1,166.11	35
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	46,224.07	130,694.93	26
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 24 2025

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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	175,546.01	380,930.99	32
001-512-10-1500	SICK LEAVE	11,907.39	0.00	8,434.60	8,434.60-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	10,885.78	10,885.78-	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	14,360.71	28,769.29	33
001-512-10-2200	RETIREMENT	135,161.07	148,341.00	55,876.27	92,464.73	38
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	49.50	49.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	18,918.30	35,081.70	35
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	1,317.07	3,682.93	26
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	115.36	884.64	12
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	2,816.61	2,983.39	49
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	443.28	1,656.72	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	337,213.57	812,676.93	29
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	126,280.74	346,612.26	27

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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	4,665.52	4,665.52-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	9,146.73	9,146.73-	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	11,452.53	25,201.47	31
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	22,500.13	47,500.87	32
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	45.00	45.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	20,722.24	54,877.76	27
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	8,251.03	19,458.97	30
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	2,066.43	5,433.57	28
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	1,441.33	6,408.67	18
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	6,299.92	23,700.08	21
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	360.57	7,139.43	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	5,062.57	24,937.43	17
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	1,053.87	5,796.13	15
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	2,577.28	5,622.72	31
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	425.00	1,675.00	20

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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	120,035.65	121,604.35	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	25,769.70	24,210.30	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	339,576.44	345,960.00	172,173.19	173,786.81	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	39,093.10	37,536.90	51
513 CLERK/FINANCE DEPARTMENT:		1,811,448.80	2,219,668.00	1,000,155.18	1,219,512.82	45
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	254,757.15	707,310.85	26
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	6,343.63	6,343.63-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	16,055.38	16,055.38-	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	22,572.17	50,031.83	31
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	46,884.10	109,316.90	30
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	90.00	90.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	37,389.03	108,410.97	26
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	136,004.19	710,170.81	16
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	4,016.45	4,983.55	45
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	14,142.54	21,057.46	40
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	420.93	1,579.07	21

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001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	966.47	4,033.53	19
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	169.71	4,830.29	3
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	1,664.76	38,335.24	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	619,877.45	1,792,490.55	26
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	85,502.29	188,960.71	31
001-518-10-1500	SICK LEAVE	6,178.18	0.00	5,685.96	5,685.96-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	5,427.84	5,427.84-	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	7,678.32	13,595.68	36
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	13,830.52	23,580.48	37
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	16,023.61	27,176.39	37
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	258.03	7,241.97	3
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	2,595.45	5,904.55	31
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	96.14	2,403.86	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	6,275.45	43,724.55	13
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMENT	396,421.21	553,908.00	164,549.16	389,358.84	30
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	73,238.97	142,889.03	34
001-519-10-1500	SICK LEAVE	6,062.51	0.00	1,288.50	1,288.50-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	3,402.90	3,402.90-	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	6,366.11	10,384.89	38
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	11,342.40	18,117.60	38
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	45.00	45.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	10,375.95	22,024.05	32
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	1,720.77	4,929.23	26
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	1,553.14	3,446.86	31
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	93.49	406.51	19
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	539.55	1,760.45	23

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001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	1,683.46	3,816.54	31
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	8,256.45	10,483.55	44
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	471.42	1,028.58	31
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	756.99	4,193.01	15
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	144,366.81	303,902.19	32
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	1,290,006.70	3,702,728.30	26
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	5,375.00	7,625.00	41
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	6,462.42	13,637.58	32
001-521-10-1300	OVERTIME	147,305.59	160,000.00	51,671.86	108,328.14	32
001-521-10-1500	SICK LEAVE	68,753.71	0.00	34,484.94	34,484.94-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	55,096.88	55,096.88-	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	130,501.56	248,012.44	34
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	516,387.12	1,047,228.88	33
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	324.00	324.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	187,107.39	568,892.61	25
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	9,973.52	42,026.48	19
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	13,998.70	78,001.30	15
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	4,106.19	20,893.81	16
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	4,512.20	12,487.80	27
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	26,648.31	80,351.69	25
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	15,181.42	49,818.58	23
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	935.15	4,064.85	19
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	17,902.31	72,097.69	20
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	21,811.24	63,188.76	26
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	40,198.59	159,801.41	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	9,855.50	30,144.50	25
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	2,874,114.61	6,847,145.39	30
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	492,244.67	1,101,339.33	31
001-541-10-1250	ON CALL	6,400.00	6,500.00	2,500.00	4,000.00	38
001-541-10-1300	OVERTIME	22,268.31	12,000.00	11,292.13	707.87	94
001-541-10-1500	SICK LEAVE	52,339.30	0.00	24,930.46	24,930.46-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	27,292.05	27,292.05-	0

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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	48,883.60	74,642.40	40
001-541-10-2200	RETIREMENT	236,602.74	247,428.00	101,437.67	145,990.33	41
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	49.50	49.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	89,546.84	191,253.16	32
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	29,902.26	338,197.74	8
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	83,620.76	367,179.24	19
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	2,116.29	5,883.71	26
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	8,352.61	16,247.39	34
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	9,866.84	16,333.16	38
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	591,091.47	741,308.53	44
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	22,634.41	28,865.59	44
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	404,296.87	1,097,412.19	27
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	295.20	5,704.80	5
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	739.83	2,260.17	25
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	19,985.95	50,014.05	29
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	8,935.03	26,064.97	26

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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	1,881.17	29,218.83	6
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	67,369.44	6,130.56	92
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	2,278,886.64	4,541,221.65	33
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	99,796.84	197,538.16	34
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	8,858.73	14,189.27	38
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	15,783.51	24,746.49	39
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	22.50	22.50-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	18,450.94	35,549.06	34
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	1,654.82	8,545.18	16
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	818.22	2,681.78	23
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	775.15	2,724.85	22
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	8,149.04	44,430.96	16

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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	1,601.27	5,398.73	23
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	396.34	2,103.66	16
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	61.51	4,938.49	1
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	27,645.27	52,354.73	35
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	210,590.98	395,402.02	35
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	271,384.64	785,017.36	26
001-572-10-1250	ON CALL	5,900.00	6,500.00	2,500.00	4,000.00	38
001-572-10-1300	OVERTIME	11,799.47	2,000.00	6,726.06	4,726.06-	336
001-572-10-1500	SICK LEAVE	14,672.97	0.00	4,955.43	4,955.43-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	10,970.54	10,970.54-	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	24,146.86	52,495.14	32
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	43,022.25	128,086.75	25
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	31.50	31.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	55,689.95	160,310.05	26
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	8,145.95	4,854.05	63

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001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	1,965.89	12,034.11	14
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	91,695.47	113,204.53	45
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	36.34	4,513.66	1
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	10,778.19	17,721.81	38
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	12,125.67	12,874.33	48
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	11,625.87	28,374.13	29
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	18,718.27	82,031.73	19
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	72,938.60	97,061.40	43
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	44,897.59	64,502.41	41
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	31,862.63	56,637.37	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

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001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	113,987.04	18,112.96	86
	572 PARKS & RECREATION:	2,008,650.58	2,749,013.00	899,677.35	1,849,335.65	33
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	32,424.59	97,418.41	25
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	2,559.18	7,510.82	25
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	3,889.34	13,810.66	22
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	18,776.07	26,223.93	42
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	655.79	3,844.21	15
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	10,841.26	9,158.74	54
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	144,754.31	216,389.39	40
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,576,248.00	0.00	6,576,248.00	0

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	3,000,000.00	4,000,000.00	0.00	4,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00	0
581 Total		18,915,690.00	14,231,880.00	0.00	14,231,880.00	0
GENERAL FUND Expenditure Totals		40,014,816.99	48,026,668.49	8,720,410.13	39,306,258.36	18

001 GENERAL FUND	<u>Prior</u>	<u>YTD</u>
Revenues:	35,925,427.85	24,589,195.93
Expenditures:	40,014,816.99	8,720,410.13
Net Income:	4,089,389.14 -	15,868,785.80

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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	1,105.00	895.00-	55
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	1,795.02	65,004.98-	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	1,795.02
Expenditures:	0.00	0.00
Net Income:	2,315.76	1,795.02

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	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	15,789.34	58,103.66	21
104-550-10-1500	SICK LEAVE	773.95	0.00	1,890.10	1,890.10-	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	1,627.64	4,031.36	29
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	7,344.68	18,165.32	29
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	1,511.86	2,376.14	39
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	31,760.81	644,639.19	5
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	31,760.81	2,574,619.19	1

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	7,202.43
Expenditures:	91,771.18	31,760.81
Net Income:	536,923.61	24,558.38 -

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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

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	137,795.22	162,204.78-	46
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	141,701.36	1,132,798.64-	11

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	141,701.36
Expenditures:	0.00	0.00
Net Income:	311,780.93	141,701.36

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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	453,304.02	786,695.98-	37
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	453,356.33	2,711,943.67-	14

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	453,356.33
Expenditures:	1,034,678.76	100.33
Net Income:	30,074.29	453,256.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-331-9000	FEDERAL GRANT REVENUE	0.00	675,000.00	0.00	675,000.00-	0
301-334-9000	STATE GRANT REVENUE	0.00	650,000.00	0.00	650,000.00-	0
301-361-0000	INTEREST	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 Totals		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	148,613.14	365,806.86	29
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

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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	1,036,540.77	540,964.78	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	183,172.84	150,479.75	55
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	1,404,080.85	4,232,014.29	25
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 FUND	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	1,432,089.12	25,052,508.62	5
301 CAPITAL IMPROVEMENT FUND		Prior	YTD			
Revenues:		15,874,366.58	55,447.38			

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Expenditures:	<u>16,788,121.60</u>	<u>1,432,089.12</u>
Net Income:	913,755.02-	1,376,641.74-

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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	84,925.98	178,074.02-	32
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 FL	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	2,362,221.40	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		16,243,146.97	26,069,230.00	3,737,079.26	22,332,150.74-	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	63,214.24	131,711.76	32
401-530-10-1500	SICK LEAVE	9,675.56	0.00	2,637.92	2,637.92-	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	5,594.52	9,516.48	37
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	9,993.61	16,576.39	38
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	18.00	18.00-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	15,937.93	27,262.07	37
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	9,417.02	26,332.98	26
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	1,821.76	3,578.24	34
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	5,907.55	26,892.45	18
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	4,408.85	15,591.15	22
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	477.84	3,272.16	13
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	2,951.48	28,998.52	9
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	68.46	931.54	7
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	2,043.75	3,456.25	37
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	524,800.50	445,476.50	54
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	307,885.04	947,189.96	25
401-533-10-1250	ON CALL	12,800.00	14,000.00	4,500.00	9,500.00	32
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	7,938.09	7,061.91	53
401-533-10-1500	SICK LEAVE	26,918.54	0.00	14,277.89	14,277.89-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	12,908.20	12,908.20-	0

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401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	1,000.00	1,000.00-	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	69,192.03	94,382.00	29,016.67	65,365.33	31
401-533-10-2200	RETIREMENT	121,823.02	186,626.00	51,744.39	134,881.61	28
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	27.00	27.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	57,805.63	186,264.37	24
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	16,189.54	177,486.12	8
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	62,718.74	241,797.26	21
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	3,440.31	7,559.69	31
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	12,467.78	17,532.22	42
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	48.13	3,451.87	1
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	63,680.09	86,319.91	42
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	1,123.75	7,876.25	12
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	78,869.22	81,130.78	49
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	29,149.58	201,850.42	13
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	187,867.87	162,132.13	54
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	5,966.00	39,034.00	13
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	622.55	8,377.45	7

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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	26,877.68	994,676.92	3
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	205,092.00	137,020.00	60
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:		3,057,019.89	10,883,734.45	1,445,779.73	9,437,954.72	13
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	524,470.19	1,259,893.81	29
401-535-10-1250	ON CALL	18,700.00	19,500.00	7,250.00	12,250.00	37
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	20,885.30	1,385.30-	107
401-535-10-1500	SICK LEAVE	47,850.49	0.00	19,011.17	19,011.17-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	24,480.45	24,480.45-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	2,000.00	2,000.00-	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	50,844.93	79,756.07	39
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	91,384.64	191,006.36	32
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	216.00	216.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	87,604.23	233,135.77	27
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	782.88	782.88-	0
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	7,397.35	182,602.65	4

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	992,000.00	159,533.41	832,466.59	16
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	4,179.26	9,820.74	30
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	8,295.77	14,704.23	36
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	401.89	2,598.11	13
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	162,204.48	287,795.52	36
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	20,853.29	54,146.71	28
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	185,709.78	514,290.22	27
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	46,441.80	133,558.20	26
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	3,023.79	2,476.21	55
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	69,179.86	260,820.14	21
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	110,472.72	117,527.28	48
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	2,335.45	7,664.55	23
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	1,183.53	98,816.47	1
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	7,725.00	896,691.42	1
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	1,800,000.00	3,000.00	1,797,000.00	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 & REPLACEMENT	0.00	230,687.50	0.00	230,687.50	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	48,631.33	477,064.43	324,563.80	152,500.63	68
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	71,295.38	645,000.00	9,325.92	635,674.08	1

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.21-	837,141.53	90,042.25	747,099.28	11
535 WASTEWATER DEPARTMENT:		4,654,358.98	11,652,839.76	2,368,144.99	9,284,694.77	20
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	176,686.32	178,523.68	50
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	13,271.12	11,438.88	54
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	257,264.96	427,275.04	38
UTILITY FUND Expenditure Totals		11,339,527.89	27,496,185.21	4,595,990.18	22,900,195.03	17

401 UTILITY FUND	Prior	YTD
Revenues:	16,243,146.97	3,737,079.26
Expenditures:	11,339,527.89	4,595,990.18
Net Income:	4,903,619.08	858,910.92-

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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	399,042.50	64,042,657.50	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	399,042.50	143,992,657.50	0

402 CAPITAL PROJECTS (LOAN/GRANT)

	Prior	YTD
Revenues:	9,038,836.54	33,741.96
Expenditures:	854,219.51	399,042.50
Net Income:	8,184,617.03	365,300.54-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	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

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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-

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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 CONNECTION	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 CONNECTION	0.00	154,500.00	0.00	154,500.00	0
WASTEWATER CONNECTION F Expenditure 1		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-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,990,895.22	3,437,000.00	652,509.23	2,784,490.77 -	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	652,653.80	8,134,546.20 -	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	9,945.00	5,554,602.50	0
533 Total		388.65	5,564,547.50	39,001.50	5,525,546.00	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	167,016.30	11,384,731.20	1

408 WATER SDC FEES	Prior	YTD
Revenues:	1,991,424.19	652,653.80
Expenditures:	570,571.25	167,016.30
Net Income:	1,420,852.94	485,637.50

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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	1,742,033.29	5,407,966.71-	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	1,742,368.65	15,358,131.35-	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	0.11	1,666,490.95	482,565.89	1,183,925.06	29
409-535-70-7355	BRIDGE CROSSING PROJECT	0.22	0.00	0.00	0.00	0
535 Total		176,921.23	3,666,990.95	482,664.05	3,184,326.90	13
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	24,370.00	0.00	24,370.00	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	1,000,000.00	15,000,000.00	0.00	15,000,000.00	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	2,130,896.40	0.00	0.00	0.00	0
581 Total		3,130,896.40	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	2,222.86	2,317.14	49
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	510.25	459.75	53
582 Total		1,311.62	75,630.00	37,792.51	37,837.49	50
WASTEWATER SDC FEES Expenditure Totals		3,309,129.25	18,766,990.95	520,456.56	18,246,534.39	3

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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	5,727,604.88	1,742,368.65
Expenditures:	3,309,129.25	520,456.56
Net Income:	2,418,475.63	1,221,912.09

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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

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Grand Totals	Prior	YTD
Revenues:	86,835,874.18	31,430,709.10
Expenditures:	74,251,568.47	15,867,057.60
Net Income:	12,584,305.71	15,563,651.50

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
December 2, 2024 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

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

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

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

A. Wastewater Treatment Plant Update

City Manager Jason McHugh provided a presentation on the wastewater treatment system and the wastewater treatment plant project. McHugh provided an update on funds that had already been spent and/or encumbered on the new plant. He also provided updated information on the flow projections and an estimate on when the existing plant would be at full capacity. McHugh expressed his belief that the city would need to install equipment to provide temporary capacity as he did not believe the plant would be complete before the existing plant would be at full

capacity. There was a discussion among the commission regarding the equipment, including questions regarding what would be done with it when the city no longer needed it and the durability of the equipment. Ben Fries with CPH, the project engineer, was present to answer some of the questions and provide insight on the equipment specifics. McHugh then summarized the cost of moving forward with the temporary equipment.

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. Modification to Chapter 19 of the Code of Ordinances

Mayor Wolf read the title of Ordinance No. O2024-67, an ordinance modifying Chapter 19 of the City's Code of Ordinances pertaining to the City's Industrial Waste (IW) program. City Manager McHugh presented the item. The City's IW program, overseen by the Utilities Department, required certain commercial and industrial wastewater customers to obtain a permit from the City before discharging into the sanitary sewer system. 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. No comments were offered or received. Vote 5-0.

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

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. Waste Management Rate Update

Mayor Wolf read the title of Ordinance No. O2024-69, an ordinance increasing rates requested by Waste Management (WM). Doug McCoy with WM was present at the hearing and addressed the commission. He explained the components of the sanitation rates in the city's contract, and advised that the disposal rate had recently increased significantly as the disposal plant was reaching capacity. The plant reduced WM's capacity, so only residential waste was allowed to go into the facility and commercial must be diverted elsewhere, which increases costs as well. He stated there would be a 58 cent increase for residential units and an approximately 12 dollar increase for commercial users. Commissioner Elliott asked if the increase was based on the CPI. McCoy stated the CPI increase was effective back in October 2024. This was a separate pass-through cost that was being incurred for disposal only for several cities in the area. He further commented that the rates are still below market. No

further comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: January 13, 2025
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Grant Amendments for Wastewater Treatment Plant

Assistant City Manager/CFO Smith presented the item. She provided an overview of the two grant amendments and commented that it would not change anything monetarily for the city. 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

B. Wildwood WRF Additional Services for CPH Engineering in the Amount of \$168,511.00.

Deputy Director of Utilities Martin presented the item. He explained that the additional scope of services included coordination efforts with the City and Garney, the Construction Manager at Risk (CMAR), related to purchasing and installing the supplemental aeration system for the existing Krueger Ditches, and the new replacement 900 KW generator, including equipment placement, installation, and incorporation into the existing SCADA/control. McHugh added that it would also include construction compliance services. 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

C. Owner Direct Purchase of Large Equipment for the Wastewater Treatment Plant Project for the Total Amount of \$8,110,812.00.

Deputy Director of Utilities Martin presented the item. He proposed that as part of the Wastewater Treatment project, the City would direct purchase all major equipment through the contractor. The process would save the city up to \$567,756.84 in sales tax. 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

10. General Items for Consideration/Discussion and Other Business

A. City Charter Discussion

City Manager McHugh stated that at the last commission meeting, Commissioner Elliott had requested that the discussion be placed on the agenda. Commissioner Elliott began the discussion by proposing several ideas for the commission to give their thoughts on, including how the Mayor/Commissioner position should be handled, if term limits should be changed, and if districting within the city should be proposed. A discussion was held among the commissioners and direction was given to the Charter Review Committee.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

None.

14. Commission Members Reports

Mayor Wolf requested that a recliner that had been sitting on the side of the road by the Police Department be picked up and taken to the trash. He also applauded staff for the Christmas decorations at City Hall.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 9:51 a.m.

RESULT:	Adjourned
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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 9, 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	Absent
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, Utilities	Present
Steve Watson	Fleet Services Manager	Present
Lynzey McClellan	Assistant CFO	Present

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

2. Consent Agenda/Informational Items

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

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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A. Expenditure Report

B. Minutes for Approval: October 8, 2024 Special Commission Meeting

C. Minutes for Approval: October 14, 2024 Regular Meeting

D. Extension of Site Plan Approval SP 2208-006 Woodspring Suites Wildwood

E. Extension of Site Plan Approval SP 2205-006 Chesterfield Village Plaza Phase 2

F. Budgeted Financial Items

1. Purchase of a 60 Hp Emergency Transfer Pump from Xylem for the Amount of \$65,286.85

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 who intended to speak during the public hearings.

B. 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 Map designation from Agricultural (Sumter County) to Low Density Residential (City) for parcel D19-067 on 5 acres MOL. No comments were offered or received. Vote 5-0.

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

C. CP 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. O2024-76, an ordinance providing for 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. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. O2024-70, an ordinance providing for a Zoning Map Amendment to change the zoning district from RR5C (County) to R-1 (City) for parcel D19-067 on 5 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
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

B. 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. No 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

C. AN 2410-005 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-79, an ordinance providing for a voluntary annexation of parcel G27B010, totaling 0.182 acres MOL and located at address 102 Gator Ct. No comments were offered or received. Vote 5-0.

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

6. Public Forum - 4 minute time limit

Resident Marie Frances addressed the commission regarding water concerns around the United States.

7. Ordinances First Reading Only (No Vote)

A. AN 2410-004 Kylie Annexation

Mayor Wolf read the title of Ordinance No. O2024-83, an ordinance providing for a voluntary annexation of parcel G05-258, totaling 4.82 acres MOL and generally located approximately

0.38 miles west of the CR 134 and E C 462 intersection, south along CR134. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: January 13, 2024

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Pay Application No. 9 and Change Order request - Main Street Parking Garage

Development Services Director Strickland presented the item. She explained the last few outstanding items left for the project. No comments were offered or received. Vote 5-0.

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

B. Authorization to Enter into an Agreement with Jones Edmunds for Asset Management System Development

Public Works Director Hockenbury presented the item. He provided an overview of the requested system application. Mayor Wolf asked if the application was integrated with the county. City Manager McHugh responded that the city attempted to tie in to the county and district's application, but it did not work. Commissioner Elliott asked for clarification on the terms of the contract, and Hockenbury explained the contract length and vendor's responsibilities. 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

C. Cepra Right-of-Way Maintenance Contract Renewal in the Amount of \$79,348.80

Public Works Director Hockenbury presented the item. He provided an overview of the new proposal from Cepra for right-of-way landscape maintenance services. 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

D. Lake Deaton Pier Improvement Project Pay Application 4 Retainage in the Amount of \$20,210.23

Public Works Director Hockenbury presented the item. He stated it would be the final pay app for the Lake Deaton Pier project. A discussion was held regarding the flooding at Lake Deaton Park. No further 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

E. 100 Oaks Developer's Agreement

City Manager McHugh presented the item. He explained the Developer's Agreement process with Kolter Group, the developer for the 100 Oaks project, located along US 301 south of the Marsh Bend Trail intersection. Mayor Wolf thanked McHugh for looking ahead and anticipating possible issues with the widening of US 301 in the future. No further 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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

A. Withlacoochee Regional Water Supply Authority Governing Board

City Manager McHugh recommended that the City Commission appoint Commissioner Marcos Flores to the Withlacoochee Regional Water Supply Authority (WRWSA) Governing Board and appoint Mayor Pro Tem Pamala Harrison-Bivins as an alternate. No further 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

12. City Manager Reports

A. FY25 Ad Valorem Tax Flyer

McHugh presented the tax flyer and gave kudos to Executive Assistant Madison Guinn.

C. Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA)

McHugh advised the commission that the city received the budget award again for the FY25 budget for the seventh consecutive year. He gave kudos to Assistant City Manager/CFO Cassandra Smith and Assistant CFO Lynzey McClellan.

B. December Meeting Cancellation

McHugh requested that the December 23, 2024, commission meeting be canceled. The general consensus of the commission was to grant the request.

13. Other Department Reports

A. NPDES MS4 Cycle 1 Year 3 Report

Public Works Director Hockenbury presented the NPDES MS4 Cycle 1 Year 3 report. Mayor Wolf requested public comment, which there was none.

B. Fleet Services Quarterly Department Report

Fleet Services Manager Watson presented the Fleet Services department quarterly report.

14. Commission Members Reports

Several commissioners gave kudos for the Winterfest event. Commissioner Elliott advised he attended an FLC Policy Committee meeting. Commissioner Green wished everyone a Merry Christmas. Commissioner Bivins asked about upcoming events. Mayor Wolf stated he had lunch with the Fleet Services staff recently and was thankful for them.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:31 a.m.

RESULT:	Adjourned
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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2412-002 VOSO PH XXXI JKL Master Plan

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

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

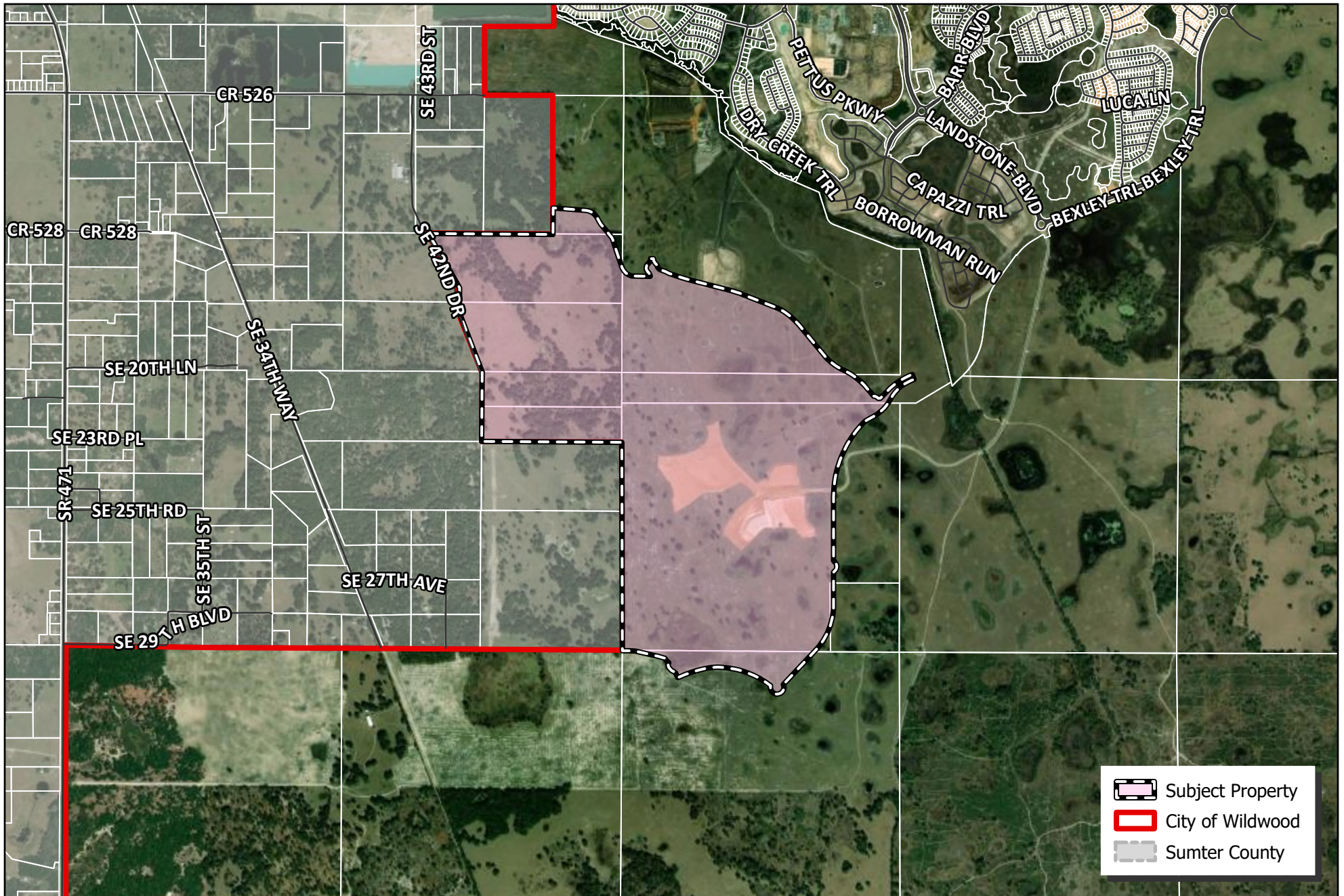
Case Number	SP 2412-002 VOSO PH XXXI JKL Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	968.479 +/-
Property Location	The subject property is generally located approximately one mile south of E C 470 and 1.28 miles east of SE 34 th Way
Parcel(s)	K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001
Date	February 17, 2025

The applicant is seeking approval from the City Commission for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on 968.479 acres MOL.

SP 2412-002 meets the criteria set forth within The Villages of Southern Oaks Chapter 163 Agreement, the Land Development Regulations and is in line with the goals, objectives, and policies as outlined in the 2050 Comprehensive Plan.



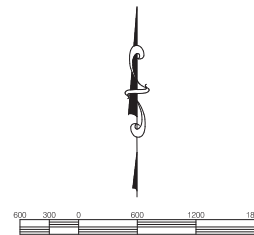
McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.09 0.18 0.27 0.36 Miles	SP 2412-002 VOSO - PHASE XXXI JKL MASTER PLAN PARCELS K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027 & K33-001	MAP 1B LOCATION MAP DEC 2024
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CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	128.83	42°03'45"	94.56	N0°41'32" E
C2	108.50	98°34'10"	186.66	N0°33'46" E
C3	116.50	49°59'08"	101.64	N25°11'17" E
C4	128.83	48°54'53"	108.24	S32°56'44" E
C5	108.50	29°47'01"	56.24	S32°56'44" E
C6	116.50	50°58'54"	103.60	S01°28'11" E
C7	4380.00	61°43'36"	477.20	S72°28'59" E
C8	2020.00	61°53'30"	242.38	S72°10'10" E
C9	1170.00	29°03'33"	583.40	S04°11'50" E
C10	1130.00	25°19'27"	498.13	S02°17'36" E
C11	1270.00	26°58'56"	588.08	S01°28'11" E
C12	116.50	50°58'54"	103.60	S67°58'23" E
C13	108.50	131°36'38"	2.89	S88°41'51" E
C14	116.50	18°36'40"	37.84	N82°45'37" E
C15	1250.00	25°01'02"	545.79	N67°04'19" E
C16	1150.00	12°47'25"	276.79	S62°24'10" W
C17	812.00	22°42'14"	322.05	S39°21'38" W
C18	843.50	35°42'14"	525.63	S45°19'25" W
C19	812.00	12°31'11"	175.65	S57°30'56" W
C20	2050.00	44°05'49"	1579.54	S22°04'24" W
C21	114.52	20°37'28"	41.22	S73°09'04" W
C22	105.00	94°51'01"	182.83	S00°34'50" W
C23	114.50	20°37'28"	40.85	S73°09'04" W
C24	1281.53	43°15'12"	967.44	S73°38'36" W
C25	130.21	21°27'01"	494.11	S84°32'40" W
C26	1703.72	34°19'21"	1020.60	N71°19'32" W
C27	960.00	11°46'11"	186.87	S80°32'42" W
C28	2353.74	15°16'23"	627.42	S72°36'24" W

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S89°39'12" E	2380.15	L31	S42°54'56" E	67.65
L2	N00°24'31" E	508.35	L32	S38°29'06" E	96.34
L3	S86°40'39" E	638.70	L33	N44°33'48" E	226.06
L4	S36°39'16" E	63.00	L34	S20°25'10" E	100.00
L5	S66°09'19" E	46.77	L35	S00°00'00" E	1227.31
L6	S67°01'39" E	56.38	L36	S00°00'00" E	420.43
L7	S46°33'09" E	46.77	L37	S43°15'15" W	901.32
L8	S37°25'46" E	56.38	L38	N64°09'16" W	58.01
L9	S26°57'30" E	86.75	L39	N20°01'48" W	100.00
L10	S33°28'35" E	67.21	L40	N61°22'46" W	29.08
L11	S38°51'01" E	67.76	L41	N61°29'31" W	64.25
L12	S39°17'40" E	210.00	L42	N42°23'47" W	75.12
L13	S38°56'42" E	38.61	L43	N16°05'01" W	72.62
L14	S26°22'12" E	51.84	L44	N36°23'32" E	29.85
L15	S18°24'31" E	150.45	L45	N47°37'07" W	70.02
L16	S18°33'12" E	420.00	L46	N34°41'17" W	46.06
L17	S29°28'41" E	70.46	L47	N79°11'12" W	18.46
L18	S44°02'18" E	57.82	L48	N72°57'51" W	110.07
L19	S67°09'19" E	56.36	L49	N77°02'21" W	481.85
L20	S67°09'24" E	66.47	L50	N87°36'59" W	131.82
L21	S89°08'18" E	357.54	L51	N89°34'08" W	120.01
L22	N00°18'42" E	5.65	L52	N00°08'00" W	4005.96
L23	S89°08'18" E	56.34	L53	N89°38'49" W	2694.68
L24	S89°08'01" E	99.14	L54	N00°25'41" E	1335.19
L25	S64°43'53" E	68.02	L55	N20°58'19" W	1218.98
L26	S75°36'16" E	754.53	L56	N00°16'04" W	478.89
L27	S84°33'46" E	641.87	L57	N28°45'01" W	1201.55
L28	S38°40'13" E	757.62			



- Legend**
- Tunnel
 - Entry Feature & Gate
 - Res Residential
 - Non-Res Non-Residential
 - Open Space
 - Drainage Retention Basin
 - Wetland Preserve

2024.12.11
16:20:16-05'00'

- Master Plan Data**
1. Acreage: 968.48 ±
 2. Ditching Units: Not to Exceed 3,000
 3. Zoning: ARD
 4. Parcel ID: K20-001, K20-002, K20-003, K20-004, K20-005, K20-006, K20-007, K20-008, K20-009, K20-010, K20-011, K20-012, K20-013, K20-014, K20-015, K20-016, K20-017, K20-018, K20-019, K20-020, K20-021, K20-022, K20-023, K20-024, K20-025, K20-026, K20-027, K20-028, K20-029, K20-030, K20-031, K20-032, K20-033, K20-034, K20-035, K20-036, K20-037, K20-038, K20-039, K20-040, K20-041, K20-042, K20-043, K20-044, K20-045, K20-046, K20-047, K20-048, K20-049, K20-050, K20-051, K20-052, K20-053, K20-054, K20-055, K20-056, K20-057, K20-058, K20-059, K20-060, K20-061, K20-062, K20-063, K20-064, K20-065, K20-066, K20-067, K20-068, K20-069, K20-070, K20-071, K20-072, K20-073, K20-074, K20-075, K20-076, K20-077, K20-078, K20-079, K20-080, K20-081, K20-082, K20-083, K20-084, K20-085, K20-086, K20-087, K20-088, K20-089, K20-090, K20-091, K20-092, K20-093, K20-094, K20-095, K20-096, K20-097, K20-098, K20-099, K20-100, K20-101, K20-102, K20-103, K20-104, K20-105, K20-106, K20-107, K20-108, K20-109, K20-110, K20-111, K20-112, K20-113, K20-114, K20-115, K20-116, K20-117, K20-118, K20-119, K20-120, K20-121, K20-122, K20-123, K20-124, K20-125, K20-126, K20-127, K20-128, K20-129, K20-130, K20-131, K20-132, K20-133, K20-134, K20-135, K20-136, K20-137, K20-138, K20-139, K20-140, K20-141, K20-142, K20-143, K20-144, K20-145, K20-146, K20-147, K20-148, K20-149, K20-150, K20-151, K20-152, K20-153, K20-154, K20-155, K20-156, K20-157, K20-158, K20-159, K20-160, K20-161, K20-162, K20-163, K20-164, K20-165, K20-166, K20-167, K20-168, K20-169, K20-170, K20-171, K20-172, K20-173, K20-174, K20-175, K20-176, K20-177, K20-178, K20-179, K20-180, K20-181, K20-182, K20-183, K20-184, K20-185, K20-186, K20-187, K20-188, K20-189, K20-190, K20-191, K20-192, K20-193, K20-194, K20-195, K20-196, K20-197, K20-198, K20-199, K20-200, K20-201, K20-202, K20-203, K20-204, K20-205, K20-206, K20-207, K20-208, K20-209, K20-210, K20-211, K20-212, K20-213, K20-214, K20-215, K20-216, K20-217, K20-218, K20-219, K20-220, K20-221, 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City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 4, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on 968.479 acres MOL. The subject property is generally located one mile south of E C 470 and 1.28 miles east of SE 34th way.

Case Number: SP 2412-002 VOSO PH XXXI JKL Master Plan

Applicant(s): The Villages Development Company, LLC

Owner(s): The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC

Parcel(s): K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, K33-001

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

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

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: February 4, 2025



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2404-006 Dr. Heydari Medical Office Mod

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2404-006 Dr. Heydari Medical Office Mod

Parcel Number(s): G05-143

Acreage: 1.427 +/-

Property Location: The subject property is generally located approximately 520 feet west of the intersection of Rio Grande Blvd and C 466A on the north side of C 466A.

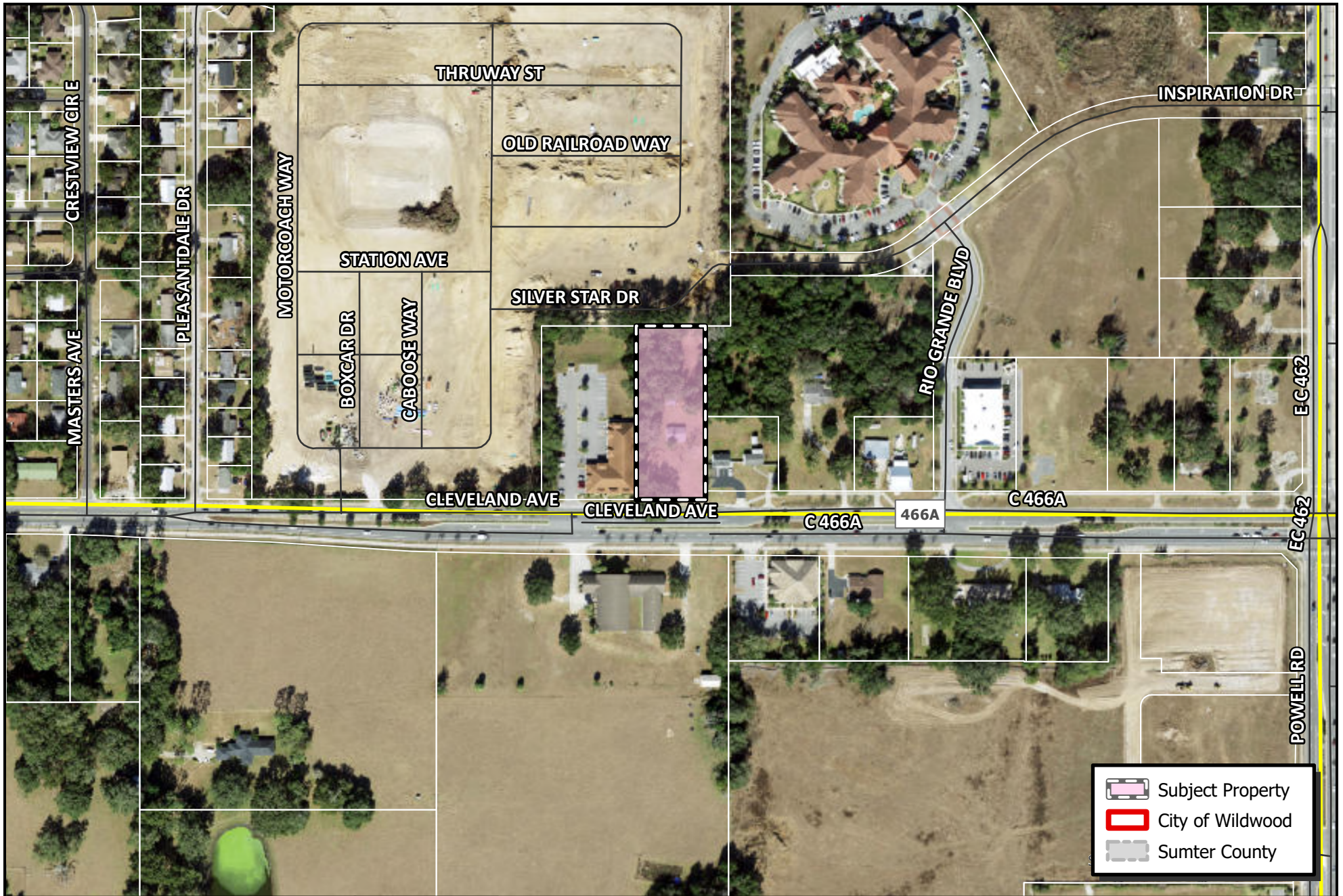
Owner/Applicant: Heydari Holdings, LLC

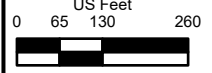
The applicant is seeking approval from the City Commission for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1. The subject project had previously received site plan approval and a development permit in May 2023, but came back to the City in March 2024 with a modification to relocate the stormwater retention area. The applicant has submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond.

