



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

March 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: JANUARY 13, 2025 REGULAR MEETING*

C. *SP 2408-002 DOLLAR TREE AT TWISTED OAKS*

D. *PLAT 2409-007 TRIUMPH SOUTH PH 2 FINAL PLAT*

E. *PLAT 2412-007 VOSO UNIT 188 FINAL PLAT*

- F. *PJ #A25-0008 VOSO UNIT 178 FINAL PLAT*
- G. *PJ # A25-0013 MIDDLETON UNIT 7 FINAL PLAT*
- H. *PJ # A25-0065 VOSO UNIT 181 FINAL PLAT*
- I. *PJ #A25-0066 VOSO UNIT 182 FINAL PLAT*
- J. *PJ #A25-0079 VOSO UNIT 171 FINAL PLAT*
- K. *PD 2206-001 WILDWOOD PLACE PLANNED DEVELOPMENT EXTENSION REQUEST*

3. Presentations and/or Proclamations

- A. *PROCLAIM APRIL 2025 AS WATER CONSERVATION MONTH*
- B. *PROCLAIM APRIL 2025 AS CHILD ABUSE PREVENTION MONTH*

4. Public Hearings - Timed - Legislative

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

5. Public Hearings - Timed - Quasi-Judicial

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-5 - 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 2405-001 7202 Marsh Bend Trail

Parcel K09A010

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a rezoning request RZ 2405-001 (O2025-6).

The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval contingent on the 100% gopher tortoise survey and bird nesting survey if construction is to start within the breeding season.

- B. ***ORDINANCE NO. O2025-6 - 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 2405-001 7202 Marsh Bend Trail

Parcel K09A010

The applicant is seeking approval from the City Commission for a zoning map amendment to change the zoning district from RR5C (Sumter County) to C-3 (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2405-001 (O2025-5).

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2025-7 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON C 44A, APPROXIMATELY 0.05 MILES NORTH EAST OF E SR 44, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-0566 Parcel #G15A132 Annexation

The owner/applicant, Back Holla Properties, LLC, has submitted a voluntary annexation of parcel G15A132. The property is approximately 0.14 acres MOL and is located at 6454 C-44.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *APPROVAL OF AGREEMENT FOR PROFESSIONAL SERVICES FROM THE ARROW GROUP TO PROVIDE LOBBYING SERVICES*
- B. *REIMBURSEMENT AND CONVEYANCE OF A WATER MAIN EXTENSIONS ALONG CR 209/CR 232/ E C-462 CONSTRUCTED BY KL TWISTED OAKS, LLC AND PURSUANT TO DEVELOPER'S AGREEMENT*
- C. *SOUTH OLD WIRE ROAD WATER MAIN PROJECT, CHANGE ORDER NO. 1 FOR THE AMOUNT OF \$36,596.18*
- D. *TWO MANHOLE EXTENSIONS AND EPOXY COATINGS FOR THE AMOUNT OF \$27,505.00*

- E. *WORK AUTHORIZATION NO.19 FOR KIMLEY HORN CONSTRUCTION ADMINISTRATION SERVICES FOR THE R-12 PUMP STATION PROJECT FOR THE AMOUNT OF \$94,500.00*
- F. *COMMUNITY CENTER NEW HVAC PROJECT CHANGE ORDER 1 IN THE AMOUNT OF \$37,002.52*
- G. *JACKSON STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION 1 IN THE AMOUNT OF \$349,882.15*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

- A. *PUBLIC WORKS QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

March 26, 2025 - Community Cleanup Event at the MLK Community Center at 8:30am

March 29, 2025 - Slam Dunk Showdown and 3v3 Tournament at Dr. Martin Luther King Jr. Park at 10am

April 11, 2025 - Adult Flashlight Egg Hunt at the Wildwood Community Center from 4pm to 10pm

April 14, 2025 - City Commission Meeting at City Hall at 9am

March 24, 2025 7:00 PM

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

03/19/2025
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Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 03/31/25

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	17,883,587.96	632,312.04-	97
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	574,466.67	663,033.33-	46
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	2,122,416.46	2,747,883.54-	44
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	320,126.69	834,873.31-	28
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	916,960.77	843,039.23-	52
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	35,473.66	63,526.34-	36
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	125,179.80	270,820.20-	32
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	0.00	66,000.00	0.00	66,000.00-	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	36,243.88	0.00	40,199.03	40,199.03	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	53,246.36	29,253.64-	65
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	18,510.70	3,510.70	123
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	21,152.69	6,152.69	141
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	500.00	28,508.47	28,008.47	***
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	92,794.88	149,205.12-	38
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	234,644.29	150,355.71-	61
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	302,722.65	593,777.35-	34
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	853,796.09	411,203.91-	67
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	54,574.76	71,925.24-	43
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	90,066.36	184,933.64-	33
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	144,850.29	220,000.00	60,994.41	159,005.59-	28
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	6,792.77	11,907.23-	36
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	1,142.60	357.40-	76
001-314-4040	CIRCLE K STORES	335.99	200.00	117.06	82.94-	59

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 24 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	32,418.05	28,081.95-	54
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	88,557.84	10,442.16-	89
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	5,509.84	9,490.16-	37
001-314-4110	THOMPSON GAS SOUTHEAST	0.00	0.00	66.22	66.22	0
001-314-4150	CVS	398.98	300.00	149.29	150.71-	50
001-314-4151	AMERIGAS PROPANE	4,408.93	8,000.00	2,221.78	5,778.22-	28
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	178.89	121.11-	60
001-314-4160	TECO-PEOPLES GAS	406,313.53	396,000.00	197,925.66	198,074.34-	50
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	437.02	2.98-	99
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	414.45	585.55-	41
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	5,774.88	774.88	116
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	200.00	8,991.17	8,791.17	***
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	372,051.45	535,948.55-	41
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	398,866.49	681,933.51-	37
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	10,401.12	6,098.88-	63
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	957,193.74	1,298,376.26-	42
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	3,001.43	1.43	100
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	314,386.27	444,613.73-	41
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	200.00	300.00-	40
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	49,838.46	20,161.54-	71
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	8,474.88	8,474.88	0

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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	7,639.80	2,360.20-	76
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	170.57	70.57	171
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	28,418.59	1,581.41-	95
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	1,544.81	44.81	103
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	2,350.21	149.79-	94
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	68,866.45	31,133.55-	69
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	6,269.49	1,269.49	125
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.94	18,900.00	9,495.00	9,405.00-	50
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	12,134.00	12,134.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,913.03	1,913.03	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	2,328.23	2,028.23	776
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	17,770.00	12,230.00-	59
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	18,307.00	3,307.00	122
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	2,258.93	1,241.07-	65
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	256.33	256.33	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	27,106,606.53	20,261,353.47 -	57

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	25,841.34	27,599.66	48
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	1,977.00	2,171.00	48
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	15,163.68	16,196.32	48
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	142.50	142.50-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	352.45	352.45-	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	909.84	6,090.16	13
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	621.16	1,378.84	31
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	827.95	972.05	46
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	6,571.00	29.00	100
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	54,772.32	122,146.68	31
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	433,738.97	556,477.00	214,777.59	341,699.41	39
001-512-10-1500	SICK LEAVE	11,907.39	0.00	8,476.71	8,476.71-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	12,666.98	12,666.98-	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	17,469.27	25,660.73	40
001-512-10-2200	RETIREMENT	135,161.07	148,341.00	66,890.72	81,450.28	45
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	58.50	58.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	22,921.64	31,078.36	42
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	704.85	295.15	70
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	260,602.50	19,085.00	241,517.50	7
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	3,682.23	9,617.77	28
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	1,479.37	3,520.63	30
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	15,770.12	8,369.88	65
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	376.68	3,623.32	9
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	124.57	875.43	12
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	2,876.07	2,923.93	50
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	147.78	2,352.22	6
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	448.22	1,651.78	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	24.96	475.04	5
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	2,169.68	4,130.32	34
001-512-30-5500	TRAINING	5,620.72	13,700.00	20.00-	13,720.00	0-
	512 EXECUTIVE- CITY MANAGER:	1,128,714.88	1,149,890.50	404,239.53	745,650.97	35
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	153,941.88	318,951.12	33

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	10,033.94	0.00	5,805.36	5,805.36-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	10,305.21	10,305.21-	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	13,744.44	22,909.56	38
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	27,001.64	42,999.36	39
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	54.00	54.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	25,775.13	49,824.87	34
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	1,409.75	590.25	70
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	15,387.50	19,612.50	44
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	10,323.88	17,386.12	37
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	2,550.92	4,949.08	34
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	46,691.32	18,558.68	72
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	98.88	1,501.12	6
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	1,561.29	6,288.71	20
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	6,528.39	23,471.61	22
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	635.91	6,864.09	8
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	6,246.16	23,753.84	21
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	2,527.58	3,472.42	42
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	1,337.14	5,512.86	20
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	3,000.95	5,199.05	37
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	255.00	1,845.00	12

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001-513-30-5500	TRAINING	2,291.00	10,050.00	380.00	9,670.00	4
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	58,756.60	59,483.40	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	8,457.18	7,742.82	52
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	345,956.20	3.80	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	76,602.96	27.04	100
513 CLERK/FINANCE DEPARTMENT:		1,811,448.80	2,219,668.00	1,343,971.43	875,696.57	61
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	312,011.40	650,056.60	32
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	6,666.74	6,666.74-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	18,223.23	18,223.23-	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	27,142.66	45,461.34	37
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	56,363.31	99,837.69	36
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	108.00	108.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	46,340.57	99,459.43	32
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	2,114.60	885.40	70
001-516-30-3100	PROFESSIONAL SERVICES	961,993.72	846,175.00	201,649.48	644,525.52	24
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	4,910.23	4,089.77	55
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	51,609.95	17,410.05	75
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	19,258.18	15,941.82	55
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	426.73	1,573.27	21

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001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	1,107.64	3,892.36	22
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	255.37	4,744.63	5
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	2,365.41	37,634.59	6
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	976.72	6,023.28	14
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	625.95	6,374.05	9
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	181.85	1,618.15	10
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	1,709.00	23,291.00	7
516 DEVELOPMENT SERVICES:		2,110,589.65	2,412,368.00	776,860.16	1,635,507.84	32
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	103,565.27	170,897.73	38
001-518-10-1500	SICK LEAVE	6,178.18	0.00	7,903.54	7,903.54-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	5,740.45	5,740.45-	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	9,236.86	12,037.14	43
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	16,637.39	20,773.61	44
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	19,008.65	24,191.35	44
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	379.84	120.16	76
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	266.85	7,233.15	4
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	3,436.10	5,063.90	40
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	9,399.72	16,910.28	36
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	96.69	2,403.31	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	737.42	11,262.58	6
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	195,910.88	357,997.12	35
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	88,898.51	127,229.49	41
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	4,162.06	4,162.06-	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	7,622.15	9,128.85	46
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	13,580.26	15,879.74	46
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	54.00	54.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	12,909.82	19,490.18	40
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	219.32	130.68	63
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	2,305.75	4,344.25	35
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	1,120.38	7,379.62	13
001-519-30-4100	TELEPHONE EXPENSE	5,300.79	5,000.00	1,984.19	3,015.81	40
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	114.19	385.81	23
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	2,301.85	3,198.15	42
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	9,458.34	9,281.66	50
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	547.64	952.36	37
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	734.82	4,215.18	15
001-519-30-5250	FUEL EXPENSE	262.89	600.00	135.48	464.52	23
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	1,634.00	426.00	79
001-519-30-5500	TRAINING	3,676.73	5,330.00	2,373.00	2,957.00	45
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	174,118.45	274,150.55	39
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	1,560,961.59	3,431,773.41	31
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	7,270.00	14,295.00	34
001-521-10-1250	ON CALL	11,550.00	13,000.00	6,125.00	6,875.00	47
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	7,512.54	12,587.46	37
001-521-10-1300	OVERTIME	147,305.59	160,000.00	61,133.24	98,866.76	38
001-521-10-1500	SICK LEAVE	68,753.71	0.00	50,423.90	50,423.90-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	67,762.64	67,762.64-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	11,650.00	44,350.00	21
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	154,910.21	223,603.79	41
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	610,060.21	953,555.79	39
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	396.00	396.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	231,698.31	524,301.69	31
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	84,583.96	35,416.04	70

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001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	11,909.39	40,090.61	23
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	19,762.75	72,237.25	21
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	4,247.89	20,752.11	17
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	5,402.10	11,597.90	32
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	3,536.26	11,463.74	24
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	31,396.11	75,603.89	29
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	48,090.24	205,739.76	19
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	113.39	1,886.61	6
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	20,201.36	44,798.64	31
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	24,168.67	65,831.33	27
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	1,001.70	9,998.30	9
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	35,996.65	49,003.35	42
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	65,317.64	134,682.36	33
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	8,031.63	3,531.63-	178
001-521-30-5500	TRAINING	14,045.20	40,000.00	14,745.50	25,254.50	37
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	3,439,123.48	6,282,136.52	35
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	595,870.56	997,713.44	37
001-541-10-1250	ON CALL	6,400.00	6,500.00	3,000.00	3,500.00	46
001-541-10-1300	OVERTIME	22,268.31	12,000.00	11,418.42	581.58	95
001-541-10-1500	SICK LEAVE	52,339.30	0.00	29,520.21	29,520.21-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	30,518.05	30,518.05-	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	57,424.74	66,101.26	46
001-541-10-2200	RETIREMENT	236,602.74	247,428.00	119,278.90	128,149.10	48
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	58.50	58.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	108,542.69	172,257.31	39
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	28,194.67	11,805.33	70
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	88,514.48	304,806.75	22
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	149,756.93	218,343.07	41
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	130,310.20	320,489.80	29
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	2,631.86	5,368.14	33
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	10,460.54	14,139.46	43
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	35,221.98	57,208.02	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	11,982.24	14,217.76	46
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	610,086.63	722,313.37	46
001-541-30-4400	RENTAL & LEASING	24,472.05	7,580.00	14,984.53	7,404.53-	198
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	33,545.65	17,954.35	65
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	1,173.03	18,826.97	6
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	551,192.47	950,516.59	37
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	476.93	5,523.07	8
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	925.91	2,074.09	31
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	30,386.10	39,613.90	43
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	13,483.54	21,516.46	39

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5400	SUBSCRIPTIONS/DUES	6,866.51	11,350.00	1,997.28	9,352.72	18
001-541-30-5500	TRAINING	12,335.76	31,100.00	5,870.17	25,229.83	19
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	2,828,681.61	3,991,426.68	41
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	120,886.13	176,448.87	41
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	416.09	416.09-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	9,974.95	9,974.95-	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	10,546.33	12,501.67	46
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	18,790.27	21,739.73	46
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	27.00	27.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	22,465.09	31,534.91	42
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	10,572.99	4,427.01	70
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	2,432.90	7,767.10	24
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	1,002.10	2,497.90	29
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	968.96	2,531.04	28
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	9,408.95	43,171.05	18