Project SP 2404-006 is in compliance with the Land Development Regulations and Design District Standards.



McKenna Page, Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 65 130 260 	SP 2404-006 DR HEYDARI MEDICAL OFFICE MODIFICATION PARCEL G05-143	MAP 1B LOCATION MAP MAY 2024
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Project Review Committee Technical Standards Waiver Request

Project Name Heydari Medical Offices

Project # 2404-006

1. Briefly describe your waiver request.

See supplemental information attached.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

See supplemental information attached.

Name (Print) William Menadier (Menadier Eng)

Date 8-22-24

Signature William A. Menadier, PE
Digitally signed by William A. Menadier, PE
Date: 2024.08.23 10:09:08 -04'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



August 22, 2024

City of Wildwood Development Services

**RE: SP 2404-006 Dr. Heydari Medical Office
Supplemental Information to Support Technical Standards Waiver Request**

Staff Members,

On behalf of the owners, we respectfully request a technical standards waiver request as follows:

1. Briefly describe your waiver request.

Requesting a technical standards waiver to allow the 144-ft boundary of adjacent parcel G05-038 to be considered commercial regarding buffer requirements. The parcel is zoned C-1 with a future land use of commercial. However, there is a vacant house on the property, and it is currently listed for sale.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

The surrounding growth patterns indicate heavy commercial with mixed use and multi-family developments. Parcel G05-038 is zoned C-1 with a future land use of commercial. The project parcel shares 144-ft boundary with said adjacent parcel. Our design team based all buffer requirements off the current land use and zoning of each parcel. Therefore, no buffer is required along the 144-ft adjacent parcel boundary because of similar land use and zoning categories.

The parcel will eventually develop as a commercial or multi-family development once sold. There is a vacant rundown home on the property. The structure is located more than 200-ft from the shared property boundary and is heavily wooded. Eliminating the 20-ft buffer requirement for 144-ft will not adversely affect the current parcel. See images below.



Sincerely,
MENADIER ENGINEERING

Handwritten signature of William A. Menadier in blue ink.

William A. Menadier, P. E.
Principal Engineer





Project Review Committee Technical Standards Waiver Request

Project Name Heydari Medical Offices

Project # 2404-006

1. Briefly describe your waiver request.

See supplemental information attached.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

See supplemental information attached.

Name (Print) William Menadier (Menadier Eng)

Date 8-22-24

Signature William A. Menadier, PE
Digitally signed by William A. Menadier, PE
Date: 2024.08.22 16:12:22 -04'00'



Menadier Engineering, LLC
PO Box 636
Alachua, FL 32616

386-347-5133
www.menadier.com

August 22, 2024

City of Wildwood Development Services

**RE: SP 2404-006 Dr. Heydari Medical Office
Supplemental Information to Support Technical Standards Waiver Request**

Staff Members,

On behalf of the owners, we respectfully request a technical standards waiver request as follows:

1. Briefly describe your waiver request.

Requesting a technical standards waiver to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. The required buffer width is 20-ft and approximately 9-ft of the retention pond side slope will encroach.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

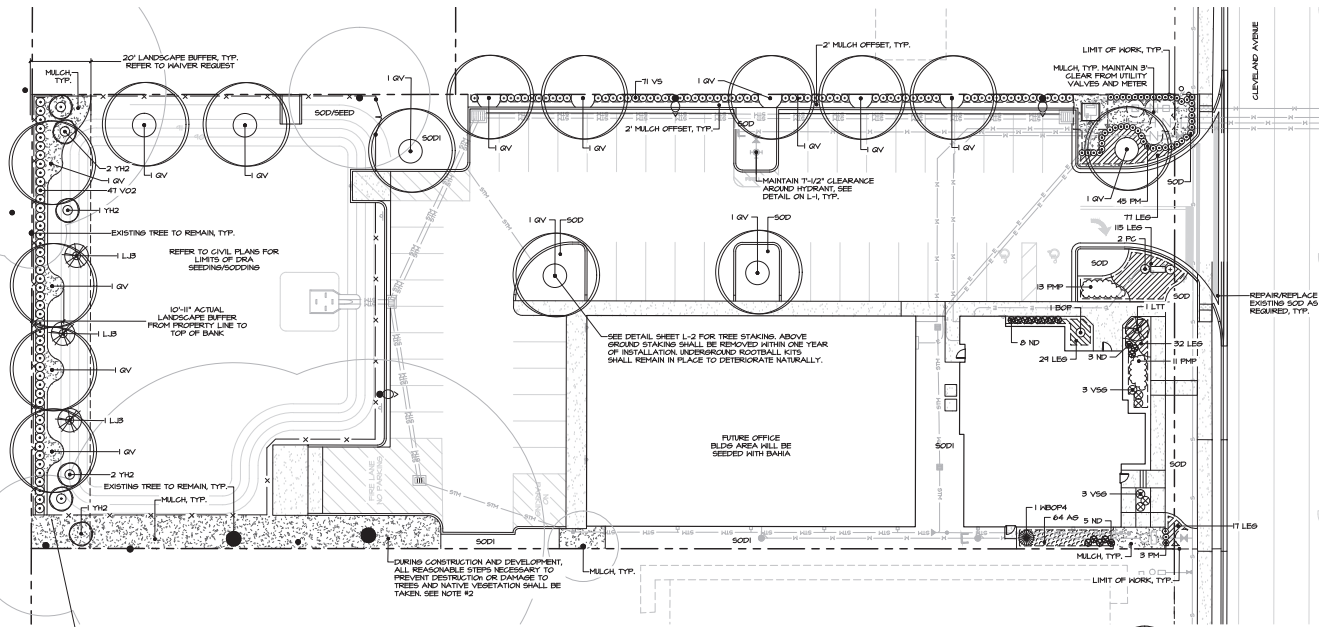
The fire department requires an area large enough to accommodate a ladder truck to turnaround on-site. The slenderness of the subject site required the dumpster pad approach area to be extended far enough to allow for the necessary turnaround space. In doing so, the stormwater retention area was extended northerly to account for the volume lost by the dumpster pad extension.

All required landscape buffer plantings are proposed to be within the buffer along the property boundary except for five (5) understory trees. Said understory trees will be planted on the side slope of the retention pond. See Sheet L-1.

Additionally, the single-family development to the north includes an access road along our common boundary. The distance between the future medical building and the nearest residential unit to the north will be approximately 315-ft. Most of the separation will include the proposed stormwater retention pond. The buffer encroachment proposed will not adversely impact the effectiveness of the 20-ft wide buffer.

Sincerely,
MENADIER ENGINEERING

William A. Menadier, P. E.
Principal Engineer



LANDSCAPE CALCULATIONS:

Site Data
Site Area: 1.34 Ac.

Design District: Downtown
Tree Removal and Mitigation
(Tree survey by Rogers Engineering)

14 Trees Required for Mitigation - See Tree Removal Plan for detailed calculations

15 Live Oaks + 10 Other Trees Provided

Landscape Buffers

NORTH BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements

48 Paved Parking spaces, 14,507 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 canopy trees, 6 shrubs total required for 48 spaces)

Provided: 2 canopy trees and 11 shrubs

Required: Landscape area equal to 10% of paved area (1,450 sf for 14,507 sf paved area)

Provided 3,231 s.f. (15%) SEE DIAGRAM THIS SHEET

NOTES:

- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILMINGTON CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UNLESS MINIMUM SIZES AND HAVE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
- DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DISTURBANCE OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 3, PART 6, AND PART 8. SA-CERTIFIED ARBORISTS SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILMINGTON TREE MARKET STUDY OF JANUARY 2020.
- ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
- ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROVERS AND LANDSCAPE ASSOCIATION, FENILA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
- ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO P.S. CHAPTER 313. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 50" POTABLE WATER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
- ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT-TOLERANT SPECIES.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

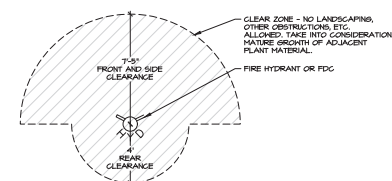
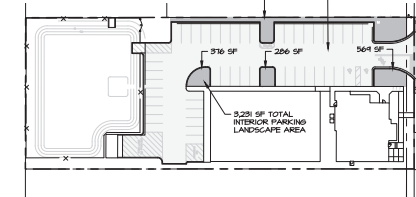
Key	Qty	Plant Name	Size and Spacing	Maintenance
AS	64	Lily-of-the-Nile <i>Agapanthus africanus</i> - (AS)	#1, full; 3-4 spp min; 10' x 10'	24" H x full mass; remove dead flower stalks
BOP	1	Bird of Paradise <i>Strelitzia reginae</i> - (BOP)	#5, 3' x 3' min, full; 10' x 10' min	Allow natural growth; deadhead and remove dead foliage
LEB	266	Emerald cloudless Liriodendron <i>Liriodendron chinensis</i> - (LEB)	#1, full; 5-7 spp min; 10' x 10'	10' H x full mass
LJB	3	Ligustrum <i>Ligustrum japonicum</i> - (LJB)	#65 min; 8' H x 8' x 8' spp min full to ground; 2" DBH (Aggregate)	Allow natural growth
LTT	1	Ligustrum, tree-type <i>Ligustrum japonicum</i> - (LTT)	DBH 8" H x 8" x 8" spp; multi-trunk; 4 min open below 2" DBH min (Aggregate)	Allow natural growth; 6-8" open below; prune informally do not shear
ND	16	Heavenly Bamboo <i>Nandina domestica</i> - (ND)	#1, 25" H x 2" x 2" spp; 5 canes min	Allow natural growth
PC	2	Flamingo <i>Flamingo capensis</i> - (PC)	#3, 18" x 18" x 18" spp; 42" x 42" x 42" spp	4' H x full mass; maintain informally; do not shear
PM	45	Japanese Yew, Columnar <i>Podocarpus macrophyllus</i> - (PM)	#1, 3-4' H x 22-24" spp; burgundy, full and vigorous; 2" x 2" spp	4' H x 4' full hedge; may be sheared
PHF	24	Princess Dwarf Japanese Yew <i>Podocarpus macrophyllus</i> - (PHF)	#3, 10-12" H x 12-18" spp; 3" x 3" spp	30" H x full mass; maintain informally; do not shear
VO	15	Live Oak <i>Quercus virginiana</i> - (VO)	DBH 14-16" H x 14" x 14" spp; 2" DBH min (DF cut)	Allow natural growth; prune only for form or dead wood
VG2	41	Sweet Viburnum <i>Viburnum odoratissimum</i> - (VG2)	#1, 30-36" H x 2" x 2" spp; 4" x 4" spp	Allow natural growth
V5	66	Sandbar Viburnum <i>Viburnum suspensum</i> - (V5)	#1, 3' H x 3' x 3' spp; 3" x 3" x 3" spp	3' H x 3' full hedge
V56	6	Variegated Shell Ginger <i>Aplisia zerumbet</i> - (V56)	#3, 24" x 24" shade-grown; 3" x 3" x 3" spp	Allow natural growth; maintain informally; remove dead foliage
HEOP4	1	Bird of Paradise, White <i>Strelitzia reginae</i> - (HEOP4)	#1, 48" H x 24" min, full; 3 spp; sun grown	Allow natural growth; deadhead and remove dead foliage
Y12	6	Yucca Holly tree type <i>Yucca hibernica</i> - (Y12)	#40, 8' H min x 3-4' spp; multi-trunk; 2" DBH min (Aggregate)	Allow natural growth
MULCH		Five Star - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine 'Floridan' <i>Stenotaphrum secundatum</i> - (SOD)		
SOD1		Argentine Bahia <i>Palmetum natatum</i> - (SOD1)		

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

NOTES:

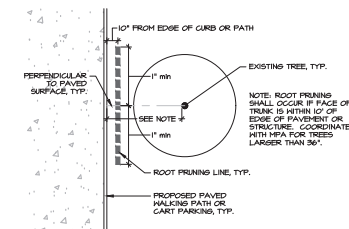
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



HYDRANT CLEARANCE DETAIL

N.T.S.



TYPICAL ROOT PRUNING PLAN

SCALE: 1" = 12"

REVISIONS

DATE

Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32135-3500 • www.MPA-LA.com



DR. HEYDARI MEDICAL OFFICE
WILMINGTON, FLORIDA
LANDSCAPE PLAN

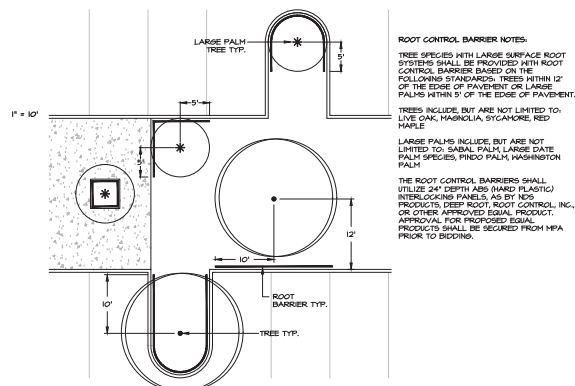
DATE: 09-17-24

DRAWN BY: RZ/IT

CHECKED BY: SLS

SHEET 1 OF 2

L-1

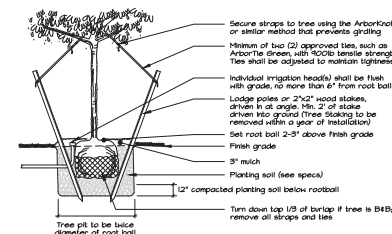


ROOT CONTROL BARRIER DETAIL

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

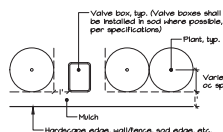
- The Landscape Contract shall generally include the following work:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - Thorough removal of existing vegetation in all areas of the work, including application of post-emergent herbicide at least two weeks prior to planting and use of pre-emergent herbicide during planting.
 - Supplying of plant material of the specified type, size, and quality.
 - Proper location, layout, and orientation of trees and planting beds.
 - Proper amendment of the soil used for planting, preparation of bed areas, staking of planting pits, and correct planting procedures.
 - Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
 - Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
 - Observing and following any special requirements beyond the specifications as noted on the plans.
 - Removing above ground tree staking within one year of installation. Underground rootball ties shall remain in place and will deteriorate naturally.
- The Landscape Contractor shall be responsible for:
 - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Providing competent supervision of the work at all times.
 - Reporting and repairing any damage caused by the work or actions.
 - Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - Coordination with all other aspects of the job affecting the finished character of the landscaping, particularly the drainage system, to achieve proper results, including adjustments to plant locations if required.
 - Finishing the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- Michael Pope & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



TREE INSTALLATION DETAIL

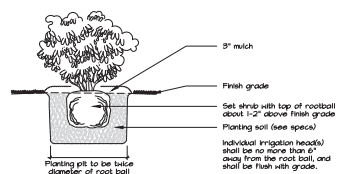
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



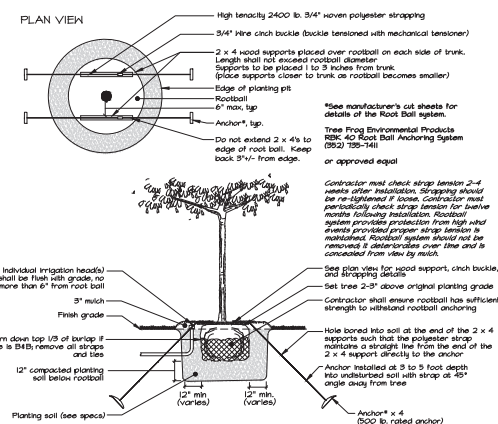
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, retaining wall, wall/fence, building foundation, valve box/side wall, etc., shall be installed with the plant center spaced on additional 1' from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL.

REVISIONS

DATE

Michael Pope & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32231-3500 • www.MPA-PA.com



DR. HEYDARI MEDICAL OFFICE
WILKINSON, FLORIDA

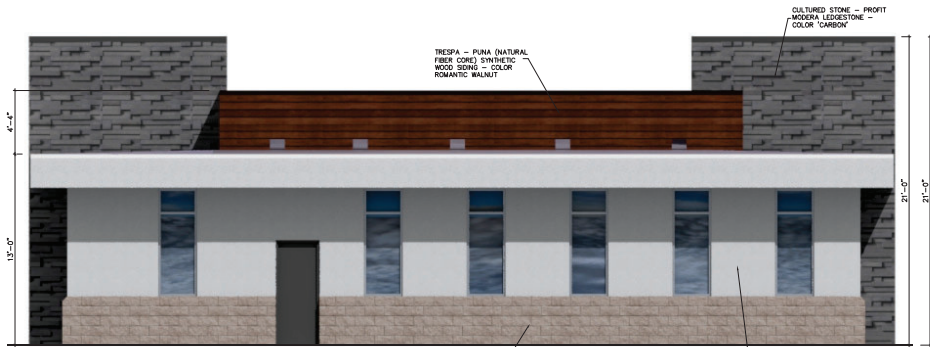
LANDSCAPE PLAN

DATE: 08-17-24

DWN BY: RZ/IT
GND BY: SRS

SHEET 2 OF 2

L-2



West Elevation

SCALE 1/4" = 1'-0"



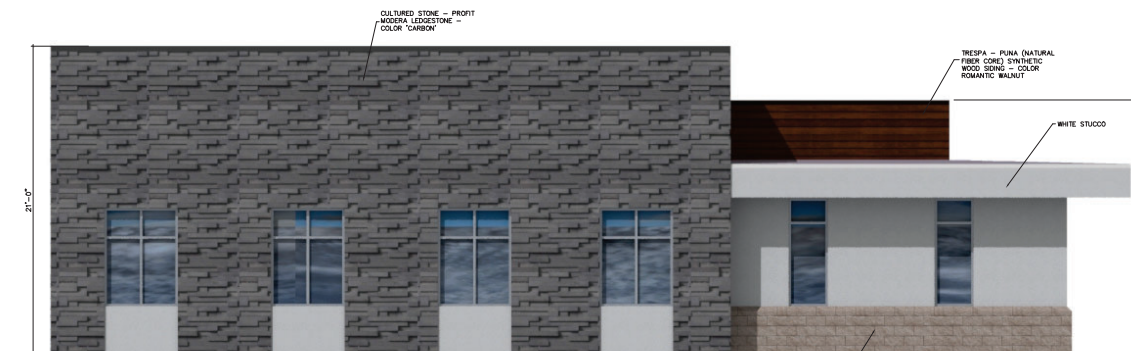
East Elevation

SCALE 1/4" = 1'-0"



South Elevation

SCALE 1/4" = 1'-0"



North Elevation

SCALE 1/4" = 1'-0"



PAUL N MEDLEY Architect
AIA NCARB
101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6440
WWW.PNM-ARCHITECTURE.COM

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SEAL AR # 96512

PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

DATE
4-29-21

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A2

PROJECT NO.
016-20

PLANS REVIEWED BY CITY OF WILDWOOD
DEVELOPMENT SERVICES DEPARTMENT

☒ APPROVED
☐ APPROVED WITH CONDITIONS
☐ DENIED

Amanda Bush

Digitally signed by Amanda Bush
DN: cn=Amanda Bush, o=City of Wildwood, ou=Development Services, email=abush@wildwood-fl.gov, c=US
Reason: I am approving this document
Date: 2023.03.13 11:26:40 -0400

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Oxford Oaks Phase One and Two Right-of-Way Deeds

REQUESTED ACTION: Staff recommends approval and acceptance of the deeds.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City has been granted right-of-way ownership for Oxford Oaks Phase One and Two. The right-of-ways were shown on the record plat, but a deed was never recorded. Mid Florida Properties LLC, has executed the attached deeds and will record them with the Clerk of Court upon the acceptance by the City.

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 10th day of February, 2025, by **MID FLORIDA PROPERTIES, L.L.C.**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("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 and Tracts A, B, and I of **Oxford Oaks Phase One**, per the Plat recorded in Plat Book 15, Pages 25, 25A through 25D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Oxford Oaks Phase Two**, per the Plat recorded in Plat Book 16, Pages 17, 17A through 17D, 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.

[Signatures on following page]

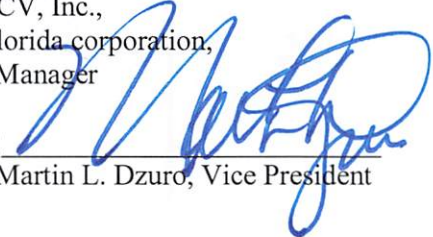
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:


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


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

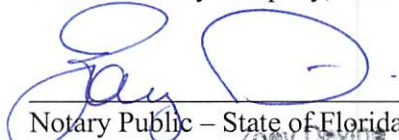
MID FLORIDA PROPERTIES, L.L.C.,
a Florida limited liability company

BY: LBCV, Inc.,
a Florida corporation,
its Manager
By: 
Martin L. Dzuro, Vice President

STATE OF FLORIDA

COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of February, 2025, by Martin L. Dzuro, as Vice President of, and on behalf of LBCV, Inc., a Florida corporation, the Manager of Mid Florida Properties, L.L.C., 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: Proclaim March 2025 as Irish American Heritage Month

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 March 2025 as Irish American Heritage Month. John Gaffney, President of the Lake County Division of the Ancient Order of Hibernians, will be present to accept the proclamation.



Proclamation

WHEREAS, the Irish first came to Spanish “*La Florida*” in the 1500s, first as missionaries and mercenary soldiers, then as planters, traders, businessmen, doctors, and administrators; and,

WHEREAS, Fr. Richard Arthur, an Irish-born priest from Limerick, was appointed parish priest for St. Augustine in 1597, established the first public school in America, and opened it to both boys and girls of all races; and,

WHEREAS, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America’s War for Independence; and,

WHEREAS, five signers of the Declaration of Independence were of Irish descent and three signers were Irish born; and,

WHEREAS, in 1792, Irish-born James Hoban provided the architectural plans for the White House and served as one of the supervising architects for the construction of the Capitol; and,

WHEREAS, Irish-born Commodore John Barry was recognized by the United States Congress in September of 2002 as the “First Flag Officer” of the United States Navy; and,

WHEREAS, twenty-two Presidents have proudly proclaimed their Irish American heritage; and,

WHEREAS, Irish Americans, since America’s inception, have provided and continue to provide leadership and service to this nation’s political, business, and religious establishments.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the month of March 2025, be, and is hereby proclaimed as

IRISH AMERICAN HERITAGE MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 24th 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: Proclaim March 2, 2025, as Jimmy "Derrel" and Marsha Strickland Day

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 March 2, 2025, as Jimmy "Derrel" and Marsha Strickland Day.



Proclamation

WHEREAS, Jimmy “Derrel” and Marsha Strickland have served Wildwood and surrounding communities for more than 40 years as pastors of the Oxford Assembly of God church; and,

WHEREAS, Derrel Strickland chose a profession requiring the utmost dignity and compassion for others which required him to be held to a higher standard as a community leader; and,

WHEREAS, under his leadership, Wildwood Soup Kitchen was established in 1992 and today continues to serve meals to people in need; and,

WHEREAS, under his leadership, the Winning Our Community (WOC) program was established more than 20 years ago. The WOC program provides transportation, a hot meal, homework assistance, activities, and ministering to children and youth in the Wildwood area. The program has served thousands of kids over the years and its outreach continues today with around 200 Wildwood area students in attendance on Wednesday evenings during its fall and spring sessions; and,

WHEREAS, he served as a board member and coach for the Wildwood Dixie Youth League for many years, coaching both t-ball and youth little league baseball; and,

WHEREAS, he has volunteered at Wildwood Middle High School as a track coach for more than 30 years and as an announcer for football games for more than 20 years; and,

WHEREAS, he has received numerous awards including Sumter County School District’s Volunteer of the Year, Rotary Club Service Award, and many more; and,

WHEREAS, Marsha Strickland served as an elementary school teacher at North Sumter Primary School and Wildwood Elementary School for 26 years, all the while serving the Oxford Assembly of God church in whatever capacity was needed AND raising two children, Robby and Casey; and,

WHEREAS, during their 40 years as pastors at Oxford Assembly of God and residents of Oxford, FL, they have made significant contributions to the Wildwood and surrounding communities leaving a positive and lasting impact that will continue for years to come. Their commitment and sacrifices embody the true spirit of citizenship, dedication, and an example to all.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the 2nd day of March 2025, be, and is hereby proclaimed as

JIMMY “DERREL” AND MARSHA STRICKLAND DAY

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 24th 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: Proclaim the Week of March 3-9, 2025, as Flood Awareness Week

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood.

The City of Wildwood has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding, and this flooding has caused damage and flood losses to homes and buildings in all areas, whether they are high-risk special flood hazard areas or low to moderate risk flood zones.

The City of Wildwood is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property.

Therefore, in coordination with other local governments and agencies, we join in proclaiming March 3rd-9th as Flood Awareness Week in the City of Wildwood to further encourage the citizens of the City of Wildwood to increase their knowledge of how to protect themselves and their property from flooding.

Development Services Department



Proclamation

WHEREAS, the City of Wildwood has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding in riverine and lacustrine and this flooding has caused damage and flood losses to homes and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and,

WHEREAS, the City of Wildwood is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and,

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and,

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), have declared the week of March 3 – 9, 2025, as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the week of March 3 – 9, 2025, be, and is hereby proclaimed as

FLOOD AWARENESS WEEK

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 24th 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: 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 second and final public hearing for Ordinance O2025-4.

DATED: 2/17/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE 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 Village Community Development District No. 16 ("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 District shall have all general and special functions and powers as described in Chapter 190, Florida Statutes, as the same may be expanded by general law from time to time. Without limiting the foregoing, the City of Wildwood consents to the exercise of the special powers described in Section 190.012(2); provided however, that if the District chooses to exercise any of the special powers contained in Section 190.012(2), Florida Statutes, the District shall ensure that the exercise of any special powers do not conflict with current systems and facilities provided by the City of Wildwood unless agreed to by the City of Wildwood. Notwithstanding the foregoing, those matters which are traditionally governed by franchise agreements (i.e., water, wastewater, natural gas, electric, garbage, etc.), are not granted as functions and powers herein, unless the District enters into a separate franchise agreement with the City of Wildwood to provide those services within the District. The special powers set forth in 190.012(1)(b) and 190.012(2)(f) are specifically excluded unless the District enters into a franchise agreement with the City of Wildwood to provide the special powers set forth in 190.012(1)(b) and 190.012(2)(f) within the District.

SECTION 6: BOARD OF SUPERVISORS. The five people designated to serve as initial members of the District's Board of Supervisors are as follows: Carolyn Pruitt-Isbill as Chairperson, Bobby Davenport as Vice-Chairman, Jake Andrews, Justin Richey, and John Brinson. 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: _____

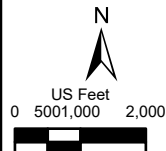
Approved as to form and Legal Sufficiency:

City Attorney

EXHIBIT A

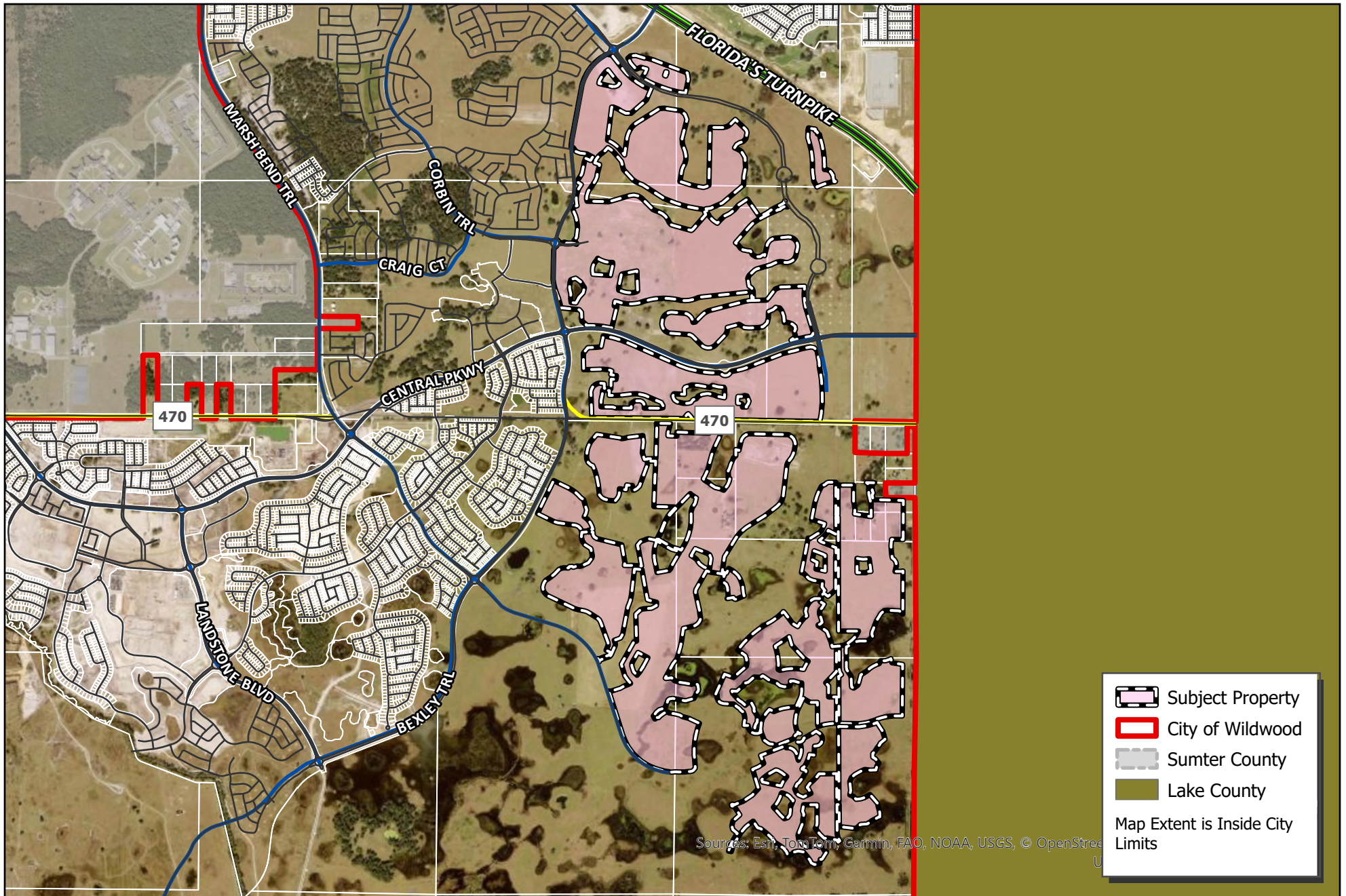


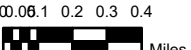
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



CDD 2501-001
VILLAGES CDD NO. 16

MAP 1A
LOCATION
MAP
JAN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 	CDD 2501-001 VILLAGES CDD NO. 16		MAP 1B LOCATION MAP JAN 2025
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Business Impact Estimate

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

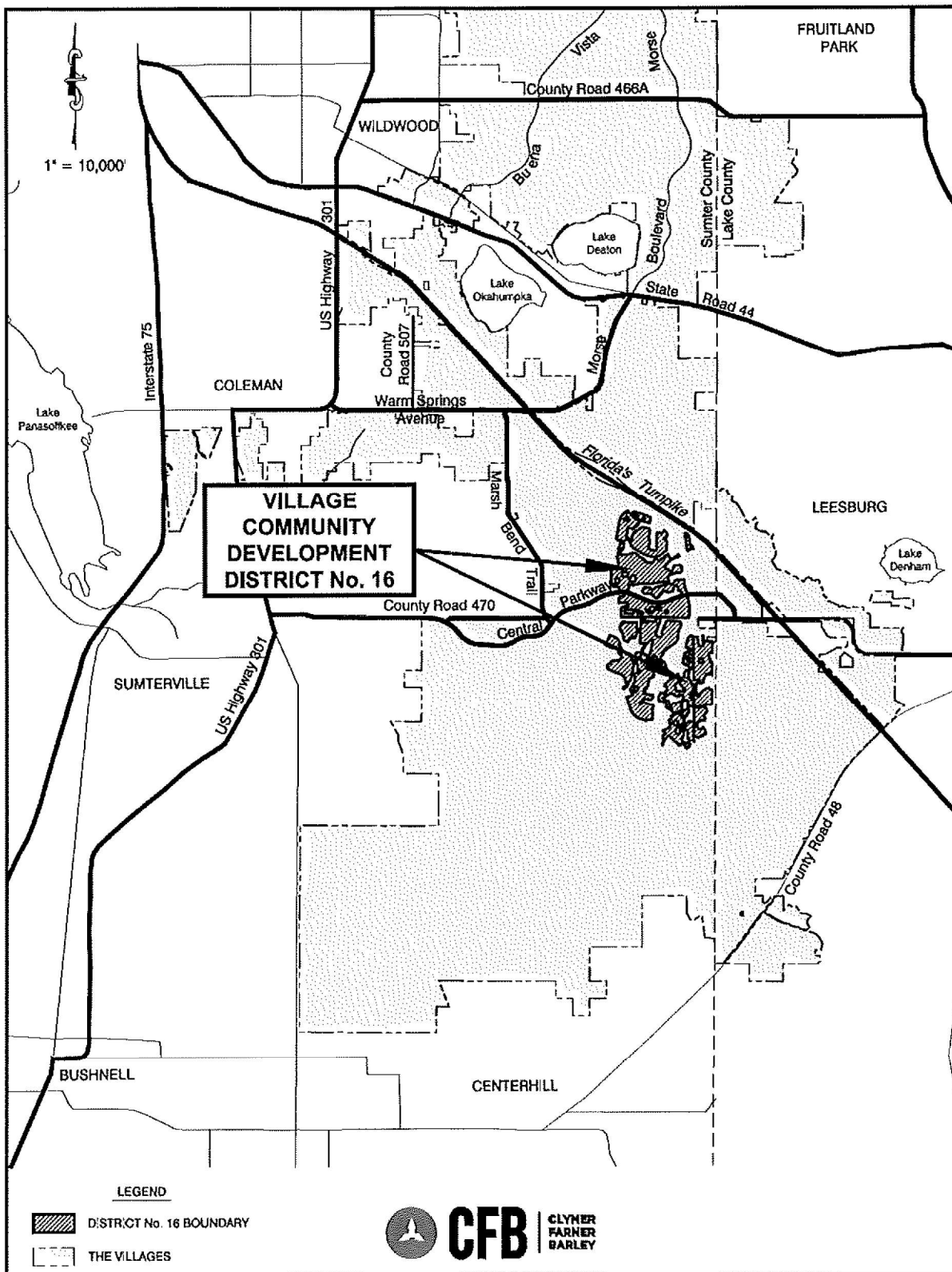
Proposed ordinance's title/reference: O2025-4

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

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

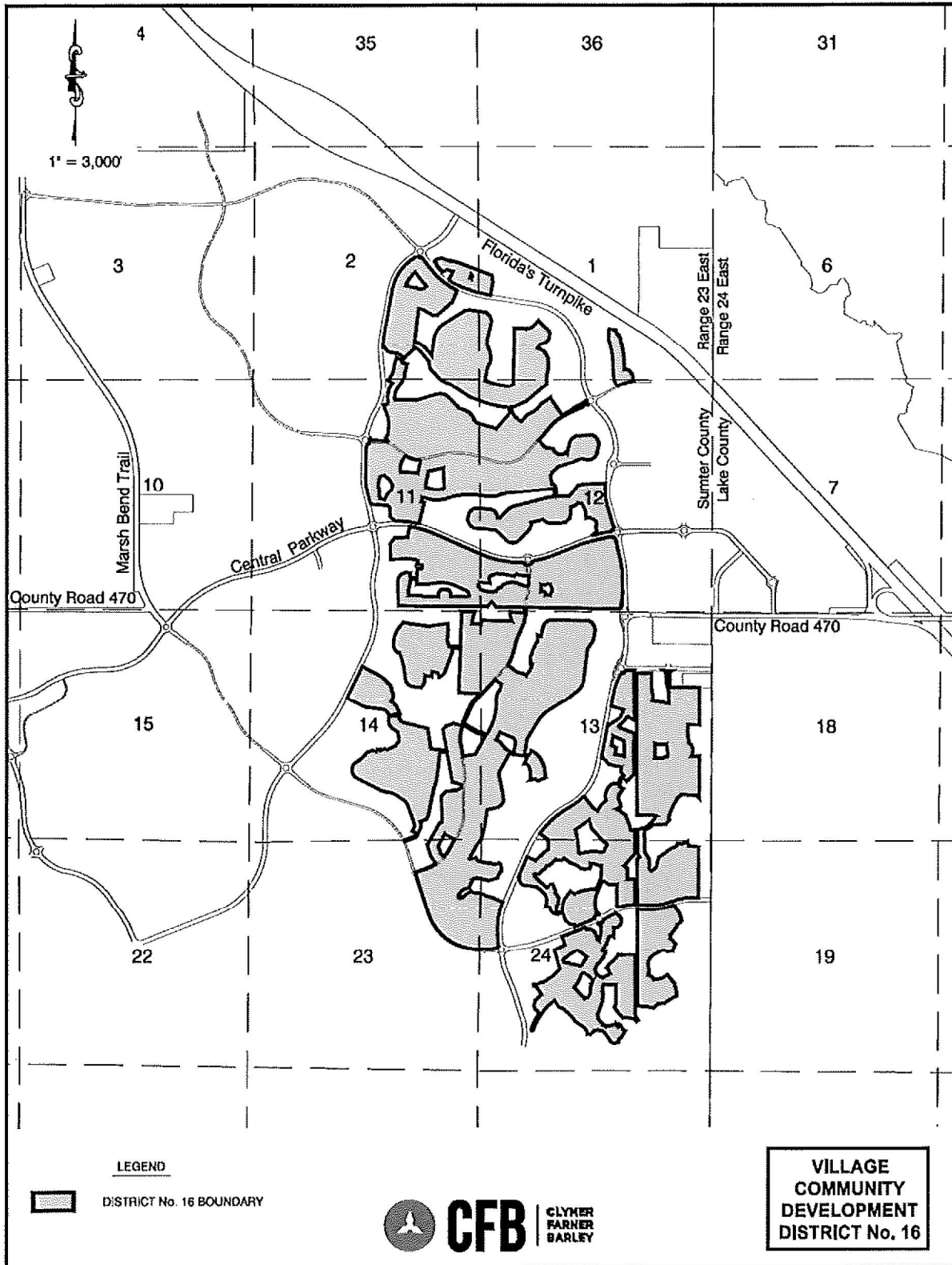
¹ See Section 166.041(4)(c), Florida Statutes.

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

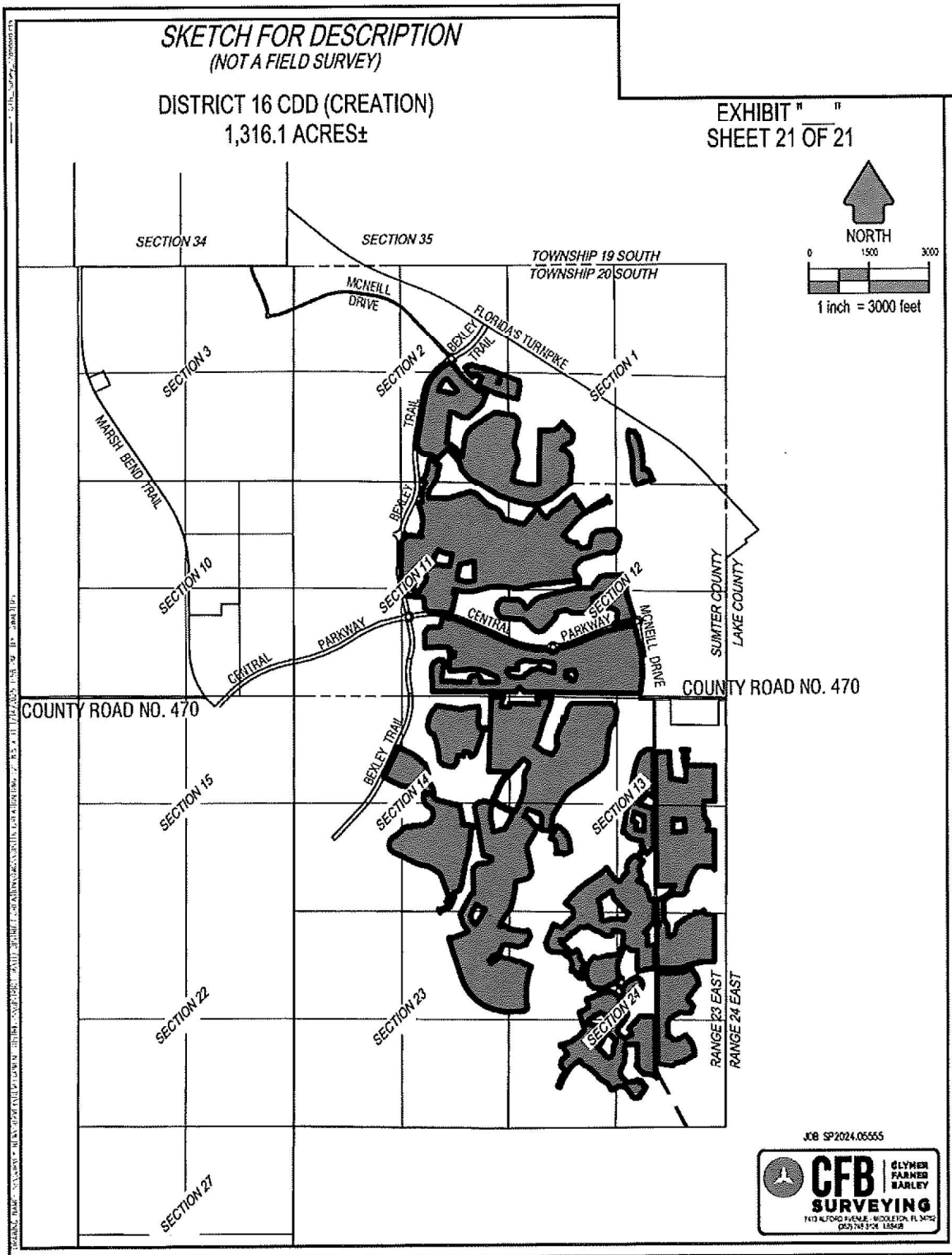
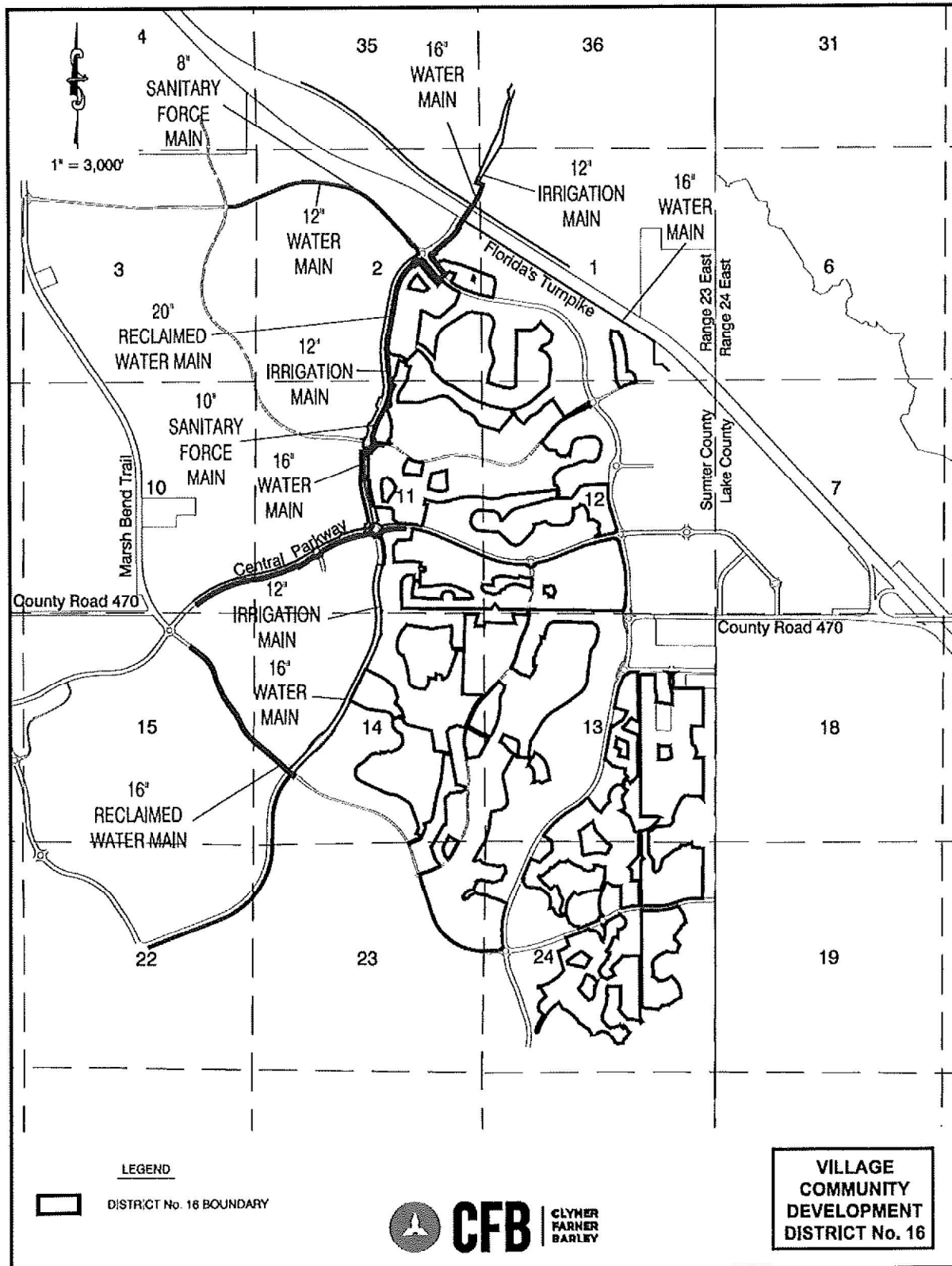


EXHIBIT 5



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16



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,

A handwritten signature in blue ink that reads 'Jo O. Thacker'.

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 Jan, 2025.

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

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

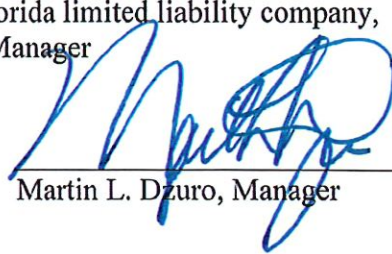
By: 
Martin L. Dzuro, Manager

EXHIBIT 1

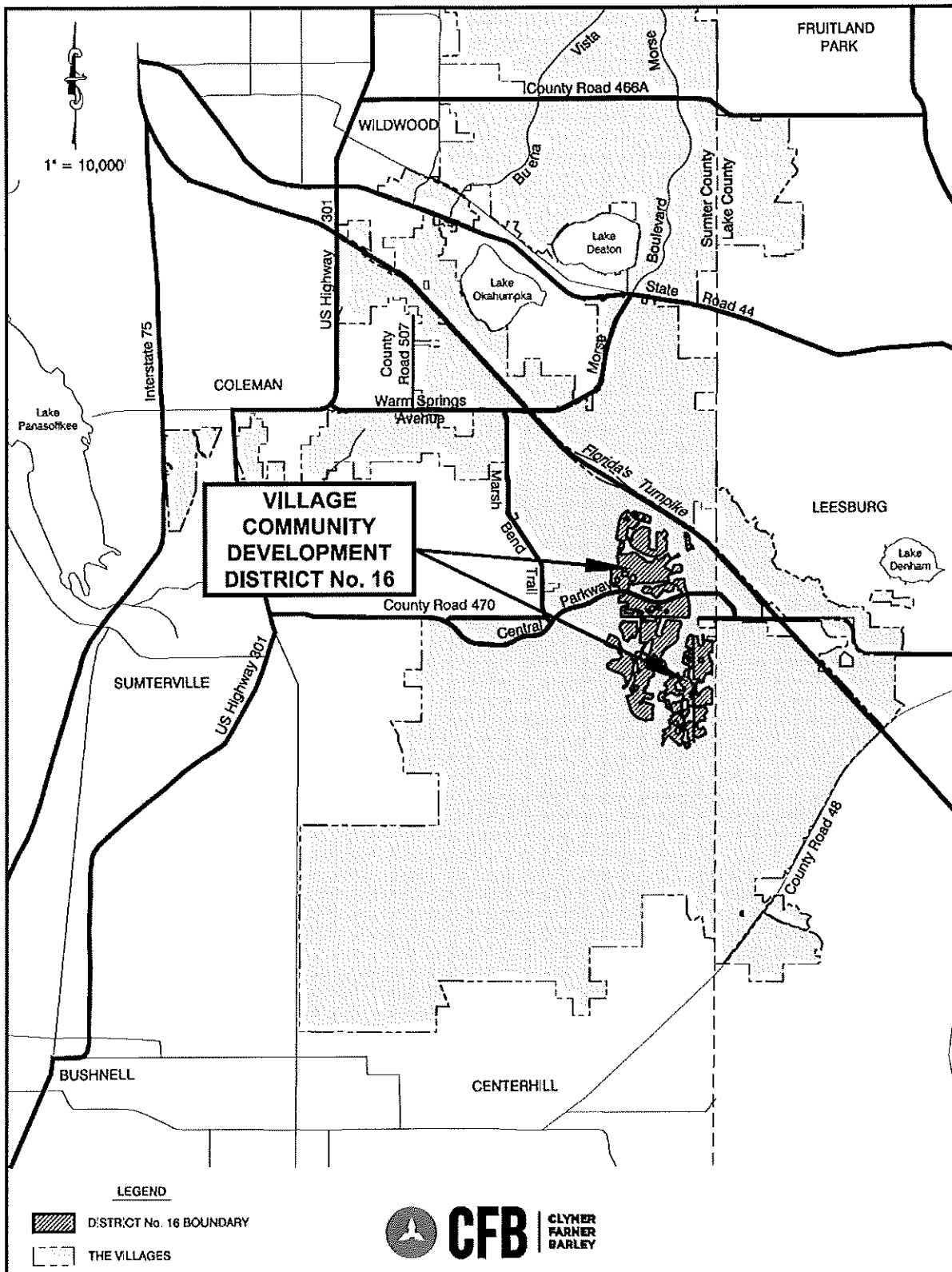
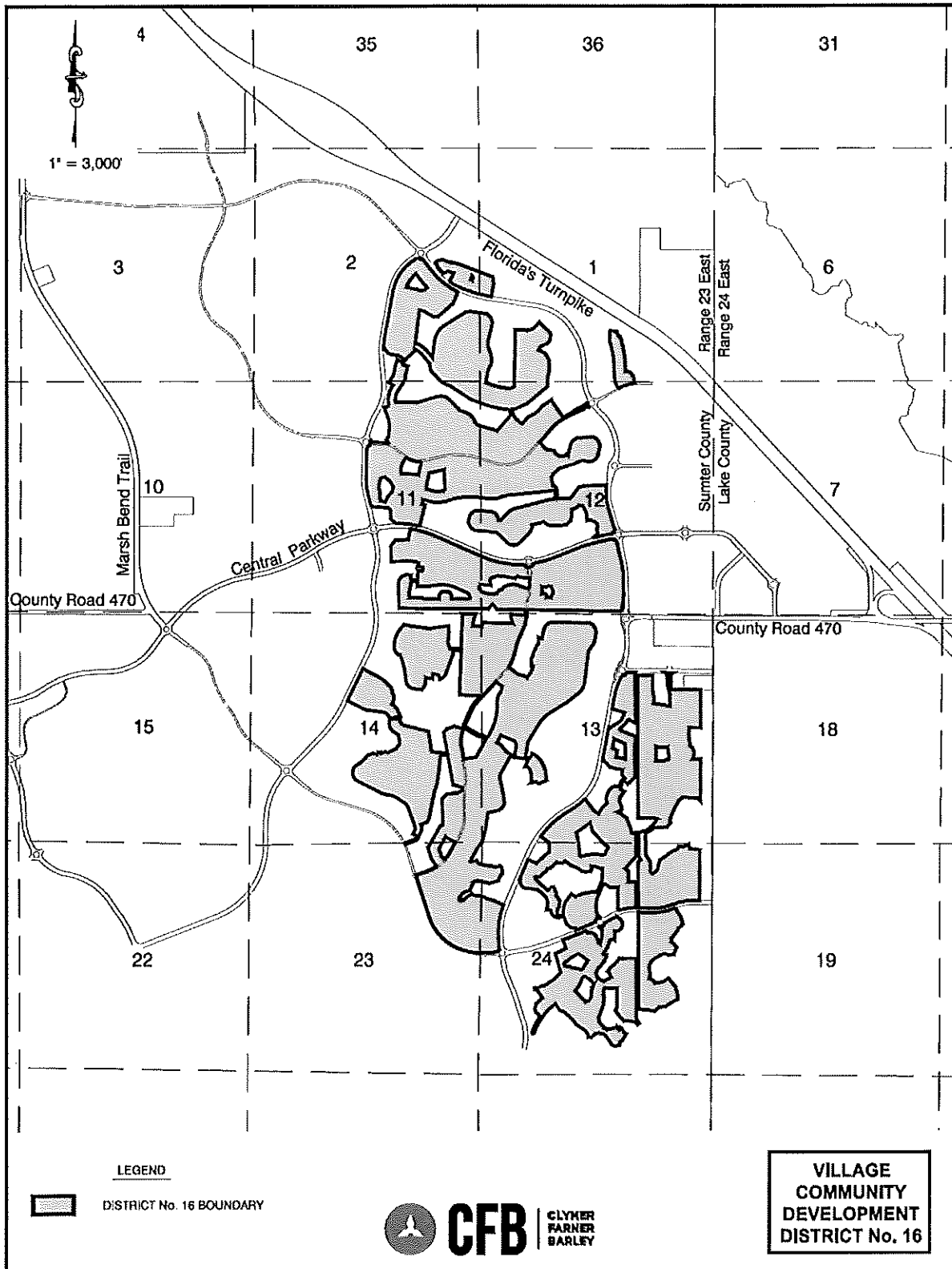


EXHIBIT 2



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

Kaye M. Jameson

Digitally signed by 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.



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 SP2024.06555



SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "A"
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 S68°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



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



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 N85°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



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 17.61 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

JOB SP2024.06555

CONTINUED ON SHEET 7



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



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 SP2024.06555



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 SP2024.06555



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, 88.83 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



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 N68°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 98.50 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 SP2024.06565



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 N80°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°38'34"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



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



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°55'46", 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 414.85 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

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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 S69°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

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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, 184.94 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



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 SP2024.06565



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°05'56"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 N78°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



SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 16 CDD (CREATION)
1,316.1 ACRES±

EXHIBIT "A"
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 N81°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 N89°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



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 SP2024.06555



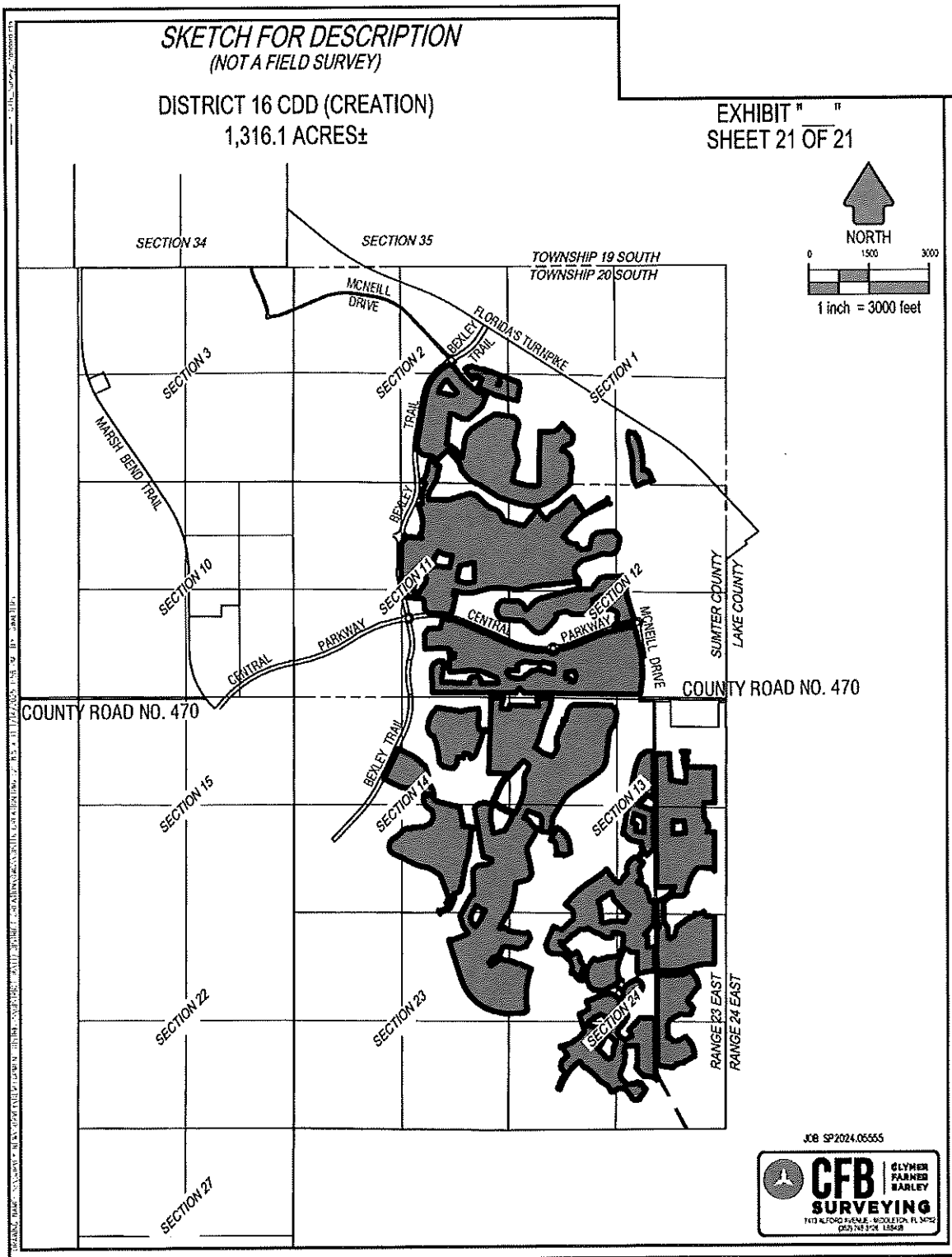


EXHIBIT 3

**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 Jan, 2025.

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

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

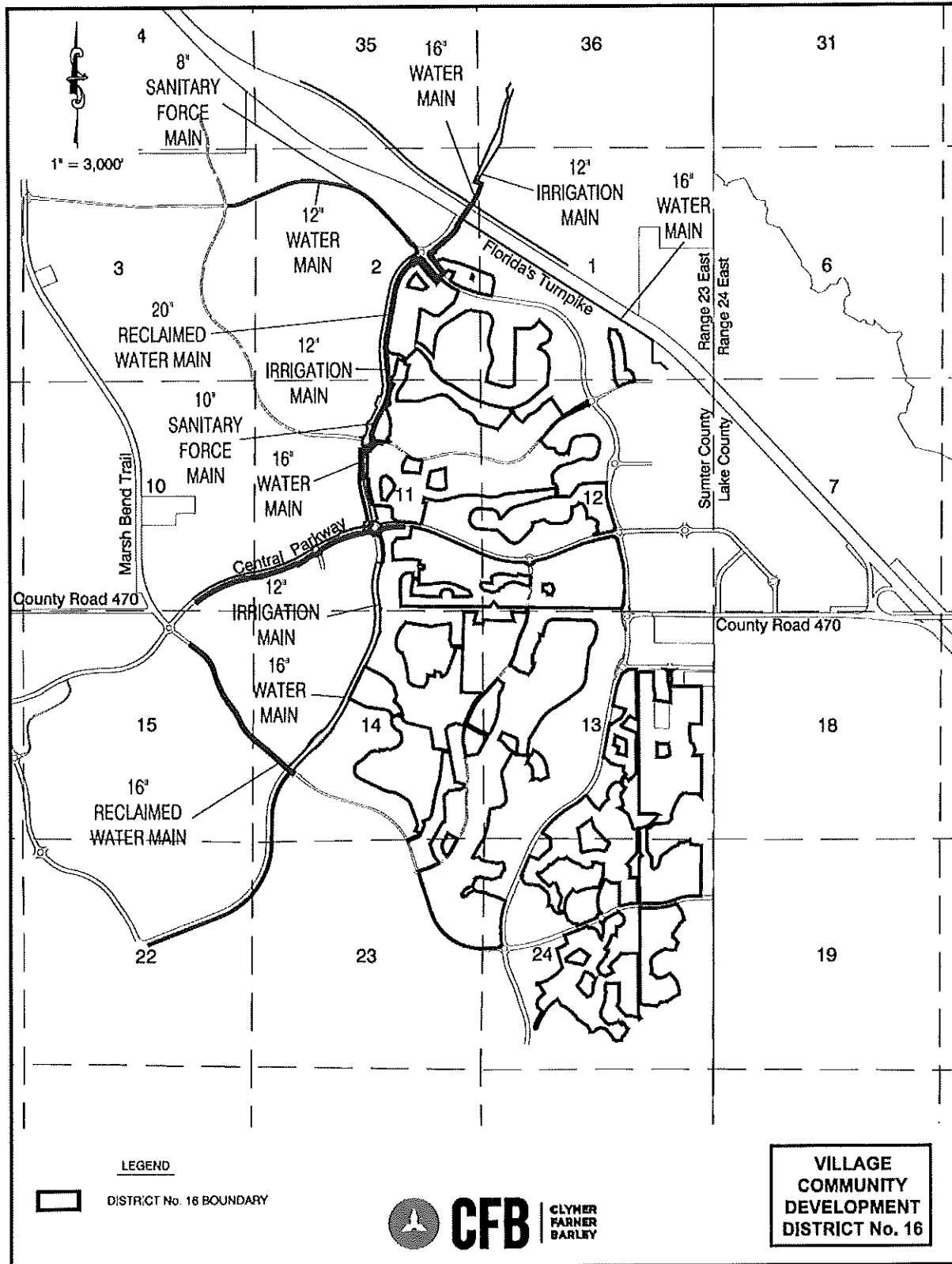
By: 
Martin L. Dzuro, Manager

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 COSTS³: **\$ 500,600,135**

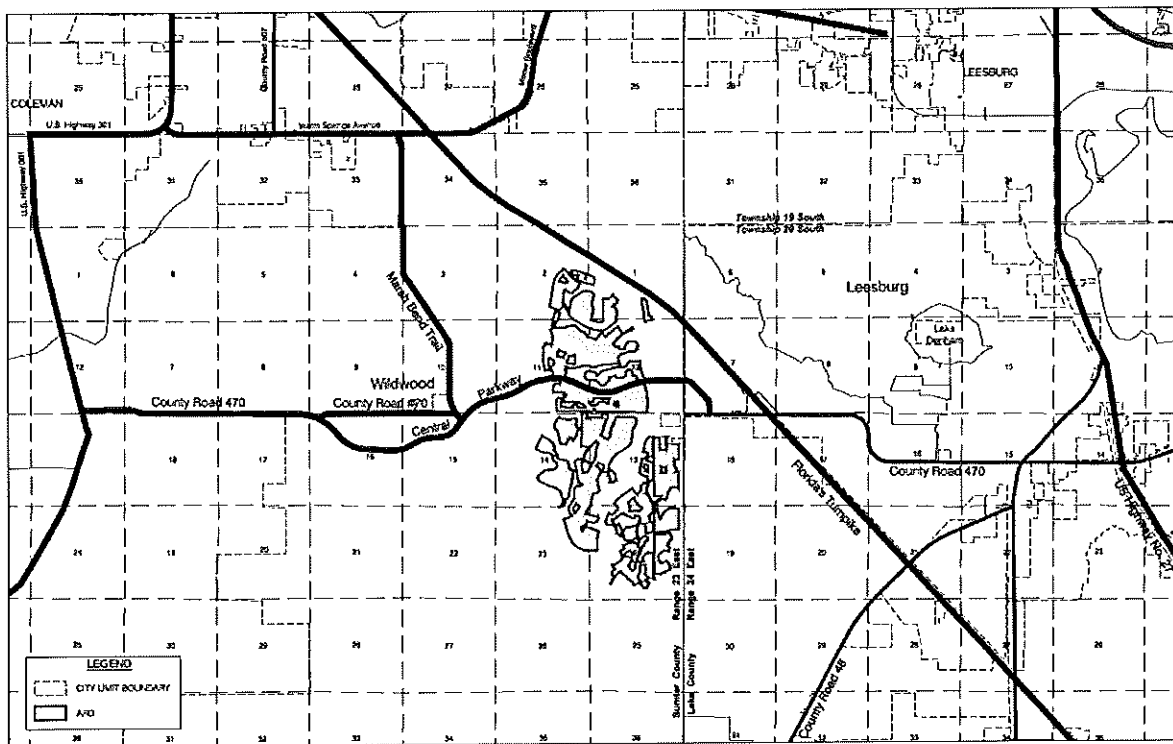
1 Stormwater-earthwork, grading, and collection system work as required by the Development Agreement with the City of Wildwood or Southwest Florida Water Management District requirements.

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

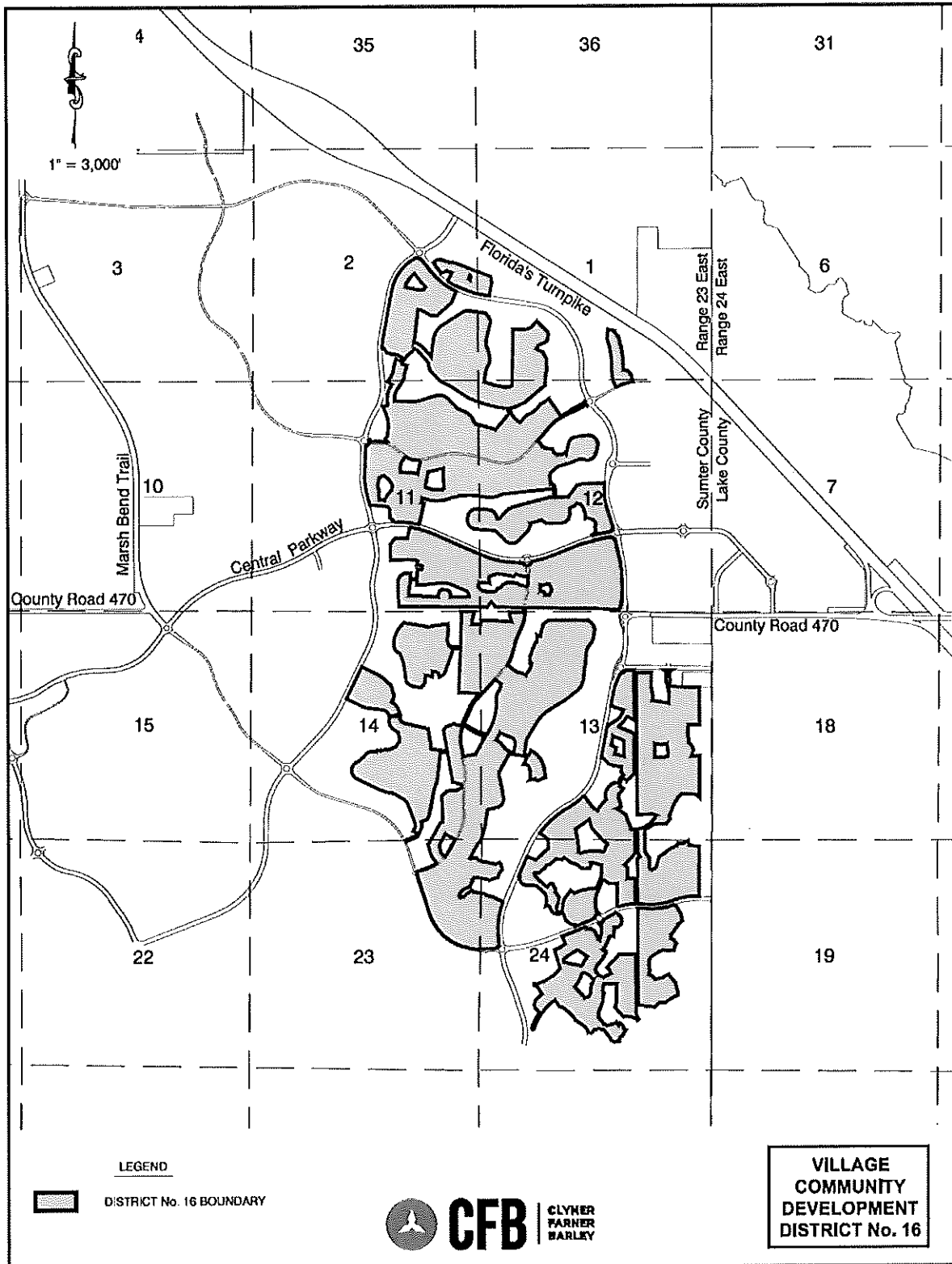
The Village Community Development District No. 16 (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). 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

<u>Improvements/Facility</u>	<u>Funded By</u>	<u>O&M By</u>	<u>Ownership</u>
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]

<u>Improvement/Facility</u>	<u>Anticipated Schedule</u>	<u>Estimated Cost</u>
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: 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.
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Parcel(s) G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

Date February 17, 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.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" and last name "Bondi" clearly distinguishable.

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

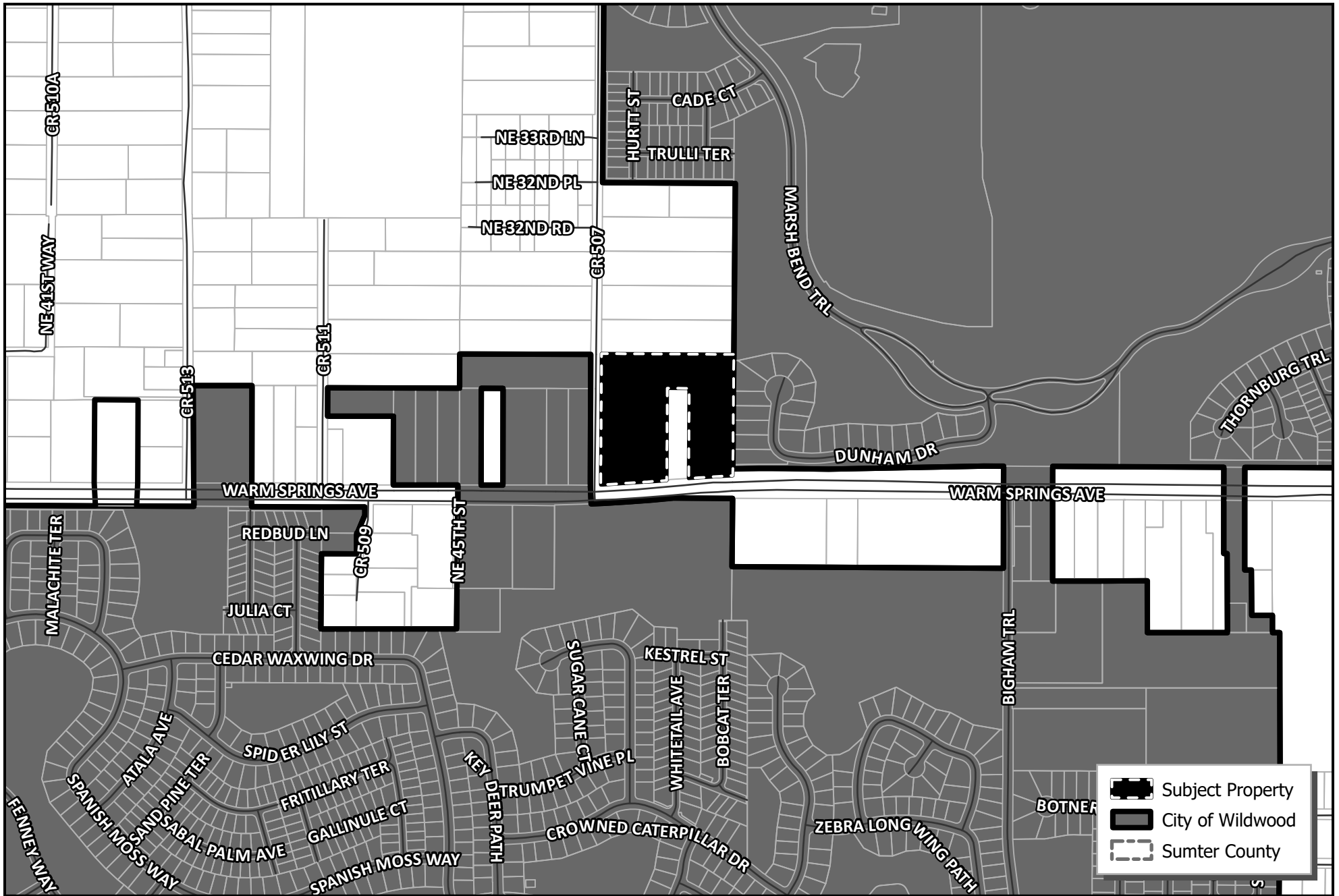
First Reading: _____

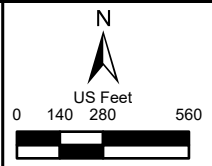
Second Reading: _____

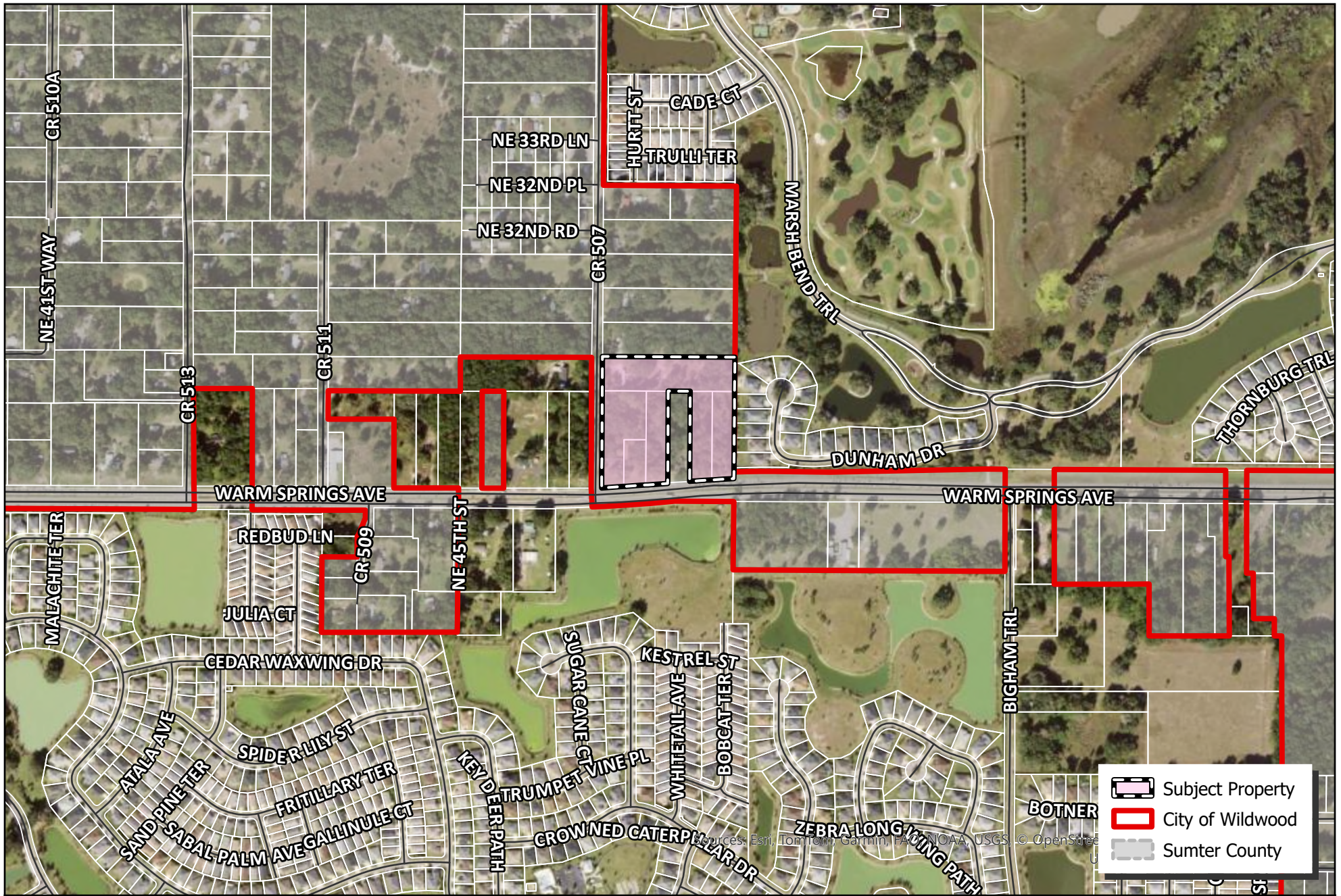
Approved as to form:

City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 140 280 560	PJ #25-0015 NAIMAT JESUS INC PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147	MAP 1A LOCATION MAP JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0.1020.040.060.08 Miles	PJ #25-0015 NAIMAT JESUS INC PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147	MAP 1B LOCATION MAP JAN 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: 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 law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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



City of Wildwood, Florida
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.