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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	2,006.13	4,993.87	29
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	1,459.55	1,040.45	58
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	305.76	4,694.24	6
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	152.99	1,347.01	10
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	34,603.61	45,396.39	43
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	1,467.51	2,532.49	37
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	1,050.00	1,450.00	42
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	255,543.30	350,449.70	42
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	333,619.69	722,782.31	32
001-572-10-1250	ON CALL	5,900.00	6,500.00	3,000.00	3,500.00	46
001-572-10-1300	OVERTIME	11,799.47	2,000.00	7,110.01	5,110.01-	356
001-572-10-1500	SICK LEAVE	14,672.97	0.00	7,613.84	7,613.84-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	12,245.90	12,245.90-	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	29,276.45	47,365.55	38
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	52,161.55	118,947.45	30
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	45.00	45.00-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	70,080.12	145,919.88	32
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	9,163.24	3,836.76	70

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	2,465.89	11,534.11	18
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	97,915.83	106,984.17	48
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	3,398.87	6,751.13	33
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	13,936.26	14,563.74	49
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	19,151.30	24,848.70	44
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	13,348.87	11,651.13	53
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	15,422.41	24,577.59	39
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	2,705.82	4,194.18	39
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	21,780.74	78,969.26	22
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	1,568.26	36,431.74	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	1,149.96	4,150.04	22
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	2,865.97	9,134.03	24
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	80,272.19	89,727.81	47
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	66,622.01	42,777.99	61
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	4,329.59	48,170.41	8
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	906.37	1,543.63	37
001-572-30-5100	OFFICE SUPPLIES	2,908.67	4,500.00	1,161.48	3,338.52	26
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	40,058.45	48,441.55	45
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	7,398.63	17,601.37	30
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	17,077.00	44,923.00	28
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	770.00	2,440.00	24
001-572-30-5500	TRAINING	7,536.23	8,500.00	2,124.80	6,375.20	25
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	9,772.26	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	113,987.04	18,112.96	86
	572 PARKS & RECREATION:	2,008,650.58	2,749,013.00	1,074,205.08	1,674,807.92	39
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	41,712.69	88,130.31	32
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	0.00	0.00	299.66	299.66-	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	3,280.19	6,789.81	33
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	5,032.52	12,667.48	28
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	47.50	47.50-	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	10,801.92	4,198.08	72
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	22,560.97	22,439.03	50
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	762.89	3,737.11	17
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	10,054.31	39,945.69	20
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	10,909.22	9,090.78	55
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	164,131.60	197,012.10	45
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,917,539.51	0.00	3,917,539.51	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	3,000,000.00	6,000,000.00	0.00	6,000,000.00	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	16,231,880.00	0.00	16,231,880.00	0
GENERAL FUND Expenditure Totals		40,014,816.99	47,367,960.00	10,711,557.84	36,656,402.16	23

001 GENERAL FUND	Prior	YTD
Revenues:	35,925,427.85	27,106,606.53
Expenditures:	40,014,816.99	10,711,557.84
Net Income:	4,089,389.14 -	16,395,048.69

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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	1,205.00	795.00-	60
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	750.00	150.00	125
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	2,045.02	64,754.98-	3

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	7.53	192.47	4
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		0.00	800.00	7.53	792.47	1
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	7.53	66,792.47	0

101 CEMETERY FUND	Prior	YTD
Revenues:	2,315.76	2,045.02
Expenditures:	0.00	7.53
Net Income:	2,315.76	2,037.49

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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	8,930.93	3,930.93	179
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	8,930.93	2,597,449.07 -	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	18,986.84	54,906.16	26
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	3,384.03	3,384.03-	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	1,953.78	3,705.22	35
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	8,816.38	16,693.62	35
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	1,848.04	2,039.96	48
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	2,180.00	37,820.00	5
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	40,338.17	636,061.83	6
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	40,338.17	2,566,041.83	2

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	8,930.93
Expenditures:	91,771.18	40,338.17
Net Income:	536,923.61	31,407.24-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	0.67	99.33-	1
105-369-0058	DONATIONS	27,072.00	15,000.00	18,870.00	3,870.00	126
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	18,870.67	73,029.33-	20

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	18,870.67
Expenditures:	79.09	11.67
Net Income:	27,006.49	18,859.00

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	141,458.22	158,541.78-	47
107-361-0000	INTEREST	10,584.59	2,000.00	4,939.10	2,939.10	247
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	146,397.32	1,128,102.68-	11

<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>
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	<u>Prior</u>	<u>YTD</u>
Revenues:	311,780.93	146,397.32
Expenditures:	0.00	0.00
Net Income:	311,780.93	146,397.32

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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	564,535.07	675,464.93-	46
108-361-0000	INTEREST	207.47	0.00	71.82	71.82	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	564,606.89	2,600,693.11 -	17

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	133.01	133.01-	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	133.01	812,666.99	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	133.01	3,165,166.99	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,064,753.05	564,606.89
Expenditures:	1,034,678.76	133.01
Net Income:	30,074.29	564,473.88

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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	67,845.12	57,845.12	678
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	14,598,500.00	0.00	14,598,500.00-	0
CAPITAL IMPROVEMENT FUND Revenue Totals		15,874,366.58	25,933,500.00	67,845.12	25,865,654.88-	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	185,113.14	329,306.86	36
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	5,365.96	944,284.04	1
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	47,263.00	568,104.00	8

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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	10,630.01	1,534,869.99	1
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,577,505.55	1,095,097.25	482,408.30	69
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	251,018.16	82,634.43	75
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	1,594,487.52	4,041,607.62	28
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	1,884.50	222,821.10	1
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,244,797.00	401,029.31	12,843,767.69	3
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	402,913.81	13,616,588.79	3
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	6,450.14	797,549.86	1
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	12,243.17	891,756.83	1
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	48,902.26	0.00	48,902.26	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	25,933,500.00	2,021,032.08	23,912,467.92	8

301 CAPITAL IMPROVEMENT FUND

	<u>Prior</u>	<u>YTD</u>
Revenues:	15,874,366.58	67,845.12

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Expenditures:	16,788,121.60	2,021,032.08
Net Income:	913,755.02-	1,953,186.96-

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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	2,093,435.01	2,766,287.99-	43
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	93,814.72	169,185.28-	36
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	19,475.00	10,525.00-	65
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	11,587.40	1,587.40	116
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-3550	WATER UTILITY TAX	0.00	0.00	13,601.76	13,601.76	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,906,353.18	9,614,212.00	3,752,741.87	5,861,470.13-	39
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	94.00	11,906.00-	1
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	14,180.34	15,000.00	7,935.00	7,065.00-	53
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	377,372.27	622,627.73-	38
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	1,038.65-	131,333.65-	1-
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	28,980.72	3,980.72	116
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	6,398,014.10	19,671,215.90-	24

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	76,313.38	118,612.62	39
401-530-10-1500	SICK LEAVE	9,675.56	0.00	3,340.14	3,340.14-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	4,038.06	4,038.06-	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	6,720.64	8,390.36	44
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	12,009.28	14,560.72	45

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	22.50	22.50-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	18,903.93	24,296.07	44
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	1,127.81	472.19	70
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	15,387.50	19,612.50	44
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	15,026.24	20,723.76	42
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	2,238.75	3,161.25	41
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	26,566.00	18,954.00	58
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	5,908.24	26,891.76	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	753.17	2,996.83	20
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	4,096.75	27,853.25	13
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	6,026.75	10,173.25	37
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	139.70	860.30	14
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	2,833.76	2,666.24	52
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	380.00	1,620.00	19
530 PHYSICAL ENVIRONMENT/ADMIN:		769,918.86	970,277.00	573,877.69	396,399.31	59
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	377,208.20	877,866.80	30
401-533-10-1250	ON CALL	12,800.00	14,000.00	5,500.00	8,500.00	39
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	9,084.87	5,915.13	61
401-533-10-1500	SICK LEAVE	26,918.54	0.00	16,102.55	16,102.55-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1600	VACATION PAY	37,247.11	0.00	14,995.89	14,995.89-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	1,200.00	1,200.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	20,161.28	20,161.28-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	10,975.62	5,975.62-	220
401-533-10-2100	FICA EXPENSE	68,973.85	94,382.00	35,286.65	59,095.35	37
401-533-10-2200	RETIREMENT	121,823.02	186,626.00	62,046.27	124,579.73	33
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	36.00	36.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	70,968.24	173,101.76	29
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	17,974.08	7,525.92	70
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	20,766.54	172,909.12	11
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	67,403.89	237,112.11	22
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	3,758.17	7,241.83	34
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	1,268.13	6,731.87	16
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	15,484.89	14,515.11	52
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	14,992.52	42,117.48	26
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	54.51	3,445.49	2
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	78,680.10	71,319.90	52
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	1,292.75	7,707.25	14
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	86,536.91	73,463.09	54
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	920.94	2,929.06	24
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	33,914.39	197,085.61	15
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	127,182.42	322,670.77	28
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	18,166.74	26,833.26	40
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	235,225.93	114,774.07	67
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	7,721.00	37,279.00	17

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401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	1,054.55	7,945.45	12
401-533-30-5500	TRAINING	8,512.18	7,600.00	3,860.45	3,739.55	51
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	11,573.85	853,000.00	45,459.55	807,540.45	5
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	31,090.00	188,910.00	14
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	33,934.08	987,620.52	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:		3,056,801.71	10,883,734.45	1,697,512.46	9,186,221.99	16
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	645,404.38	1,138,959.62	36
401-535-10-1250	ON CALL	18,700.00	19,500.00	8,750.00	10,750.00	45
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	24,179.03	4,679.03-	124
401-535-10-1500	SICK LEAVE	47,850.49	0.00	24,389.93	24,389.93-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	25,940.34	25,940.34-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	2,400.00	2,400.00-	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	61,015.35	69,585.65	47
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	109,191.01	173,199.99	39
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	261.00	261.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	109,949.85	210,790.15	34
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	35,807.19	14,992.81	70

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3100	PROFESSIONAL SERVICES	153,804.49	190,000.00	10,672.03	179,327.97	6
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	992,000.00	182,652.45	809,347.55	18
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	4,590.73	9,409.27	33
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	3,498.75	4,501.25	44
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	12,782.68	10,217.32	56
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	13,624.38	41,625.62	25
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	507.89	2,492.11	17
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	202,389.30	247,610.70	45
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	20,897.09	54,102.91	28
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	273,033.73	426,966.27	39
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	63,558.23	116,441.77	35
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	1,249.98	3,850.02	25
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	78,399.90	251,600.10	24
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	50,518.34	14,481.66	78
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	124,719.55	103,280.45	55
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	105,138.00	194,862.00	35
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	904.54	4,095.46	18
401-535-30-5500	TRAINING	8,923.94	10,000.00	4,297.45	5,702.55	43
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	15,723.10	84,276.90	16
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	54,059.00	850,357.42	6
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	0.00	0.00	0.00	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	411,599.80	65,464.63	86

CITY OF WILDWOOD
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	71,295.38	645,000.00	303,440.92	341,559.08	47
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-	237,141.53	90,042.25	147,099.28	38
535 WASTEWATER DEPARTMENT:		4,654,358.98	9,252,839.76	3,246,909.67	6,005,930.09	35
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	4,274,838.79	0.00	4,274,838.79	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	170,000.00	0.00	100
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	113,378.97	1.03	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,979.38	24,710.00	23,528.65	1,181.35	95
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	494,572.48	189,967.52	72
UTILITY FUND Expenditure Totals		11,339,309.71	26,066,230.00	6,012,872.30	20,053,357.70	23

401 UTILITY FUND	Prior	YTD
Revenues:	16,243,146.97	6,398,014.10
Expenditures:	11,339,309.71	6,012,872.30
Net Income:	4,903,837.26	385,141.80

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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	2,565,475.94	6,684,524.06-	28
402-361-0000	INTEREST	38,836.54	0.00	41,722.04	41,722.04	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	6,000,000.00	0.00	6,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT F	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	145,750,000.00	2,607,197.98	143,142,802.02-	1

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
402-536-60-6913	MILLENNIUM PARK PROJECT	0.00	0.00	3,000.00	3,000.00-	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	446,737.00	63,994,963.00	1
536 Total		0.49-	64,441,700.00	449,737.00	63,991,963.00	1
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	79,308,300.00	0.00	79,308,300.00	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	143,750,000.00	449,737.00	143,300,263.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	9,038,836.54	2,607,197.98
Expenditures:	854,219.51	449,737.00

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Net Income:	8,184,617.03	2,157,460.98
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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	64.64	175.36-	27
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	64.64	53,775.36-	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	64.64
Expenditures:	16,607.00	0.00
Net Income:	16,341.31-	64.64

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-361-0000	INTEREST	18.29	0.00	2.69	2.69	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	2.69	51,097.31 -	0

<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>
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	120.00	120.00-	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	120.00	50,980.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	18.29	2.69
Expenditures:	231,685.76	120.00
Net Income:	231,667.47-	117.31-

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
406-361-0000	INTEREST	15.50	0.00	10.64	10.64	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	10.64	154,489.36-	0

<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>
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	120.00	120.00-	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	120.00	154,380.00	0

406 WASTEWATER CONNECTION FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	15.50	10.64
Expenditures:	360.19	120.00
Net Income:	344.69-	109.36-

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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	680,206.19	2,756,793.81-	20
408-361-0000	INTEREST EARNED	528.97	200.00	197.75	2.25-	99
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	680,403.94	8,106,796.06-	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	130.24	130.24-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	50,000.00	0.00	50,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	76,999.00	5,487,548.50	1
533 Total		388.65	5,614,547.50	106,087.64	5,508,459.86	2
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	2,916,622.50	0.00	2,916,622.50	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	8,787,200.00	234,102.44	8,553,097.56	3

408 WATER SDC FEES	Prior	YTD
Revenues:	1,991,424.19	680,403.94
Expenditures:	570,571.25	234,102.44

CITY OF WILDWOOD
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Net Income:	1,420,852.94	446,301.50
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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	1,771,187.61	5,378,812.39-	25
409-361-0000	INTEREST EARNED	1,268.48	500.00	452.12	47.88-	90
409-389-5013	CASH FORWARD	0.00	12,472,660.00	0.00	12,472,660.00-	0
WASTEWATER SDC FEES Revenue Totals		5,727,604.88	19,623,160.00	1,771,639.73	17,851,520.27 -	9

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	129.68	370.32	26
409-535-60-6310	MILLENIUUM 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	562,647.14	1,103,843.81	34
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	562,776.82	3,104,214.13	15
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	880,539.05	0.00	880,539.05	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	19,623,160.00	600,569.33	19,022,590.67	3

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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	5,727,604.88	1,771,639.73
Expenditures:	3,309,129.25	600,569.33
Net Income:	2,418,475.63	1,171,070.40

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	50.86	49.14-	51
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	50.86	51,894.14-	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	50.86
Expenditures:	0.00	0.00
Net Income:	137.58	50.86

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Grand Totals	Prior	YTD
Revenues:	86,835,874.18	39,372,687.06
Expenditures:	74,251,350.29	20,070,601.37
Net Income:	12,584,523.89	19,302,085.69

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 13, 2025 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	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	Utilities Deputy Director	Present
Melissa Tuck	HR Director	Present

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

2. Oath of Office to Commissioner Joe Elliott and Commissioner Julian Green

County Judge Paul Militello administered the oath of office to re-elected Commissioners Julian Green and Joe Elliott.

3. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - O were approved. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the consent agenda. Motion passed unanimously.