☒ I do not support this request for the following reason(s) FAILURE TO MAINTAIN CURRENT USE
PROPOSED USE INCOMPATIBLE



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

January 22, 2025

RADCLIFF MAX & SANDRA R
2766 DUNHAM DR
THE VILLAGES, FL 32163

RECEIVED

FEB 10 2025

Your Parcel Number(s): G28H023

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS

City Of Wildwood
Development Services Dept

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) INCREASED TRAFFIC & NOISE

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PD 2406-001 Densan Park Planned Development Amendment

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 #	PD 2406-001 Densan Park Planned Development Amendment
Ordinance #	O2024-96
Applicant/Owner	Dennis Ferguson/Densan Partners, LLC
Property Location	The subject property is generally located fronting CR 101, 0.8 miles north of the intersection of CR 101 and CR 466 and 0.2 miles east of CR 103
Parcel Number(s)	D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071 & D09-028
Acres	85.13 acres MOL
Date	02/17/2025

Densan Partners, LLC seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner would like to amend the phasing to add an additional phase for the development. Previously consisting of 239 units, the project's total number of proposed residential units is now 276 on 85.13± acres MOL.

During the Project Review Committee meeting on January 14, the City Manager recommended that the language within Section 3(I)(3)(b) of the Ordinance be revised to clarify the public improvements required for this development per the Traffic Impact Analysis (TIA). Please see the revised ordinance attached. Approval of this amendment will supersede Ordinance O2019-54 in its entirety, with the sole modification being the change in proposed units.

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

allows the Commission to make the following findings:

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

The proposed amendment is consistent with the comprehensive plan and is consistent with the intent of this Future Land Use designation. This change would follow Policy 1.2.8.b. within the 2050 Comprehensive plan, as it fosters distinctive and attractive neighborhoods with a strong sense of place.

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

The proposed change to the project's phasing plan will not adversely affect public facilities. The Sumter County School Board is able to accommodate the increase in school-aged children that may be a result of this change to the project's phasing plan. The additional dwelling units proposed in this PD amendment will be serviced by City Utilities. A Traffic Impact Analysis (TIA) accepted by Sumter County Public Works has been provided, including the condition that one off-site improvement be constructed.

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

Changing conditions make the proposed amendment necessary. The applicants phasing has been revised which is cause for the subject amendment.

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

The applicant has submitted a Traffic Impact Analysis (TIA) accepted by Sumter County. The subject TIA requires an off-site improvement of adding a northbound left turn lane on CR 101 at the south entrance of the site.

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

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.

Staff recommends approval of Ordinance O2024-96. This is the first reading of Ordinance O2024-96.



McKenna Page
Planner I, Development Services Department

ORDINANCE NO. O2024-96

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

WHEREAS, the first Densan Park Planned Development Agreement (“Agreement”) was filed with the City of Wildwood (“City”) on or about September 25, 2019,

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 2019-54 on or about November 25, 2019;

WHEREAS, said Ordinance was recorded on December 18, 2019 in O.R. Book 3674, Page 414, Public Records of Sumter County, Florida;

WHEREAS, the first Densan Park Planned Development Amendment application was filed on or about June 27, 2024;

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 2019-54.

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City’s Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by Densan Partners, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developer”) for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____, _____. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, _____ and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Densan Park Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on September 25, 2019 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 85.13± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Residential Planned Development of the lands described in Exhibit “A.”
- B. That the zoning district of the subject land described in Exhibit “A” are classified as “R-2: Low-Medium Density Residential” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Springstead Engineering, Inc. dated June 12, 2024 is incorporated into this Ordinance as Exhibit "B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan. The Conceptual Development Plan illustrates the general location of the following land uses:
- 1) Residential Homes
 - 2) Common/Shared Facilities
 - 3) Recreational Areas
 - 4) Open Space, Buffers, and Conservation Areas
- C. Development Program. The Project will consist of 276 Single-Family Detached Residential Units with recreation space and other amenities. The project shall be developed in four (4) phases in accordance with the Conceptual Development Plan and this Section. Phase 1 will consist of 68 Single-Family Detached Units, Phase 2 will consist of 70 Single-Family Detached Units, Phase 3 will consist of 67 Single Family Detached Units and Phase 4 will consist of 71 Single Family Detached Units. The Project is being developed under the provisions stated in Section 2.2 of the Land Development Regulations.
- The following shall apply:
- 1) Residential. Single Family Detached Houses, as defined in Section 2.2 of the Land Development Regulations, shall be the only allowable residential use.
 - 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Acres	%
Residential	44.08	51.78
Common/Shared Facilities	1.35	1.59
Sales, Operations, Maintenance Facilities	0.0	0
Recreational Areas	1.36	1.60
Road Right-of-Way	18.07	21.23
Stormwater Retention Areas	11.86	13.93

Open Space, Buffers, Conservation Areas	8.41	9.87*
TOTAL	85.13	100

*Common/Shared Facilities, Recreational Areas, 50% of Stormwater Retention Areas and Open Space, Buffers, Conservation Areas combine for a Total Open Space of 17.05 acres or 20.03% of the project area.

- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Principal Uses. Principal uses for the R-2 zoning district listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.
- G. Development Standards. Unless otherwise stated, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the “R-2” zoning district for the Project
- 1) Residential Design Standards. Residential development shall comply with the City of Wildwood Density, Intensity, and Lot Standards, except as stated below:
 - a. Minimum living area: 750 sq. ft.
 - b. Minimum lot width: 50 ft.
 - c. Minimum front setback: 15 ft. (Front setback will alternate from 15 to 20 per DDS)
 - d. Building separation: 10 ft. between foundations.
 - 2) Building Standards for Residential Structures. All residential structures shall be of conventional construction and shall meet all requirements of the Florida Building Code (FBC).
 - 3) Accessory Storage Structures. All accessory structures shall adhere to all requirements of the Land Development Regulations regarding accessory structures, unless otherwise stated in this Agreement. The design of an accessory structure shall be comparable to the primary structure and be compatible with the surrounding neighborhood. Accessory structures may not be placed in the front yard or within any of the required setbacks.
- H. Design District Standards. The Project shall adhere to the Design District Standards (DDS) pursuant to Section 6.12 except as noted below:
- 1) Sidewalks located on the north-south streets may be constructed on only one side of the street, but shall maintain continuity throughout the subdivision.

- 2) Garage width shall be the total width of the actual garage door openings.
- I. Access, Parking, and Transportation.
- 1) Access. The Project's main access is off of CR-101, a two lane roadway. Two access points shall be required for the development.
 - 2) Internal Roadways.
 - a. Individual land uses shall be interconnected by a series of roadways within the Project. Internal roadways shall be developed in accordance with the Conceptual Development Plan and the typical roadway section incorporated into this Ordinance as part of Exhibit "B." All roads shall be designed to the City's specifications.
 - b. Golf carts may be allowed to be utilized on the internal roadways in the Project, subject to existing Florida Statutes and other applicable laws. The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.
 - 3) Transportation System Improvements.
 - a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
 - b. Construct a northbound left turn lane at the southern entrance along CR 101 per the SCPW review of the revised TIA study performed by VHB dated February, 2024.
 - c. The Developer shall construct a northbound left turn lane at the southern entrance along CR 101 per the Traffic Impact Analysis studies that have been conducted by VHS, dated April 28, 2023 and February 21, 2024. The subject improvement was required by Sumter County Public works, as stated in the conditions of the accepted TIA. The improvement is required to be constructed during Densan Park Phase 2 and no later than the Densan Park Phase 2 Final Plat approval.
- J. Streetscape.
- 1) Two-Way Private Residential Streets. These streets shall comprise a minimum right-of-way width of 50 feet, including two (2) 10-foot wide roadway lanes, curb and gutter for drainage, one 5-foot wide sidewalk on one side of the roadway on north-south streets; two 5-foot wide sidewalks on all other streets.
 - 2) Floor Plans. For single-family residential developments with greater than one-hundred (100) units, there should be at least five (5) different floor plans plus one (1) additional floor plan for every additional one-hundred (100) units. Reverse floor plans are not included as different floor plans.
 - 3) Elevations. Each floor plan should have at least two (2) architecturally distinct and unique elevations. Simply adding or deleting shutters, changing trim, changing façade materials and other types of minimal changes will not suffice as one of the required distinct and unique elevations.
 - 4) Repetition of Residential Unit Designs. A minimum of three (3) residential lots should be skipped on the same side of the street and two (2) residential

lots must be skipped on the opposite side of the street before building an identical (or nearly identical) single-family home. Reversed floor plans are considered as identical in design.

- 5) Driveways. All homes in residential neighborhoods shall have hard-surfaced driveways. Driveways will accommodate up to two (2) regular sized cars.
- 6) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or noncommercial vehicles shall NOT be permitted in yards due to space limitations. The homeowners association may also further restrict recreational vehicle parking.
- 7) Kayak, Paddleboard, Canoe, and Bike Storage. Recreation equipment is to be stored within the residence or in a small ancillary shed per HOA approval.
- 8) Golf Cart Parking. Golf carts will be permitted in the driveway. Storage structures will be allowed as accessory structures and following all applicable codes and regulations, subject to the provisions set forth in this Agreement and in the City's Land Development Regulations, and are subject to HOA approval.
- 9) Fencing. When selected and allowed for use, fencing should complement and enhance the design and character of the home as well as that of the neighborhood. The design of fences shall be compatible with the architecture of the home and should blend with the surrounding neighborhood. Opaque fencing will only be used by the developer in common spaces and will not be permitted by individual residents. Fencing should be considered and designed as an integral part of the project, not left as an afterthought when the project is completed.

K. Recreation and Open Space. The Project shall maintain a minimum of 20.00% open space.

- 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.
- 2) Buffers. The Project shall maintain a 20 ft. buffer along the project's boundary where not abutting a similar land use. Buffers shall contain

canopy and understory trees as well as a 3 ft. tall hedge in accordance with the Design District Standards.

- 3) Parks and Recreation. The Project shall contain a minimum of three (3) amenities which may include both passive and active recreation parks in the form of multi-use fields, event lawns, multi-use trails, dog parks, nature/wilderness parks, and other allowed amenities as presented in the DDS.

L. Environmental Considerations. The Project shall promote water and energy efficiency and conservation initiatives throughout the project, including the following:

- 1) Use a comprehensive integrated design and implementation process for implementing holistic energy efficiency measures.
- 2) Reduce heating, cooling, and lighting loads by taking advantage of the building site and climate attributes, including passive solar design and integrated landscape design that uses landscapes for shading, windbreaks and attractive outdoor spaces.
- 3) Research opportunities to include renewable energy sources such as daylighting, passive solar, photovoltaics and geothermal heating and cooling.
- 4) Specify energy efficient HVAC equipment and appliances that meet or exceed federal, state, and local energy efficiency and Energy Star standards.
- 5) Use US Green Building Council standards for Energy and Environmental Design.
- 6) Improve efficiency via wall insulation, window treatments, solar shading, daylight controls, ground source heat pumps and energy recovery ventilation units.
- 7) Increase building performance by including predictive energy models and system controls such as occupancy and daylight sensors, CO2 sensors and other air quality alarms.
- 8) Integrate water saving technologies that reduce the energy burden while including low flow irrigation fixtures, appliances, and faucets.
- 9) Provide rainwater harvesting methods for individual unit irrigation use to supplement potential on-site irrigation well(s) for the overall community.
- 10) Implement landscape strategies and native species included in the Florida Friendly Landscaping Program.

M. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Individual Residential Meters will be provided to service the Project with water and wastewater. The City shall be responsible for ownership and maintenance of the utility lines up to the individual property

lines/water meters and lift station. The Developer shall grant all necessary utility easements as set forth in Section M.2) below. All utilities shall be designed and constructed to the City's specifications.

- 2) Easements. In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 ft. utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements.
- 3) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 4) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.
- 6) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Regulations and Design District Standards.

- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner or its designee such as a home owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas and open space. The City will be granted the right to enforce the common areas and open space maintenance obligations against the Developer, or other property owner, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.N. above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- Q. Noise Ordinance. The Project shall adhere to the City of Wildwood's noise ordinance (Ordinance O2017-2) with a maximum allowable sound level not to exceed 55 dB between the hours of 7:00 AM and 10:00 PM, and quiet hours observed from 10:00 PM to 7:00 AM.
- R. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4: SEVERABILITY

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 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.

SECTION 6: EFFECTIVE DATE

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

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

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

DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

ALSO:

THE NORTH 1/2 OF THE NORTH 1/2 OF AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA. LESS RIGHT OF WAY FOR COUNTY ROAD NO, 101.

ALSO:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N.00°05'31"W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.83 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S.89°54'04"E. ALONG SAID NOTH LINE 396.10 FEET; THENCE RUN S.00°05'31"E., PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.88 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N.89°53'36"W. ALONG SAID NORTH LINE 396.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS THE WEST 396.10 FEET THEREOF.

AND

PARCEL D09-028 DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9: THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS.

EXHIBIT B

CONCEPTUAL PLAN



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.

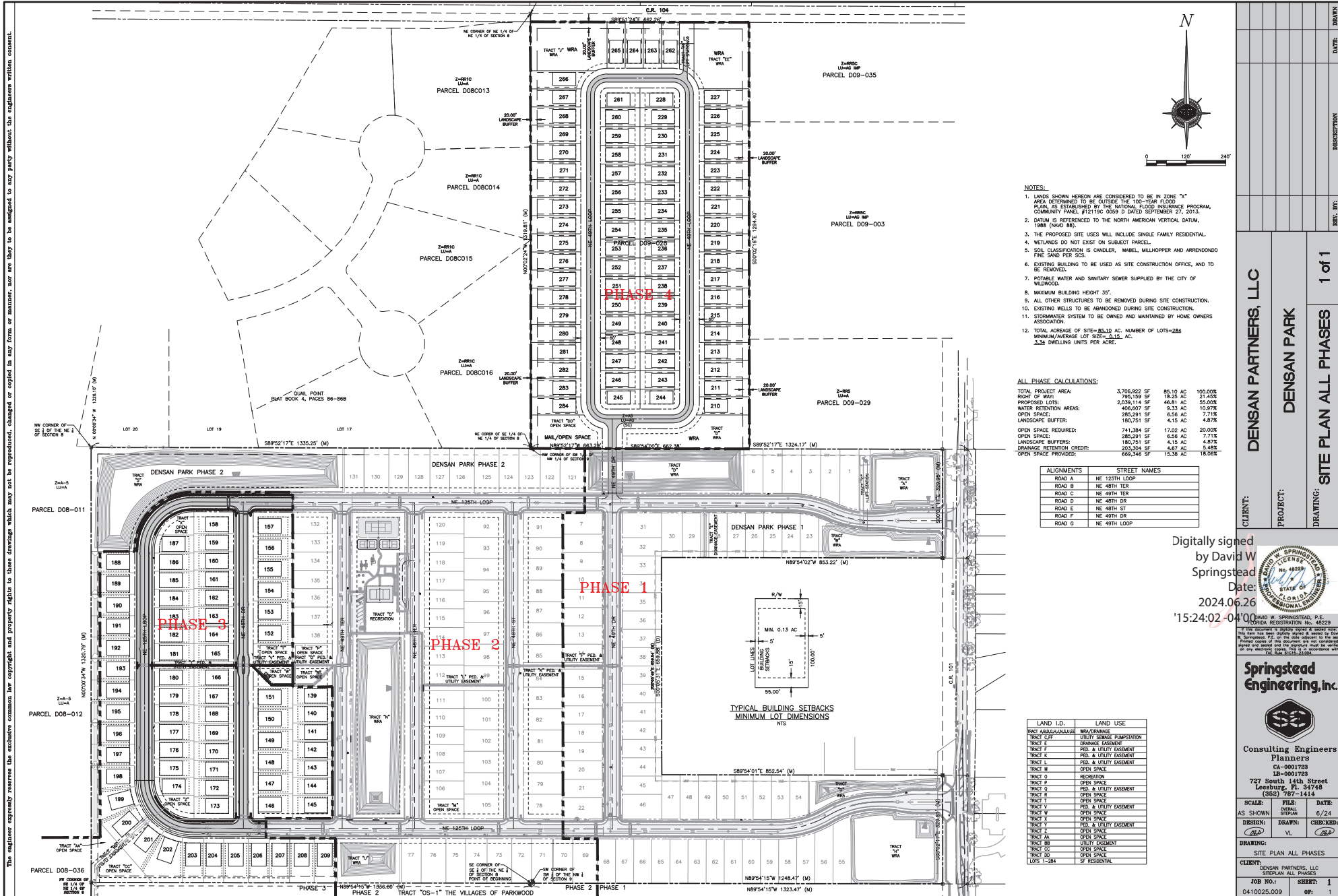
Proposed ordinance's title/reference: O2024-96

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

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

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

The engineer expressly reserves the exclusive common law copyright and property rights in these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



Digitally signed
by David W
Springstead
Date:
2024.06.26
15:24:02-04'00'

DENSA PARTNERS, LLC

DENSA PARK

SITE PLAN ALL PHASES

CLIENT:

PROJECT:

DRAWING:

1 of 1

DATE:

REVISION:

BY:

Springstead Engineering, Inc.

Consulting Engineers Planners

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

SCALE:

FILE:

DATE:

AS SHOWN:

DESIGN:

DRAWN:

DRAWING:

SITE PLAN ALL PHASES

JOB NO.:

SHEET:

CLIENT:

DENSA PARTNERS, LLC

SITEPLAN ALL PHASES

0410025.009

OP:

DENSAN PARK PLANNED DEVELOPMENT AGREEMENT
ORDINANCE NO. O2024-51

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

WHEREAS, the first Densan Park Planned Development Agreement (“Agreement”) was filed with the City of Wildwood (“City”) on or about September 25, 2019; :

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 2019-54 on or about November 25, 2019;

WHEREAS, said Ordinance was recorded on December 18, 2019 in O.R. Book 3674, Page 414, Public Records of Sumter County, Florida;

WHEREAS, the first Densen Park Planned Development Amendment application was filed on or about June 27, 2024;

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 2019-54.

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City’s Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by Densan Partners, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developer”) for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this 25th day of November, 202419. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on November 5, 202419 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Densan Park Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on September 25, 2019 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 85.1065-41± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Residential Planned Development of the lands described in Exhibit “A.”
- B. That the zoning district of the subject land described in Exhibit “A” are classified as “R-2: Low-Medium Density Residential” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Springstead Engineering, Inc. dated September 25, 2019-June 12, 2024 is incorporated into this Ordinance as Exhibit "B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan. The Conceptual Development Plan illustrates the general location of the following land uses:
- 1) Residential Homes
 - 2) Common/Shared Facilities
 - 3) Recreational Areas
 - 4) Open Space, Buffers, and Conservation Areas
- C. Development Program. The Project will consist of 239-246 284 Single-Family Detached Residential Units with recreation space and other amenities. The project shall be developed in three (3)-four (4) phases in accordance with the Conceptual Development Plan and this Section. Phase 1 will consist of 68 Single-Family Detached Units, Phase 2 will consist of 70 Single-Family Detached Units, and Phase 3 will consist of 101-71 Single Family Detached Units and Phase 4 will consist of 75 Single Family Detached Units. The Project is being developed under the provisions stated in Section 2.2 of the Land Development Regulations.

The following shall apply:

- 1) Residential. Single Family Detached Houses, as defined in Section 2.2 of the Land Development Regulations, shall be the only allowable residential use.
- 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Acres	%
Residential	<u>37.48 46.81</u>	<u>57.30</u> <u>55.00</u>
Common/Shared Facilities	<u>0.47 0.72</u>	<u>0.72</u> <u>0.85</u>
Sales, Operations, Maintenance Facilities	0.0	0
Recreational Areas	1.36	<u>2.08</u> <u>1.60</u>

Road Right-of-Way	9.91 <u>18.25</u>	15.15 <u>21.45</u>
Stormwater Retention Areas	8.77 <u>9.33</u>	13.41 <u>10.97</u>
Open Space, Buffers, Conservation Areas	7.42 <u>8.63</u>	11.34 <u>10.13*</u>
TOTAL		100

*Common/Shared Facilities, Recreational Areas, 50% of Stormwater Retention Areas and Open Space, Buffers, Conservation Areas combine for a Total Open Space of ~~43.64~~ 15.38 acres or ~~20.85~~ 18.00% of the project area.

- D. Amendments. ~~Changes to the conceptual development plan can be completed without a public hearing.~~ All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Principal Uses. Principal uses for the R-2 zoning district listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.
- G. Development Standards. Unless otherwise stated, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the “R-2” zoning district for the Project
- 1) Residential Design Standards. Residential development shall comply with the City of Wildwood Density, Intensity, and Lot Standards, except as stated below:
 - a. Minimum living area: 750 sq. ft.
 - b. Minimum lot width: 50 ft.
 - c. Minimum front setback: 15 ft. (Front setback will alternate from 15 to 20 per DDS)
 - d. Building separation: 10 ft. between foundations.
 - 2) Building Standards for Residential Structures. All residential structures shall be of conventional construction and shall meet all requirements of the Florida Building Code (FBC).
 - 3) Accessory Storage Structures. All accessory structures shall adhere to all requirements of the Land Development Regulations regarding accessory structures, unless otherwise stated in this Agreement. The design of an accessory structure shall be comparable to the primary structure and be compatible with the surrounding neighborhood. Accessory structures may not be placed in the front yard or within any of the required setbacks.

- H. Design District Standards. The Project shall adhere to the Design District Standards (DDS) pursuant to Section 6.12 except as noted below:
- 1) Sidewalks located on the north-south streets may be ~~may be~~ constructed on only one side of the street, but shall maintain continuity throughout the subdivision.
 - 2) Garage width shall be the total width of the actual garage door openings.
- I. Access, Parking, and Transportation.
- 1) Access. The Project's main access is off of CR-101, a two lane roadway. Two access points shall be required for the development.
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 - a. Individual land uses shall be interconnected by a series of roadways within the Project. Internal roadways shall be developed in accordance with the Conceptual Development Plan and the typical roadway section incorporated into this Ordinance as part of Exhibit "B." All roads shall be designed to the City's specifications.
 - b. Golf carts may be allowed to be utilized on the internal roadways in the Project, subject to existing Florida Statutes and other applicable laws. The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.
 - 3) Transportation System Improvements.
 - a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
 - 3)b. None per the Traffic Impact Study performed by VHB dated May, 2019, and a northbound left turn lane at the southern entrance along CR 101 per the SCPW review of the revised TIA study performed by VHB dated February, 2024.
- J. Streetscape.
- 1) Two-Way Private Residential Streets. These streets shall comprise a minimum right-of-way width of 50 feet, including two (2) 10-foot wide roadway lanes, curb and gutter for drainage, one 5-foot wide sidewalk on one side of the roadway on north-south streets; two 5-foot wide sidewalks on all other streets.
 - 2) Floor Plans. For single-family residential developments with greater than one-hundred (100) units, there should be at least five (5) different floor plans plus one (1) additional floor plan for every additional one-hundred (100) units. Reverse floor plans are not included as different floor plans.
 - 3) Elevations. Each floor plan should have at least two (2) architecturally distinct and unique elevations. Simply adding or deleting shutters, changing trim, changing façade materials and other types of minimal changes will not suffice as one of the required distinct and unique elevations.
 - 4) Repetition of Residential Unit Designs. A minimum of three (3) residential lots should be skipped on the same side of the street and two (2) residential lots must be skipped on the opposite side of the street before building an identical (or nearly identical) single-family home. Reversed floor plans are considered as identical in design.

- 5) Driveways. All homes in residential neighborhoods shall have hard-surfaced driveways. Driveways will accommodate up to two (2) regular sized cars.
- 6) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or noncommercial vehicles shall NOT be permitted in yards due to space limitations. The homeowners association may also further restrict recreational vehicle parking.
- 7) Kayak, Paddleboard, Canoe, and Bike Storage. Recreation equipment is to be stored within the residence or in a small ancillary shed per HOA approval.
- 8) Golf Cart Parking. Golf carts will be permitted in the driveway. Storage structures will be allowed as accessory structures and following all applicable codes and regulations, subject to the provisions set forth in this Agreement and in the City's Land Development Regulations, and are subject to HOA approval.
- 9) Fencing. When selected and allowed for use, fencing should complement and enhance the design and character of the home as well as that of the neighborhood. The design of fences shall be compatible with the architecture of the home and should blend with the surrounding neighborhood. Opaque fencing will only be used by the developer in common spaces and will not be permitted by individual residents. Fencing should be considered and designed as an integral part of the project, not left as an afterthought when the project is completed.

K. Recreation and Open Space. The Project shall maintain a minimum of 2018.00% open space.

- 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other ~~public~~-similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. Based on the provided amenities per the project plan the open space requirement is reduced to 18.00% (15.38 ac) of project area
- 2) Buffers. The Project shall maintain a 20 ft. buffer along the project's boundary where not abutting a similar land use. Buffers shall contain canopy and understory trees as well as a 3 ft. tall hedge in accordance with the Design District Standards.

- 3) Parks and Recreation. The Project shall contain a minimum of three (3) amenities which may include both passive and active recreation parks in the form of multi-use fields, event lawns, multi-use trails, dog parks, nature/wilderness parks, and other allowed amenities as presented in the DDS.

L. Environmental Considerations. The Project shall promote water and energy efficiency and conservation initiatives throughout the project, including the following:

- 1) Use a comprehensive integrated design and implementation process for implementing holistic energy efficiency measures.
- 2) Reduce heating, cooling, and lighting loads by taking advantage of the building site and climate attributes, including passive solar design and integrated landscape design that uses landscapes for shading, windbreaks and attractive outdoor spaces.
- 3) Research opportunities to include renewable energy sources such as daylighting, passive solar, photovoltaics and geothermal heating and cooling.
- 4) Specify energy efficient HVAC equipment and appliances that meet or exceed federal, state, and local energy efficiency and Energy Star standards.
- 5) Use US Green Building Council standards for Energy and Environmental Design.
- 6) Improve efficiency via wall insulation, window treatments, solar shading, daylight controls, ground source heat pumps and energy recovery ventilation units.
- 7) Increase building performance by including predictive energy models and system controls such as occupancy and daylight sensors, CO2 sensors and other air quality alarms.
- 8) Integrate water saving technologies that reduce the energy burden while including low flow irrigation fixtures, appliances, and faucets.
- 9) Provide rainwater harvesting methods for individual unit irrigation use to supplement potential on-site irrigation well(s) for the overall community.
- 10) Implement landscape strategies and native species included in the Florida Friendly Landscaping Program.

M. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Individual Residential Meters will be provided to service the Project with water and wastewater. The City shall be responsible for ownership and maintenance of the utility lines up to the individual property lines/water meters and lift station. The Developer shall grant all necessary utility easements as set forth in Section M.2) below. All utilities shall be designed and constructed to the City's specifications.

- 2) Easements. In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 ft. utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements.
 - 3) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
 - 4) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
 - 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.
 - 6) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. [Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.](#)
- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner or its designee such as a home owners association, at no cost or obligation to the City. [In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate.](#) The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas and open space. The City will be granted the right to enforce the common areas and open space maintenance obligations against the Developer, [or other property owner](#), as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.N. above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating

party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- Q. Noise Ordinance. The Project shall adhere to the City of Wildwood's noise ordinance (Ordinance O2017-2) with a maximum allowable sound level not to exceed 55 dB between the hours of 7:00 AM and 10:00 PM, and quiet hours observed from 10:00 PM to 7:00 AM.
- R. Expiration of Planned Development Agreement. Significant~~Actual~~ construction must begin within the Project boundary (as legally described in Exhibit A)~~Planned Development~~ within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Planned Development~~Project~~ within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4: SEVERABILITY

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 5: EFFECTIVE DATE

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 25th day of November, 2024~~19~~.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____

Jessica Barnes~~Cassandra Smith~~, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

EXHIBIT A

DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

ALSO:

THE NORTH 1/2 OF THE NORTH 1/2 OF AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA. LESS RIGHT OF WAY FOR COUNTY ROAD NO, 101.

ALSO:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N.00°05'31"W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.83 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S.89°54'04"E. ALONG SAID NOTH LINE 396.10 FEET; THENCE RUN S.00°05'31"E., PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.88 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N.89°53'36"W. ALONG SAID NORTH LINE 396.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS THE WEST 396.10 FEET THEREOF.

AND

PARCEL D09-028 DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9: THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF

THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS.

EXHIBIT B

CONCEPTUAL PLAN

DRAFT



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

December 17, 2024

WILLIAMS TIMOTHY & RHONDA (LE)
4959 CR 103G
OXFORD, FL 34484-2931

Your Parcel Number(s): D08C013

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 next to property which is being considered by the Planning & Zoning Board/Special Magistrate for approval and favorable recommendation to the City Commission of Ordinance O2021-38. This Ordinance establishes a Planned Development overlay for the Villas at Wildwood Project.

OWNER/APPLICANT: Dennis Ferguson/Densan Partners, LLC
CASE NUMBERS: PD 2406-001
PARCEL NUMBERS: D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071, D09-028

The subject property is generally located fronting CR 101, 0.8 miles north of the intersection of CR 101 and CR 466 and 0.2 miles east of CR 103.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025 at 2:15 p.m. or immediately following the LPA.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, February 24, 2025 at 7:00 p.m. and Monday, March 10, 2025 at 9:00 a.m.**

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

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

☐ I support this request.

☐ I do not object to this request.

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

Bad road conditions and property is home to many turtles (Gopher tortoises)

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2412-001 HEU Wildwood

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 2412-001 HEU Wildwood
Ordinance Number	O2025-1
Applicant/Owner	Heushtein A. Moise
Property Location	The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.
Parcel(s)	G16A002, G16A008, G16A011, & G16DA003
Date	February 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 Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for the parcels listed above on 0.59 acres MOL. This request is accompanied by a rezoning request RZ 2412-001 (O2025-2).

ANALYSIS: The applicant is proposing one mobile home for each parcel, making a total of 4 additional mobile homes.

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 Mobile Home Park (City of Wildwood), as supported in the 2050 Comprehensive Plan. Policy 1.2.5. These four parcels are located within the Wildwood Country Resort Subdivision, which is a mobile home park located within the joint planning area (JPA) between Sumter County and the City of Wildwood. The proposed land use of Mobile Home Park would be compatible with the

surrounding area as it is intended to accommodate for the development of mobile home parks as per Policy 1.1.1.a.

(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 (Sumter County) to Mobile Home Park (City of Wildwood). Policy 1.1.1.a. supports the proposed land use change, which is intended to accommodate a mobile home park with the maximum intensity is 0.3 Floor Area Ratio (FAR).

(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. These properties have been cleared for development during the subdivision stage and the plat 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: A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the four parcels are not to produce more than 50 trips per day.

Potable Water & Sewer: The four parcels are located within the Wildwood Country Resort Subdivision where the City of Wildwood is already providing water and sewer services to all parcels. Since all parcels within the subdivision are stubbed out for water and sewer services this will not create an increase in density or intensity as the City of Wildwood is obligated to service all parcels within the subdivision. Two out of the four parcels have already been connected to city water and sewer, so only two additional ERUs are to be added.

Schools: Each parcel would contribute 0.286 school-aged children. With all four parcels, this would be a total of 1.144 school-aged children. The Sumter County School Board has advised that they have sufficient capacity for additional school-aged children.

The applicant seeks approval of Ordinance Number O2025-1.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-1

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:

G16A002, G16A008, G16A011, & G16DA003
Heushtein A. Moise
0.59 +/-

LEGAL DESCRIPTION:

PARCEL G16A002 (0.11+/-)

LOT 2, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A008 (0.11+/-)

LOT 8, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A011 (0.17+/-)

LOT 11, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16DA003 (0.20 +/-)

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 62, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (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

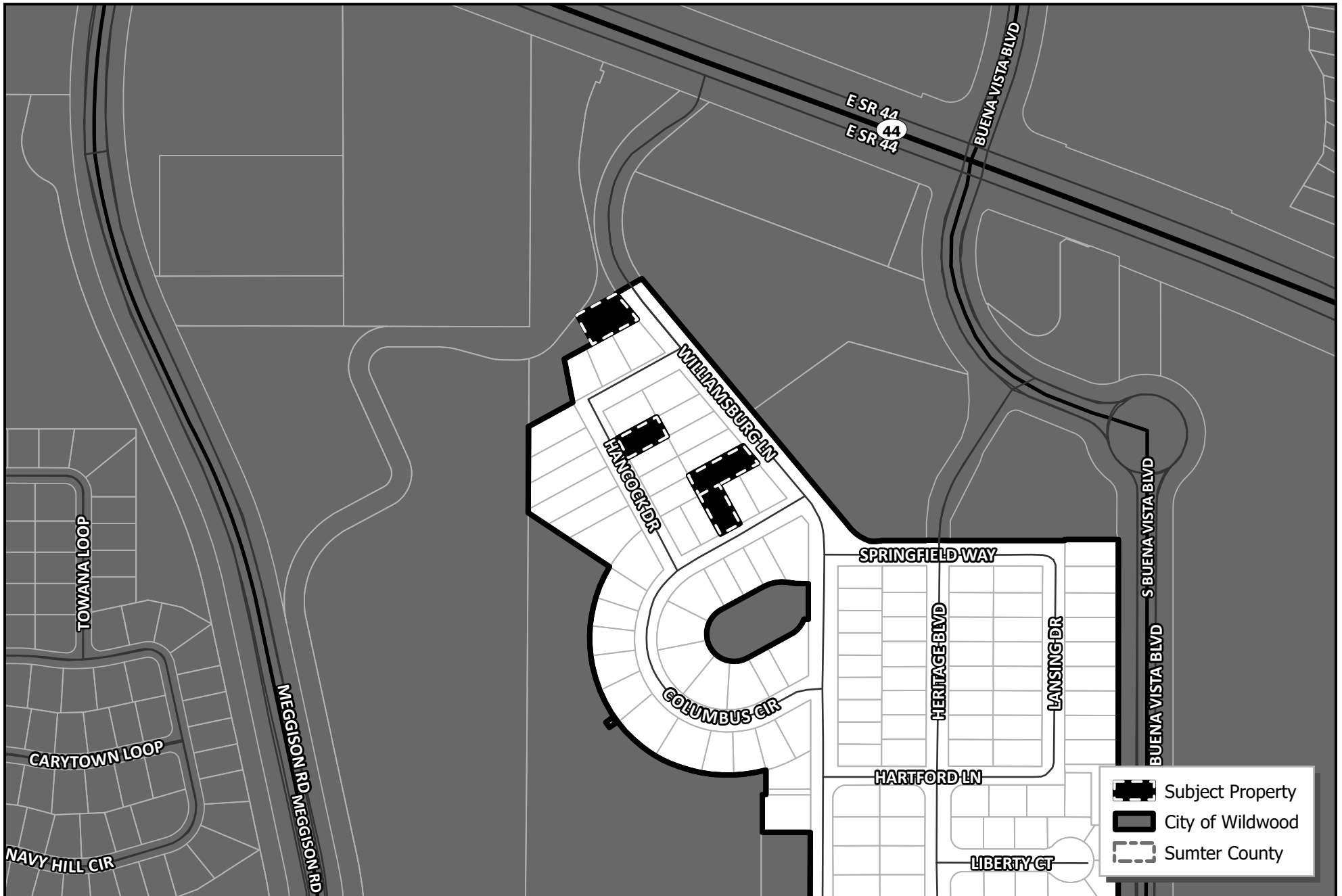
First Reading: _____

Second Reading: _____

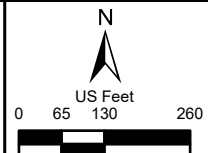
Approved as to form:

City Attorney

EXHIBIT A



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



CP 2412-001

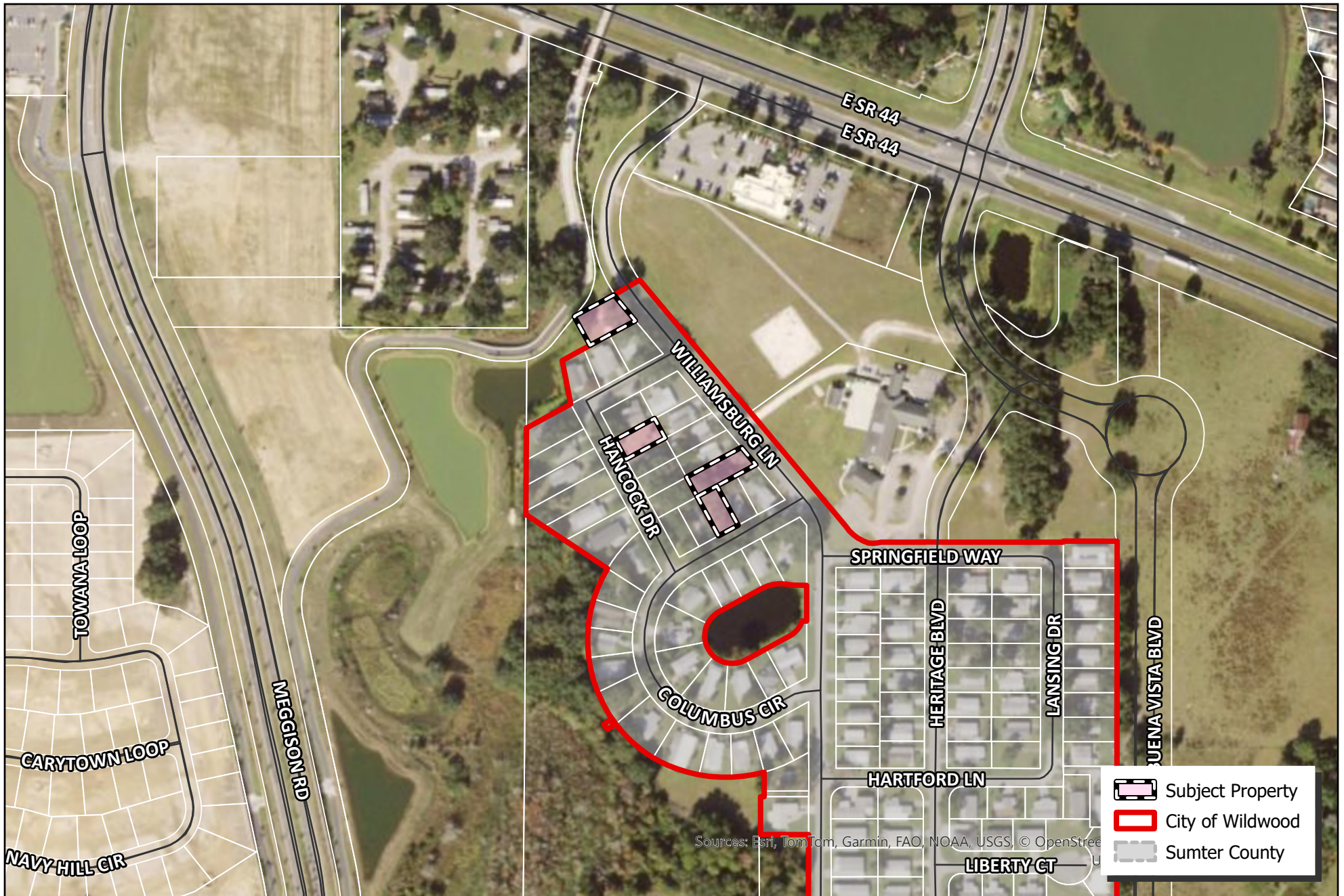
HEU WILDWOOD

PARCELS G16A002, G16A008, G16A011 & G16DA003

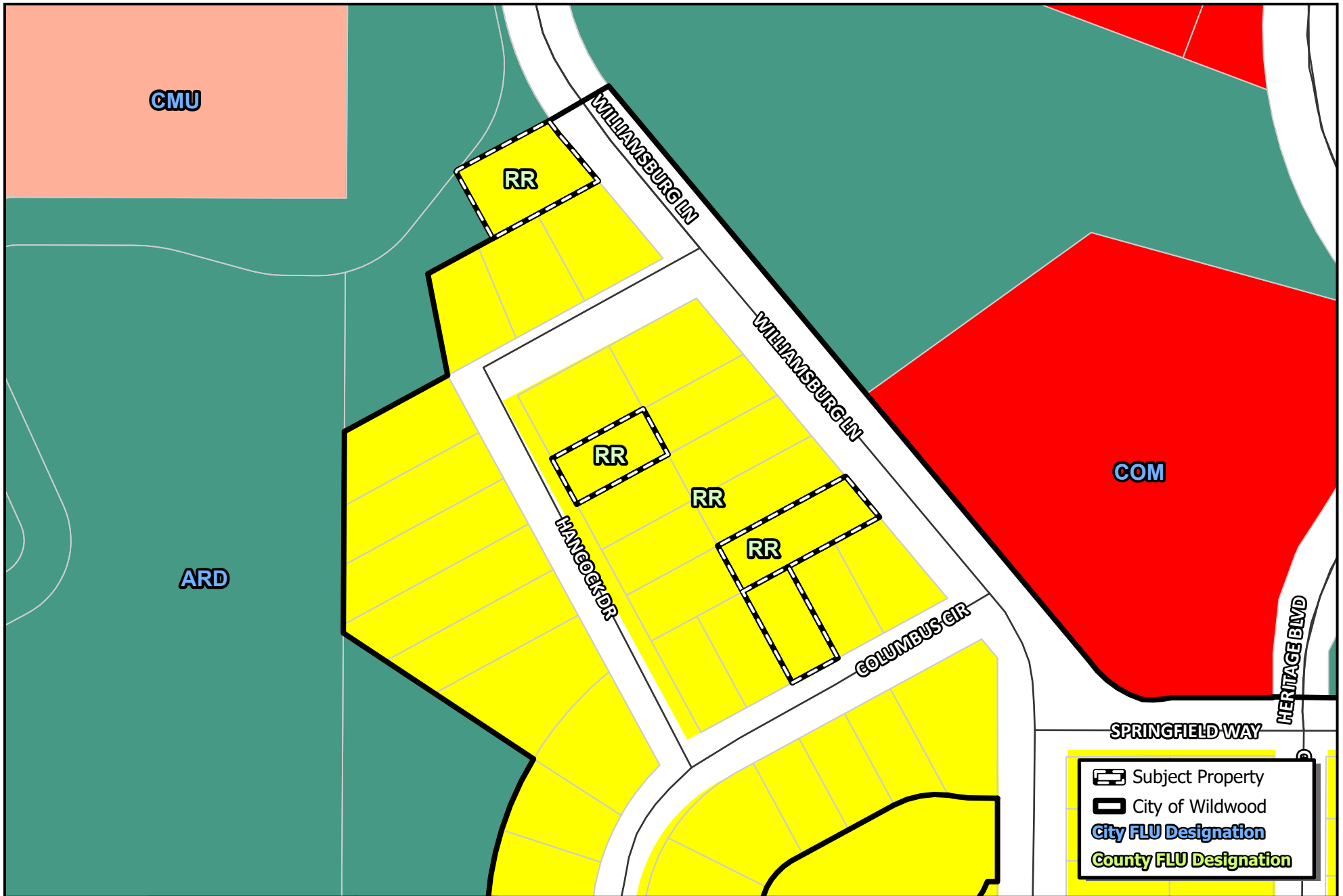
MAP 1A

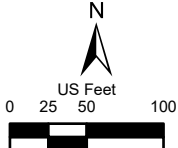
**LOCATION
MAP**

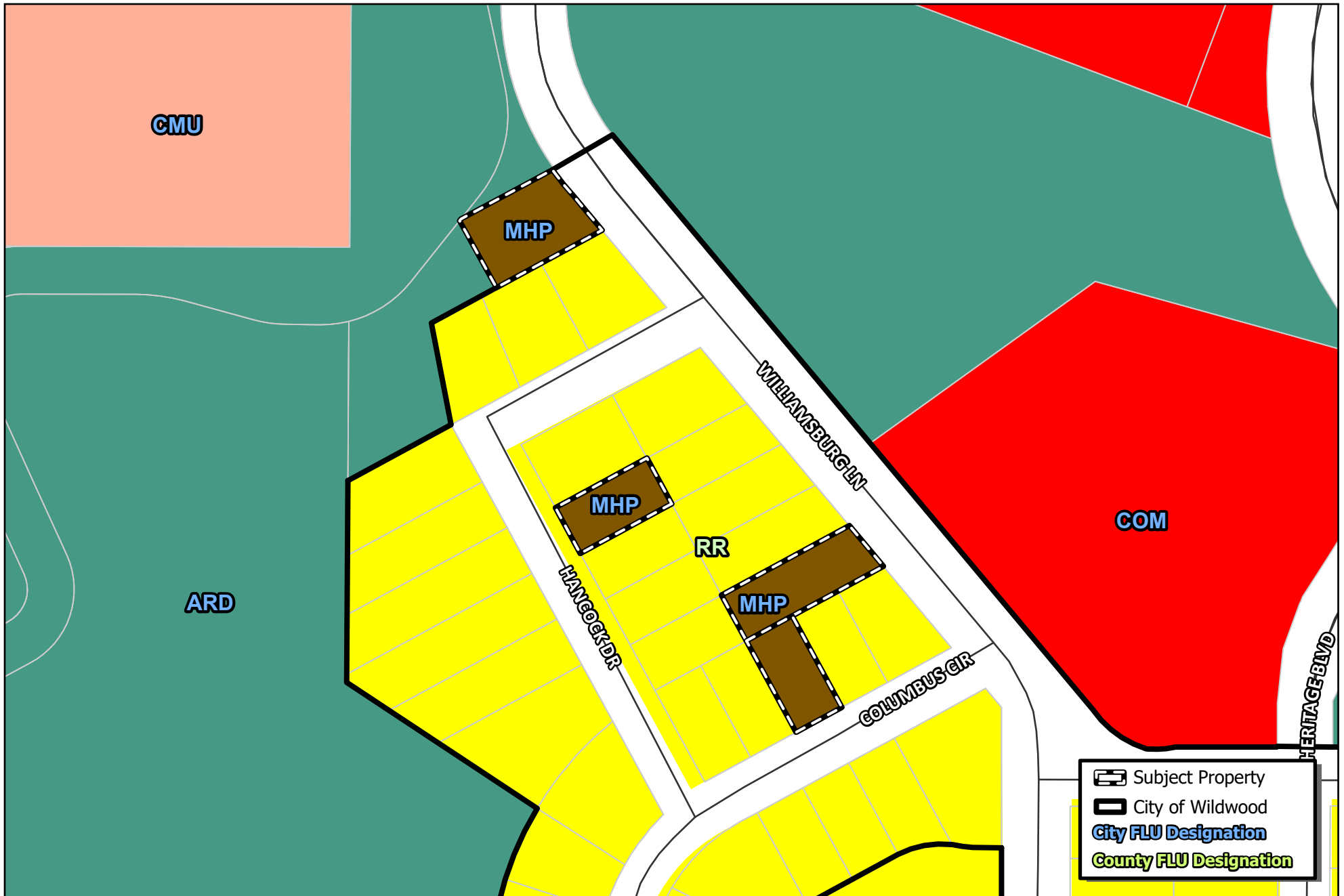
JAN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	00.001 0.01 0.02 0.03 0.04 Miles	CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003		MAP 1B
			LOCATION MAP		JAN 2025
			CP 2412-001		MAP 1B
			HEU WILDWOOD		LOCATION MAP



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 2A EXISTING LAND USE JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 25 50 100	CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 2B PROPOSED LAND USE JAN 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: 2025-1

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

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

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

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

The case below was heard on Tuesday, February 4, 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 Mobile Home Park (City) on 0.57 acres MOL. The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

Case Number: CP 2412-001 HEU Wildwood
Applicant(s): Heushtein A. Moise
Owner(s): Heushtein A. Moise
Parcel(s): G16A002, G16A008, G16A011, & G16DA003

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: February 4, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood



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

January 15, 2025

KINSMEN PROPERTIES LLC
100 DUBBS ST
UMATILLA, FL 32784

Your Parcel Number(s): G16A006

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

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential (County) to Mobile Home Park (City) and to change the Zoning Map designation from RPUD (County) to MHP (City).

OWNER: Heushtein A. Moise
APPLICANT: Heushtein A. Moise
CASE NUMBERS: CP/RZ 2412-001
PARCEL NUMBER: G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025, at 2:00 & 2:15pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, February 24, 2025, at 7:00 pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, March 10, 2025, at 9:00 am.**

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.

DSDI NFD@wildwood-FL.gov

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) _____

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: RZ 2412-001 HEU Wildwood

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 2412-001 HEU Wildwood
Ordinance Number	O2025-2
Applicant/Owner	Heushtein A. Moise
Property Location	The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.
Parcel(s)	G16A002, G16A008, G16A011, G16DA003
Date	February 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 RPUD (Sumter County) to MHP (City of Wildwood) for the parcel listed above on 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1).

ANALYSIS: The applicant is proposing one mobile home for each parcel, resulting in a total of 4 additional mobile homes.

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park 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, located within the Wildwood Country Resort Subdivision. The proposed MHP zoning designation is compatible with the

area as it will not change the character of the existing mobile home park.

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

Schools: Each parcel would contribute 0.286 school-aged children. With all four parcels, this would be a total of 1.144 school-aged children.

Potable Water & Sewer: The four parcels are located within the Wildwood Country Resort Subdivision where the City of Wildwood is already providing water and sewer services to all parcels. Since all parcels within the subdivision are stubbed out for water and sewer services this will not create an increase in density or intensity as the City of Wildwood is obligated to service all parcels within the subdivision. Two out of the four parcels have already been connected to city water and sewer, so only two additional ERUs are to be added.

Streets: Access to the parcels are off of Williamsburg Lane, Columbus Circle, and Hancock Drive which are all residential roadways within the Wildwood Country Resort Subdivision.

(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 parcels are 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 mobile homes on each of the parcels and 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;

A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the four parcels are not to produce more than 50 trips per day.

(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) & ARD (City)
SOUTH	RPUD (County)
EAST	RPUD (County), C-2 & ARD (City)
WEST	RPUD (County) & ARD (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.

The applicant seeks approval from the City of Wildwood City Commission for Ordinance O2025-2, subject to the approval of O2025-1, which establishes a future land use appropriate for the proposed zoning.

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

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-2

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:

G16A002, G16A008, G16A011, & G16DA003
Heushtein A. Moise
0.59 +/-

LEGAL DESCRIPTION:

PARCEL G16A002 (0.11+/-)

LOT 2, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A008 (0.11+/-)

LOT 8, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A011 (0.17+/-)

LOT 11, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16DA003 (0.20 +/-)

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 62, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RPUD (Sumter County) to MHP (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

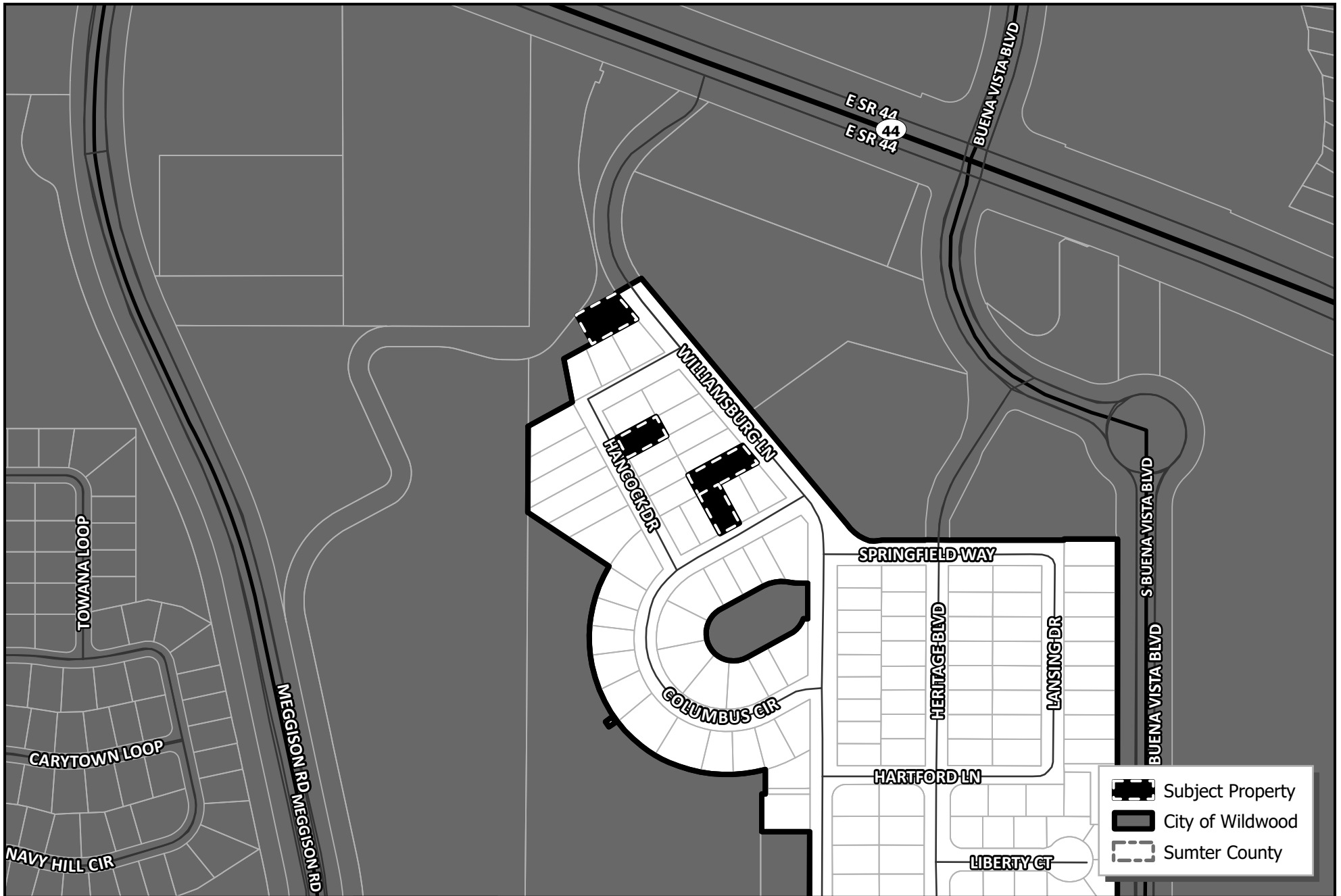
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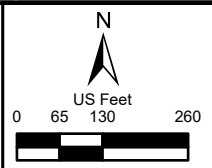
Second Reading: _____

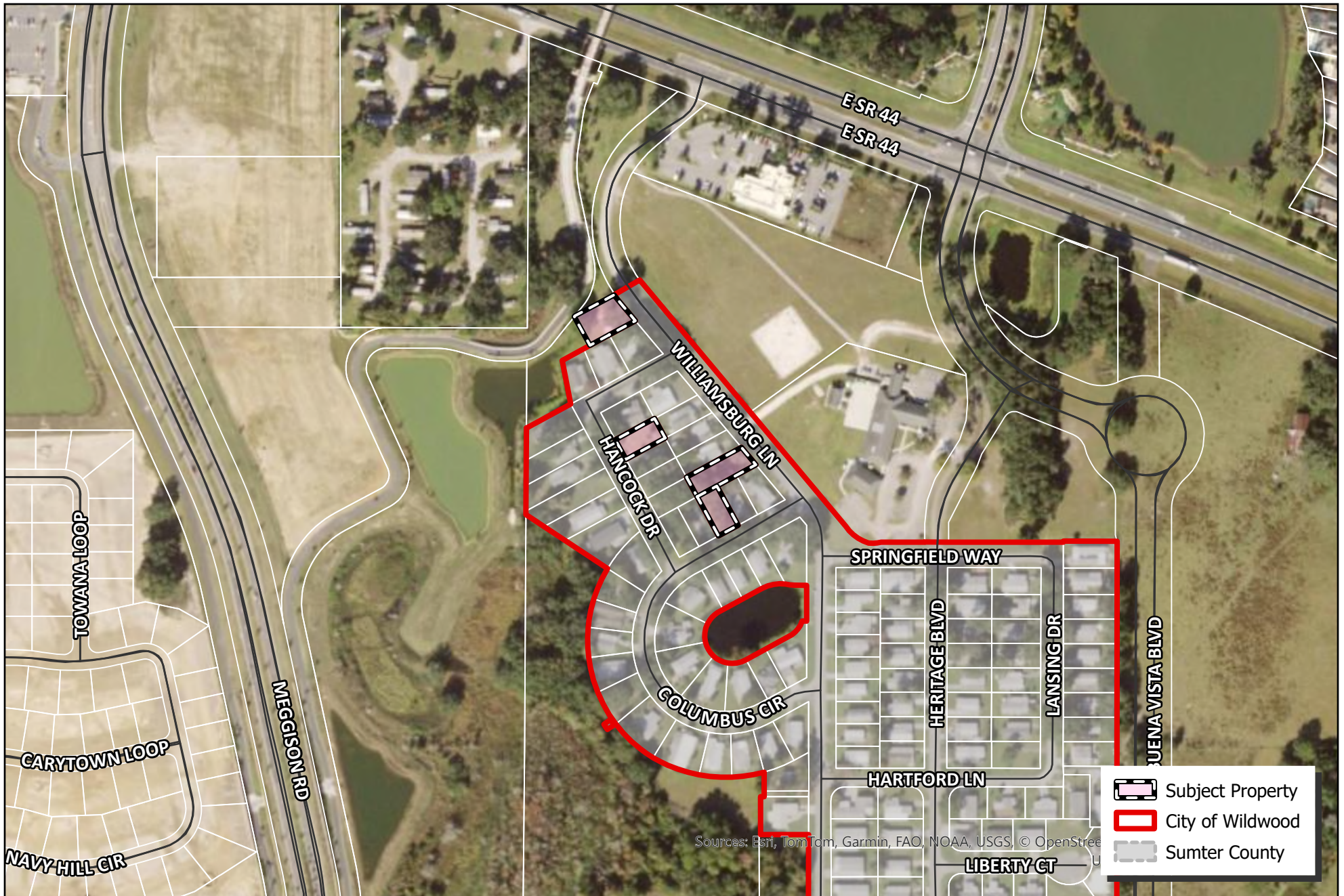
Approved as to form:

City Attorney

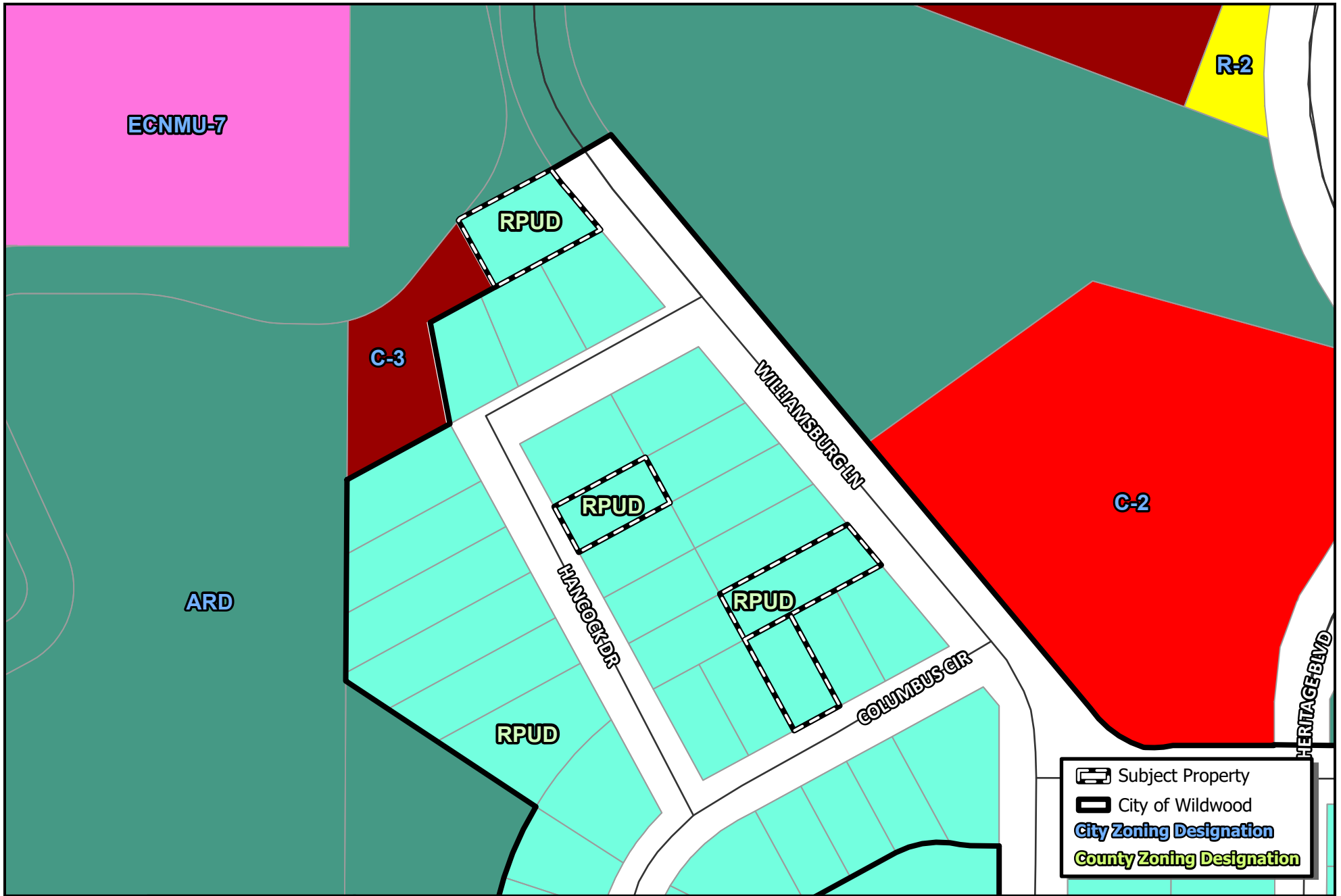
EXHIBIT A

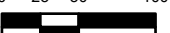


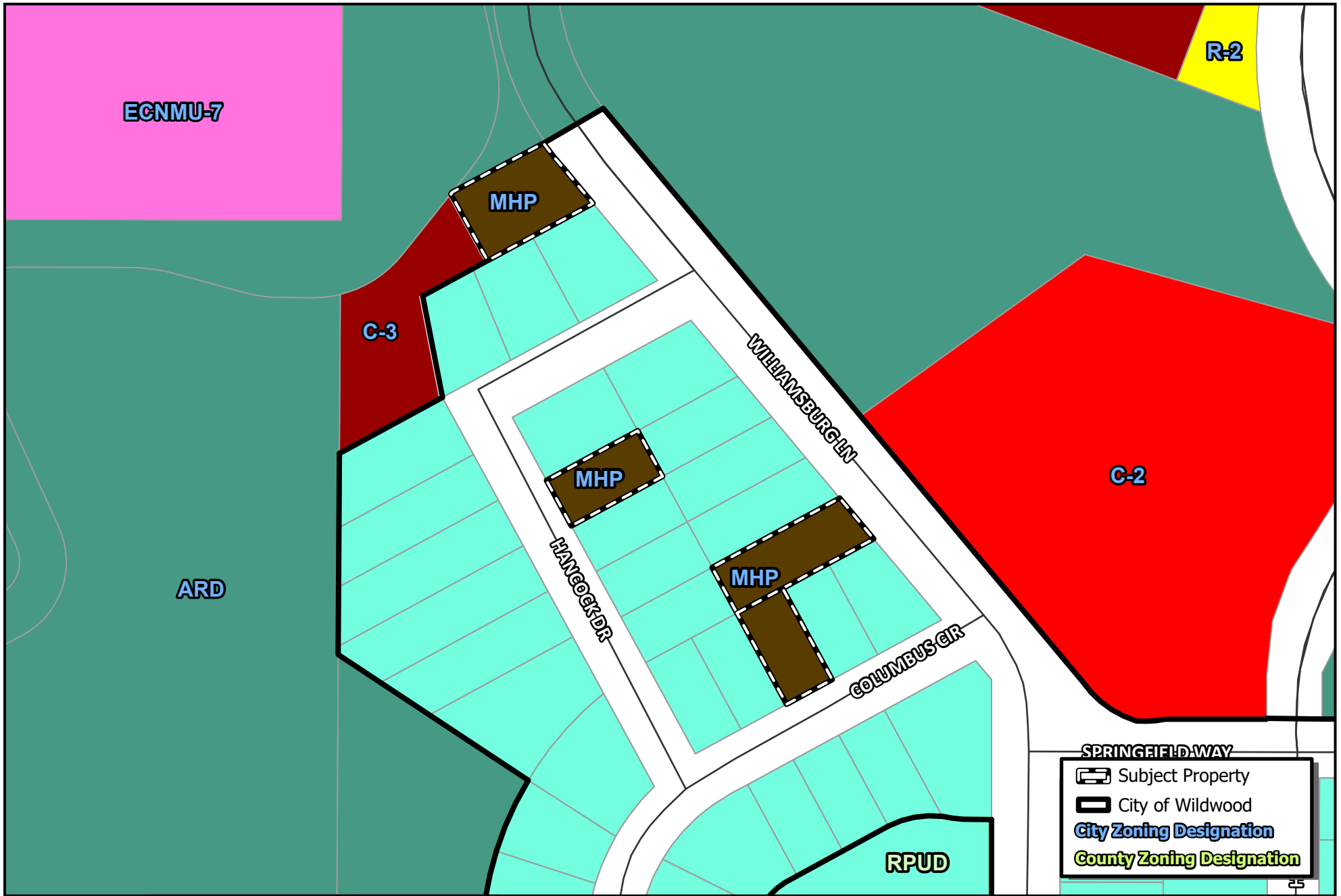
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 65 130 260	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1A LOCATION MAP JAN 2025
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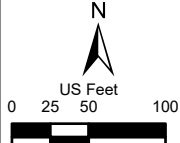


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.02 0.03 0.04 Miles	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1B LOCATION MAP JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 25 50 100 	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 3A EXISTING ZONING JAN 2025
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 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 3B
			PROPOSED ZONING
			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: O2025-2

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

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

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

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

The case below was heard on Tuesday, February 4, 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 RPUD (Sumter County) to MHP (City) on 0.59 acres MOL. The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

Case Number: RZ 2412-001 HEU Wildwood

Applicant(s): Heushtein A. Moise

Owner(s): Heushtein A. Moise

Parcel(s): G16A002, G16A008, G16A011, & G16DA003

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: February 4, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood



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

January 15, 2025

KINSMEN PROPERTIES LLC
100 DUBBS ST
UMATILLA, FL 32784

Your Parcel Number(s): G16A006

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

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential (County) to Mobile Home Park (City) and to change the Zoning Map designation from RPUD (County) to MHP (City).

OWNER: Heushtein A. Moise
APPLICANT: Heushtein A. Moise
CASE NUMBERS: CP/RZ 2412-001
PARCEL NUMBER: G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025, at 2:00 & 2:15pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, February 24, 2025, at 7:00 pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, March 10, 2025, at 9:00 am.**

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.

DSDI NFD@wildwood-FL.gov

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) _____

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Release of Mineral Rights to MDF Railyard, LLC

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached resolution releases the mineral rights on Parcels G06L152, G06L154, and G06L156. The City has agreed to sell the property to MDF Railyard, LLC (G3 Development). The release should be granted pursuant to the requirements of F.S. 270.11.

RESOLUTION NO. R2025-9

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCELS G06L152, G06L154, AND G06L156; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, owns Parcels G06L152, G06L154, and G06L156, and desires to sell said property to MDF Railyard, LLC, a Florida limited liability company ("purchaser"); and,

WHEREAS, Section 270.11, Florida Statutes, requires the City of Wildwood to reserve an undivided 3/4 interest in, and title in and to an undivided 3/4 interest in, all the phosphate, minerals and metals that are, or may be, in, on, or under the said land together with an undivided 1/2 interest in all the petroleum that is or may be in, on or under the said land, with the privilege to mine and develop the same; and

WHEREAS, Section 270.11 allows the City of Wildwood to release that reservation of mineral rights upon petition by the purchaser, where there are reasons justifying such release;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, that the City of Wildwood does hereby release the reservation of mineral rights required by Section 270.11, Florida Statutes, in its entirety, together with the rights and privileges to mine and develop the same, and upon conveyance of the real property known described as follows:

SEE ATTACHED EXHIBIT 'A'

The deed of conveyance shall be considered to transfer and convey title to the purchaser free and clear of any such reservation of mineral rights.

BE IT FURTHER RESOLVED that this release of mineral rights is justified by the following reasons: mining and exploration for minerals or other metals, or petroleum, would not be permitted in this area by the Land Use Regulations and Comprehensive Land Use Plan of the City of Wildwood, Florida, nor would it be in accordance with the Comprehensive Land Use Plan of Sumter County, Florida; the parcel in question is too small to permit any commercially profitable mining or exploration for minerals, petroleum,

phosphate or metals, and is also physically too small to accommodate any attempt to explore or mine the same; mining and exploration for petroleum and minerals would be incompatible with the anticipated surface use of the property by the purchaser, as an industrial site, and would interfere with the intent of the City of Wildwood to foster commercial and economic development through the sale of this property; and the reservation of mineral rights would constitute a cloud on the title to the property in the hands of the purchaser, thereby preventing use of the property as collateral for financing and depriving the purchaser of a marketable and salable title to the land.

This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

PASSED AND RESOLVED this ____ day of February, 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

Approved as to form:

City Attorney

EXHIBIT "A"
Property Description

Closing Date: February 24, 2025

Buyer(s): MDF Railyard, LLC

Property Address: 101 and 107 South Main Street, Wildwood, FL 34785

PROPERTY DESCRIPTION:

Parcel 1: G06L152

Lots 2 and 3, Block 20, of the TOWN OF WILDWOOD, according to MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD of said Town, as per plat of said survey recorded in Public Records of Sumter County, Florida, in Plat Book 1, Page 50, also a lot commencing at a point South of Wonders Street and West of Sumterville Street, of the Town of Wildwood where said streets intersect, running South 28 1/2 feet, thence West 105 feet to the railroad right of way, thence North 28 1/2 feet to Wonders Street, thence East 105 feet along Wonders Street to the POINT OF BEGINNING; start at a point where Sumterville and Wonders Street intersect at the Northeast corner of Block 20 of the Town of Wildwood, according to Mason's Extension of Denham's Survey, and run South along Sumterville Street 28 1/2 feet, thence run Westerly 55 feet, along South boundary line of Lot 1, Block 20, for a Point of Beginning, thence run in a Southerly direction parallel with the West boundary of Lots 2 and 3, 54 feet, thence West 50 feet, thence North 54 feet, thence East 50 feet to the Point of Beginning.

Parcel 2: G06L154

Begin at the Northeast corner of Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof recorded in Plat Book 1, Page 50, Public Records of Sumter County, Florida, and run South along Sumterville Street 82 1/2 feet; thence West along South side of Lot 3, Block 20, 55 feet for the Point of Beginning. Thence run West 54 feet; South parallel with Railroad 47 feet; East 54 feet and thence North to the Point of Beginning. Less Sal Railroad Co. Terminal Lands.

Parcel 3: G06L156

Lots 4 and 5, Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof as recorded in Plat Book 1, page 50, Public Records of Sumter County, Florida.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Release of Mineral Rights to Louis Rivera, Trustee of The Louis Rivera Trust

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached resolution releases the mineral rights on Parcel G05D096. The City has recently sold the property to Louis Rivera. The release should be granted pursuant to the requirements of F.S. 270.11

RESOLUTION NO. R2025-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCEL G05D096; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, owns Parcel G05D096, and desires to sell said property to Louis Rivera, Trustee of The Louis Rivera Trust dated May 25, 2023 (“purchaser”); and,

WHEREAS, Section 270.11, Florida Statutes, requires the City of Wildwood to reserve an undivided 3/4 interest in, and title in and to an undivided 3/4 interest in, all the phosphate, minerals and metals that are, or may be, in, on, or under the said land together with an undivided 1/2 interest in all the petroleum that is or may be in, on or under the said land, with the privilege to mine and develop the same; and

WHEREAS, Section 270.11 allows the City of Wildwood to release that reservation of mineral rights upon petition by the purchaser, where there are reasons justifying such release;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, that the City of Wildwood does hereby release the reservation of mineral rights required by Section 270.11, Florida Statutes, in its entirety, together with the rights and privileges to mine and develop the same, and upon conveyance of the real property known described as follows:

SEE ATTACHED EXHIBIT ‘A’

The deed of conveyance shall be considered to transfer and convey title to the purchaser free and clear of any such reservation of mineral rights.

BE IT FURTHER RESOLVED that this release of mineral rights is justified by the following reasons: mining and exploration for minerals or other metals, or petroleum, would not be permitted in this area by the Land Use Regulations and Comprehensive Land Use Plan of the City of Wildwood, Florida, nor would it be in accordance with the Comprehensive Land Use Plan of Sumter County, Florida; the parcel in question is too small to permit any commercially profitable mining or exploration for minerals, petroleum,

phosphate or metals, and is also physically too small to accommodate any attempt to explore or mine the same; mining and exploration for petroleum and minerals would be incompatible with the anticipated surface use of the property by the purchaser, as an industrial site, and would interfere with the intent of the City of Wildwood to foster commercial and economic development through the sale of this property; and the reservation of mineral rights would constitute a cloud on the title to the property in the hands of the purchaser, thereby preventing use of the property as collateral for financing and depriving the purchaser of a marketable and salable title to the land.

This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

PASSED AND RESOLVED this ____ day of February, 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

Approved as to form:

City Attorney

EXHIBIT "A"
Property Description

Closing Date: **December 31, 2024**

Buyer(s): **Louis Rivera, Trustee of The Louis Rivera Trust dated May 25, 2023**

Property Address: 618 Lee Street, Wildwood, FL 34785

PROPERTY DESCRIPTION: G05D096

Lots 7, 10 and the South 1/2 of Lot 6, all in Block F, Meadow Vista Wildwood Florida, according to the plat thereof, recorded in Plat Book 1, Page 83, of the Public Records of Sumter County, Florida.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 20hp Replacement Pump for the Lakeside Landings Lift Station for the Amount of \$27,445.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Xylem Water Solutions USA, Inc.
Effective Date: 2/13/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this purchase are available in account 401-535-30-4600 (Repair and Maintenance).

HISTORY/FACTS/ISSUES:

The existing 20 horsepower pump/motor at the Lakeside Landings lift station has failed and needs to be replaced. The replacement cost for this pump is \$27,445.00. Staff recommend purchasing the replacement pump from Xylem / Flygt, the sole source provider for Flygt pumps, for the amount of \$27,445.00. See attached quote and sole source letter.



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

February 11, 2025

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

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

Quote # 2025-APO-0163
Project Name: PUMPS 2025
Job Name: Pump Quote 3153.185

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

3153.185-0354

Qty	Part Number	Description	Unit Price	Extended Price
1	3153.185-0789	Flygt Model NP-3153.185 4" volute Submersible pump equipped with a 230 Volt / 3 phase / 60 Hz 20 HP 1750 RPM motor, 463 impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$ 26,263.00	\$ 26,263.00

3153.185-0354 Price \$ 26,263.00

Total Price \$ 26,263.00

Freight Charge \$ 1,182.00

Total Price \$ 27,445.00

Terms & Conditions

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

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

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

Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per Incoterms 2020)



Taxes: See Freight Payment (Delivery Terms) below.
Back Charges: State, local and other applicable taxes are not included in this quotation. Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.
Tariff Changes: The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Xylem reserves the right to adjust the pricing of the affected goods to reflect the increased costs.
Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.
Terms of Delivery: PP/Add Order Position
Terms of Payment: 100% N30 after invoice date.
Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.

Time of Delivery: Approx. 13-15 working weeks from receipt of order.
Validity: This Quote is valid for ninety (90) days.
Schedule: Please consult your local Flygt Branch Office to get fabrication and delivery lead times.

COVID 19: Delivery lead-times may be impacted by the current COVID-19 virus pandemic relative to transportation logistics.

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

Sincerely,



TeJay Brown
Sales Representative

Lydia Brocklehurst
Entry Customer Service Representative



lydia.brocklehurst@xylem.com





Xylem Water Solutions USA, Inc.
Flygt Products

Customer Acceptance

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

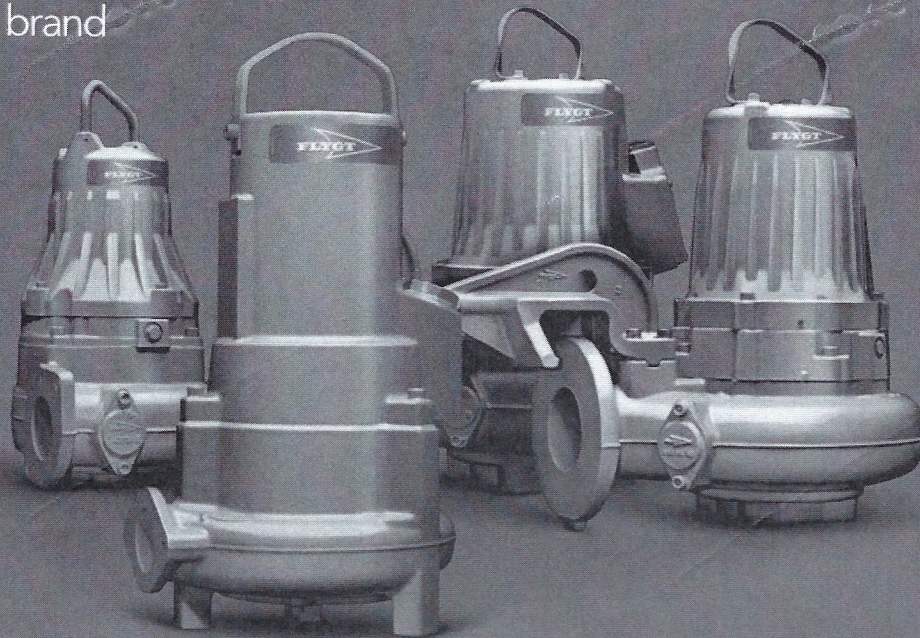
A signed copy of this Quote is acceptable as a binding contract.