RESULT: Passed

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

- A. Expenditure Report
- B. Minutes for Approval: October 21, 2024 Commission Workshop
- C. Minutes for Approval: October 28, 2024 Regular Meeting
- D. PLAT 2401-001 Cootie's Ranch Final Plat
- E. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)
- F. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat
- G. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat
- H. PLAT 2411-001 VOSO Unit 176 Final Plat
- I. PLAT 2411-002 VOSO Unit 177 Final Plat
- J. PLAT 2411-003 VOSO Unit 180 Final Plat
- K. PLAT 2411-004 VOSO Unit 290 Final Plat
- L. PLAT 2411-006 VOSO Unit 175 Final Plat
- M. PLAT 2411-007 VOSO Unit 186 Final Plat
- N. PLAT 2411-009 VOSO Unit 189 Final Plat
- O. Budgeted Financial Items
 - 1. Oxford Water Treatment Plant Corrosion Inhibitor Injection Project for the Amount of \$29,948.00
 - 2. Purchase of Fifty (50) Manhole Ring and Covers for the Amount of \$27,320.00
 - 3. Rehab and Epoxy Coating of Forty-Four (44) Manholes by Engineered Spray Solutions for the Amount of \$277,388.00

4. Chemical Storage Tank Replacement for the Oxford Water Treatment Plant for the Amount of \$35,128.00

5. Generator Replacement for the 501 Water Treatment Facility for the Amount of \$235,508.24

4. Presentations and/or Proclamations

None.

5. 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. Waste Management Rate Update

Mayor Wolf read the title of Ordinance No. O2024-91, an ordinance amending the contract with Waste Management for solid waste and recycling services to establish new rates and fees. City Manager McHugh explained this would increase residential rates by \$0.58 per month to \$21.83 due to increased third-party disposal costs. Motion by Commissioner Flores, seconded by Commissioner Elliott, to adopt Ordinance No. O2024-91 on second reading. Motion passed unanimously.

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

6. Public Hearings - Timed - Quasi-Judicial

A. AN 2410-004 Kylie Annexation

Mayor Wolf read the title of Ordinance No. O2024-83, an ordinance for the voluntary annexation of parcel G05-258, consisting of approximately 4.82 acres located west of CR 134 and E CR 462. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Ordinance No. O2024-83 on second reading. Motion passed unanimously.

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

7. Public Forum - 4 minute time limit

None.

8. Ordinances First Reading Only (No Vote)

A. PD 2312-001 Wildwood III Planned Development

Mayor Wolf read the title of Ordinance No. O2024-72, an ordinance for a Planned Development (PD) for Wildwood III on parcels G06-007, G06-012, G06-012A, and G06-204, consisting of approximately 55.73 acres. First reading only, no vote taken.

RESULT: FIRST READING	PUBLIC HEARING: January 27, 2025
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B. CP 2410-003 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-81, an ordinance 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) for parcel G27B010 on 0.182 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING	PUBLIC HEARING: January 27, 2025
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C. RZ 2410-003 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-82, an ordinance for a Zoning Map amendment to change the zoning district from R6C (Sumter County) to MHP (City) for parcel G27B010 on 0.182 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING	PUBLIC HEARING: January 27, 2025
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D. AN 2412-001 Wieckhorst

Mayor Wolf read the title of Ordinance No. O2024-94, an ordinance for the voluntary annexation of parcel G29A239, consisting of 2.5 acres MOL and located at 4415 CR 504. First reading only, no vote taken.

RESULT: FIRST READING	PUBLIC HEARING: January 27, 2025
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E. AN 2404-002 Johary Real Estate Services

Mayor Wolf read the title of Ordinance No. O2024-95, an ordinance for the voluntary annexation of parcel G29-008, consisting of 2 acres MOL and generally located approximately 200 feet west of CR 513 and 860 feet east of CR 515. First reading only, no vote taken.

RESULT: FIRST READING	PUBLIC HEARING: January 27, 2025
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9. Resolutions for Approval

A. 2024 Utility System Master Plan

Mayor Wolf read the title of Resolution No. R2025-1, a resolution adopting the 2024 Utility System Master Plan completed by Kimley-Horn and Associates. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve Resolution No. R2025-1. Motion passed unanimously.

RESULT:	Passed
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. Adding Policy 8.33 Employee Notary Public Services to the City of Wildwood Personnel Rules and Regulations

Mayor Wolf read the title of Resolution No. R2025-2, a resolution adding Policy 8.33 "Employee Notary Public Services" to the city personnel rules and regulations. City Manager McHugh explained this policy would allow city employees to provide notary services for city business only. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Resolution No. R2025-2. Motion passed unanimously.

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

C. Interlocal Agreement Establishing Municipal Rotation on the Lake Sumter MPO Governing Board

Mayor Wolf read the title of Resolution No. R2025-3, a resolution authorizing an interlocal agreement between Wildwood and the other Sumter County cities to establish a rotation for representation on the Lake Sumter Metropolitan Planning Organization governing board. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve Resolution No. R2025-3. Motion passed unanimously.

RESULT:	Passed
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

D. Appointment to the Lake Sumter Metropolitan Planning Organization Governing Board

Mayor Wolf read the title of Resolution No. R2025-4, a resolution appointing Commissioner Joe Elliott as primary representative and Commissioner Marcos Flores as secondary representative for Wildwood on the Lake Sumter MPO Governing Board for a 12-month term. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Resolution No. R2025-4. Motion passed unanimously.

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

10. Financial & Contracts & Agreements

- A. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 10 in the Amount of \$84,841.80

Utilities Deputy Director Martin presented the pay app for DB Civil Construction for the Continental WWTF Decommissioning and SR 44 Force Main project. Motion by Commissioner Green, seconded by Commissioner Flores, to approve. Motion passed unanimously.

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

- B. Work Authorization No. 6 for Kimley-Horn for the Design, Permitting, and Bid Administration of the Continental Well No. 1 Project in the Amount of \$62,500.00

Utilities Deputy Director Martin presented the work authorization for Kimley-Horn for the Continental Well No. 1 project. The work includes the design, permitting, and bid administration to aid the city in transferring capacity from the Continental Well, which is being decommissioned, to the Ashley Water Treatment Plant. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve. Motion passed unanimously.

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

- C. Emergency Backup Generator Rental for the Wastewater Treatment Facility for the Amount of \$107,730.00

Utilities Deputy Director Martin presented invoices for payment for a rental generator used during Hurricane Helene when the wastewater treatment plant's backup generator suffered a failure. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve the payment. Motion carried unanimously.

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

- D. 20hp Replacement Pump for Lift Station No. 27 (CR219) for the Amount of \$30,284.20

Utilities Deputy Director Martin presented a request to purchase a replacement pump for Lift Station #27 (CR 219). Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the purchase. Motion carried unanimously.

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

E. Clarifier Gear Box Replacement by Garney Construction for the Amount of \$55,765.00

Utilities Deputy Director Martin presented an invoice from Garney for the installation of a clarifier gear box per a contract previously approved by the commission. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve the payment. Motion carried unanimously.

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

F. Work Authorization No. 18 in the Amount of \$25,500 for Kimley-Horn to Assist the City in Updating Chapter 19 of the Code of Ordinances

Utilities Deputy Director Martin presented a work authorization from Kimley-Horn for assistance in updating and rewriting parts of Chapter 19 of the City's Code of Ordinances. This was to be updated for regulations pertaining to the Industrial Wastewater (IW) User and the Fats, Oils, and Grease (FOG) programs. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve. Motion carried unanimously.

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

G. Huey Street Improvements Project Payment Application #6 in the Amount of \$175,631.33

Public Works Director Hockenbury presented a pay application from Art Walker Construction Inc. for work completed on the Huey Street Improvements project. A short discussion was held regarding the status of the project and when it was estimated to be finished. Hockenbury believed it should be near completion by the end of January 2025. Motion by Commissioner Bivins, seconded by Commissioner Elliott, to approve the payment. Motion carried unanimously.

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

H. Employment Contract for Police Officer Recruit: Elliott Vanslyke

HR Director Tuck presented an employment contract for the newest Police Officer Recruit, who received a scholarship through the Anthony Johnson Scholarship Fund. Motion by Commissioner Green, seconded by Commissioner Flores, to approve. Motion carried unanimously.

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

11. General Items for Consideration/Discussion and Other Business

None.

12. Appointments

None.

13. City Manager Reports

City Manager McHugh thanked staff for successful recent events and congratulated Commissioners Elliott and Green on their re-election.

14. Other Department Reports

None.

15. Commission Members Reports

Commissioner Elliott reported on his appointment to a DOT safety strategic planning committee and discussions about joining a regional League of Cities group. He also commented on recent city events.

Commissioner Green reported on attending a policy meeting and discussed priorities for his new term.

Commissioner Bivins congratulated Commissioners Green and Elliott on their re-election and looked forward to working together moving forward.

Mayor Wolf expressed concern about potential traffic issues on CR 466A related to the new Solamar development. He also congratulated re-elected Commissioners Green and Elliott.

16. City Attorney Reports

None.

17. Adjournment

With no further business to discuss, the meeting was adjourned at 7:46 p.m.

RESULT:	Passed
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 2408-002 Dollar Tree at Twisted Oaks

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

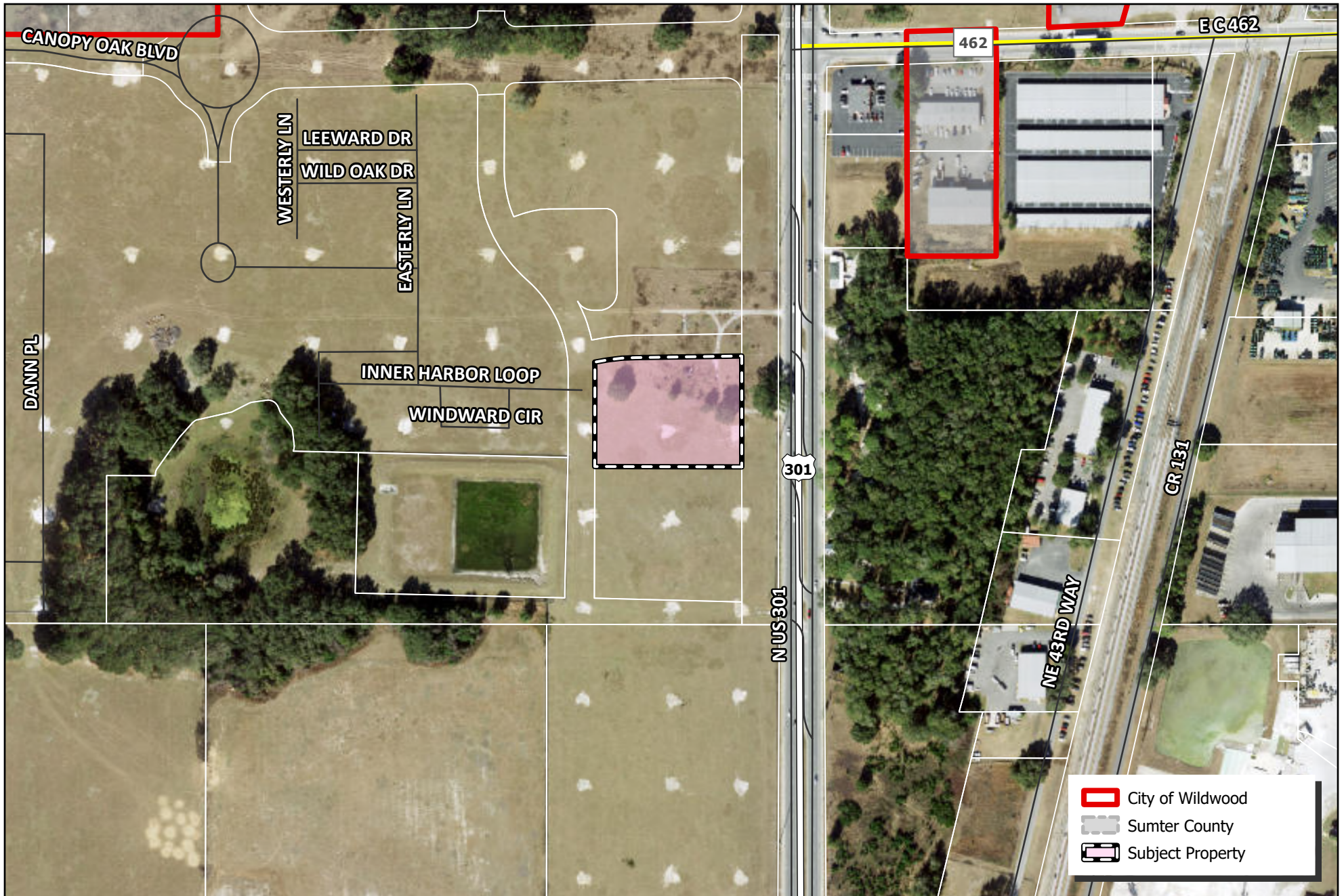
Case Number	SP 2408-002 Dollar Tree at Twisted Oaks
Owner(s)	KL Twisted Oaks, LLC / James P. Harvey, President
Applicant(s)	Dollar Tree Stores, Inc. / Todd B. Littler, Senior Vice President
Acreage	1.06 +/-
Property Location	The subject property is generally located approximately 670 feet south of the southern intersection of E C 462 and US 301.
Parcel(s)	Portion of D31A218
Date	February 24, 2025

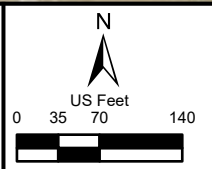
The applicant is seeking approval from the City Commission for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on 1.06 acres MOL.