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

Quote #: 2025-APO-0163
Customer Name: CITY OF WILDWOOD
Job Name: Pump Quote 3153.185
Total Amount: \$ 26,263.00
(excluding freight)

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





Introducing the Xylem Preventative Maintenance Agreement

Don't forget to protect your new assets

Thank you for considering Xylem for your pumping equipment needs. We appreciate the significance of your purchase decision and want to ensure you get the most out of your investment. The most cost-effective way to do this is to sign-up for a preventative maintenance agreement (PMA) that we tailor to your specific requirements and budget. A Xylem PMA offers a proven method to extend your equipment life, prevent expensive repairs and minimize unplanned failures. It's also ensures you remain in compliance with environmental, health and other government regulations – critical to maximizing operation uptime.

Our Flygt Gold PMA Includes:

- One scheduled preventative maintenance service visit with multi-point inspection, 12 months after purchase and discounted access to Xylem's rental fleet
- An additional 12-month warranty when purchased with your new or replacement Flygt pump(s)
- The option to renew annually or on a multi-year basis following the first service visit
- Priority service on repairs and field service calls

** Flat-Rate Pricing is available for new and replacement Flygt models 3069, 3085, 3102, 3127, 3153, 3171, 3202, 3301 & 3315 starting at \$500 per pump.*

Multi-year PMA packages are available as well.
Contact your Xylem Sales Representative today for more information.

Visit our [PMA site](#) for more info

xylem
Let's Solve Water



XYLEM WATER SOLUTIONS USA, INC. – FLYGT PRODUCTS
455 Harvest Time Drive. Sanford Florida 32771
Phone: 407-880-2900 • Fax: 407-880-2962

January 20, 2025

City of Wildwood, Florida
Attn: Robert Schoepe

Subject: FLYGT PRODUCTS – SALES & SERVICE

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "TJ Brown", is written over a horizontal line.

TJ Brown
Sales Representative

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Final Invoice for the Wastewater Treatment Facility Emergency Backup Generator Rental in the Amount of \$24,570.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Ring Power Corporation
Effective Date: 2/13/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this rental can be found in account 402-536-70-7353 Wastewater Treatment Plant Project.

HISTORY/FACTS/ISSUES:

During Hurricane Helene, the wastewater treatment plant's backup generator suffered a failure. The plant was without power for several hours. The parts needed to repair the outdated generator are no longer made and have become obsolete. Staff contacted Ring Power and were supplied with a rental unit the next day. Staff have since purchased a new generator that was put online in January for the wastewater treatment facility. Attached is the final invoice for the rental unit covering the months of December through January, which totals \$24,570.00. This invoice will be discounted off of the price of the generator per the generator supplier. Staff recommends approval to pay Ring Power \$24,570.00 for the rental generator.

Ring Power®

Ring Power Corporation
10421 Fern Hill Drive
Riverview, FL 33578
(813) 671-3700

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

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CITY OF WILDWOOD
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1290 INDUSTRIAL DR #4703
WILDWOOD FL 34785
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SUMTER - 60

INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
10RE00335094	01-06-25	CUSTOMER PICKUP	10-16-24	JASON MARTIN	051730	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: JASON MARTIN**THIS INVOICE IS NET DUE UPON RECEIPT**

1.0	KNM00285 OKNM00285	EQUIPMENT RENTAL ID NO: KNM00285 XQ1000 POWER MODULE - 1000KW SHIFT: SINGLE	FROM 12/20/24 THRU 01/16/25 SERIAL NO: OKNM00285	17010.00
		HRS OUT: 4276.0		
1.0	285021 3H3C302S2AT285 - TRAILER	EQUIPMENT RENTAL ID NO: 285021	FROM 12/20/24 THRU 01/16/25 SERIAL NO: 3H3C302S2AT285021	
36.0	4/O 50' 4/O 50'	EQUIPMENT RENTAL ID NO: 4/O 50' 50' 4/O CABLE GEN - CABLE	FROM 12/20/24 THRU 01/16/25 SERIAL NO: 4/O 50'	6480.00
18.0	TAIL CLF TAIL CLF	EQUIPMENT RENTAL ID NO: TAIL CLF CAMLOK FEMALE TAIL EYELET GEN - TAIL	FROM 12/20/24 THRU 01/16/25 SERIAL NO: TAIL CLF	540.00
18.0	TAIL CLMB TAIL CLMB	EQUIPMENT RENTAL ID NO: TAIL CLMB CAMLOK MALE TAIL BARE ENDS GEN - TAIL	FROM 12/20/24 THRU 01/16/25 SERIAL NO: TAIL CLMB	540.00
1.0	SHORE PW SHORE PW	EQUIPMENT RENTAL ID NO: SHORE PW SHORE POWER CORD - CABLE	FROM 12/20/24 THRU 01/16/25 SERIAL NO: SHORE PW	

A SERVICE CHARGE OF 1 1/2 % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Filename=EMI7600010 - Formtype=MIPS

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

PAY THIS AMOUNT**SALES**

Ring Power®

Ring Power Corporation
10421 Fern Hill Drive
Riverview, FL 33578
(813) 671-3700

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S
O CITY OF WILDWOOD
L 100 N MAIN ST
D WILDWOOD FL
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34785-4047

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I 1290 INDUSTRIAL DR #4703
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INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
10RE00335094	01-06-25	CUSTOMER PICKUP	10-16-24	JASON MARTIN	051730	2
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

1.0 AUTO S&S
AUTO S&S

EQUIPMENT RENTAL FROM 12/20/24 THRU 01/16/25
ID NO: AUTO S&S SERIAL NO: AUTO S&S
AUTO START & STOP CORD - CABLE

..... THANK YOU FOR YOUR BUSINESS!.....
S/M 676 - K5093205



A SERVICE CHARGE OF 1 ½ % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and for Credit and if applicable the terms of the Guaranty of Payment.

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Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

PAY THIS AMOUNT

24570.00

SALES

402-536-70-7355 Page 215 of 292

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CR 501 WTP Iron Filter Project Change Order No. 1 for a Deduction Amount of \$1,006,872.42

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: SGS Contracting Services, Inc.
Effective Date: 2/13/2025 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted capital project in account 408-533-70-7351 (501 WTP Iron Filtration).

HISTORY/FACTS/ISSUES:

In August 2024, the City awarded the CR 501 Water Treatment Plant Iron Filter project to SGS Contracting. In September 2024, staff acquired the iron filters for the project via direct purchase for a tax savings of \$53,085.42. This change order reflects the owner-direct purchase, reducing the overall contract price by the cost of the filters and tax savings. The original contract price was \$2,715,700.00. After the change order, the new contract price will be \$1,708,827.58. The City's reviewing engineer, Kimley Horn, and staff have reviewed the change order and recommend approval of Change Order No.1 for the deduction amount of \$1,006,872.42.

SECTION 00850 – CONTRACT CHANGE ORDER

Change Order No. 1

Date of Issuance: 1/20/2025

Effective Date: 1/20/2025

Project: CR 501 WTP Improvements	Owner: City of Wildwood	Owner's Contract No.:
Contract: CR 501 WTP Iron Filter Improvements		Date of Contract: August 14 th , 2024
Contractor: SGS Contracting Services, Inc.		Engineer's Project No.: 142173320

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

Removal of owner direct purchased equipment (including applicable taxes) from Contractor's scope.

Attachments (list documents supporting change):
PO_25-00108, City Commission Executive Summary

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>2,715,700.00</u>	Original Contract Times: ☐ Working days ☒ Calendar days Substantial completion (days or date): <u>N/A</u> Ready for final payment (days or date): <u>N/A</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> : \$ <u>0</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> To No. <u>0</u> : Substantial completion (days): <u>N/A</u> Ready for final payment (days): <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>2,715,700.00</u>	Contract Times prior to this Change Order: Substantial completion (days or date): <u>N/A</u> Ready for final payment (days or date): <u>N/A</u>
[Increase] [Decrease] of this Change Order: \$ <u>1,006,872.42</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): <u>N/A</u> Ready for final payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>1,708,827.58</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>N/A</u> Ready for final payment (days or date): <u>N/A</u>
RECOMMENDED: By: <u>[Signature]</u> Engineer (Authorized Signature) Date: <u>1/20/2025</u> Approved by Funding Agency (if applicable): _____	ACCEPTED: By: _____ Owner (Authorized Signature) Date: _____ ACCEPTED: By: <u>Lindsey Magura</u> Contractor (Authorized Signature) Date: <u>2/3/2025</u> Date: _____

END OF SECTION

RS-00102

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Owner Direct Purchase of Iron Filters for the 501 WTP Iron Filtration Project for the Amount of \$953,787.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity: Hungerford & Terry, Inc.

Effective Date: 09/12/2024

Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted capital project with funds available in account 408-533-70-7351 (501 Iron Filtration)

HISTORY/FACTS/ISSUES:

On August 12, 2024 the City Commission approved and awarded the 501 Iron Filtration project. This project is a continued effort by our department to improve the City's water quality for our residents. This project involves the installation and start up of two 15,000 gallon iron filters at the 501 water treatment facility. This request is to owner direct purchase and tax savings for the iron filters.

Staff is requesting approval to purchase the iron filter from Hungerford & Terry, Inc for the amount of \$953,787.00 with a tax savings of ~~\$66,872.09~~.

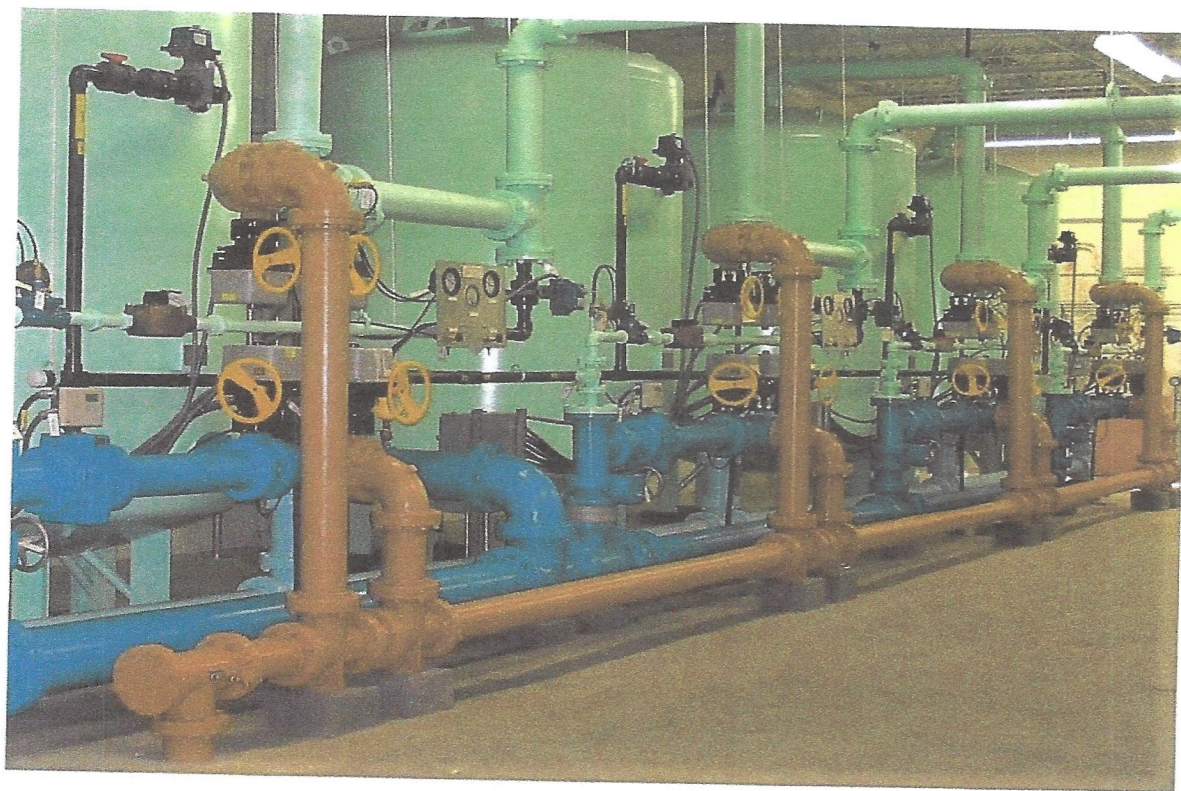
53,085.42

Filter cost 884K

Permit expires next Aug

Shipping 60K
Services 8.5K

HUNGERFORD & TERRY, INC.



PREPARED FOR: CITY OF WILDWOOD

PROJECT: CITY OF WILDWOOD – CR 501 WTP
IRON FILTER IMPROVEMENTS

PREPARED BY: CHRISTOPHER RALPH
INSIDE SALES MANAGER



HUNGERFORD & TERRY, Inc.
MANUFACTURERS OF WATER TREATMENT EQUIPMENT

**City of Wildwood – CR 501 WTP
Iron Filter Improvements**
H&T Proposal #33593

September 12, 2024

Attention: City of Wildwood

Reference: City of Wildwood – CR 501 WTP Iron Filter Improvements
Hungerford & Terry Inc. Proposal #33593

Hungerford & Terry, Inc. is pleased to submit the attached Proposal #33593 for your consideration. This proposal provides for two (2) 10x30 three cell horizontal filter per the provided specifications.

We very much appreciate the opportunity to submit this proposal and we hope that it meets with your favorable consideration. Should you have any questions or need for additional information, please feel free to contact our local representative at the address and telephone number listed below, or this writer at our home office in Clayton, New Jersey.

Very truly yours,

HUNGERFORD & TERRY, INC.

Christopher Ralph
Inside Sales Manager

MTS ENVIRONMENTAL
W. Wade Wood III, P.E.
3102 Sawgrass Village Circle
Ponte Vedra Beach, FL 32082
Ph: 321-299-2395
wwood@mts-florida.com

HUNGERFORD & TERRY, INC.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

PG. 2



Scope of Supply

NSF INTERNATIONAL:

- The specifications on this project may or may not reference NSF 61 for drinking water components.
- Our proposal includes as many NSF certified products as possible and commercially available, however there are structural items in our tank interiors that are not available with the NSF certification.
- If the proposed materials for a component that will be in contact with the treated water does not have NSF/ANSI 61 certification, the component shall be constructed of material designated as an "acceptable material" in Annex C of the NSF/ANSI/CAN 61 Standard.
- Examples of the above are items such as nuts/bolts/washers, screen, angles/flats, studs, etc. These items have been provided for many years in water treatment plants, are normally of #304 and #316 stainless steel, and do not carry the NSF certification.
- Filter tanks constructed of carbon steel are not available with NSF certifications. Unlined steel tanks have been used in municipal water treatment plants for decades will not be certified. Tanks that are specified to have an internal lining will be lined with an NSF-61-600 certified painting system.

SPECIFICATIONS:

- The equipment proposed herein is intended to meet the intent of the specifications that were provided at the time the proposal was drafted. Modifications to the scope of supply that are precipitated by sections of the specifications that were not provided at bid time, or other design changes shall be quoted upon request.

SHIPMENT OF MATERIALS:

- Our proposal includes cost-effective and complete shipment of all like materials for storage at the jobsite. If desired, H&T can arrange partial shipments of equipment and/or filter media with additional freight (if any) added to the cost of the contract.



HORIZONTAL GREENSANDPLUS FILTRATION SYSTEM:

FILTER TANKS:

- Two (2) 120 inch OD x 30 foot straight shell, 3-cell horizontal filter tanks designed in accordance with the following:
- 100 PSI design pressure.
 - ASME code section VIII construction with stamp.
 - Constructed with SA-516 Grade 70 steel.
 - ASME elliptical heads.
 - One (1) 14 inch x 18 inch manhole in each tank cell.
 - Necessary flanged type connections.
 - Two (2) lifting lugs.
 - Two (2) structural steel saddle type supports.
 - Tank interiors will not be lined or painted.
 - Tank exteriors will be commercial sandblasted (SSPC-SP6) and painted with one (1) coat (3.0-5.0 mils DFT) of Themec Series N69 primer.

NOTE:

1. Finish painting of the filter tank exteriors and all provided piping is to be field applied by the contractor in accordance with the painting section of the specifications.
2. All anchor bolts are part of the foundation equipment and shall be furnished and installed by the equipment installer or contractor.
3. Per ASME Sect. VIII UG-125 a) and g) the customer shall furnish and install pressure relief devices on all pressure sources to our system. Pressure relief valves are not included on each tank.



HUNGERFORD & TERRY, Inc.
MANUFACTURERS OF WATER TREATMENT EQUIPMENT

City of Wildwood – CR 501 WTP
Iron Filter Improvements
H&T Proposal #33593

TANK INTERNAL DISTRIBUTORS:

- Six (6) Integral single pipe type inlet distributor/waste collectors with schedule 10 304 stainless steel pipe manifolds with orifices .
- Two (2) Header-lateral underdrain distributors with schedule 80, PVC manifolds and laterals, and 5 inch square stainless steel and monel expansive port sandvalves installed on 15 inch maximum centers.

NOTES:

1. The tank inlet and underdrain distributors will be shop installed prior to shipment.
2. The proposed underdrains require a concrete fill of the tank bottom heads plus a section of the straight shell to the bottom of the sandvalves. Approximately 446 cubic feet of concrete will be required per filter. All concrete is to be furnished and installed by the contractor.

HUNGERFORD & TERRY, Inc.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

PG. 5



FILTER MEDIA:

- Six (6) 17.25 inch graded gravel support beds (154 FT3 per cell, 924 FT3 total).
- Six (6) 18 inch beds (167 FT3 per cell, 1002 FT3 total) of GreensandPlus.
- Six (6) 12 inch beds (110 FT3 per cell, 660 FT3 total) of Anthracite.

NOTES:

1. The GreensandPlus will meet the following criteria:
 - a) Specific gravity:approx. 2.4
 - b) Effective size:0.30 – 0.35 mm
 - c) Uniformity coefficient: ...less than 1.6
 - d) Screen grading: 18 x 60 mesh
2. The Anthracite will meet the following criteria:
 - a) Specific gravity:approx. 1.6
 - b) Effective size:0.6 – 0.8 mm
 - c) Uniformity coefficient: ...less than 1.6
3. All filter media is to be field installed by the contractor.
4. H&T will provide approximately 1848 one half cubic foot bags of graded gravel plus 5% extra, 2004 one half cubic foot bags of GreensandPlus and 660 one cubic foot bags of Anthracite.
5. GreensandPlus and anthracite are available in bulk sacks if desired. Bulk sacks are a special order and if desired we would require notice upon receipt of an order.



FILTER EXTERIORS:

Two (2) Valve nest exteriors consisting of:

Bray model 3W butterfly control valves with wafer style cast iron bodies, EPDM seats, nylon coated discs, and Bray Series 70 (120VAC) electric motor operators with auxiliary limit switches, and manual handwheel de-clutchable overrides for:

- Cell 1 inlet (6 inch).
- Cell 2 inlet (6 inch).
- Cell 3 inlet (6 inch).
- Outlet/backwash inlet (10 inch).
- Cell 1 backwash outlet (8 inch).
- Cell 2 backwash outlet (8 inch).
- Cell 3 backwash outlet (8 inch).
- Rinse outlet (6 inch).

Bray model 3W butterfly valves with wafer style cast iron bodies, nylon coated ductile iron discs and manual handwheel gear operators for:

- Inlet isolating (10 inch).
- Outlet isolating (10 inch).
- Drain (3 inch), w/manual lever.

Apco model 200A or equal automatic air vent valves with threaded cast iron bodies and stainless steel floats for:

- Tank air vent (1 inch).

Flow-Tek or equal stainless steel ball valve with manual operator for:

- Tank air vent isolating (1 inch).
- Backwash telltale (.5 inch), 3 ea.
- Manual air vent (1.5 inch).



SYSTEM FACE AND INTERCONNECTING PIPING:

UNLINED CARBON STEEL PIPING:

Schedule 40 carbon steel pipe with 150# weld neck carbon steel flanges, and schedule 40 butt weld carbon steel fittings:

NOTES:

1. Pricing is based on the most compact arrangement of the units as practical.
2. All pipe supports for the interconnecting piping not located on a factory skid-mounted unit are to be furnished by the purchaser. Skid mounted piping will be supported from the skid and tank.
3. The exterior surfaces of all non-stainless steel will be cleaned by sandblasting and painted with one (1) coat of Tnemec N69 primer. Finish painting will be field applied by the contractor. All valves, pumps, meters, etc. will be furnished with the manufacturer's standard painting.
4. The extent of piping included by H&T, Inc. will be limited to the filter connecting headers. Piping to and from the headers is to be furnished by the contractor.
5. This proposal includes a copy of the specification drawings of the filter piping. All shaded piping has been included by H&T, Inc.
6. All system face and interconnecting piping will be furnished with the required bolts, studs, nuts, and gaskets as follows:

Bolts: ASTM A307 Grade B plated carbon steel.
Studs: ASTM A307 Grade B plated carbon steel.
Nuts: ASTM A563 plated steel heavy duty hex.
Gaskets: Shore A70 or equal, 1/8 inch thick.



SYSTEM AUXILIARY EQUIPMENT:

START-UP CHEMICALS:

For every 100 cubic feet of GreensandPlus, 20 gallons of 15% bleach, or 50 gallons of 6% bleach is required for conditioning of the media and disinfecting of the tanks.

NOTE:

All start-up chemicals are to be supplied by the purchaser or contractor.

FILTER PRESSURE EQUIPMENT:

- One (1) Ashcroft model D-400 snap acting differential pressure switch for the system common inlet and outlet with a NEMA 4 enclosure.
- Four (4) Ashcroft model 1279SS pressure gauges for the tank inlet and outlets with 4.5 inch diameter dials and stainless steel bourdon tubes.
- Five (5) Sets of polypropylene supply tubing.
- Five (5) Sets of isolating valves.
- Five (5) Sets of sampling valves.

FILTER FLOW EQUIPMENT:

- Two (2) Rosemount model 8750WD magnetic flowmeter, remote mounted aluminum NEMA 4X housing with local display and 4-20 mA output for:
 - Common inlet header (12 inch).
 - Common backwash waste (8 inch).

SURGE PROTECTION:

- Two (2) Edco SLAC lightning and surge protectors mounted on 1/2 inch thick aluminum plate with 1/8 inch thick sun shields on top and both sides of the surge protectors, per drawing E-06, detail "B".



FILTER CONTROL PANEL “FCP”:

- One (1) NEMA 4X floor-mount control panel of Type 316 Stainless Steel (painted White) construction complete with an Allen Bradley CompactLogix L33ER Ethernet programmable controller, Automation Direct #EA9-T10CL 10" diag. color touch screen Operator Interface Terminal, Red Lion #106FX2-ST unmanaged Ethernet/FO switch and all required nameplates, Phoenix Contact #UT-6 terminal blocks, internal type “THHN” stranded copper wire, Phoenix Contact AC surge arrestor, redundant Phoenix Contact Quint series 24VDC power supplies, C3 Controls door mounted disconnect switch, Allen Bradley #700-HK36 series interposing relays, Panduit Type “G” gray wire duct, Panduit heat-shrink white wire sleeves, Phoenix Contact Ethernet surge suppressor, Eaton/Powerware series UPS (10 minute backup for PLC, OIT & DCPS only), GracePort door-mount interface, folding shelf, A/C unit w/integral heater, corrosion inhibitors, DinSpace F.O patch panel with “ST” connectors, GFCI duplex, UL-508 label, and etc.

FLOW TRANSMITTER SURGE PROTECTION BOX:

- One (1) NEMA 4X electrical wall-mount type enclosure of Type 316 Stainless Steel (painted White) construction complete with AC & signal surge protectors, C3 Controls supplemental circuit breakers, all required nameplates, Phoenix Contact #UT-6 terminal blocks, ground bus bars/lug, internal type “THHN” stranded copper wiring, UL-508 label, and etc.
Note: This box shall be mounted on Transmitter Plate and pre-wired to both transmitters.

FILTER CONTROL PANEL SPARE PARTS:

- One (1) Lot of spare parts containing the following:
- A. One (1) of each AC Surge Protector used
 - B. One (1) of each 4-20mA Surge Protector used
 - C. One (1) of each 120VAC Signal Surge Protector used
 - D. Ten (10) of each fuse used
 - E. Five (5) of each relay used
 - F. One (1) 24VDC power supply
 - G. Ten (10) corrosion inhibitors



HUNGERFORD & TERRY, Inc.
MANUFACTURERS OF WATER TREATMENT EQUIPMENT

City of Wildwood - CR 501 WTP
Iron Filter Improvements
H&T Proposal #33593

NOTES:

1. The Filter Control Panel will be completely shop wired and tested prior to shipment. The Filter Control Panel shall be mounted by others.
2. All interconnecting wiring, conduit, and wire terminations between the Filter Control Panel and remote located electrical equipment is to be furnished and installed by the contractor. A 120VAC-1PH-60Hz, 40A power feed is required for control panel.
3. H&T will supply one (1) Fiber Optic port for communication to Network Comms Panel (by others) via Ethernet/IP protocol. All required interconnecting Fiber Optic cable and "ST" connections shall be by others.
4. UPS will supply backup for the PLC, OIT and 24VDC power supplies only. All motorized valve actuators will stay in their current position upon power failure.
5. A registered copy of Allen Bradley PLC and Automation Direct OIT software is included in this proposal.
6. All control, status, and indication shall be via the OIT screens.
7. Any and all instrumentation not listed in this proposal shall be provided by others.
8. H&T will submit our standard electrical drawing package, which includes ladder logic drawings, external and internal panel view drawings, electrical equipment lists, PLC system architecture drawing and electrical wiring diagrams showing both internal/external wiring.
9. All engineering and drafting required for field interconnecting conduit, cable list and sizing, conduit supports and maps of interconnecting electrical installation, conduit and trays shall be supplied by others. All engineering and drafting required for customer's ground grid system shall be by others.

HUNGERFORD & TERRY, INC.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

PG. 11



SYSTEM SOFTWARE/PROGRAMMING EQUIPMENT:

Programming integral to the operation of the equipment supplied by Hungerford & Terry, Inc. will be performed by Hungerford & Terry, Inc. using AB Rockwell RSLogix PLC programming software and Automation Direct C-More Windows OIT programming software. H&T will provide one (1) copy of the PLC and OIT programming software for purchaser's use.

SHOP FABRICATION:

All filter tank internal distributors will be completely shop fabricated prior to shipment.

All filter tank exteriors piping will be shop fabricated to the proper lengths as shown on our construction drawings, and will be furnished with all required flanges installed.

All equipment and materials will be shipped for jobsite installation by the purchaser unless specifically mentioned above to be installed prior to shipment.

HUNGERFORD AND TERRY, INC. STANDARD SURFACE PREPARATION AND SYSTEM PAINTING:

MISC. EQUIPMENT:

The exterior surface of all misc. valves, pumps, etc. will be furnished with the manufacturer's standard prime coat painting or standard prime and finish painting.

FINISH PAINTING:

Unless specifically mentioned above, finish painting of all equipment furnished by Hungerford & Terry, Inc. is to be field applied by the installation contractor



HUNGERFORD & TERRY, Inc.
MANUFACTURERS OF WATER TREATMENT EQUIPMENT

City of Wildwood - CR 501 WTP
Iron Filter Improvements
H&T Proposal #33593

PRICE SUMMARY

Price:

\$953,787.00

Nine Hundred Fifty Three Thousand, Seven Hundred & Eighty Seven Dollars

F.O.B. Shipping Points: With full motor freight allowed to the jobsite:
Payable in US currency, plus any applicable Municipal, State or Federal Taxes.

Payment Terms:

TBD

Net thirty (30) days. All invoices are due within 30 days. A service or interest charge of 1 ½% per month (18% per annum) will be assessed on all amounts which become past due.

A copy of the payment bond (if applicable) will be required as part of the credit approval process. Purchaser agrees to make pro rata payments for partial shipments and further agrees that if shipment of material is delayed by any act or omission on part of purchaser, payment shall become due within thirty (30) days after the material is ready for shipment

Shipment:

Applicable freight to location is included in the price of the contract. Logistics of shipment will be advised as project proceeds.

Acceptance by Purchaser

HUNGERFORD & TERRY, INC.

Christopher Ralph, Inside Sales Manager

Date _____
By _____

This proposal is hereby accepted by:
Hungerford & Terry, Inc.

HUNGERFORD & TERRY, INC.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

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FIELD SERVICE CHARGES

Included Service:

Hungerford and Terry will provide One service tech for TBD days to assist with installation of the proposed unit and training of operators.

Additional Service:

Hungerford & Terry, Inc., will furnish a Field Supervisor at USD-\$1,200.00 per weekday of 8 consecutive hours or USD-\$150.00 per hour, coinciding with the Purchaser's regular business hours during the normal work week of Monday through Friday including traveling time, plus living and traveling expenses from date of departure from Clayton, NJ, to destination and return. All time in excess of 8 hours shall be charged at 1-1/2 times the daily rate and all traveling and living expenses will be charged at cost. Meal charge is USD-\$50.00 per day.

All overtime will be charged at 1-1/2 times the daily rate.

PLEASE NOTE: The Purchaser will be charged for the services of the Field Supervisor at the jobsite when service cannot be rendered because of delay or conditions beyond Hungerford & Terry's control. In cases of undue delay, Hungerford & Terry reserves the right to recall the supervisor.

HUNGERFORD & TERRY, INC.

PER: _____
Christopher Ralph, Inside Sales Manager

DATE: _____

ACCEPTED: _____

PER: _____

TITLE: _____

DATE: _____

HUNGERFORD & TERRY, INC.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

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HUNGERFORD & TERRY, INC.

MANUFACTURERS OF WATER TREATMENT EQUIPMENT

**City of Wildwood – CR 501 WTP
Iron Filter Improvements**
H&T Proposal #33593

CONDITIONS

Prices are based on present day labor and material costs and subject to revision after thirty days from date of quotation. They do not include any Federal, State, Municipal or other tax or Government charge applicable to the sale, shipment or use of equipment quoted on.

Deliveries are contingent upon strikes, accidents, delays in manufacture and other causes beyond our control.

Any typographical or clerical errors in the prices or specifications are subject to correction.

Order shall be made out to Hungerford & Terry, Inc., Clayton, NJ, and shall be subject to acceptance by us at Clayton, NJ. After acceptance, orders may be cancelled only with our written consent and on terms that will indemnify us against loss. Equipment on material cannot be returned except by special permission and when so returned will be subject to discount.

The Company will, free of charge, replace or repair, after receipt f.o.b. its factory promptly and within one year from shipment by it, any part of equipment which, under normal or proper use proves to be defective in workmanship or material. In no event shall the Company be liable for consequential damages.

The Company shall not be liable for failure to perform or delay in performing any obligation if such failure or delay shall be caused directly or indirectly by invasion, insurrection, riot, war, military authority, or by fire, flood, strike, or labor difficulty or by any other cause, whether of the same or different nature from those enumerated, beyond our reasonable control.

From the time said machinery of apparatus or any part thereof arrives on the premises, and until Hungerford & Terry, Inc., for an amount equal to the unpaid portion of the purchase price of the same; such loss or damage to be payable to Hungerford & Terry, Inc., as its interests may appear. All losses by fire or other casualties for which Hungerford & Terry, Inc., is not indemnified and paid under such policies of insurance, shall be borne by the Purchaser on and after the arrival of said machinery or apparatus, or any part thereof on Purchaser's premises.

The title and right of possession of above described articles shall remain vested in Hungerford & Terry, Inc. until Purchaser shall have made full payment thereof in cash and this right shall not be waived by attachment of said articles to the real estate. Upon Purchaser's failure to make above agreed payments or any part thereof, Hungerford & Terry, Inc. is to retain any and all partial payments which may have been made as liquidated damages, and shall be entitled to take immediate possession of said materials.

This proposal, of which the Conditions of Sale are an integral part, shall not become a contract or become binding until it has been approved and signed by a representative of Hungerford & Terry, Inc. at its home office, Clayton, NJ. Persons signing on behalf of purchaser hereby represent that they are legally authorized to enter into this contract.

HUNGERFORD & TERRY, INC.
226 N. ATLANTIC AVE
CLAYTON, NEW JERSEY 08312-0650
PHONE: 856-881-3200 FAX 856-881-6859
sales@hungerfordterry.com

PG. 15



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

SHIP TO

WATER DEPARTMENT
711 HUEY ST
WILDWOOD, FLORIDA 34785
(352) 330-1346

VENDOR

Vendor #: HUNGE005

HUNGERFORD & TERRY INC
226 N ATLANTIC AVENUE
CLAYTON, NJ 08312

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKING LISTS, CORRESPONDENCE, ETC.

NO. 25-00108

ORDER DATE: 10/18/24

DELIVERY DATE:

STATE CONTRACT:

F.O.B. TERMS:

VENDOR ACCT NUM:

VENDOR PHONE #: (856)881-3200

VENDOR FAX #:

PURCHASE TYPE:

PAYMENT TERMS

NET 45 per Florida Statute 218.70, The Local Government Prompt
Payment Act. Submit invoices to finance@wildwood-fl.gov

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	ODP IRON FILTERS 501 WTP	408-533-70-7351	953,787.0000	953,787.00
		CR 501 IRON FILTRATION PLANT UPGRADES		
			TOTAL	953,787.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. _____ VENDOR SIGN HERE _____ OFFICIAL POSITION DATE _____ TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. _____ DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: CITY OF WILDWOOD 100 N MAIN STREET WILDWOOD, FL 34785	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CR 501 WTP Iron Filter Project Pay Application No. 1 to SGS Contracting Services, Inc for the Amount of \$64,714.00

REQUESTED ACTION: Staff Recommend Approval

CONTRACT: Vendor/Entity: SGS Contracting Services, Inc.
Effective Date: 2/13/2025 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted capital project with funds available in account 408-533-70-7351 (501 WTP Iron Filtration).

HISTORY/FACTS/ISSUES:

In August 2024, the City awarded the 501 Water Treatment Plant Iron Filter project to SGS Contracting. This is Pay Application No. 1 for the amount of \$64,714.00. The City's reviewing engineer, Kimley Horn, and staff have reviewed the pay application and recommend approval to pay SGS Contracting Services, Inc. the requested amount of \$64,714.00.



**SGS CONTRACTING
SERVICES, INC.**

Kimley»Horn

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

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

Reviewed By: HEATH.SMITH Date: 2/4/25

SUBMITTAL

DATE: January 16, 2025

PROJECT NAME: CR 501 WTP Iron Filter Improvements
PROJECT NUMBER: 2024-010

TO: City of Wildwood FROM: SGS Contracting Services
Kimley-Horn

The Following Items are Hereby Submitted:

SUBMITTAL NO.: 14 SPEC SECTION: _____
DESCRIPTION: Pay App #1

SUBMITTAL REVIEW NOTE:

We have reviewed the enclosed submittal and noted any observed exceptions in the note section below. If the reviewer of this submittal finds notable exceptions that would prevent a complete approval, we request that the assigned disposition of the review be one that allows for partial approvals in lieu of full rejection. If the reviewer is unable to do so, please contact us so that we can discuss options that will not negatively affect the procurement schedule of items within this submittal. We apologize in advance for any additional burden this places on the reviewer. However, we make these requests due to the current conditions which are leading to extended/delayed material and process equipment procurement schedules.

☒ **APPROVED**

☐ **APPROVED AS NOTED**

By: Lindsey Magura

NOTES/EXCEPTIONS:

Contractor's Application for Payment No.

1

Application Period: 12/1/24-12/31/24		Application Date: 1/15/25
To (Owner): City of Wildwood	From (Contractor): SGS Contracting Services, Inc.	Via (Engineer): Kimley-Horn
Project: CR 501 WTP Iron Filter Improvements	Contract:	
Owner's PO No.:	Contractor's Project No.: 2024-010	Engineer's Project No.:

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
1		\$1,006,872.42
TOTALS	\$0.00	\$1,006,872.42
NET CHANGE BY CHANGE ORDERS	-\$1,006,872.42	

1. ORIGINAL CONTRACT PRICE.....	\$	\$2,715,700.00
2. Net change by Change Orders.....	\$	-\$1,006,872.42
3. Current Contract Price (Line 1 ± 2).....	\$	\$1,708,827.58
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	\$68,120.00
5. RETAINAGE:		
a. 5% X \$20,000.00 Work Completed.....	\$	\$1,000.00
b. 5% X \$48,120.00 Stored Material.....	\$	\$2,406.00
c. Total Retainage (Line 5a + Line 5b).....	\$	\$3,406.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	\$64,714.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$0.00
8. AMOUNT DUE THIS APPLICATION.....	\$	\$64,714.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	\$1,644,113.58

Contractor's Certification

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

By: Lindsey Magura Date: 1/15/25

Payment of: \$ \$64,714.00
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
(Engineer) (Date)

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

is approved by: _____
(Owner) (Date)

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

Contractor's Application

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Page 2 of 4

Progress Estimate - Unit Price Work

Contractor's Application

[illegible]

Contractor's Application

EJCDC C-620 Contractor's Application for Payment
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Page 4 of 4

Guardian Equipment, Inc
 330 Hickman Dr
 Sanford, FL 32771
 Phone 407-936-2216 Fax 407-936-2217

Invoice

DATE	INVOICE NO.
12/5/2024	20089

BILL TO
SGS Contracting Services, Inc. 14207 NW State road 45 High Springs, FL. 32643

SHIP TO
SGS Contracting Services Inc. CR501 WTP Iron Filter Improvements City of Wildwood

WORK ...	P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	FOB	JOB NO
	2024-010-02	Net 30		12/5/2024	UPS		24-417
ITEM	DESCRIPTION			QTY	RATE		AMOUNT
misc material	Guardian Equipment Simplex Skid using TKM pumps KM102P76 46 to deliver 19.3 GPH • Baldor Motor, TEFC, 230/460 Volt, 1/2 HP, 1800 RPM • KDBA Drive for controlling speed of the pump, 120 Volt • Calibration Column, one per skid • Back Pressure Valves, 1/2” PVC, one per pump • Pressure Relief Valve, 1/2” PVC, one per pump • Pulsation Dampener, PVC, one per pump • Diaphragm protected gauges, one per pump • Lot of PVC Piping and True Union Ball Valves • Enclosed Outdoor Skid with Lexan Sliding Doors, corrosion resistant fan with thermostat LED Light & vent • Skid fabricated from ½” polypropylene sheet with containment built in, • Junction Box with the following I/O * 4-20 mADC input * 4-20 mADC output * Start up Command input * Running output * Fault Output * In Remote 1. Houston 2500 Double Wall Sodium Hypochlorite Storage Tanks Features: Dimensions: 7’-1” ID, 8’-9” Height (Primary Tank), 1.7 SPG 7’-8” ID, 8’-10” Height (Secondary Tank), 1.5 SPG High Density Polypropylene with UV Inhibitors Black In Color Fittings are Euro Grey				0.00		0.00
					Total		
					Balance Due		

Guardian Equipment, Inc
330 Hickman Dr
Sanford, FL 32771
Phone 407-936-2216 Fax 407-936-2217

Invoice

DATE	INVOICE NO.
12/5/2024	20089

BILL TO
SGS Contracting Services, Inc. 14207 NW State road 45 High Springs, FL. 32643

SHIP TO
SGS Contracting Services Inc. CR501 WTP Iron Filter Improvements City of Wildwood

WORK ...	P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	FOB	JOB NO
	2024-010-02	Net 30		12/5/2024	UPS		24-417
ITEM	DESCRIPTION			QTY	RATE		AMOUNT
	Vent: 4” Fill: 2” Manway: 24” Bolted & Sealed Drain: 3” with Anti Siphon Leg Non-Seismic Polyethylene Tie Downs Hydro Test: 24 hour PE Name Plate Twenty-Four Hour Hydro Testing Five Year Warranty						
					Total		
					Balance Due		

Guardian Equipment, Inc
330 Hickman Dr
Sanford, FL 32771
Phone 407-936-2216 Fax 407-936-2217

Invoice

DATE	INVOICE NO.
12/5/2024	20089

BILL TO
SGS Contracting Services, Inc. 14207 NW State road 45 High Springs, FL. 32643

SHIP TO
SGS Contracting Services Inc. CR501 WTP Iron Filter Improvements City of Wildwood

WORK ...	P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	FOB	JOB NO	
	2024-010-02	Net 30		12/5/2024	UPS		24-417	
ITEM		DESCRIPTION			QTY	RATE	AMOUNT	
Total Freight	Total for above					42,000.00	42,000.00	
	Shipping and Handling			1		3,600.00	3,600.00	
	Florida State Sales Tax					6.00%	2,520.00	
Guardian Equipment Federal Tax ID 59-3142574					Total			\$48,120.00
					Balance Due			\$48,120.00

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Huey Street Improvements Project - Payment Application 8 in the Amount of \$55,920.56

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application 8 in the amount of \$55,920.56 for site work performed from January 1 through January 31, 2025. The project is approximately 85% completed. Kimley Horn staff has reviewed Payment Application 8 and recommended approval.