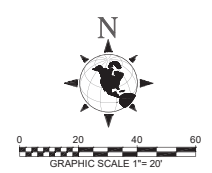
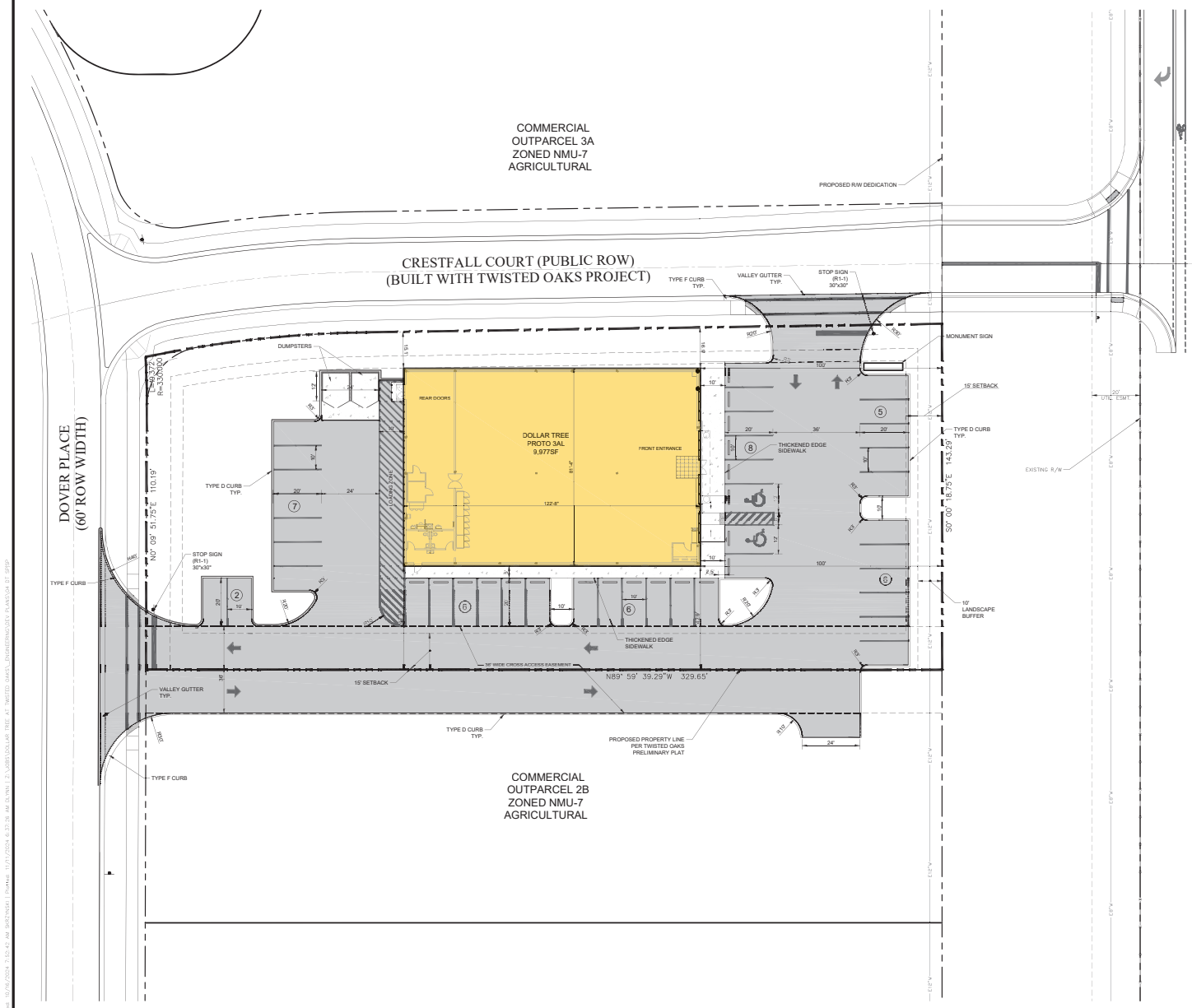
SP 2408-002 meets the criteria set forth in the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



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	 US Feet 0 35 70 140	SP 2408-002 DOLLAR TREE AT TWISTED OAKS PORTION OF PARCEL D31A218		MAP 1B LOCATION MAP AUG 2024
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- SITE DATA:**
1. JURISDICTION: CITY OF WILLOWOOD
 2. ADDRESS: 105 NE 1st STREET, WILLOWOOD, FL 34785
 3. P.I.D.: D31A218
 4. AREA: 46.146± SF (1.06± AC)
 5. DOLLAR TREE BUILDING AREA: 9,977SF
 6. S.T.R. 31-185-23E
 7. CURRENT LAND USE: AGRICULTURAL
 8. CURRENT ZONING: NMU-7
 9. INTENDED USE: RETAIL
 10. FLOOD ZONE: X (1218C0068D, 9/27/2013)
 11. BUILDING HEIGHT: 23.33' (1-STORY)
 12. SETBACKS: 15' FRONT, 15' SIDE, 15' REAR
 13. PARKING REQUIRED: 1 PER 250 SF = 40 STALLS
 14. PARKING PROVIDED: 40 STALLS
 15. FRONT BUFFER YARD: 10'
 16. SIDE BUFFER YARD: 10'
 17. IMPERVIOUS AREA: 31,928 S.F.
 18. PERVIOUS AREA: 14,219 S.F. (30.8%)
 19. REQUIRED OPEN SPACE: 20%
 20. US 301 "A01" = 25,000 VPD - POSTED SPEED LIMIT IS 45MPH
 21. SOILS: SAND WITH SILT (SP, SP-SM)
 22. BUILDING TYPE: TYPE IIB (000)

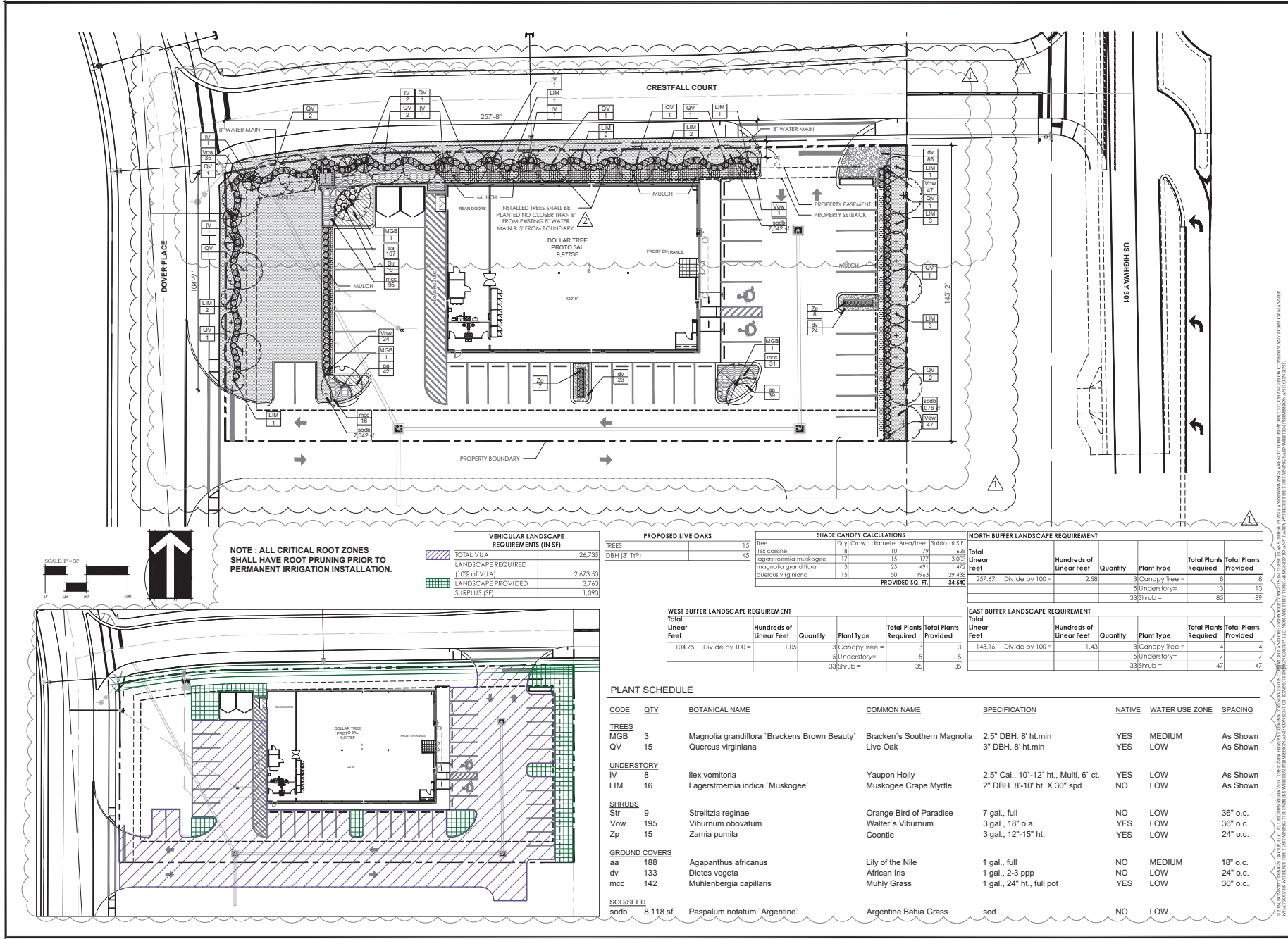
LEGAL DESCRIPTION:

Tract C-2A, Twisted Oaks, as recorded in Plat Book 21, Pages 18 through 187, of the public records of Brevard County, Florida and being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 31, Township 18 South, Range 23, East, run thence along the East boundary of the Northeast 1/4 of said Section 31, N 0° 07' 22" E, 352.97 feet, thence departing said East boundary, N 89° 52' 08" W, a distance of 127.35 feet to the Northeast Corner of Tract C-2B of said Twisted Oaks Plat and the **POINT OF BEGINNING**, thence along the North boundary of said Tract C-2B, N 89° 50' 08" W, a distance of 320.37 feet to a point on the East Right of Way of Tract R-18 of said Twisted Oaks Plat, thence along said Right of Way the following two (2) courses: 1) N 0° 05' 02" E, a distance of 214.84 feet 2) Northerly, 19.37 feet along the arc of a tangent curve to the left having a radius of 335.00 feet and a central angle of 0° 27' 45" (point bearing N 01° 31' 03" W, 19.37 feet) to the South boundary of Tract R-18 of said Twisted Oaks Plat, thence along said South boundary the following two (2) courses: 1) Easterly, 92.02 feet along the arc of a non-tangent curve to the right having a radius of 475.00 feet and a central angle of 1° 13' 55" (point bearing N 87° 38' 42" E, 55.47 feet) thence N 87° 00' 42" E, a distance of 236.58 feet to the West boundary of Tract PD-3 of said Twisted Oaks Plat, thence along said West boundary, S 87° 00' 42" E, a distance of 248.80 feet to the **POINT OF BEGINNING**.

Containing 1.855 acres, more or less.

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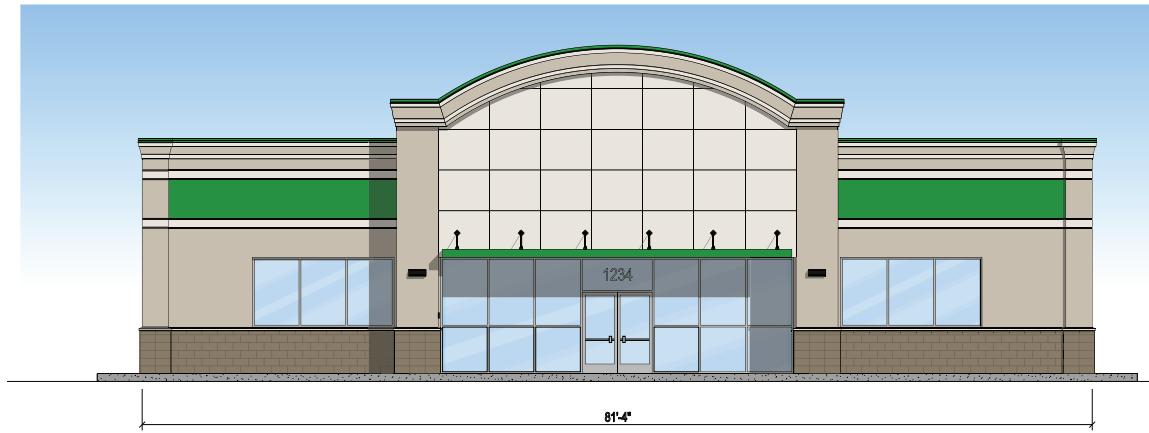
B^dg

RONNETT design group, llc
landscape architecture
community planning
FL LA #0001718
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.422.1588

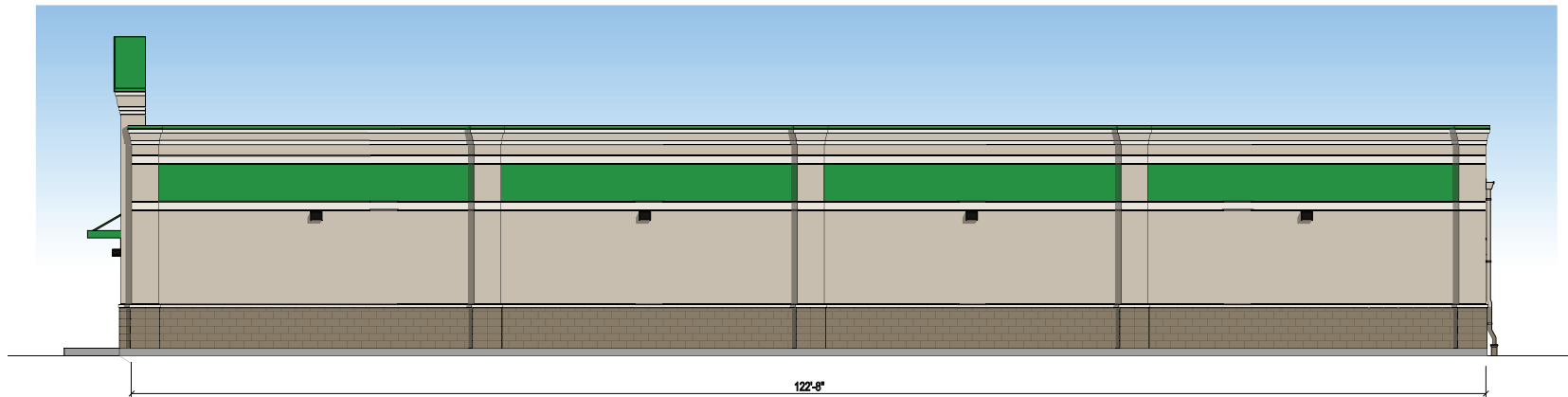
Twisted Oaks Dollar Tree
Landscape Architecture
Morris Engineering & Consulting, LLC
Wildwood, Florida
OVERALL LANDSCAPE PLAN

DATE: August 12, 2024
DRAWN BY: RLM
CHECKED BY: TWB
JOB NUMBER: 2024.136
FILE NAME: MORRIS_TWISTED_OAKS_DOLLAR_TREE_L368E
REVISIONS:
city comments 09-19-2024
city comments 10-18-2024
city comments 11-11-2024
Digital signed by Todd H. Bennett
Date: 2024.11.11 10:58:07 AM
L400

Page 60 of 269



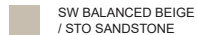
FRONT ELEVATION



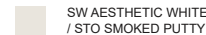
SIDE ELEVATION



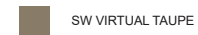
SW ENVY



SW BALANCED BEIGE
/ STO SANDSTONE



SW AESTHETIC WHITE
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE



Dollar Tree - Block and EIFS (EIFS SIDES)



City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 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 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on 1.06 acres MOL. The subject property is generally located 670 feet south of the southern intersection of E C 462 and US 301.

Case Number: SP 2408-002 Dollar Tree at Twisted Oaks

Applicant(s): Dollar Tree Stores, Inc. / Todd B. Littler, Senior Vice President

Owner(s): KL Twisted Oaks, LLC / James P. Harvey, President

Parcel(s): D31A218

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: March 4, 2025



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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2409-007 Triumph South Ph 2 Final Plat

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number PLAT 2409-007 Triumph South Ph 2 Final Plat

Owner(s) Wildwood Sumter Holdings, Inc.

Applicant(s) Kaye M. Jameson, Clymer Farner Barley
Surveying, LLC

Acreage 19.32 +/-

Property Location The subject project is generally located south of E
C 462, east of CR 127, and north of CR 134.