SECTION 00620

Contractor's Application for Payment No. 8		
Application Period: 1/1/25-1/31/25		Application Date: 1/31/2025
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Kimley Horn
Project: Huey Street Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12734	Engineer's Project No.:

Application For Payment
Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE..... \$ \$2,412,015.51	
Number	Additions	Deductions	2. Net change by Change Orders..... \$ \$49,440.04	
1	\$38,179.65		3. Current Contract Price (Line 1 ± 2)..... \$ \$2,461,455.55	
2		-\$31,683.01	4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)..... \$ \$2,086,576.90	
3	\$5,395.90			
4	\$21,500.00			
5	\$16,047.50			
			5. RETAINAGE:	
			a. 5% X \$2,086,576.90 Work Completed..... \$ \$104,328.85	
			b. X Stored Material..... \$	
			c. Total Retainage (Line 5a + Line 5b)..... \$ \$104,328.85	
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ \$1,982,248.05	
TOTALS	\$81,123.05	-\$31,683.01	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$1,926,327.49	
NET CHANGE BY CHANGE ORDERS	\$49,440.04		8. AMOUNT DUE THIS APPLICATION..... \$ \$55,920.56	
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)..... \$ \$479,207.50	

Contractor's Certification

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

By: *James Walker*

Date: 2/5/2025

Payment of: \$ 55,920.56
(Line 8 or other - attach explanation of the other amount)

is recommended by: Mario Petrola, P.E. 02/12/2025
Kimley Horn (Date)

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

is approved by: City of Wildwood (Date)

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

Kimley»Horn

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

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

SECTION 00620

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Huey Street Improvements											Application No.: 8				
Application Period: January 1, 2025 through January 31, 2025											Application Date: 1/31/2025				
A					B		C				D	E	F	G	H
Bid Item No.	Item Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
						Quantity	Amount	Quantity	Amount						
1	Mobilization	1.00	LS	\$ 156,159.20	\$ 156,159.20	0.90	\$ 140,543.28	0.05	\$ 7,807.96	\$148,351.24		\$148,351.24	95.0%	\$7,807.96	
2	Maintenance of Traffic	1.00	LS	\$ 113,996.02	\$ 113,996.02	0.90	\$ 102,596.42	0.05	\$ 5,699.80	\$108,296.22		\$108,296.22	95.0%	\$5,699.80	
3	Performance Bond	1.00	LS	\$ 19,720.00	\$ 19,720.00	1.00	\$ 19,720.00		\$ -	\$19,720.00		\$19,720.00	100.0%		
4	Full Depth Reclamation (pulverization) (11.5" avg depth)	10575.00	SY	\$ 23.20	\$ 245,340.00	10575.00	\$ 245,340.00		\$ -	\$245,340.00		\$245,340.00	100.0%		
5	Portland Cement	71.10	TN	\$ 261.00	\$ 18,557.10	71.10	\$ 18,557.10		\$ -	\$18,557.10		\$18,557.10	100.0%		
6	Asphalt Emulsion (ccs-1h)	13858.00	GA	\$ 3.20	\$ 44,345.60	13858.00	\$ 44,345.60		\$ -	\$44,345.60		\$44,345.60	100.0%		
7	As-Built Plans and Construction Layout Survey	1.00	LS	\$ 34,336.00	\$ 34,336.00	0.75	\$ 25,752.00		\$ -	\$25,752.00		\$25,752.00	75.0%	\$8,584.00	
8	Pollution Prevention and Control	1.00	LS	\$ 9,280.00	\$ 9,280.00	0.90	\$ 8,352.00	0.05	\$ 464.00	\$8,816.00		\$8,816.00	95.0%	\$464.00	
9	100% Gopher Tortoise Survey	1.00	LS	\$ 2,900.00	\$ 2,900.00	1.00	\$ 2,900.00		\$ -	\$2,900.00		\$2,900.00	100.0%		
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	\$ 9,280.00	\$ 27,840.00		\$ -		\$ -					\$27,840.00	
11	Sediment Barrier (standard)	8340.00	LF	\$ 2.30	\$ 19,182.00	8340.00	\$ 19,182.00		\$ -	\$19,182.00		\$19,182.00	100.0%		
12	Inlet Protection System	16.00	EA	\$ 145.00	\$ 2,320.00	16.00	\$ 2,320.00		\$ -	\$2,320.00		\$2,320.00	100.0%		
13	Clearing and Grubbing	5.55	AC	\$ 4,872.00	\$ 27,039.60	5.55	\$ 27,039.60		\$ -	\$27,039.60		\$27,039.60	100.0%		
14	Excavation, Regular	10087.00	CY	\$ 27.30	\$ 275,375.10	10087.00	\$ 275,375.10		\$ -	\$275,375.10		\$275,375.10	100.0%		
15	Embankment, Regular	188.00	CY	\$ 12.35	\$ 2,321.80	188.00	\$ 2,321.80		\$ -	\$2,321.80		\$2,321.80	100.0%		
16	Optional Base, Base Group 04	230.00	SY	\$ 94.55	\$ 21,746.50	192.00	\$ 18,153.60	38.00	\$ 3,592.90	\$21,746.50		\$21,746.50	100.0%		
17	Optional Base, Base Group 09	650.00	SY	\$ 83.55	\$ 54,307.50	558.00	\$ 46,620.90	92.00	\$ 7,686.60	\$54,307.50		\$54,307.50	100.0%		
18	Milling Existing Asphalt Pavement, 3" Avg Depth	1120.00	SY	\$ 9.75	\$ 10,920.00		\$ -	1120.00	\$ 10,920.00	\$10,920.00		\$10,920.00	100.0%		
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	692.85	TN	\$ 208.60	\$ 144,527.92		\$ -		\$ -					\$144,527.92	
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	953.60	TN	\$ 189.50	\$ 180,707.39	953.60	\$ 180,707.20		\$ -	\$180,707.20		\$180,707.20	100.0%	\$0.19	
21	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (2")	114.23	TN	\$ 207.85	\$ 23,741.94		\$ -		\$ -					\$23,741.94	
22	Inlets (DT BOT) Type C <10'	11.00	EA	\$ 9,230.00	\$ 101,530.00	10.00	\$ 92,300.00		\$ -	\$92,300.00		\$92,300.00	90.9%	\$9,230.00	
23	Manholes (P-7) (<10')	2.00	EA	\$ 10,470.00	\$ 20,940.00	1.00	\$ 10,470.00		\$ -	\$10,470.00		\$10,470.00	50.0%	\$10,470.00	
24	Replace Grate	1.00	EA	\$ 3,105.00	\$ 3,105.00		\$ -		\$ -					\$3,105.00	
25	Pipe Culvert, Round, 12" RCP	87.00	LF	\$ 99.00	\$ 8,613.00	87.00	\$ 8,613.00		\$ -	\$8,613.00		\$8,613.00	100.0%		
26	Pipe Culvert, Round, 12" RCP	121.00	LF	\$ 99.00	\$ 11,979.00	121.00	\$ 11,979.00		\$ -	\$11,979.00		\$11,979.00	100.0%		
27	Pipe Culvert, Round, 18" RCP	902.00	LF	\$ 117.50	\$ 105,985.00	902.00	\$ 105,985.00		\$ -	\$105,985.00		\$105,985.00	100.0%		
28	Pipe Culvert, Round, 24" RCP	802.00	LF	\$ 137.25	\$ 110,074.50	802.00	\$ 110,074.50		\$ -	\$110,074.50		\$110,074.50	100.0%		
29	Mitered End Section (optional round) (12")	3.00	EA	\$ 2,245.00	\$ 6,735.00	3.00	\$ 6,735.00		\$ -	\$6,735.00		\$6,735.00	100.0%		
30	Mitered End Section (optional round) (18")	2.00	EA	\$ 2,770.00	\$ 5,540.00	2.00	\$ 5,540.00		\$ -	\$5,540.00		\$5,540.00	100.0%	-	
31	Concrete Sidewalk and Driveways, 4" Thick	250.00	SY	\$ 110.75	\$ 27,687.50	250.00	\$ 27,687.50		\$ -	\$27,687.50		\$27,687.50	100.0%		
32	Concrete Sidewalk and Driveways, 6" Thick	55.00	SY	\$ 191.50	\$ 10,532.50	30.00	\$ 5,745.00	25.00	\$ 4,787.50	\$10,532.50		\$10,532.50	100.0%		
33	Detectable Warnings	100.00	SF	\$ 40.60	\$ 4,060.00		\$ -		\$ -					\$4,060.00	
34	Riprap, Rubble, F&I, 10'x10' Pad Around Pond Outfall Structure	1.00	LS	\$ 3,700.00	\$ 3,700.00		\$ -		\$ -					\$3,700.00	
35	Fencing, Type B, Standard (5.1'-6.0')	837.00	LF	\$ 36.00	\$ 30,132.00		\$ -		\$ -					\$30,132.00	
36	Fence Gate, Type B, Single, 12.1-18.0' Opening	1.00	EA	\$ 2,900.00	\$ 2,900.00		\$ -		\$ -					\$2,900.00	
37	Performance Turf, Sod	8890.00	SY	\$ 4.75	\$ 42,227.50	8890.00	\$ 42,227.50		\$ -	\$42,227.50		\$42,227.50	100.0%		
38	Single Post Sign, F&I Ground Mount, up to 12 SF	10.00	AS	\$ 585.00	\$ 5,850.00		\$ -		\$ -					\$5,850.00	
39	Single Post Sign, Relocate	5.00	AS	\$ 175.00	\$ 875.00		\$ -		\$ -					\$875.00	
40	Sign Panel, Furnish & Install Ground Mount, up to 12 SF	6.00	EA	\$ 235.00	\$ 1,410.00		\$ -		\$ -					\$1,410.00	
41	Raised Pavement Marker, Type B (Y/Y)	96.00	EA	\$ 5.80	\$ 556.80		\$ -		\$ -					\$556.80	
42	Painted Pavement Markings - Final Surface	1.00	LS	\$ 52,200.00	\$ 52,200.00		\$ -		\$ -					\$52,200.00	
43	Thermoplastic, Standard, White, Solid, 12" for Crosswalks and Roundabout	672.00	LF	\$ 5.80	\$ 3,897.60		\$ -		\$ -					\$3,897.60	
44	Thermoplastic, Standard, White, Solid, 24" for Stop Line	120.00	LF	\$ 11.60	\$ 1,392.00		\$ -		\$ -					\$1,392.00	
45	Thermoplastic, Standard, White, Message or Symbol	4.00	EA	\$ 290.00	\$ 1,160.00		\$ -		\$ -					\$1,160.00	
46	Thermoplastic, Preformed, White, Solid, 24" for Crosswalk	224.00	LF	\$ 17.40	\$ 3,897.60		\$ -		\$ -					\$3,897.60	
47	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	1.330	GM	\$ 7,656.00	\$ 10,182.48		\$ -		\$ -					\$10,182.48	
48	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	1.342	GM	\$ 7,656.00	\$ 10,274.35		\$ -		\$ -					\$10,274.35	

SECTION 00620

Bid Item No.	Item Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
						Quantity	Amount	Quantity	Amount					
49	Abandon Existing Water Main in Place (including excavatable fill)/Removal of Asbestos Cement Water Main	1.00	LS	\$ 67,570.00	\$ 67,570.00	0.85	\$ 57,434.50	0.15	\$ 10,135.50	\$67,570.00		\$67,570.00	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	2550.00	LF	\$ 70.70	\$ 180,285.00	2550.00	\$ 180,285.00		\$ -	\$180,285.00		\$180,285.00	100.0%	
51	Single Water Service Connection	7.00	EA	\$ 3,455.00	\$ 24,185.00	7.00	\$ 24,185.00		\$ -	\$24,185.00		\$24,185.00	100.0%	
52	Fire Hydrant Assembly	3.00	EA	\$ 9,105.00	\$ 27,315.00	3.00	\$ 27,315.00		\$ -	\$27,315.00		\$27,315.00	100.0%	
53	Reconnect to Existing Hydrant	1.00	EA	\$ 2,815.00	\$ 2,815.00		\$ -	1.00	\$ 2,815.00	\$2,815.00		\$2,815.00	100.0%	
54	Adjust Manhole to Finished Ground	1.00	EA	\$ 1,740.00	\$ 1,740.00		\$ -	1.00	\$ 1,740.00	\$1,740.00		\$1,740.00	100.0%	
55	Composite Waterproof Manhole Ring and Cover with Inflow Protection	2.00	EA	\$ 270.00	\$ 540.00		\$ -	2.00	\$ 540.00	\$540.00		\$540.00	100.0%	
56	Adjust Cleanout to Finished Ground	1.00	EA	\$ 290.00	\$ 290.00		\$ -	1.00	\$ 290.00	\$290.00		\$290.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	1.00	EA	\$ 7,665.00	\$ 7,665.00	1.00	\$ 7,665.00		\$ -	\$7,665.00		\$7,665.00	100.0%	
58	8" Gate Valve	8.00	EA	\$ 2,770.00	\$ 22,160.00	8.00	\$ 22,160.00		\$ -	\$22,160.00		\$22,160.00	100.0%	
59	8" Restrained Plug	2.00	EA	\$ 330.00	\$ 660.00	2.00	\$ 660.00		\$ -	\$660.00		\$660.00	100.0%	
60	8" Cap	2.00	EA	\$ 360.00	\$ 720.00	2.00	\$ 720.00		\$ -	\$720.00		\$720.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,980.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	1.00	EA	\$ 15,200.00	\$ 15,200.00	1.00	\$ 15,200.00		\$ -	\$15,200.00		\$15,200.00	100.0%	
63	8" Cap with 2" Threaded Plug	1.00	EA	\$ 455.00	\$ 455.00	1.00	\$ 455.00		\$ -	\$455.00		\$455.00	100.0%	
64	Cut and Connect to Existing Water Main (including all required fittings, sleeves, temporary linestop and jumper connections)	3.00	EA	\$ 6,240.00	\$ 18,720.00	3.00	\$ 18,720.00		\$ -	\$18,720.00		\$18,720.00	100.0%	
65	Bacteriological Testing	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00	\$ 4,700.00		\$ -	\$4,700.00		\$4,700.00	100.0%	
66	Material Testing	1.00	LS	\$ 5,915.00	\$ 5,915.00	1.00	\$ 5,915.00		\$ -	\$5,915.00		\$5,915.00	100.0%	
	Change Order No. 1													
31	Concrete Sidewalk and Driveways 4" Thick	-84.00	SY	\$ 110.75	\$ (9,303.00)	-84.00	\$ (9,303.00)		\$ -	-\$9,303.00		-\$9,303.00	100.0%	
37	Performance Turf Sod	-335.00	SY	\$ 4.75	\$ (1,591.25)	-335.00	\$ (1,591.25)		\$ -	-\$1,591.25		-\$1,591.25	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	-1073.00	LF	\$ 70.70	\$ (75,861.10)	-1073.00	\$ (75,861.10)		\$ -	-\$75,861.10		-\$75,861.10	100.0%	
58	8" Gate Valve	3.00	EA	\$ 2,770.00	\$ 8,310.00	3.00	\$ 8,310.00		\$ -	\$8,310.00		\$8,310.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,980.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	-1.00	EA	\$ 15,200.00	\$ (15,200.00)	-1.00	\$ (15,200.00)		\$ -	-\$15,200.00		-\$15,200.00	100.0%	
CO 1	8" C-900 DR-18 PVC HDD	747.00	LF	\$ 135.00	\$ 100,845.00	747.00	\$ 100,845.00		\$ -	\$100,845.00		\$100,845.00	100.0%	
CO 1	18" Drainage RCP Removal	400.00	LF	\$ 55.00	\$ 22,000.00	400.00	\$ 22,000.00		\$ -	\$22,000.00		\$22,000.00	100.0%	
	Change Order No. 2													
11	Sediment Barrier (standard)	-90.00	LF	\$ 2.30	\$ (207.00)	-90.00	\$ (207.00)		\$ -	-\$207.00		-\$207.00	100.0%	
12	Inlet Protection System	-2.00	EA	\$ 145.00	\$ (290.00)	-2.00	\$ (290.00)		\$ -	-\$290.00		-\$290.00	100.0%	
14	Excavation, Regular	-187.00	CY	\$ 27.30	\$ (5,105.10)	-187.00	\$ (5,105.10)		\$ -	-\$5,105.10		-\$5,105.10	100.0%	
15	Embankment, Regular	-24.00	CY	\$ 12.35	\$ (296.40)	-24.00	\$ (296.40)		\$ -	-\$296.40		-\$296.40	100.0%	
25	Pipe Culvert, Round, 12" RCP	-87.00	LF	\$ 99.00	\$ (8,613.00)	-87.00	\$ (8,613.00)		\$ -	-\$8,613.00		-\$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	-121.00	LF	\$ 99.00	\$ (11,979.00)	-121.00	\$ (11,979.00)		\$ -	-\$11,979.00		-\$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	795.00	LF	\$ 117.50	\$ 93,412.50	795.00	\$ 93,412.50		\$ -	\$93,412.50		\$93,412.50	100.0%	
28	Pipe Culvert, Round, 24" RCP	-802.00	LF	\$ 137.25	\$ (110,074.50)	-802.00	\$ (110,074.50)		\$ -	-\$110,074.50		-\$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	-3.00	EA	\$ 2,245.00	\$ (6,735.00)	-3.00	\$ (6,735.00)		\$ -	-\$6,735.00		-\$6,735.00	100.0%	
	Pipe Culvert, Elliptical, 15" ERCP	122.00	LF	\$ 110.00	\$ 13,420.00	122.00	\$ 13,420.00		\$ -	\$13,420.00		\$13,420.00	100.0%	
	Mitered End Section (optional elliptical) (15")	2.00	LF	\$ 2,400.00	\$ 4,800.00	1.00	\$ 2,400.00	1.00	\$ 2,400.00	\$4,800.00		\$4,800.00	100.0%	
	Bid Quantity Reconciliation (items 19-21)	1.00	LS	\$ (15.51)	\$ (15.51)		\$ -	1.00	\$ (15.51)	-\$15.51		-\$15.51	100.0%	
	Change Order No. 3													
CO3	8" C-900 DR-18 PVC HDD	63.00	LF	\$ 135.00	\$ 8,505.00	63.00	\$ 8,505.00		\$ -	\$8,505.00		\$8,505.00	100.0%	
50	8" C-900 DR-18 Water Main (includes fittings, restraints, appurtenances, etc.)	-63.00	LF	\$ 70.70	\$ (4,454.10)	-63.00	\$ (4,454.10)		\$ -	-\$4,454.10		-\$4,454.10	100.0%	
58	8" Gate Valve	1.00	EA	\$ 2,770.00	\$ 2,770.00	1.00	\$ 2,770.00		\$ -	\$2,770.00		\$2,770.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	-1.00	LS	\$ 7,665.00	\$ (7,665.00)	-1.00	\$ (7,665.00)		\$ -	-\$7,665.00		-\$7,665.00	100.0%	
64	Cut and Connect to Existing Water Main (includes all required fittings, sleeves, temporary linestop and jumper connections)	1.00	LS	\$ 6,240.00	\$ 6,240.00	1.00	\$ 6,240.00		\$ -	\$6,240.00		\$6,240.00	100.0%	
	Change Order No. 4													
CO4	Inlets (DT BOT) Type D, <10"	1.00	EA	\$ 11,350.00	\$ 11,350.00	1.00	\$ 11,350.00		\$ -	\$11,350.00		\$11,350.00	100.0%	
CO4	Dual Water Service Connection	1.00	EA	\$ 6,530.00	\$ 6,530.00	1.00	\$ 6,530.00		\$ -	\$6,530.00		\$6,530.00	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF (S4-2P)	2.00	EA	\$ 585.00	\$ 1,170.00		\$ -		\$ -					\$1,170.00
38	Single Post Sign, F&I Ground Mount, up to 12 SF (R1-6C) - Credit for Installation Only	-5.00	EA	\$ 50.00	\$ (250.00)		\$ -		\$ -					-\$250.00
CO4	Structure Modification/Invert Adjustments (MH-H01, H02 & H-01)	3.00	EA	\$ 300.00	\$ 900.00	3.00	\$ 900.00		\$ -	\$900.00		\$900.00	100.0%	
CO4	Structure Modification/Grate E1 Adjustment (H-08)	1.00	EA	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00		\$ -	\$1,800.00		\$1,800.00	100.0%	
	Change Order No. 5													
27	Pipe Culvert, Round, 18" RCP	-41.00	LF	\$ 62.50	\$ (2,562.50)	-41.00	\$ (2,562.50)		\$ -	-\$2,562.50		-\$2,562.50	100.0%	

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CO5	Pipe Culvert, Elliptical, 15" ERCP	41.00	LF	\$ 110.00	\$ 4,510.00	41.00	\$ 4,510.00		\$ -	\$4,510.00		\$4,510.00	100.0%	
CO5	Shipping/Transport	1.00	LS	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00		\$ -	\$1,250.00		\$1,250.00	100.0%	
Co5	Type F Conflict Inlet	1.00	EA	\$ 12,850.00	\$ 12,850.00	1.00	\$ 12,850.00		\$ -	\$12,850.00		\$12,850.00	100.0%	
Totals					\$2,461,455.55		\$2,027,713.15		\$58,863.75	\$2,086,576.90		\$2,086,576.90	84.8%	\$374,878.65

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Contract with Hunt Law Firm for City Attorney Services

REQUESTED ACTION: City Manager recommends approval.

CONTRACT: Vendor/Entity: Hunt Law Firm
Effective Date: 2/24/2025 Termination Date: 2/24/2030
Managing Division/Department: Executive

BUDGET IMPACT: Increased Professional Services expenses within various departments' budgets. However, a budget amendment for FY 25 is not expected at this time.

HISTORY/FACTS/ISSUES:

The City has engaged Hunt Law Firm as the City Attorney since 2013. Recently, it was discovered that the 2013 contract contained a duration clause stating that the contract would expire within one year. Staff does not believe the contract was formally extended by the City Commission.

Hunt Law Firm has provided an updated contract for the City Commission to consider. The contract is for 5 years and establishes updated compensation rates that are comparable with rates paid by other jurisdictions. Either party may terminate the contract by providing 90 days written notice.

Wildwood City Attorney Agreement

This Agreement made and entered into this _____ day of February, 2025 , and effective March 1, 2025, by and between The City of Wildwood, a municipal corporation of the state of Florida (hereinafter “Wildwood”) and Ashley S. Hunt, Esq. (hereinafter “Attorney”) of the firm of Hunt Law Firm, P.A., 110 Cleveland Ave., Wildwood, FL 34875, who agree as follows:

I. Nature of Employment

Pursuant to the Wildwood City Charter, Attorney shall serve the City in all legal proceedings, provide legal counsel, and perform all duties to Wildwood imposed by Florida Statutes, the Rules Governing the Florida Bar, the Wildwood Code of Ordinances and Land Development Regulations, the Wildwood Charter, and the City Commission. The Attorney may defer work to other attorneys of his firm as Attorney deems appropriate.

II. Duration

This Agreement shall be effective for a period of five (5) years and shall be renewed automatically unless terminated pursuant to section IV below.

III. Compensation and Description of Services

A. Monthly Retainer and Retainer Services. Wildwood shall pay Attorney a retainer of \$3,000.00 per month (\$36,000.00 per year). The monthly retainer is payment for the following services: (1) Attendance and service at all regular City Commission Meetings; (2) Attendance and service at all regular Land Planning Agency meetings presided over by the City Commissioners; (3) Attendance and service at any Code Enforcement and Planning and Zoning Meetings, as deemed necessary by the City Manager; and (4) Attendance and service at City Commission workshops at the request of the City Commission.

B. Non-Retainer Services. All other requested services not noted in “A” above and not noted in “C” below are non-retainer services. The set hourly attorney rate for non-retainer services is \$250.00. Billing is in quarter increments of a quarter of an hour. Non-retainer services for which Wildwood will be billed, include, but are not limited to: (1) furnishing of legal opinions, both written and verbal, to various departments regarding employment issues, land use issues, proposed legislation, routine contracts, and other governmental matters; (2) telephone conferences and meetings with elected officials, staff, and the City Manager; (3) reviewing, drafting, and endorsing Ordinances and Resolutions; (4) legal research; (5) lien preparation; (6) drafting of complex non-routine contracts, developer’s agreements and PD Ordinances; (7) redrafting of code and land development regulation provisions, (8) Lobbying efforts on behalf of the City, (9) review of land development projects within the City, (10) real estate transactions (acquisition and disposition of real property rights and interests), and (10) defense of any disciplinary or fine proceedings brought against the City by another governmental entity. Wildwood will be billed monthly. Each fee entry on the invoice will describe in detail the services rendered and the time spent rendering the services. Paralegal time will be billed at \$100.00 per hour.

C. Litigation Services. Circuit Court Litigation is demanding and complex and will be billed at Attorney's hourly rate of \$300.00 or at another rate agreed upon by the parties.

D. CPI Adjustment. At the beginning of each fiscal year commencing October 1, 2026, the foregoing hourly rates shall be reviewed in conjunction with any change in the All Items Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, 1982-84=100 over the most recently reported annual period prior to such fiscal year and adjusted in proportion to any increases in CPI-U. Thereafter, and in the event there is no increase in the Firm's hourly rates for two (2) consecutive years, the hourly rates may be increased by three (3%) percent upon the passage of each two (2) year period.

E. Expenses and Costs The costs and expenses associated in representing Wildwood may include, but are not limited to, photocopying, witness fees, Court fees, deposition costs, court reporter charges, transcripts, service of process costs, hand delivery and courier services, mailing charges, filing and recording fees charged by governmental agencies. These costs shall be paid for by Wildwood.

F. Professional Development is Attorney's Expense. Wildwood will not pay for Attorney's seminars, meals, mileage, lodging, books, or other professional development. This expense is incurred exclusively by attorney.

G. Use of Necessary Consultants or Other Special Counsel. Wildwood may require legal expertise beyond the scope of the Attorney service roles contemplated herein. Subject to the concurrence or recommendation of the City Manager and, if required, the approval of the City Commission, Attorney shall have the authority to use or retain on behalf of Wildwood such additional consultants, experts, or counsel that he deems necessary to implement the objectives and programs of the City. Such approval shall be first requested to the City Manager and shall include a scope of services and method of compensation for each additional consultant, expert, or counsel requested.

IV. Termination

Either party may terminate this Agreement without cause with ninety (90) days notice prior to the annual anniversary date of this Agreement and with cause at any time. In the event of termination, Attorney shall assume responsibility for completion of and shall be compensated for all representation requested prior to the notice of termination.

City of Wildwood

City Attorney

Ed Wolf, Mayor

Ashley S. Hunt

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: City Manager Contract Renewal

REQUESTED ACTION: Commission to consider the contract.

CONTRACT: Yes Vendor/Entity: Jason McHugh
Effective Date: 2/24/2025 Termination Date: 9/30/2030
/Managing Division/Department: City Commission

BUDGET IMPACT: Salary line item within the Executive Department FY 25 will need to be amended during an upcoming budget amendment to account for the increased salary expense.

HISTORY/FACTS/ISSUES:

An updated employment contract with Jason McHugh to serve as the City Manager is presented for consideration pursuant to the February 3, 2025, City Commission workshop.

**CITY MANAGER EMPLOYMENT CONTRACT
BETWEEN JASON F. MCHUGH AND THE CITY OF
WILDWOOD**

This employment agreement is entered into this _____ day of _____, 2025, by and between the City of Wildwood, State of Florida, a Florida Municipal Corporation (hereinafter “the City”), and Jason F. McHugh (hereinafter “McHugh”, or “City Manager”).

WITNESSETH:

WHEREAS, the City Charter of the City of Wildwood provides for the position of City Manager; and,

WHEREAS, the City desires to continue to employ the professional services of McHugh as City Manager of the City of Wildwood; and,

WHEREAS, it is the desire of the City to provide certain benefits, establish certain conditions of employment, and set working conditions for the City Manager; and,

WHEREAS, the City of Wildwood Charter provides for the duties of the City Manager; and,

WHEREAS, McHugh desires to accept employment as City Manager and assume responsibility for the duties of City Manager of the City of Wildwood.

NOW THEREFORE, the City, by and through its undersigned officer, and McHugh, for good and valuable consideration, enter into this employment contract and agree to be bound by the following conditions:

Section 1. Duties.

a. The City hereby agrees to employ McHugh as the City Manager of the City of Wildwood to perform the functions and duties specified in the Charter of the City of Wildwood and to perform such other legally permissible and proper duties and functions as the City Commission shall from time to time assign.

b. The City Manager shall report to the City Commission and shall perform his duties as City Manager under the direction of the City Commission. The City Manager shall not act outside of the duties assigned to him by the City Commission and the Charter.

Section 2. Term.

a. The term of this employment agreement shall be February 24, 2025 through February 25, 2030.

b. Nothing in this agreement shall limit or prevent or otherwise interfere with the right of the City to terminate the services of McHugh at any time, subject only to the provisions set forth in Section 6 of this agreement.

c. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of McHugh to resign at any time from his position with the City subject only to the provisions set forth in Section 6 of this agreement.

d. If the City Commission determines it will not renew McHugh's contract at the end of the term set forth in paragraph (a) of this Section, it shall provide McHugh with 180 days notice of said intent not to renew.

Section 3. Suspension.

The City may suspend McHugh with full pay and benefits at any time during the term of this agreement, but only if:

- a. A majority of the Commission agree;
- b. Following a public hearing, a majority of the Commission votes to suspend McHugh for just cause; provided, however, that McHugh shall have been given written notice setting forth any factual allegations related to the proposed suspension at least ten (10) days prior to such hearing by the Commission; or,
- c. In accordance with Section 4-4 of the Charter.

Section 4. Compensation.

The annual salary for the City Manager shall be \$212,000.00, payable in equal bi-weekly installments or as otherwise designated by the City Commission. For the remainder of the contract, McHugh shall be entitled to receive such salary increases as the City Commission may approve annually, after a review and discussion regarding the same.

Section 5. Employee Benefits.

The City agrees that McHugh shall receive the following benefits:

a. Vacation and sick leave shall accrue for McHugh as provided for in the City of Wildwood Personnel Rules and Regulations. Any accrued days of sick leave and vacation that McHugh has accrued or acquired during his time as an employee of the City of Wildwood prior to the entry of this agreement shall be carried over and credited to McHugh.

b. McHugh will be provided with health insurance in accordance with the City's current group plan. If life, vision or dental insurance is provided for under the current policy for City employees, then McHugh shall be entitled to these coverages. McHugh shall be provided with the same life insurance provided to all City employees.

c. The City will provide any indemnification and bonding for McHugh required by his employment with the City.

d. McHugh is currently enrolled in the Florida Retirement System. McHugh shall be entitled to retirement benefits consistent with the senior management status upon compliance with any state statutory requirements. McHugh understands that payment of any retirement benefits require vesting with the State and compliance with any state statutory requirements.

e. McHugh will be required to reside within the City or its service boundary while employed as the City Manager.

f. It is recognized that McHugh must devote a great deal of time outside the normal office hours of business for the City, and to that end McHugh shall be allowed to establish an appropriate work schedule, provided McHugh works sufficient hours to perform his duties hereunder satisfactorily. It is recognized that the City Manager will normally schedule his work during times City Hall is open, but at times the City Manager may take time off during the hours City Hall is open when the City Manager has late meetings or other work or obligations which may cause him to work late.

g. Professional Development.

(1) The City hereby agrees to budget for and to pay for reasonable travel and subsistence expenses of McHugh to maintain existing certifications and for professional and official travel to continue the professional development of McHugh and to adequately pursue necessary official functions for the City.

(2) The City also agrees to budget and pay for reasonable travel and subsistence expenses of McHugh for short courses, institutes, continuing education requirements, and seminars that are necessary for his professional development.

h. Vehicle and Allowance.

(1) McHugh shall be paid \$500.00 per month on the first day of the month as an allowance for his use of his personal vehicle. This allowance shall be paid in lieu of any mileage reimbursement.

i. McHugh shall be provided with a cell phone for City use by the City.

Section 6. Termination and Severance Pay.

a. In the event McHugh is terminated by the Commission, without cause, McHugh shall be paid a lump sum cash payment equal to twenty (20) weeks aggregate salary and an additional amount that will allow purchase of COBRA health insurance for six (6) months

from the date of termination. The payment of the severance pay and anticipated health insurance cost set forth in this section by the City shall discharge the City from any and all other obligations under this agreement.

b. Termination, without cause and the benefits set forth in Section 7.a. above shall occur when:

- i. The majority of the City Commission votes to terminate McHugh at a duly authorized public meeting, by resolution, subject to any applicable Charter provisions.
- ii. If McHugh resigns following an offer by the City to accept his resignation, whether formal or informal, by the majority of the City Commission, then McHugh may declare a termination as of the date of the offer or suggestion, and receive severance benefits.

c. Notwithstanding any provision to the contrary, McHugh may be terminated at any time for cause by a majority of the entire City Commission, by resolution, subject to any applicable Charter provisions. For purposes of this agreement, “cause” shall include, but not be limited to:

- i. The failure or refusal of McHugh to comply with the lawful and reasonable practices, standards, and/or directives of the City which from time to time may be established by the City Commission.
- ii. McHugh is found guilty of unprofessional or unethical conduct by any government agency, board, institution, organization, or professional society having legal jurisdiction to pass upon the conduct of McHugh.
- iii. McHugh violates the Drug Free Workplace requirement of the Employee Manual.
- iv. McHugh engages in a proven act of dishonesty involving the City’s funds or property or commits a felony or commits a misdemeanor involving theft, embezzlement, or crime of moral turpitude.
- v. McHugh engages in misconduct as that term is defined by Section 443.036(29) of the Florida Statutes.

In the event McHugh is terminated for cause, the City shall have no obligation to pay severance pay to McHugh, and McHugh shall be entitled only to his accrued benefits under the City’s personnel policy.

d. In the event McHugh voluntarily resigns his position with the City, then McHugh shall give the City sixty (60) days’ notice in advance unless the parties otherwise agree. No severance pay or health benefits shall be payable to or on behalf of McHugh upon voluntary

resignation unless such resignation is because of a request to resign as noted in Section 6. b. ii., above.

Section 7. Governing Law.

This Agreement shall be construed and governed in accordance with the laws of the State of Florida and the City and McHugh agree that any legal action regarding this Agreement shall be litigated in the circuit court in and for Sumter County, Florida. The City and McHugh further agree that any action litigated under this Agreement shall be non-jury, and the prevailing party shall be entitled to reasonable costs and attorney's fees.

Section 8. Savings Clause.

If any term or provision of this Agreement shall, to any extent, be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby.

Section 9. Entire Agreement.

This Agreement contains the entire understanding between the City and McHugh, and may be modified only in a writing executed in the same manner as this Agreement; and no agreements, representations, or statements of any party not contained herein shall be binding upon any party hereto. All prior negotiations and understandings between the City and McHugh shall be deemed merged into this Agreement.

EFFECTIVE DATE of this Contract is February 24, 2025.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____, 2025.

Jason F. McHugh

CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Jessica Barnes, City Clerk

Ed Wolf, Mayor

City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Code Enforcement Case - 215 Pitt Street - Quenton B. Jones - Request to Release Liens

REQUESTED ACTION: Staff recommends that the Commission accept the Special Magistrate's recommendation to reduce the fines and release all code enforcement liens with the Sumter County Clerk of the Courts upon payment of outstanding balance in the amount of \$1000.00.

CONTRACT:

Vendor/Entity:

Effective Date: 02/04/2025

Termination Date: 04/04/2025

Managing Division/Department: Code Compliance

BUDGET IMPACT: Fines and case costs of \$1,202.02 have been ordered to be paid directly to the City.

HISTORY/FACTS/ISSUES:

- Code Case #2011-02-0107 opened on August 23, 2011, for an unsafe structure.
- Order of Fine was entered on October 4, 2011, for \$25 per day commencing April 3, 2012, ending when the building is demolished and the lot is cleared.
- Order of Foreclosure was entered on August 5, 2014, November 10, 2014, and April 3, 2019, granting the City permission to foreclose on the recorded liens. – The City never pursued the foreclosure.
- On March 15, 2024, the property had been cleared of derelict structures, all trash, junk, and debris were removed, and the lot is being mowed and maintained.
- On February 4, 2025, the Special Magistrate recommended reducing the fines and case costs of \$109,050.02 to \$1,202.02. Giving the property owner 90 days from 02/04/2025 to pay \$1,202.02.
- The property owner paid \$202.02 on 02/04/2025 and has 90 days to pay the \$1,000.00.
- Staff is requesting that the lien release be recorded with the Sumter County Clerk of Courts; however, it will not be recorded until the property owner has submitted the \$1,000 payment.



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

TO: CITY OF WILDWOOD, CITY COMMISSIONERS

FROM: TARA TRADD, CODE COMPLIANCE MANAGER

SUBJECT: **215 PITT STREET – REQUEST TO RELEASE LIENS –
CASE #1512-0081 & SM-030-00 & 2011-02-0107**

DATE: FEBRUARY 4, 2025

- Code Case #2011-02-0107 opened on August 23, 2011 – for an unsafe structure
- Order of Fine was entered on October 4, 2011, for \$25 per day commencing April 3, 2012, ending when the building is demolished and the lot is cleared.
- Order of Foreclosure was entered on August 5, 2014, November 10, 2014, and April 3, 2019, granting the City permission to foreclose on the recorded liens. – **The City never pursued the foreclosure.**
- On March 15, 2024, the property had been cleared of derelict structures, all trash, junk, and debris were removed, and the lot is being mowed and maintained.
- On February 4, 2025, the Special Magistrate recommended reducing the fines and case costs of \$109,050.02 to \$1,202.02. Giving the property owner 90 days from 02/04/2025 to pay \$1,202.02.
- The property owner paid \$202.02 on 02/04/2025 and has 90 days to pay the \$1,000.00.
- Staff requests that a Release of Lien be signed and recorded with the Sumter County Clerk of Courts.