Parcel(s) D32-041

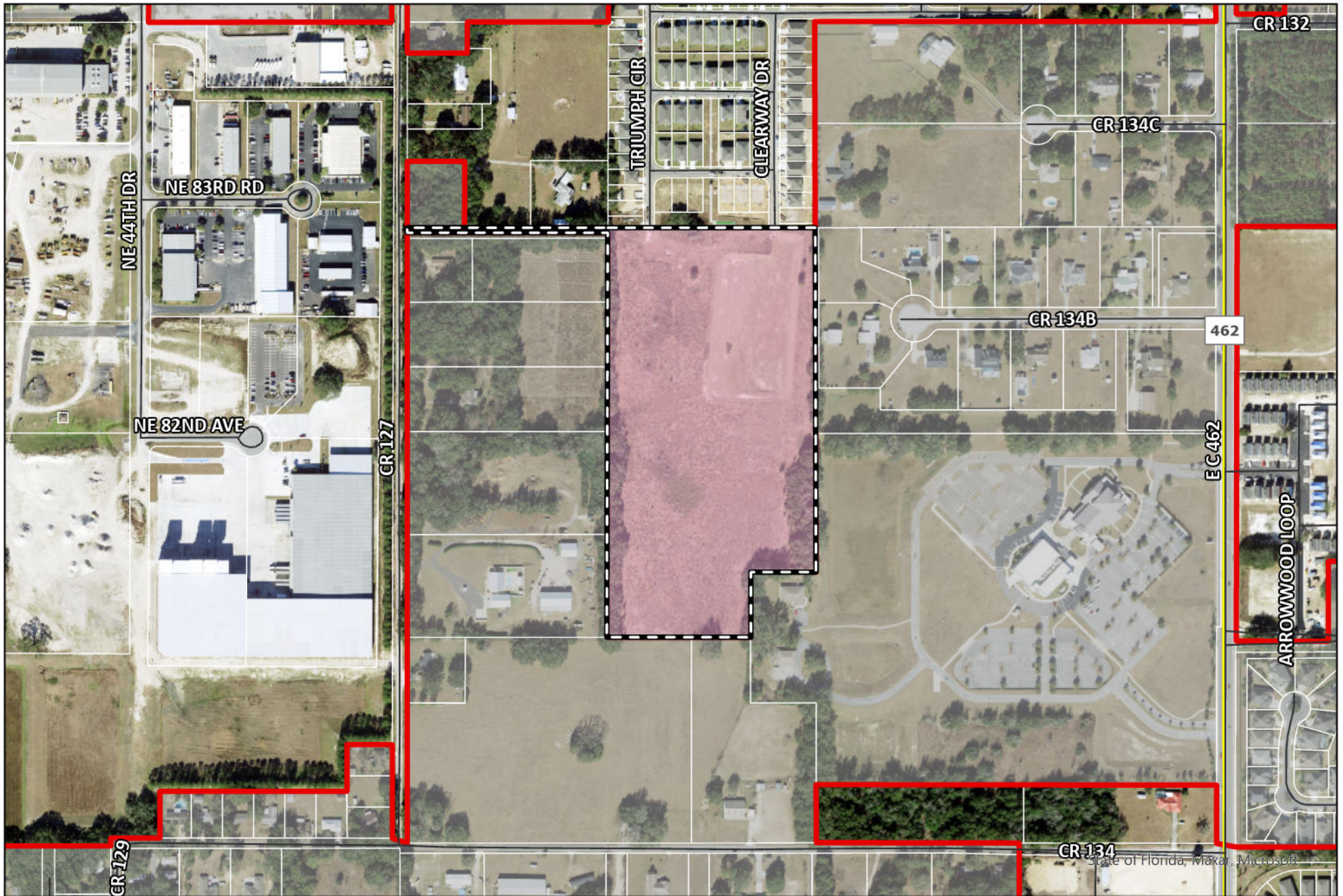
Date February 24, 2025

The applicant is seeking approval from the City Commission for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL, per the attached plan.

Plat 2409-007 meets the criteria set forth in the F.S. 177, the Land Development Regulations and is in line with the goals, objectives, and policies within the 2050 comprehensive.



McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	PLAT 2409-007 TRIUMPH SOUTH PHASE 2 FINAL PLAT PARCEL D32-041	MAP 1B LOCATION MAP SEP 2024
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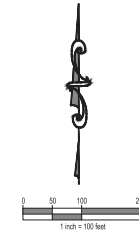
TRIUMPH SOUTH PHASE 2

SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 5

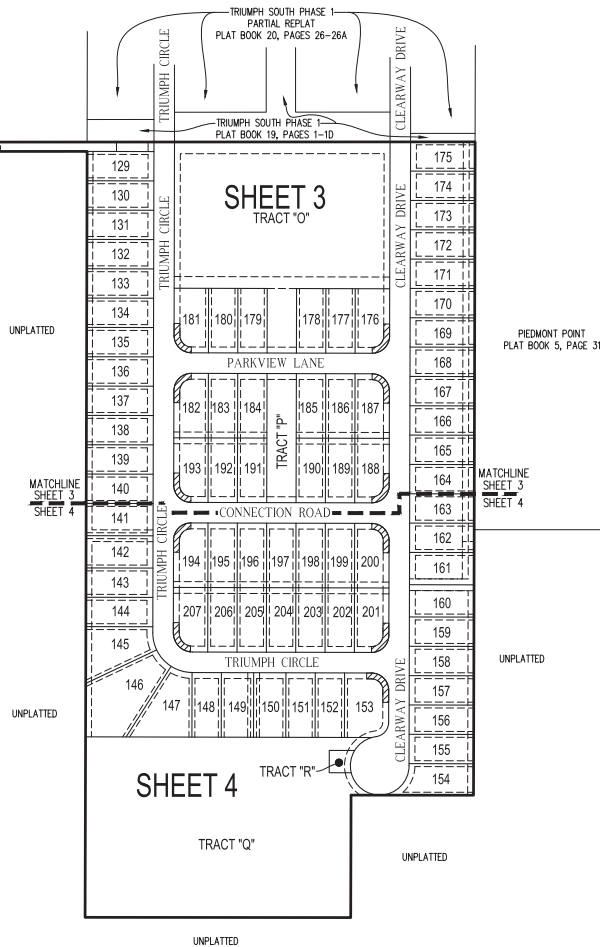
PLAT BOOK _____
PAGE _____

KEY MAP



NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200,
201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE
SHEET 5 FOR DRIVEWAY RESTRICTIONS

LEGEND	
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
□	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB. #8408
●	INDICATES P.S. NAIL AND OSH PERMANENT CONTROL POINT (P.C.P.) LB. #8408 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
CE	SEE NOTE #5
CR	INDICATES CURVE NUMBER IN CURVE TABLE
CP	INDICATES CURVE NUMBER IN CURVE TABLE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CS	INDICATES CHORD BEARING
CH	INDICATES CHORD BEARING
L	INDICATES ARC LENGTH
DB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
PRC	INDICATES POINT OF COMPOUND CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SNE	INDICATES SOON MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.



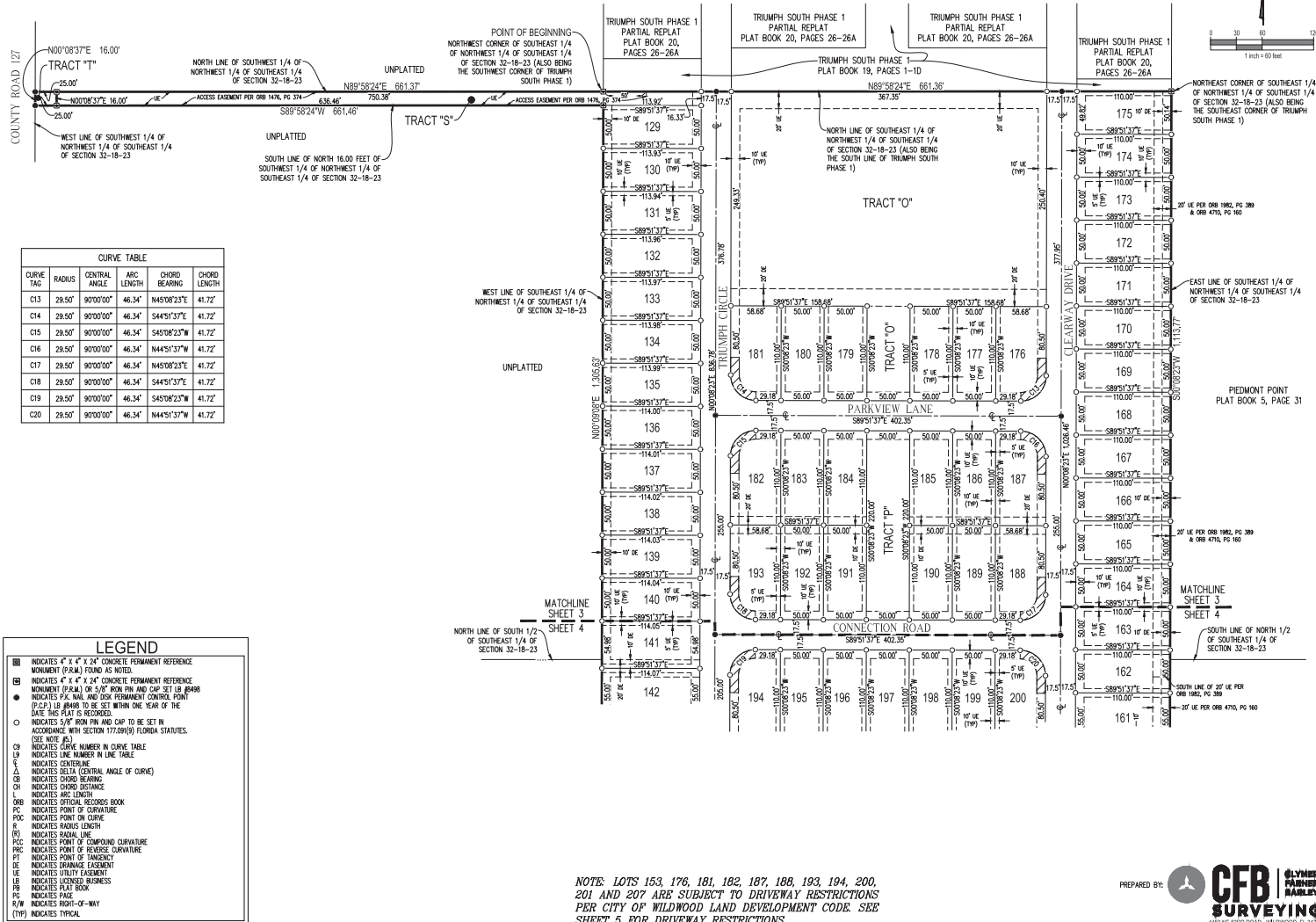
PREPARED BY:  **CFB** SURVEYING
4450 NE 25TH ROAD - WILLOWDALE, FL 34785
(352) 746-5128 LB#0408

TRIUMPH SOUTH PHASE 2

SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 5

PLAT BOOK _____
PAGE _____



NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200, 201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE SHEET 5 FOR DRIVEWAY RESTRICTIONS

PREPARED BY: **CFB** **OLYMER**
SURVEYING
4450 NE 83RD ROAD, WILDWOOD, FL 34775
(904) 745-2125, L18486

TRIUMPH SOUTH PHASE 2

SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

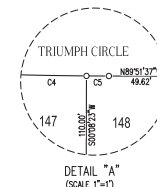
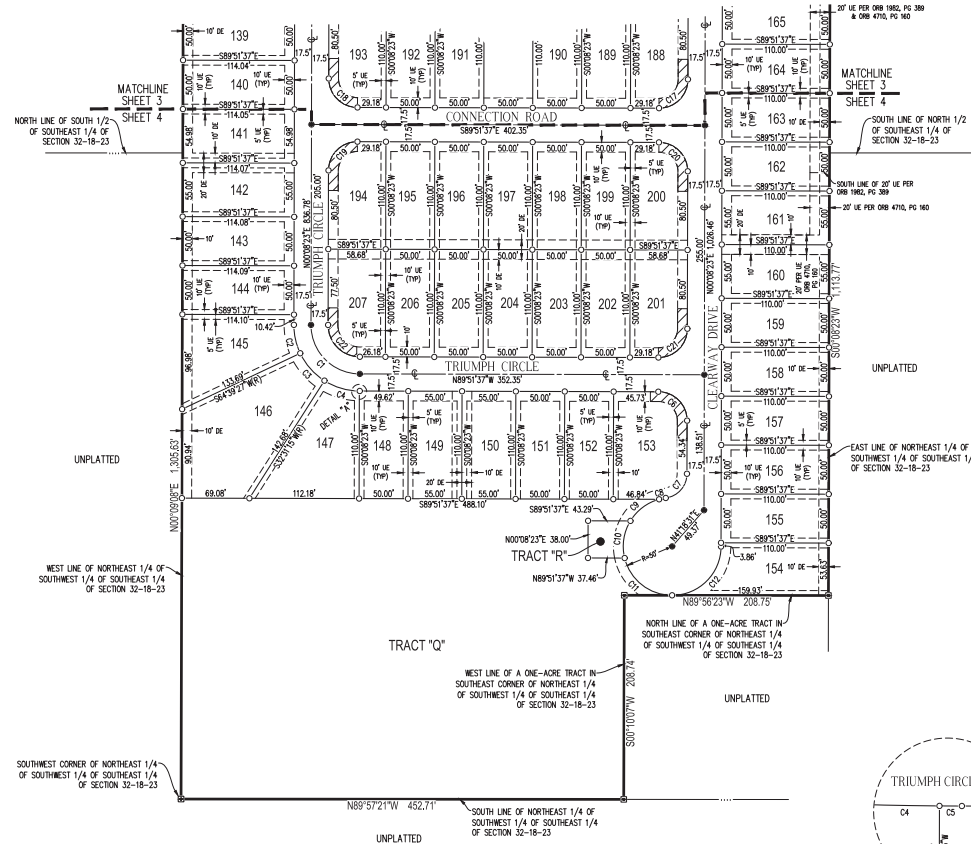
SHEET 4 OF 5

PLAT BOOK _____
PAGE _____

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	S44°51'37"E	70.71'
C2	67.50'	25°28'56"	30.02'	S12°36'05"E	29.77'
C3	67.50'	32°08'12"	37.86'	S41°24'39"E	37.37'
C4	67.50'	32°03'24"	37.77'	S73°30'27"E	37.28'
C5	67.50'	0°19'27"	0.36'	S89°41'53"E	0.36'
C6	29.50'	90°00'00"	46.34'	N44°51'37"W	41.72'
C7	25.00'	82°20'16"	35.93'	N41°18'31"E	32.91'
C8	50.00'	75°2'33"	6.87'	S78°32'23"W	6.87'
C9	50.00'	43°07'47"	37.64'	S53°02'13"W	36.76'
C10	50.00'	45°13'08"	39.46'	S08°51'45"W	38.44'
C11	50.00'	76°11'35"	66.49'	S51°50'36"E	61.70'
C12	50.00'	89°55'14"	78.47'	N45°06'00"E	70.66'
C17	29.50'	90°00'00"	46.34'	N45°08'23"E	41.72'
C18	29.50'	90°00'00"	46.34'	S44°51'37"E	41.72'
C19	29.50'	90°00'00"	46.34'	S45°08'23"W	41.72'
C20	29.50'	90°00'00"	46.34'	N44°51'37"W	41.72'
C21	29.50'	90°00'00"	46.34'	N45°08'23"E	41.72'
C22	32.50'	90°00'00"	51.05'	S44°51'37"E	45.96'

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE GROUND TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.08(9) FLORIDA STATUTES. (SEE NOTE #5.)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CD INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PT INDICATES POINT OF TANGENCY
- UE INDICATES UTILITY EASEMENT
- LB INDICATES LICENSED BUSINESS
- PS INDICATES PAGE
- R/M INDICATES RIGHT-OF-WAY
- (19P) INDICATES TYPICAL



NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200, 201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE SHEET 5 FOR DRIVEWAY RESTRICTIONS

PREPARED BY:



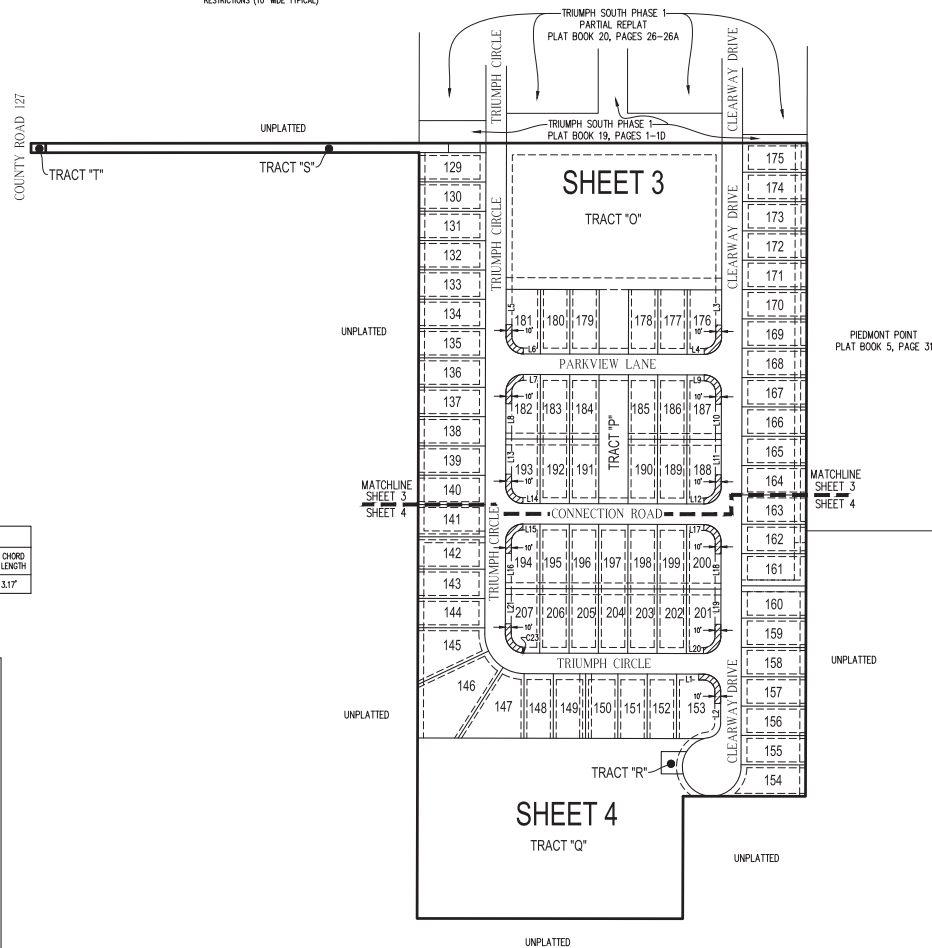
CFB | OLIVER
FARMER
SURVEYING
RABLEY

4400 NE 83RD ROAD - WILDWOOD, FL 34715
(904) 745-2100 - LBB#88

PLAT BOOK _____
PAGE _____

DRIVEWAY RESTRICTION AREAS

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	32.50'	5°35'01"	3.17'	S87°04'07"E	3.17'

[illegible]

NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200,
201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE
SHEET 5 FOR DRIVEWAY RESTRICTIONS

PREPARED BY:



CFB | **CLYMER FARMER BARLEY**
SURVEYING
4450 NE 63RD ROAD - WILDOOD, FL 34777
(352) 746-3126 LB8498

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 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 Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL. The subject property is generally located south of E C 462, east of CR 127, and north of CR 134.

Case Number: PLAT 2409-007 Triumph South Ph 2 Final Plat

Applicant(s): Kaye M. Jameson, Clymer Farner Barley Surveying, LLC

Owner(s): Wildwood Sumter Holdings, Inc.

Parcel(s): D32-041

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 final plats.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.6, the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: March 4, 2025



Lindsay C.T. Holt

Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2412-007 VOSO Unit 188 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

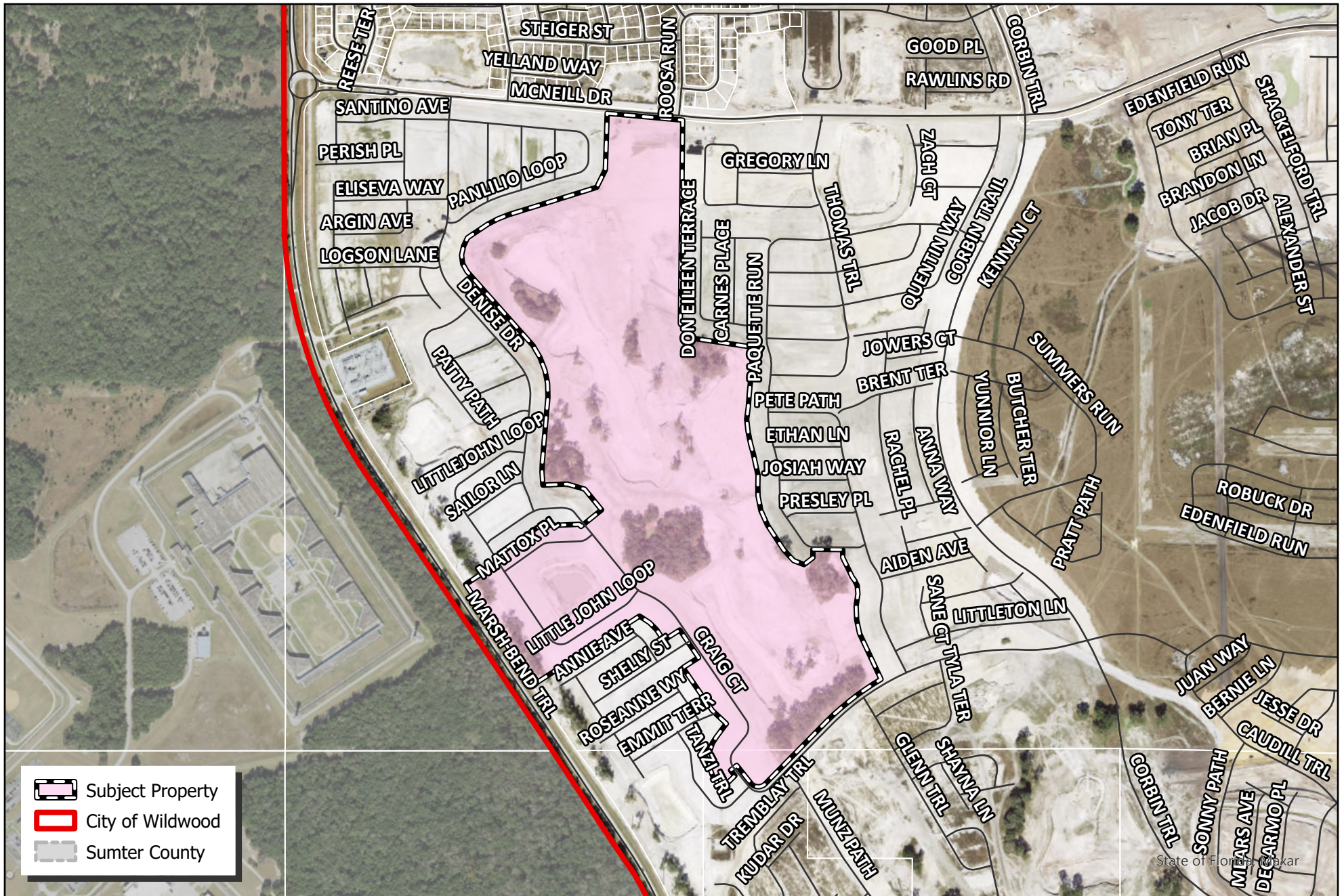
Case Number	PLAT 2412-007 VOSO Unit 188 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	121.37 +/-
Property Location	The property is generally located south of McNeill Drive and west of Marsh Band Trail.
Parcel(s)	K03-005, K10-001, K10-002

The applicant is seeking approval from the City Commission for the VOSO Unit 188 Final Plat, a subdivision consisting of 95 lots and 7 tracts, per the attached plans.

Plat 2412-007 meets the criteria set forth in F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Date: 03/06/2025
Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.03 0.06 0.09 0.12 Miles	PLAT 2412-007 VOSO - UNIT 188 FINAL PLAT PARCELS K03-005, K10-001 & K10-002	MAP 1B LOCATION MAP DEC 2024
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CONVEYANCE, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE SUBDIVISION ARE SHOWN HEREON AND ARE SUBJECT TO THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VILLAGES OF SOUTHERN OAKS

UNIT NO. 188

SHEET 1 OF 14

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

DEDICATION

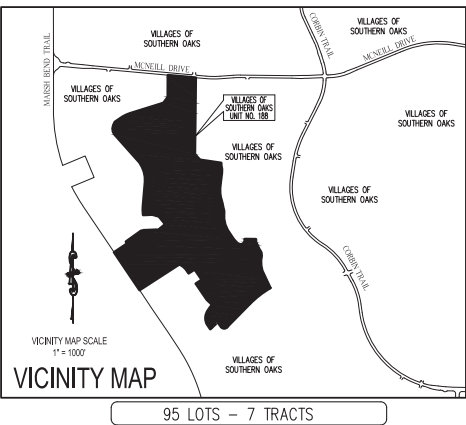
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 188, A SUBDIVISION OF LAND HEREIN DESCRIBED AND SONS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E" AND "F" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 7, VILLAGES OF SOUTHERN OAKS UNIT NO. 144, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 22, 22A THROUGH 22D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF TRACT "F" OF SAID PLAT RUN S28°44'02"W, 95.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE OF SAID PLAT; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE ON MCNEILL DRIVE FEET THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 146 AS RECORDED IN PLAT BOOK 21, PAGES 29, 29A THROUGH 29D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF UNIT NO. 146 RUN S84°48'37"E, 161.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S84°48'37"E, 476.34 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S00°04'41"W, 1,305.55 FEET; THENCE S42°56'26"E, 128.69 FEET; THENCE S81°37'49"E, 365.55 FEET; THENCE S00°38'41"W, 38.73 FEET; THENCE S10°52'30"E, 68.89 FEET; THENCE S02°26'19"W, 205.70 FEET; THENCE S04°53'50"W, 77.33 FEET; THENCE S07°00'06"W, 79.76 FEET; THENCE S04°41'01"E, 78.86 FEET; THENCE S11°40'11"E, 79.92 FEET; THENCE S14°48'50"E, 68.89 FEET; THENCE S11°34'47"E, 67.46 FEET; THENCE S13°02'44"E, 67.53 FEET; THENCE S00°44'49"W, 65.53 FEET; THENCE S00°44'01"E, 67.08 FEET; THENCE S17°25'50"E, 95.13 FEET; THENCE S02°51'00"E, 101.87 FEET; THENCE S33°24'33"E, 190.00 FEET; THENCE S42°48'51"E, 94.22 FEET; THENCE S68°39'54"E, 71.45 FEET; THENCE S05°12'00"E, 25.85 FEET; THENCE N00°39'41"E, 54.56 FEET; THENCE S80°20'01"E, 190.68 FEET; THENCE S00°39'41"W, 50.71 FEET; THENCE S02°03'25"E, 140.83 FEET; THENCE S33°10'40"E, 71.42 FEET; THENCE S08°33'41"E, 36.57 FEET; THENCE S02°27'10"E, 52.81 FEET; THENCE S08°25'09"W, 78.50 FEET; THENCE S02°02'22"E, 88.84 FEET; THENCE S17°50'41"E, 89.21 FEET; THENCE S07°02'01"E, 324.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,660.00 FEET AND A CHORD BEARING AND DISTANCE OF S72°12'16"W, 440.52 FEET TO WHICH A RADIAL LINE BEARS N30°10'12"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'59", AN ARC DISTANCE OF 441.82 FEET TO THE POINT OF TANGENCY; THENCE S47°34'50"W, 362.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 81.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°14'23", AN ARC DISTANCE OF 104.37 FEET TO THE POINT OF TANGENCY; THENCE N89°04'17"W, 144.84 FEET; THENCE S51°40'14"W, 50.00 FEET; THENCE S81°01'47"E, 44.77 FEET; THENCE S45°31'46"W, 102.82 FEET; THENCE S51°49'13"W, 17.80 FEET; THENCE N33°30'38"W, 106.24 FEET; THENCE N03°31'01"W, 57.09 FEET; THENCE N06°13'59"W, 42.35 FEET; THENCE N06°10'20"E, 48.05 FEET; THENCE N17°50'41"E, 62.37 FEET; THENCE N43°04'01"E, 43.94 FEET; THENCE N46°30'35"E, 96.03 FEET; THENCE N38°48'55"E, 11.28 FEET; THENCE N46°54'01"W, 123.67 FEET; THENCE N04°33'23"W, 332.19 FEET; THENCE N07°03'09"E, 123.04 FEET; THENCE N42°53'32"W, 201.07 FEET; THENCE S51°50'16"W, 122.04 FEET; THENCE N40°23'30"W, 82.51 FEET; THENCE N44°25'43"W, 62.17 FEET; THENCE N56°44'00"W, 78.23 FEET; THENCE S57°02'09"W, 86.06 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (FORMERLY COUNTY ROAD NO. 501); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N33°58'04"W, 775.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N50°11'56"E, 270.00 FEET; THENCE N33°58'04"W, 37.95 FEET; THENCE N54°02'52"E, 353.53 FEET; THENCE N17°25'01"E, 51.88 FEET; THENCE N87°30'22"E, 291.11 FEET; THENCE S39°04'10"E, 18.26 FEET; THENCE N05°55'35"E, 170.00 FEET; THENCE N30°40'01"W, 17.66 FEET; THENCE N47°19'16"W, 116.79 FEET; THENCE S87°32'22"W, 155.59 FEET; THENCE N04°53'01"W, 96.22 FEET; THENCE N02°20'01"E, 59.98 FEET; THENCE N04°53'01"E, 422.04 FEET; THENCE N01°25'30"W, 86.61 FEET; THENCE N11°20'20"W, 86.60 FEET; THENCE N01°25'34"W, 86.60 FEET; THENCE N07°06'42"W, 86.81 FEET; THENCE N47°19'16"W, 108.84 FEET; THENCE N01°25'34"W, 86.52 FEET; THENCE N07°53'24"W, 86.50 FEET; THENCE N13°15'56"E, 57.85 FEET; THENCE N05°17'34"E, 60.21 FEET; THENCE N06°02'12"E, 150.84 FEET; THENCE N62°27'01"E, 72.81 FEET; THENCE N01°14'47"E, 48.59 FEET; THENCE N12°42'50"E, 58.90 FEET; THENCE N15°05'01"E, 124.90 FEET; THENCE N00°16'18"E, 372.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.37 ACRES, MORE OR LESS.