BEFORE PICTURE:



AFTER PICTURE:



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

CITY OF WILDWOOD, FL.

Case #: 1512-0081

Petitioner

Vs.

Quenton B. Jones,

Respondent.

_____/

ORDER FOR REDUCTION OF FINE

This cause came on for hearing on February 4, 2025, before the Special Magistrate of the City of Wildwood, Florida, upon petition of the City of Wildwood Code Enforcement Officer and the Special Magistrate, having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

- Respondent Quenton B. Jones was served correct notice of these proceedings at least ten (10) days before the hearing.
- The violation, which is the subject of this proceeding, occurred on real property located in the City of Wildwood, Sumter County, Florida, described as 215 Pitt Street, Parcel #: G06B118 (the "Property"), with a legal description of: Lot 8, Block L, Bridges Subdivision to Wildwood, as per plat in Plat Book 2, Page 75, of the Public Records of Sumter County, Florida.
- On or before the 27th day of January 2011, the property had an unsafe structure, a blighting influence on the city, and was overgrown. The unsafe property was removed from the premises, and the costs associated with the file were paid in full.
- On October 4, 2011, during the Code Enforcement Hearing, the Special Magistrate signed an Order of Fine of \$25.00 per day plus costs associated with the file until the property has been brought into compliance. Fines are to commence six months from this hearing.
- On August 2, 2022, during the Code Enforcement Hearing, the **Special Magistrate** signed an Authorization for Demolition.
- On March 21, 2024, an inspection revealed that the property has been cleared of the derelict structure, all trash and debris, and the lot is mowed and maintained.

- The total amount of fines due is \$109,050.00 with case costs of \$202.50.
- The Respondent requests a reduction of the fine and the release of all liens.
- The property complies with all local, county, and state rules and regulations.
- The respondent representative was/was not present for the February 4, 2025, hearing.

Conclusions of Law

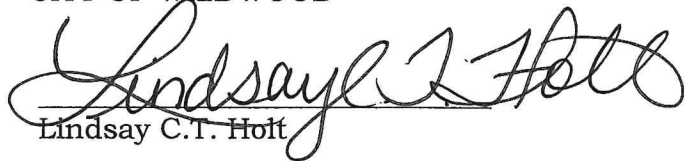
1. The Respondent had violated the provisions of the City of Wildwood Code(s), Chapter 7 (BUILDING MAINTENANCE AND UNSAFE BUILDING ABATEMENT); Chapter 9 (HEALTH AND SANITATION); Chapter 13 (NUISANCE ABATEMENT); 2009 International Property Maintenance Code (IPMC) and the Florida Building Code as well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

Order

The total fines/costs associated with the file, which are \$109,252.02, shall be reduced to \$1,202.02.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 4th day of February 2025.

SPECIAL MAGISTRATE OF THE
CITY OF WILDWOOD


Lindsay C.T. Holt

STATE OF FLORIDA
COUNTY OF SUMTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Wildwood, Sumter County, Florida, this February 4, 2025.


Notary Public



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

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

City of Wildwood
Acct Activity for CASES (by Account)
For the Period 2/4/2025 thru 2/4/2025

Account Number 047

Case Number	Site Address	Parcel Number	Subdivision, Lot, and Block	Amount Pd	Date	Receipt	Check #
1512-0081	215 PITT ST	G06B118		\$50.00	2/4/2025	CR188	CASH
1512-0081	215 PITT ST	G06B118		\$27.00	2/4/2025	CR188	CASH
1512-0081	215 PITT ST	G06B118		\$23.44	2/4/2025	CR188	CASH
1512-0081	215 PITT ST	G06B118		\$50.00	2/4/2025	CR188	CASH
1512-0081	215 PITT ST	G06B118		\$51.58	2/4/2025	CR188	CASH
Total Payments for 047				\$202.02			
Grand Total				\$202.02			

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

City of Wildwood,

Petitioner,

Vs.

CASE NUMBER: 2011-02-0107

Quenton B Jones

Respondent

ORDER OF FINE

This cause came on for hearing on the 4th day of October 2011, before the Special Magistrate of the City of Wildwood, Florida upon the petition of the City of Wildwood Code Enforcement Department, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondent Quenton B Jones, 14636 Greater Pines Blvd., Clermont, FL 34711-7616 was properly served notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in The City of Wildwood, Sumter County, Florida, described as: Lots 8, BLOCK L, BRIDGES SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 75; Section 6, Township 19, Range 23; Parcel Number G06B118, 215 PITT STREET.
3. On or before August 23, 2011 Respondent has had an unsafe structure on this property.
4. Respondent Quenton B Jones was not present for the hearing.

Conclusions of Law

1. The Respondent has violated the provisions of City of Wildwood Code of Ordinances Sections: 7-27, 7-28, 7-29, 7-30, 7-31, 7-32, 7-33, 7-34, as well as other codes and ordinances that may apply.

Order

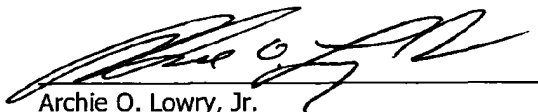
Respondent has produced a copy of a demolition permit from The Sumter County Building Department to remove the structure as requested. If the Respondent complies with the request to remove the unsafe structure, no fees associated with the file or fines will apply and this case will be considered closed. If the Respondent fails to remove the structure as requested costs associated with the file of \$ 51.58 will be due as well as a fine of \$25.00 per day for every day the unsafe building remains after the expiration date of the demolition permit which is 6 months from date of issuance October 3rd, 2011.

Jones
Order of Fine
October 4th, 2011
Page 2 of 2

Inst 201260024671 Date 8/7/2012 Time 12 41 PM
DC.Gloria R Hayward,Sumter County Page 2 of 2 B 2481 P 199

DONE AND ORDERED at City of Wildwood, Sumter County, Florida this 25th day of October, 2011

SPECIAL MAGISTRATE OF THE CITY OF WILDWOOD

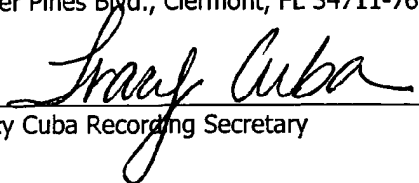

Archie O. Lowry, Jr.

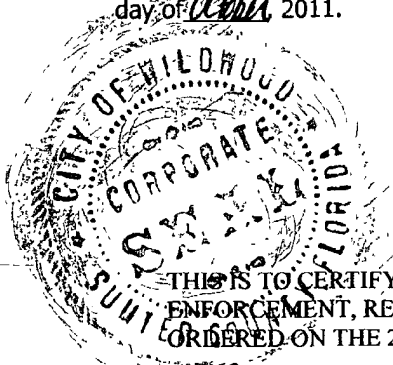
PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MAGISTRATE, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT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

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

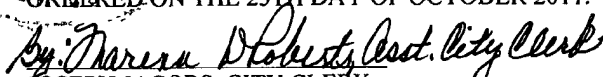
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to: Quenton B Jones, 14636 Greater Pines Blvd., Clermont, FL 34711-7616 this 2nd day of October, 2011.


Tracy Cuba Recording Secretary



THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF ENFORCEMENT, REFERENCE CASE NO. 2011-02-0107, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 25TH DAY OF OCTOBER 2011.


JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

ExN
Rec 13.00
TF 2.00
Doc
Int
CC
15.00

R-7
**BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA**

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-030-00

Quenton B. Jones and Cheryl Jones,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 6th day of February, 2001, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Quenton B. Jones, 215 Pitt Street, Wildwood, FL 34785 and 14636 Greater Pines Boulevard, Clermont, FL 34711-7616 and Cheryl Jones, 14636 Greater Pines Boulevard, Clermont, FL 34711-7616 were properly served with notice of these proceedings at least seven (7) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as: Lot 8, Block L, Bridges Subdivision; Parcel number G06B118, 215 Pitt Street.
3. On September 8, 2000 and continuing until the date of this hearing, the Respondent has had a pay pile on the property.

Conclusions of Law

1. The respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 9-3, 9-6, 9-7, 9-10, 9-11, 9-12 and 13-40.
2. Based upon the facts and evidence presented, an Order of Fine is warranted.

FILE DATE: 02/26/2001 FILE TIME: 03:07
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 OR BOOK: 860 PAGE: 450
3312
**

Quenton B. Jones and Cheryl Jones
Order of Fine
February 6, 2001
Page 2 of 2

Order

It is therefore ORDERED that the Respondents pay a fine of \$1,950.00 (\$25.00 per day x 76 days plus \$50.00 for non-appearance) to the Community Development Department, 100 North Main Street, Wildwood, FL 34785. Said fine shall continue to accrue at a rate of \$25.00 per day until such time as the property is brought into compliance.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 6th day of February, 2001.

SPECIAL MASTER OF THE
CITY OF WILDWOOD


Archie Lowry

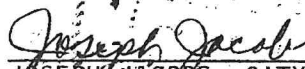
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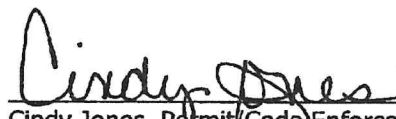
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to Quenton B. Jones, 215 Pitt Street, Wildwood, FL 34785, Quenton B. Jones and Cheryl Jones, 14636 Greater Pines Boulevard, Clermont, FL 34711-7616 this 8th day of February, 2001.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-030-00, OF THE CITY OF WILDWOOD AS ORDERED ON THE 6TH DAY OF FEBRUARY, 2001.


JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA


Cindy Jones, Permit Code Enforcement Clerk

FILE DATE: 02/26/2001 FILE TIME: 03:07 OR BOOK: 860 PAGE: 451
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 3312

Parcel Number: G06B118

Lot 8, Block L, Bridges Subdivision in Section 6, Township 19S, Range 23E

FILE DATE: 02/26/2001 FILE TIME: 03:07 OR BOOK: 860 PAGE: 452
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 3312

2. The City Attorney shall seek authorization from the Special Magistrate to foreclose the properties in accordance with Section 2-131 of the City of Wildwood Code.

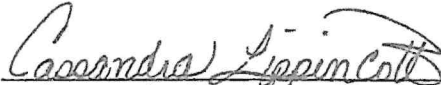
DONE AND RESOLVED, this 14th day of April, 2014, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

By: 
Ed Wolf, Mayor

ATTEST:


Cassandra Lippincott, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Local Construction Projects Update

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached local construction projects update.

Local Infrastructure Projects
Construction Update
February 11, 2025

Updates Shown in Red

1. City Water Projects

- a. *CR 462 Line Relocation*
 - i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work
 - ii. Hughes Brothers waiting on approved contract from Kolter
 - iii. Preconstruction meeting held August 9th
 - iv. Plan revision was sent on November 11, 2024
 - v. FDOT permit received; Hughes Brothers waiting for the turn lane permit to complete the connections in ROW
- b. *Oxford Water Treatment Plant – Corrosion Inhibitor*
 - i. Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)
 - ii. FDEP Permit received
 - iii. Commission approved installation through contracted chemical provider (Guardian) on January 13, 2025
 - iv. *KHA reviewing shop drawings*
- c. *Stanley Avenue Water Rain Replacement*
 - i. Design complete
 - ii. To be funded in FY 26 budget
- d. *North Old Wire Road Water Main Replacement*
 - i. Design complete
 - ii. To be funded in FY 26 budget
- e. *South Old Wire Road Water Main Replacement*
 - i. Art Walker Construction - 483,511.23
 - ii. *Line has been staked*
 - iii. *Coordinating tree removal before construction begins*
- f. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Commission awarded bid to SGS: \$2,715,700
 - i. Substantial Completion – June 9, 2025
 - ii. NTP issued September 12, 2024
 - iii. *Contractor to mobilize in April*
 - iv. *Reviewing shop drawings*

2. City Wastewater Projects

a. Water Reclamation Facility

- i.* CPH designing the expansion of the new plant to 8 MGD
- ii.* Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
- iii.* Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
- iv.* Garney Construction Contract approved at the August 12, 2024 Commission meeting
 - i.* Ancillary improvements:
 - i.* Generator and diffused air panels are installed
 - ii.* Lakeside ditches clarifier gear box repairs being completed by Shaw (sole-source)
 - ii.* Phase 1
 - i.* Commission approved ODP packages
 - ii.* Grant encumbrance met (\$9.25 million)
 - iii.* **GMP Phase 1 – \$34.5 million approved by Commission on February 10, 2025**
 - iv.* **Notice to Proceed issued**
 - iii.* Phase 2 – **Awaiting 90% plans from CPH**
 - i.* Constructability and VE meeting held August 27th
 - ii.* 60% Constructability meeting held October 16, 2024
 - iii.* 60% budget estimate received
 - iv.* 1 MGD of temporary capacity approved by City Commission; equipment included in Phase 1 ODP; installation will be included in Phase 2 GMP
 - v.* GMP anticipated in May
 - iv.* Phase 3
 - i.* 30% ROM estimate received
 - ii.* 60% plans from CPH due end of February

b. Rapid Infiltration Basin (RIB) Site Expansion

- i.* KHA design contract to maximize the capacity of the RIB site approved at the November 11, 2024 City Commission meeting
- ii.* Survey work is ongoing
- iii.* Coordinating with Geotechnical consultant on borings

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

- i. Technical Memorandum from KHA recommends implementation of bioxide chemicals
 - i. Included in the FY 25 budget (\$750K yearly cost)
 - ii. Contractor has begun installing the chemical feed tanks at some lift stations
 - iii. Initial data logs show promise in reducing H2S gases
 - ii. Odor Control Unit
 - iv. Design complete; construction ON HOLD pending results of bioxide chemical installation
- d. *SR 44 Forcemain and CR 219 Lift Station Improvements*
 - i. Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction
 - ii. NTP issued on 4/1/2024
 - iii. Construction progress – 75% Complete
 - iv. Sumter County issued Change Order for the unsuitable materials
- e. *Millennium Park Reclaimed Water Line Extension*
 - i. Pump Station at RIBS site
 - i. Bid opening – January 23, 2025
 - ii. Bids being vetted and tabulated
 - iii. Commission to award the bid at the February 24, 2025 meeting
 - ii. Reclaimed line design – 80% complete
 - i. Phase 1 (Millennium Park)
 - i. Complete.
 - ii. Phase 2: St. Claire Street
 - i. Complete.
 - iii. Phase 3: Broken Oak Drive
 - i. Complete.
 - iv. Phase 4: Assembly of God/Wolf Property
 - i. Critical easement needed from C-466A to Broken Oak
 - ii. Easement negotiations resumed with Assembly of God church for 15' of western property boundary
 - v. Phase 5: Solamar
 - i. Complete.
 - vi. Phase 6: Turkey Run Development and North
 - i. Easement on The Villas property received
 - ii. Coordinating easement D32-093 (Dixon – Cassablanca)
 - iii. Coordinating route through Turkey Run/ Inspiration Drive; Easement negotiations resumed with owner of Lot 2 in Turkey Run;

verbal approval received; awaiting signed agreement

- I. Project will be bid once easements obtained

f. SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF

i. DB Civil - \$3,434,899

- i. Construction Progress – 99%*
- ii. Start up completed on December 10, 2024*
- iii. As-builts received*
- iv. FDEP Clearance received*
- v. Punch list for forcemain and lift station sent to contractor*

3. City Projects (Other)

a. Wildwood Community Center Improvements:

i. HVAC System Replacement:

- i. City Commission awarded contract to Holiday Enterprise Heat and Air in the amount of \$554,300 and KHA construction administration and commissioning at the November 11, 2024 commission meeting*
- ii. Notice to Proceed issued*
- iii. Delivery of major equipment is 8 weeks out*
- iv. Contractor to begin work in March*

b. Millennium Park Phase I and II

- i. Kingdom Construction - \$10.4 million*
- ii. Contract documents being executed*
- iii. Coordinating construction schedule with the contractor*

c. Dr. Martin Luther King Jr. Park Recreation and Outreach Center

- i. OLC Design contract approved at the 5/22 City Commission meeting*
- ii. Design progress – OLC preparing 60% design documents*

d. Public Works Annex – The Villages

- i. OLC has started conceptual design activities*
- ii. OLC design contract delayed until April due to funding*

e. Police Substation – The Villages

- i. Commission to consider contract with KP Studios at the March 10, 2025 meeting*

f. Downtown Master Plan Related

- i. Coordinating with FDOT on Complete Streets Project*
 - i. Development Services Department working directly with FDOT on Complete Street application*

- i. Included in FDOT's 5 Year Work Plan
 - ii. Project may require a 50% match
 - iii. Coordinating grant submission
 - ii. CSX Coordination
 - i. Meeting held CSX Real Estate team on July 15th
 - ii. City reviewing conceptual screen layout proposed by KHA
 - iii. Shared Compactor – Waste Management
 - i. Working with Waste Management, and KHA on dumpster enclosure and consolidation for downtown businesses;
 - ii. Compactor design approved; developing architectural design for City Commission consideration
 - iii. City Commission approved conceptual design and authorized staff to move forward with implementation
 - iv. Christian Worship Center
 - i. Commission moved to demolish the building and obtain an architect for conceptual design options
 - ii. The procurement manager is finalizing RFQ and preparing the advertisement
 - v. The Railyard
 - i. Site plan approved; development permit issued
 - ii. Closing by the end of the month remains on schedule

4. City Stormwater Projects

- a. *Oak Grove Village Drainage Improvement*
 - i. DB Civil awarded the bid - \$529,890
 - ii. Construction Progress – 0%
 - iii. Coordinating contract documents and construction schedule
- b. *Powell Street Drainage Improvement*
 - i. Real estate closing complete
 - ii. City Commission approved design contract with Halff
 - iii. Coordinating easement acquisition from the Campos property
- c. *Osceola Stormwater Pond*
 - i. Real estate closing completed
 - ii. KHA design underway – 30% plans submitted
 - iii. 100% plans to be submitted by the end of the month

5. City Road Projects

- a. *FY 25 Pavement Activities*

- i. Rejuvenation – Commission awarded \$1 million to Pavement Technology for FY 25 at the February 10, 2025 meeting
 - ii. Updating Pavement Management Plan based to determine appropriate funding amount; new funding amount programmed in FY 26 and beyond
- b. *Signature Drive and Clay Drain Road*
 - i. PES adopted by the City Commission on October 11, 2021
 - ii. FDOT permit comments received
 - iii. SWFWMD permit obtained
 - iv. Project to be broken out into phases (Signature Drive/SR 44 and Clay Drain Road/US 301); KHA Proposal for additional design, permitting, and bid administration services to be considered at the August 12, 2024 City Commission meeting
 - i. Signature Drive Phase included in the FY 25 CIP
 - i. Final plans received; preparing bid documents
 - ii. Clay Drain Road Phase included in later years
 - i. Meeting with KHA and City attorney held on July 18th to discuss process for property acquisition; awaiting City Attorney input on process
- c. *Jackson Street (Utilities, Roadway, and Drainage)*
 - i. DB Civil - \$1,533,916
 - ii. Construction Progress – 0%
 - iii. Contractor to begin erosion control measures soon
- d. *Barwick Street Improvements:*
 - i. Under design
 - ii. Closed on the acquisition of the pond property on March 8th
 - iii. KHA incorporating stormwater pond into design
 - iv. City and KHA to discuss FDR design options
 - v. Second pond (near Osceola Rd.)
 - i. Property Swap Agreement for 602 Osceola approved at the September 9, 2024 City Commission meeting
 - ii. City Attorney coordinating closing
 - iii. City Attorney coordinating acquisition of 2nd property
 - vi. Project included in FY 26 CIP
- e. *Huey Street Improvements (Old Water Line, Roadway, Drainage)*
 - i. Project awarded to Art Walker Construction - \$2,412,015.51
 - ii. Construction Progress – 95% complete
 - iii. Final lift of asphalt schedule for the week of February 10, 2025
 - iv. Contractor to schedule substantial completion walkthrough

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request for a Workshop on March 3, 2025, at 9 AM

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests that a workshop be scheduled for March 3, 2025, at 9 AM.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Information Technology Department Update 2/2025

REQUESTED ACTION: For informational purposes only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached department update for Information Technology.

IT Department Report

Executive Summary

- The latest Cybersecurity Assessment performed by vTechIO found no major deficiencies.
- New capabilities will not be added to the Year 2 / Round 2 funding cycle of the Cybersecurity Grant, although existing capabilities may be available.
- The CivicGov project for the Development Services Department is now fully live and operational, with the weblink available on the website for development submissions.
- Public Works is moving forward with the Paver system from APWA for roadway management.
- Fleet Services is looking for a new platform for vehicle maintenance.
- User Support Enhancement – The Service Desk has continued to improve on its response times and added new tracking measures in the fourth quarter of 2024.
- IT stands ready to assist Parks and Utilities with upcoming projects for their departments, as well as infrastructure replacement city-wide.

Cybersecurity Assessment

While there are always areas for improvement, the latest Cybersecurity Assessment report from vTechIO was complimentary on the whole. It was noted that the primary focus should remain employee training on cybersafety (both at work and at home) as “The overall greatest risk to the Wildwood network was the end-users.”

IT staff have continued to work on system integrations across our security platforms that allow for the faster exchange and correlation of information to improve decision making.

Cybersecurity Grant

On February 3, 2025, the City received notice regarding year two/round two funding for the Florida Local Government Cybersecurity Grant administered by the Florida Digital Service. The expanded capabilities advertised for year 2/round 2 under the program are now not being offered. However, grantees may apply for additional capabilities from the existing options under the grant program.

For existing City agreements that are expiring that align with grant capabilities, Staff is requesting those additional capabilities through the grant program.

CivicGov

CivicGov went live last month for applicants to apply for development permits and zoning changes online. CivicGov will replace TrakIt for permitting, licensing, and business licenses with the Development Services Department, City Clerk, and Code Enforcement (respectively). In the coming months, the TrakIt legacy application will be decommissioned to on-demand, read-only access.

Public Works / Paver

Public Works has worked with Mott MacDonald to determine the most beneficial pavement management software, which will be the Paver system through the American Public Works Association (APWA). The contract for services to create the necessary database in Paver is currently under review with Mott MacDonald. Since the Cityworks program was not going to be cost effective, the Paver system data will remain separate from Cityworks. IT stands ready to assist with the implementation of Paver once the contractual issues are finalized with Mott MacDonald for their programming services for Paver.

Public Works staff have moved forward with Jones Edmunds to setup the new Cityworks cloud platform for tracking roadway maintenance requests. Jones Edmunds evaluated the City's data that was extracted from the County's system and determined that starting with a clean slate was the most efficient way to proceed.

Fleet Services

Over the coming months, Fleet Services will be looking at options to replace the PubWorks Fleet Management Module, as they have outgrown the platform and require more robust reporting capabilities.

User Support Enhancement

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

	2023Q4	2024Q1	2024Q2	2024Q3	2024Q4	Outcome
Total tickets	131	158	138	139	156	19% increase in number of requests from 2023Q4 to 2024Q4.
Median reply time (mins.)	2.08	1.25	1.54	0.92	0.79	Improved response; top 50% of tickets got a reply in less than 47.5 seconds
Average reply time (mins.)	113.4	14.64	12.64	5.55	11.69	Response times within range, although higher than normal
Median time to close a ticket (hrs)					1.0049	New tracking measure; 50% of tickets closed in an hour or less
Average time to close a ticket (hrs)					14.973	New tracking measure; 50% of tickets closed in less than 2 days

Outlook for 2025

As we start fiscal year 2025, we are committed to reusing and extending the life of hardware that would otherwise be eligible for replacement. We have begun the process of producing the 2025 Equipment Inventory, with specific emphasis on infrastructure items such as routers, switches, and servers due for replacement.

The CivicRec training wrapped up in May and was considered successful as a training exercise. However, after some months of using CivicRec post-training, Parks has signaled that they will begin evaluating alternative programs in the coming months during the budget cycle for the FY 2026 budget.

We stand ready to collaborate with Utilities to fully implement a SCADA VPN data network, as Utilities tackles the larger project of replacing field equipment and re-writing source code for upkeep and troubleshooting. IT has begun working with Purchasing to come up with a plan to secure the best terms and pricing for fiber Internet service at SCADA equipment locations, which should reduce equipment "communication errors." When cellular equipment is unable to communicate with its respective "main office," it generates a communication error. These errors incur overtime costs when on-call water and wastewater operators must come back to the plant or equipment location to investigate the cause of the communication error.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: DSD 1st Quarterly Report FY 24-25 Update

REQUESTED ACTION: For information purposes only.

CONTRACT:

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached report includes an overview of the services provided and development applications processed during the first quarter of FY 24-25 by the Development Services Department. Additionally, the report highlights code compliance efforts and what types of projects staff will be working on over the next quarter.

The purpose of this update is to highlight trends in growth and development for both residential and commercial projects as well as emphasize compliance of all projects in accordance with applicable state and local regulations.

The Code Compliance Division of Development Services has been dedicated to preventing unsightly and unsafe neighborhood conditions by proactively educating residents and investigating complaints to ensure compliance with state statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

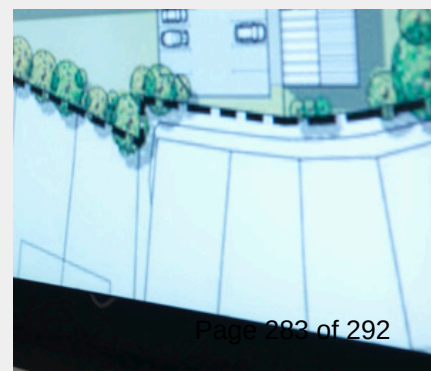
Development Services Department

Development Services

Quarterly Report

1st Quarter FY 24/25 Update

Staff Support & Inspections for:
Planning & Zoning, Code
Enforcement, Tree Preservation, and
the City's Design District Standards



Development Services

The department continues to receive, process, and review development applications for significant residential and commercial projects throughout diverse areas of the City of Wildwood, providing a substantial indication that the construction industry in our area remains strong.

The department reviews all new development applications including annexations, small-scale and large-scale comprehensive plan amendments, rezonings, special exceptions, site plans, and subdivisions. The department prepares and presents cases before the Project Review Committee, Planning and Zoning Board and City Commission.

Staff presented a combined number of 123 applications for consideration by the Project Review Committee, the Local Planning Agency, the Planning and Zoning Board/Special Magistrate, the Code Enforcement Board/Special Magistrate, and the City Commission meetings during the first quarter of FY 24-25.

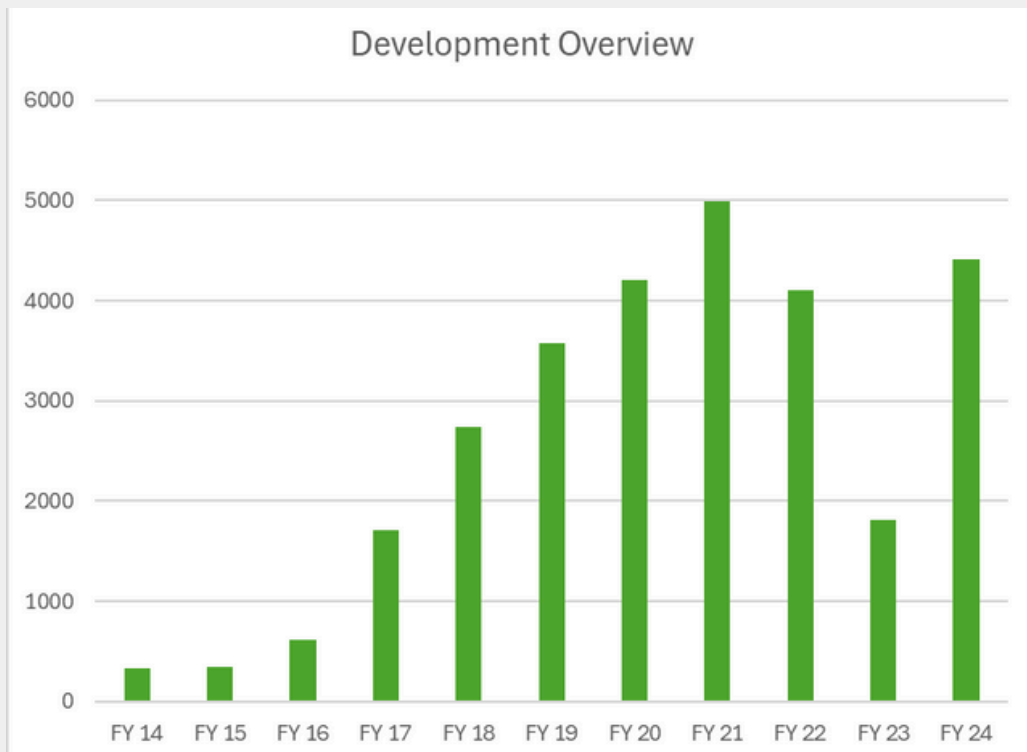
City of Ocala Coordination

On December 6, 2024, the planning staff from the City of Wildwood attended a coordination meeting with their counterparts in the City of Ocala. During this meeting, participants were given a tour of Ocala's Wetland Recharge Park, followed by a brief presentation from the City of Ocala's staff.

This engagement facilitated the exchange of valuable insights and best practices between the two cities, enabling us to share knowledge and collaboratively explore solutions to any outstanding issues and approaches to the CRA. The exchange of information is anticipated to lead to improved processes and strategies for both municipalities.



Staff has prepared the below graph to illustrate the growth experienced in the past ten years. This data is regularly reviewed to identify trends and make better informed decisions.



Downtown Master Plan Advancements

Maxson Tax Services, a downtown business, has taken advantage of the City's Community Redevelopment Agency (CRA) Facade Grant to install new awnings on the front of its building. This grant program provides an excellent opportunity for small businesses in the downtown area to receive financial assistance for enhancing the exteriors of their buildings through the addition of awnings, new exterior paint, and similar improvements.

City staff is planning to educate downtown business owners on the grant opportunities available. This initiative is expected to increase the utilization of the grant program, thereby contributing to the overall development and revitalization of the downtown area.

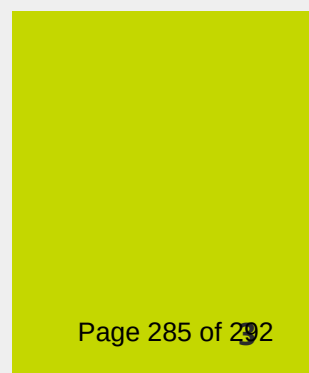


Before



After

315 N Main St



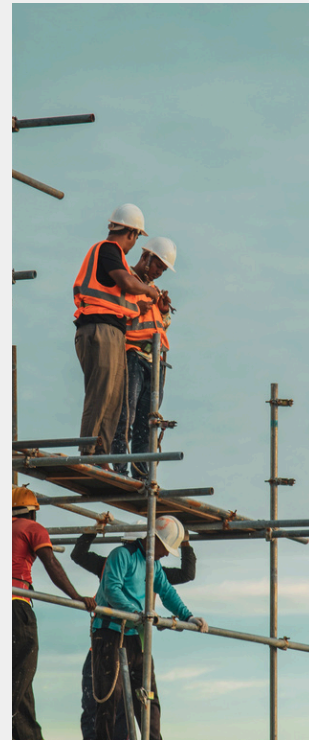
The Railyard project is moving forward and will be a great addition to Wildwood's downtown once construction is complete.



This project exemplifies the successful implementation of the Downtown Master Plan, furthering the objective of establishing downtown Wildwood as a hub for unique and authentic businesses to thrive.

In conjunction with the development of The Railyard, the City has initiated a project to install a trash compactor within the downtown area to better serve local businesses. This initiative aims to reduce the traffic from garbage trucks and eliminate the clutter caused by existing dumpsters.

The design for the trash compactor enclosure, created by Kimley-Horn and Associates, was presented to the City Commission on February 3rd.



Statistics

Residential reviews and zoning clearances (new home site plan reviews) within The Villages®/Middleton developments have maintained a steady increase during the 1st quarter of FY24-25. As expected, a spike in single-family residential construction has been noted as the development focus continues on the southern area of the city.

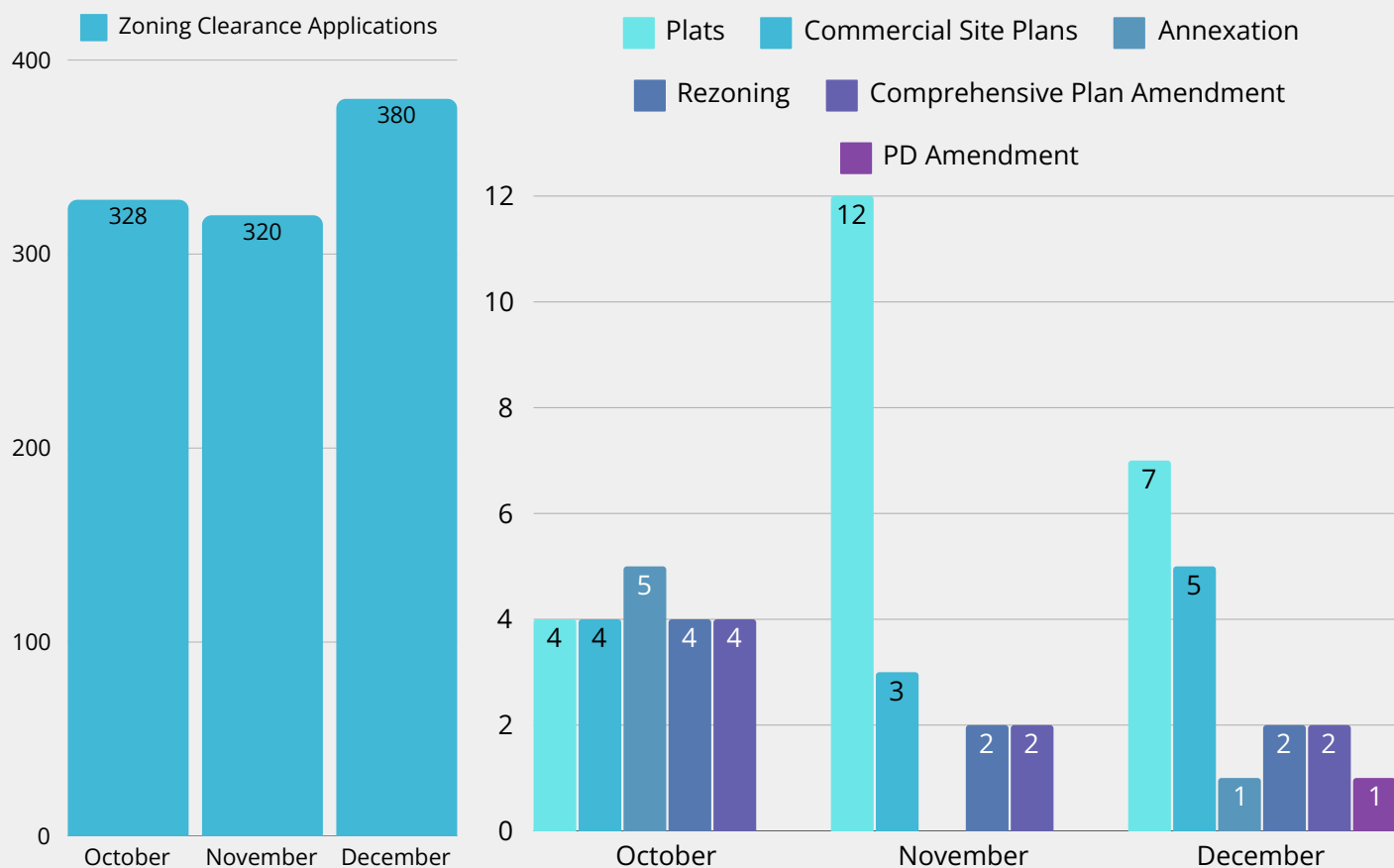
How we continue to grow:

Mission: Guiding progress with an Open-for-Business Attitude, One Customer at a Time, upholding the City's Land Development Regulations, DDS, and Comp. Plan

Vision: To be recognized by our customers for providing the best customer service of any Development Services Department and continue to improve our dedication.

Values: Customer Service, Teamwork, Positive Attitude and Reliability.

We are happy to report the following activity within our department for the months of October, November, and December of 2024:



Projects of Note

During the 1st Quarter, the Department of Development Services, including Code Enforcement, presented one hundred and twenty-three (123) applications to the boards, conducted three (3) pre-construction meetings, and completed nine (9) closeouts for Certificate of Occupancy.

Recently completed projects include Crumbl, Outback, CVS, Bethany Medical, Twisted Oaks - Town Homes, 7-Eleven, and Fifth Third Bank.



Bethany Medical



CVS Everglades



Trailwinds Village Shops



Oxford Storage



Timberwood Properties



7-Eleven 301 & 462



Twisted Oaks Townhomes
Phase I



Fifth Third Bank

Staff also recently toured projects currently under construction and expected to be completed within the coming months. Those projects included Leo at Wildwood and Target. We look forward to being able to gain insight into the operation of these types of development as the units become occupied.

The Target will include a Starbucks and CVS Pharmacy within the store.



Target



Leo at Wildwood



Turkey Run Wawa

Code Corner

October 2024 - December 2024 Update

The Code Compliance Division of Development Services is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with State Statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Code Compliance Specialist Stuart Ellington started 10/14/2024. He brings code enforcement experience from the City of Belleview and Pinellas County. Stuart completed his third Florida Association of Code Enforcement certification in January.

Both Code Compliance Manager Tara Tradd and Stuart received their Florida Stormwater, Erosion, and Sedimentation Inspector state certifications.

Code Compliance Case Response:

- New Code Cases Opened: 51
- Code Cases Closed: 21
- Active Code Cases: 76
- Lien Search Requests Completed: 228

On November 13, the Code Compliance department attended a community outreach seminar hosted by the Community Legal Services of Mid-Florida to learn about predatory landlord practices and how tenants can protect themselves.

Significant case closures through voluntary compliance were 1419 Huey St (junk and debris) and 116 Woodlane Meadows (tall grass and exterior maintenance)

116 Woodlane Meadows:



1419 Huey St:



Outreach projects for 2nd quarter 2025 include Lake-Sumter State College Day of Service clean-up along MLK Ave and setting up a community meet and greet booth at the Rotary's Fun and Food Fest.

Next Steps

Over the next quarter, DSD will continue working on some significant projects. Downtown Master Plan improvements and the Housing Needs Assessments will remain a key focus, along with the timely processing and review of development applications.

- Downtown Master Plan Improvements
- Design District Standards Updates/Rewrite
- CRA Façade Grants
- Engineering Design Phase of the Main Street Complete Streets Program
- Utility Capacity Calculations and Projections
- Transportation Studies

Development Services Department Contact Information

Development Services Department

100 N. Main Street

Wildwood, FL 34785

352-330-1334

dsdinfo@wildwood-fl.gov