95 LOTS - 7 TRACTS

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

- 1). BEARINGS ARE BASED ON THE EAST LINE OF TRACT "F", VILLAGES OF SOUTHERN OAKS UNIT NO. 144 RECORDED IN PLAT BOOK 21, PAGES 22, 22A-22D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING S28°44'02"W.
- 2). ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3). ALL DISTANCES SHOWN ARE IN FEET.
- 4). WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5). LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6). PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7). ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8). TRACTS "A", "C" AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9). TRACTS "B" AND "D" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10). TRACTS "D" AND "F" ARE RESERVED BY THE DEVELOPER.
- 11). THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT "A" OF THE SUBDIVISION.
- 12). THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD H. HERR, P.L.S. 4/8/07
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 188 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E" AND "F" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 188, BY HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM-WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF REMOVAL OF AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES AS TO ALL

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

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VOC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

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

STATE OF FLORIDA

COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROGLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROGLAND

PUBLIC WORKS DIRECTOR
JEREMY HOKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE

ALFORD, FLORIDA 34762

MAILING ADDRESS _____

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

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

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE

ALFORD, FLORIDA 34762

MAILING ADDRESS _____

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: SPENCER R. NOVAK, CHAIR

STATE OF FLORIDA

COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 188, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

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

PLAT BOOK _____

PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____
DEPUTY CLERK

SIGNATURE _____
DEPUTY CLERK

SEAL

PREPARED BY:



7413 ALFORD AVENUE - MIDDLETON, FL 34762
9752 7642-7642 - 11868

VILLAGES OF SOUTHERN OAKS UNIT NO. 188

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 14

PLAT BOOK _____
PAGE _____

KEY MAP

TRACT	SQ. FT.	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

NOTE

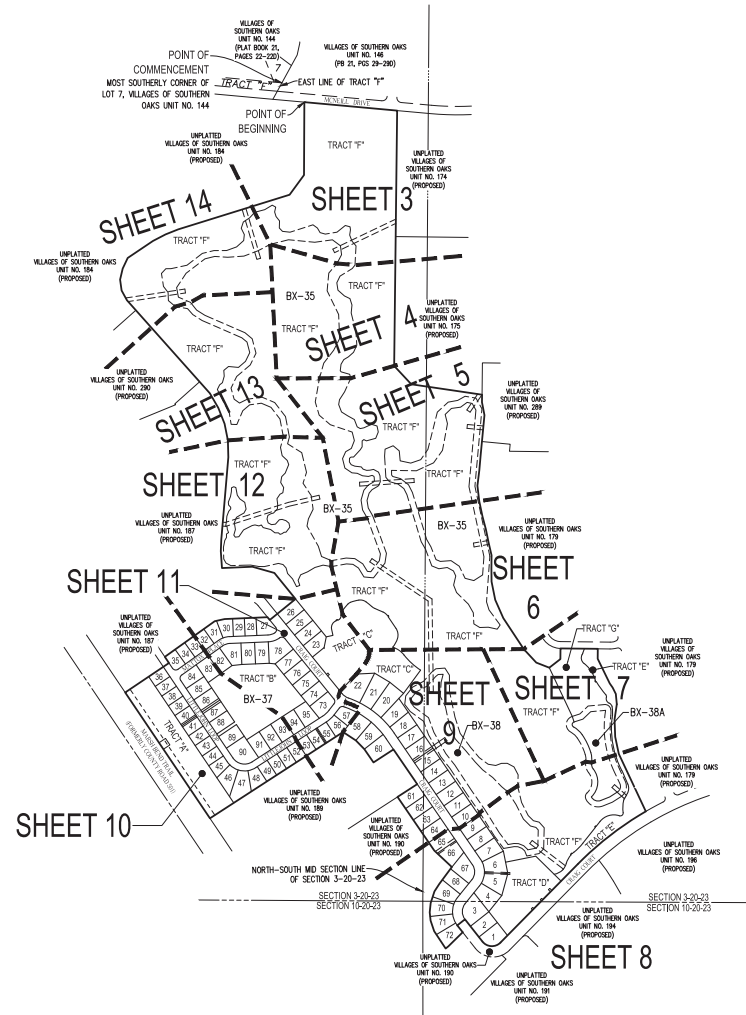
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE -- BX-37

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

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN 18" (P.C.P.) OR 18" (P.C.P.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- SEE NOTE #5
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LP INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- LI INDICATES ARC LENGTH
- DBS INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- P INDICATES RADIAL LENGTH
- R INDICATES RADIAL LINE
- PRC INDICATES POINT OF COMPOUND CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A/C AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR IMPAIR SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY: **CFB** CLYMER FARMER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34102
(813) 781-0100

VILLAGES OF SOUTHERN OAKS UNIT NO. 188

SHEET 3 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LINE TAG	BEARING	DISTANCE
L235	N42°26'52"E	38.58'
L236	S60°54'21"E	20.29'
L237	S07°30'02"E	15.44'
L238	S08°08'03"W	27.00'
L239	S20°25'30"E	33.16'
L240	S40°25'27"E	32.01'
L300	N04°40'58"E	27.67'
L301	S85°19'02"E	10.00'
L302	N04°40'58"E	27.67'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #4088
- INDICATES P.A. NAIL AND DISC PERMANENT CONTROL POINT (P.C.P.) LB #4088 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1)(9) FLORIDA STATUTES. (SEE NOTE #6)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C9 INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- NO INDICATES NUMBER
- NO INDICATES PLAT BOOK
- NO INDICATES OFFICIAL RECORDS BOOK
- NO INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- POC INDICATES POINTS LENGTH
- POC INDICATES SQUARE FEET
- POC INDICATES RADIAL LINE
- POC INDICATES POINT OF COMPOUND CURVATURE
- POC INDICATES POINT OF REVERSE CURVATURE
- POC INDICATES POINT OF TANGENCY
- POC INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- POC INDICATES GATE FACILITIES EXISTENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EXISTENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTAINERS PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EXISTENT AREA. UTILITY PROVIDERS UTILIZING SUCH EXISTENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EXISTENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENT AREA.
- ONE INDICATES SIGN MAINTENANCE EXISTENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

NOTE - BX-37

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 289. (STORMWATER RUNOFF & RETENTION)

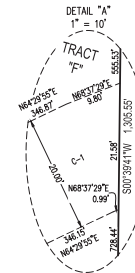
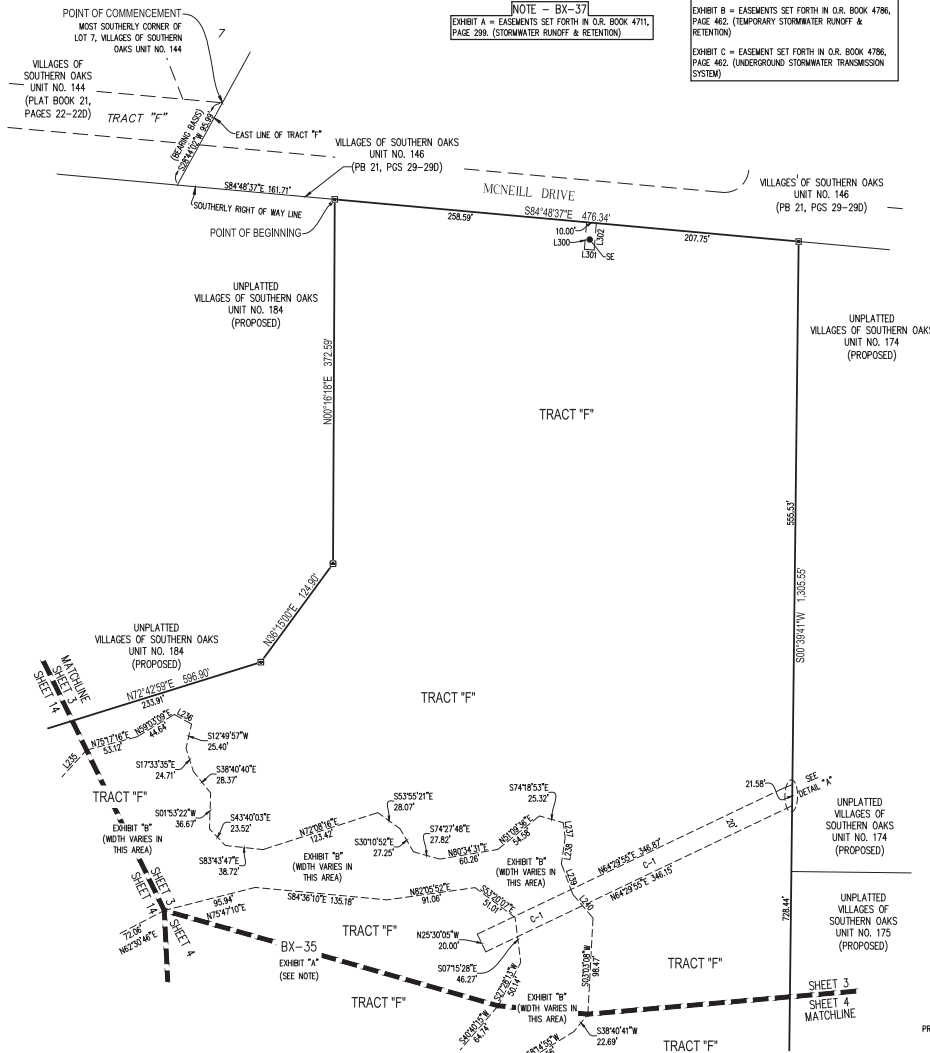
NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4706, PAGE 448 AND O.R. BOOK 4706, PAGE 462. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT	SQ. FT.	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96



PREPARED BY: **CFB SURVEYING**
1410 ALFORD AVENUE, WILDLAKE, FL 32787
(352) 745-1261 (L8488)

VILLAGES OF SOUTHERN OAKS UNIT NO. 188

SHEET 4 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

NOTE

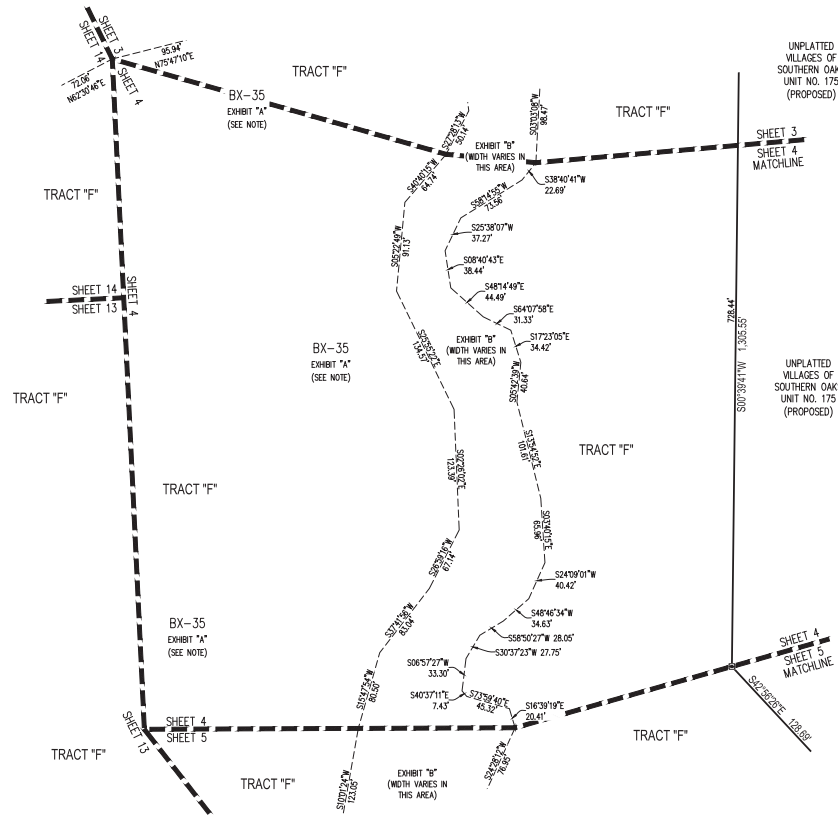
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-37

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

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET BY BARR
- INDICATES P.S. NAIL AND O.S. PERMANENT CONTROL POINT (P.C.P.) OR BARR TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- CP INDICATES CURVE NUMBER IN CURVE TABLE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- L INDICATES ARC LENGTH
- DBS INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- POC INDICATES POINT OF COMPOUND CURVATURE
- POC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOFT CHART PARKS. DEVELOPER CONTemplates PUTTING IN A/C AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS USING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR IMPAIR SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SNE INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



UNPLATTED
VILLAGES OF
SOUTHERN OAKS
UNIT NO. 175
(PROPOSED)

UNPLATTED
VILLAGES OF
SOUTHERN OAKS
UNIT NO. 175
(PROPOSED)

PREPARED BY:



CFB
SURVEYING

7413 ALFORD AVENUE • MOULTON, FL 34702
(888) 745-5100 • 888-888-8888

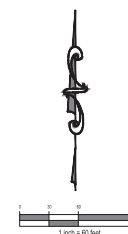
**CLYNN
PARKER
BARLEY**

PLAT BOOK _____
PAGE _____

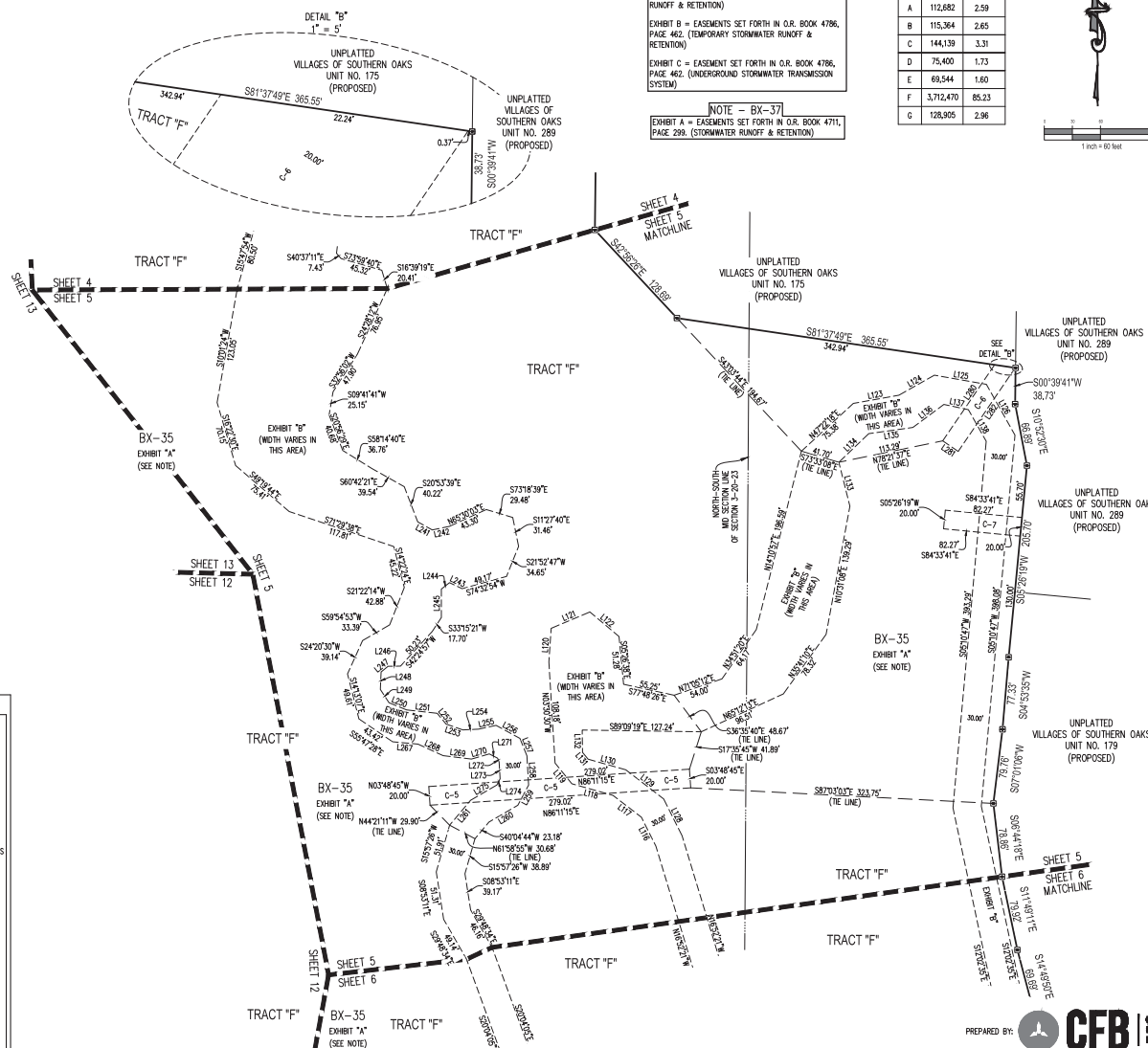
NOTE - BX-37

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

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96



LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L106	N26°34'47"W	34.55	L255	N77°52'15"E	19.18
L117	N24°24'58"W	38.32	L256	S81°18'35"E	28.87
L118	N71°15'44"W	45.62	L257	S21°53'24"E	20.09
L119	N30°02'15"E	48.49	L258	S03°19'31"E	31.29
L120	N03°52'05"E	36.06	L259	S28°13'36"W	24.44
L121	N67°03'33"E	44.93	L260	S59°45'58"W	35.73
L122	S49°51'44"E	40.71	L261	S40°04'44"E	38.80
L123	N78°49'18"E	49.43	L267	S84°42'37"E	27.40
L124	N63°35'18"E	43.56	L268	S85°16'59"E	29.47
L125	S80°03'20"E	56.31	L269	S83°07'31"E	30.84
L126	S39°23'44"E	62.37	L270	N13°52'17"E	19.87
L128	N26°34'47"W	43.98	L271	S62°42'40"E	9.95
L129	N52°24'54"W	50.98	L272	S21°53'24"E	17.44
L130	N43°14'58"W	44.51	L273	S03°19'31"E	4.96
L131	N30°02'15"E	23.86	L274	S28°13'36"W	7.49
L132	N05°56'12"E	33.87	L275	S59°45'58"W	32.42
L133	N14°16'58"W	48.45	L280	N34°17'22"E	88.36
L134	N44°16'39"E	44.23	L281	N52°42'38"W	20.00
L135	N82°02'29"E	47.52	L282	N34°17'22"E	108.08
L136	N53°25'06"E	41.30			
L137	S77°52'26"E	26.78			
L138	S29°23'41"E	38.77			
L241	S60°50'05"E	17.78			
L242	N78°12'50"E	18.75			
L243	N64°29'05"W	14.97			
L244	S51°41'36"W	11.05			
L245	S90°00'00"E	30.43			
L246	S89°07'57"W	10.31			
L247	S50°58'58"W	9.60			
L248	S32°27'52"W	18.76			
L249	S03°49'15"E	16.83			
L250	S67°47'7"E	20.26			
L251	S83°39'54"E	32.87			
L252	S39°31'30"E	14.89			
L253	S70°48'27"E	19.01			
L254	N87°14'34"E	16.78			

[illegible]

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VILLAGES OF SOUTHERN OAKS UNIT NO. 188

SHEET 6 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LINE TAG	BEARING	DISTANCE
L106	S35°07'34"W	26.12'
L107	N77°31'11"W	46.67'
L108	S87°59'36"W	43.76'
L109	N58°22'36"W	35.56'
L110	N21°22'53"W	40.93'
L111	N13°12'34"E	47.70'
L112	N24°15'30"W	28.29'
L113	N61°02'09"W	36.27'
L114	S81°36'07"W	43.43'
L115	N67°56'42"W	38.98'
L116	N67°25'45"W	23.71'
L117	N56°29'19"W	33.99'
L118	N86°06'52"W	32.83'
L119	N79°51'08"W	43.29'
L120	S08°50'35"W	35.33'
L121	S37°57'36"W	70.96'
L122	N84°46'31"W	17.41'
L123	N31°26'46"W	45.24'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (B.B.)
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) (B.B.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LT INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- CL INDICATES ARC LENGTH
- DBR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- SQ INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY
- (V) INDICATES RADIAL LINE
- PCO INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- GTE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANTS, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR RESERVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SNE INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.

NOTE - BX-37

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

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)

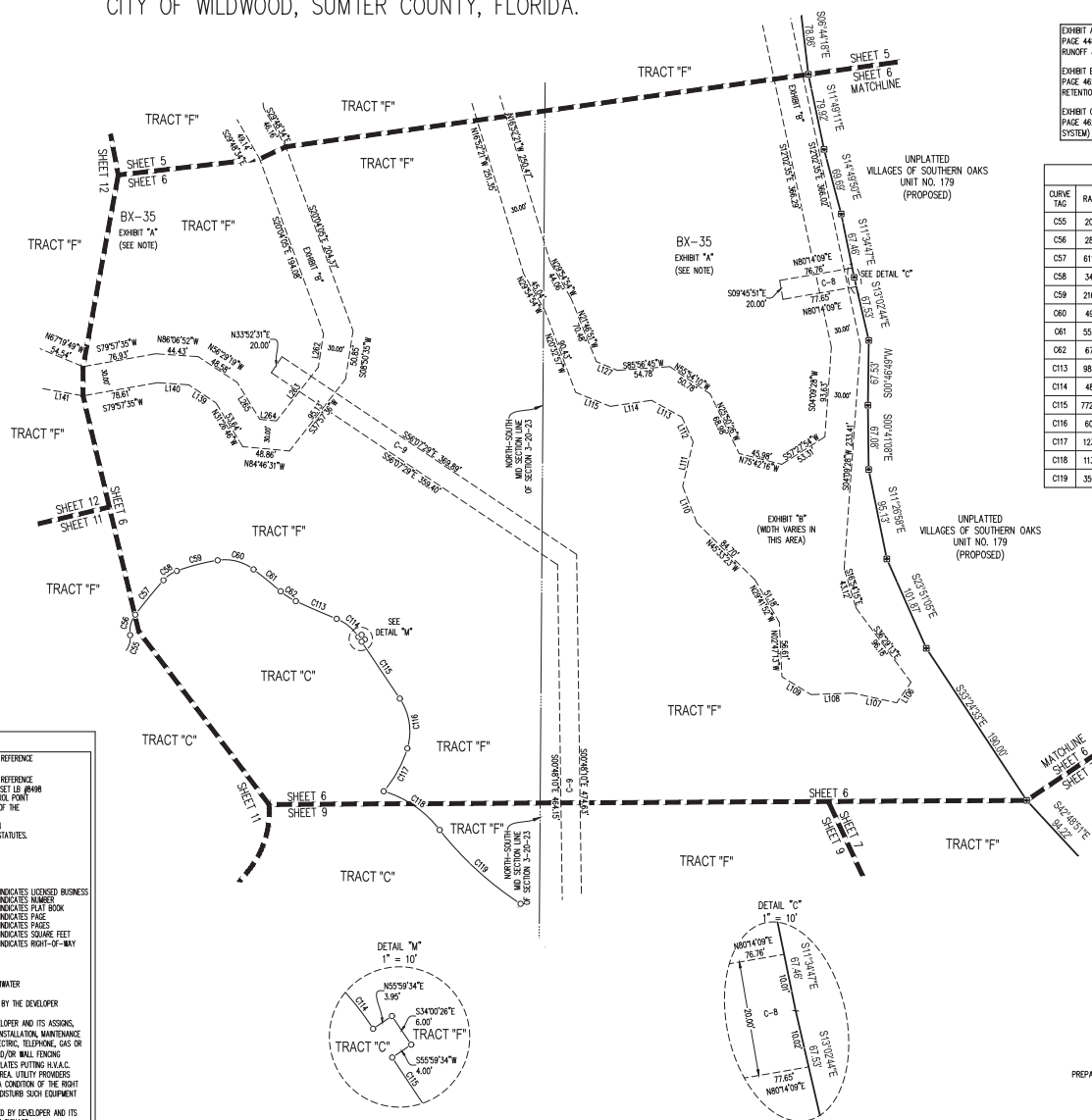
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC BEARING	CHORD LENGTH	CHORD BEARING
C55	20.95'	61°26'54"	22.47'	N21°56'29"E	21.41'
C56	28.29'	45°50'07"	22.63'	N14°08'06"E	22.03'
C57	611.29'	42°17'06"	46.43'	N39°13'43"E	46.42'
C58	34.99'	28°06'59"	17.17'	N55°27'45"E	17.00'
C59	216.65'	11°38'07"	43.98'	N75°20'19"E	43.91'
C60	49.41'	46°01'38"	39.68'	S78°40'50"E	38.83'
C61	553.91'	3°45'24"	36.32'	S05°56'18"E	36.31'
C62	67.10'	16°10'29"	18.94'	S57°08'51"E	18.88'
C113	985.21'	2°41'54"	46.40'	S66°35'02"E	46.39'
C114	48.71'	35°16'32"	29.99'	S50°17'00"E	29.52'
C115	7722.83'	0°31'48"	71.43'	S33°51'30"E	71.43'
C116	60.93'	51°05'50"	54.34'	S08°34'39"E	53.56'
C117	123.78'	23°47'20"	51.39'	S28°52'06"W	51.02'
C118	113.50'	36°26'28"	72.18'	S55°18'37"E	70.97'
C119	350.14'	18°46'18"	114.72'	S47°37'03"E	114.20'

TRACT TABLE

TRACT	SQ. FT.	ACREAGE
A	112,882	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96



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PLAT BOOK _____
PAGE _____

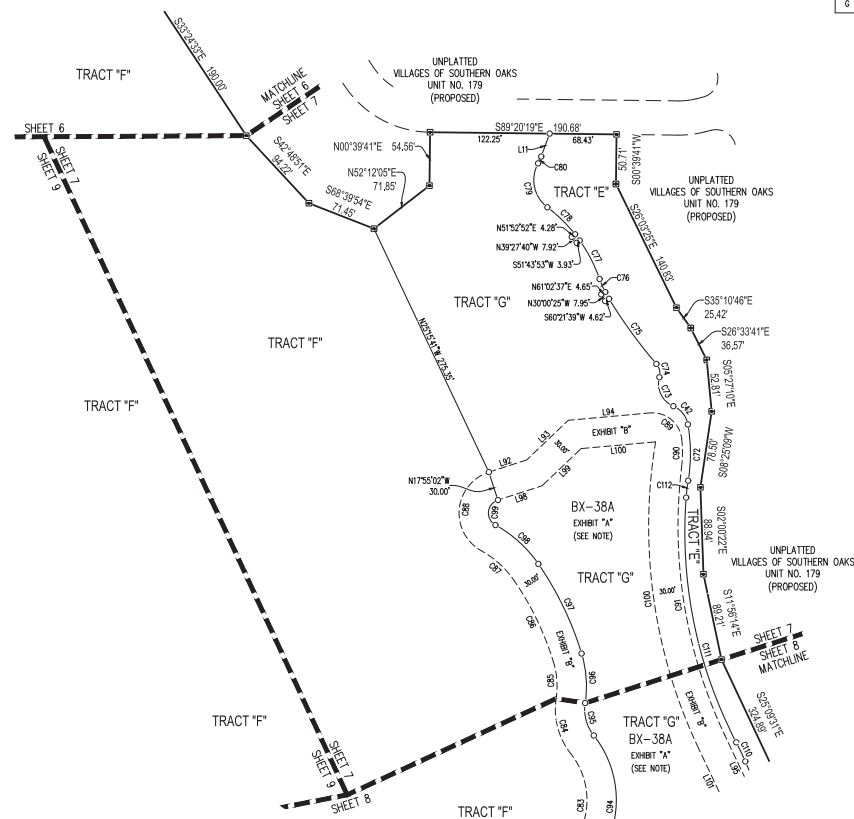
NOTE - BX-37
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PAGE 299. (STORMWATER RUNOFF & RETENTION)

NOTE
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EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT TABLE		
TRACT	SQ FT	ACRES
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

CURVE TABLE					
CURVE ID	RADIUS CEN	INTERNAL ANGLE CEN	ARC LENGTH CEN	CORR BEARING CEN	CORR LENGTH CEN
C02	125.00	95547.47	24.83	N30571.37S	23.82
C72	17.00	192152	57.79	N007938W	57.52
C73	25.00	929453	35.81	N512732S	35.81
C74	135.00	820450	14.67	N114237E	14.03
C75	510.00	417451	82.33	S33295.2E	82.24
C76	100.00	87823	14.73	S25237.5E	14.72
C77	156.00	168268	44.40	N271935W	44.25
C78	156.00	143329	39.63	N44539.3S	39.52
C79	35.00	875347	50.07	S175148E	45.90
C80	50.00	850347	7.72	N24353.4E	7.71
C81	76.00	867935	114.42	N403820E	103.92
C84	73.00	472512	58.99	N149635E	58.48
C85	83.00	270835	37.80	N415635E	37.32
C86	100.00	174430	92.80	N245500W	92.55
C87	300.00	797937	45.95	N474659W	45.51
C88	44.00	1330345	102.16	S93340W	80.71
C89	30.00	884441	46.47	N501075E	46.11
C90	125.00	132220	28.17	N004545E	28.91
C91	500.00	321114	48.17	S091045E	47.77
C92	100.00	864032	156.04	N503495E	142.78
C93	45.00	113057	35.34	N145635E	34.75
C94	116.00	222835	51.13	N404530W	50.93
C97	330.00	172420	102.73	N245500W	101.70
C98	130.00	287936	58.13	N474659W	58.21
C99	14.00	1330345	32.51	S90340W	25.68
C100	530.00	324203	320.99	S07159E	316.11
C101	50.00	864032	156.04	N503495E	21.52
C111	466.00	347404	258.86	N133705E	255.55
C112	200.00	459598	145	S065095W	174.45

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L11	N20°10'10"E	24.98'
L92	S72°04'58"W	40.74'
L93	S46°18'53"W	58.59'
L94	S84°49'52"W	83.91'
L95	N25°18'21"W	68.74'
L96	N72°04'58"E	47.61'
L98	N46°18'53"E	54.93'
L100	N84°49'52"E	76.56'
L101	S25°18'21"E	68.74'

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VILLAGES OF SOUTHERN OAKS

UNIT NO. 188

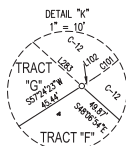
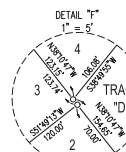
SHEET 8 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE TAG	BEARING	DISTANCE
L6	S46°54'07"E	20.72'
L10	N55°28'20"W	3.60'
L12	N80°06'40"E	54.23'
L13	S88°17'10"E	18.16'
L14	S88°01'49"E	22.57'
L15	S47°07'02"E	18.82'
L16	S22°42'58"E	28.30'
L17	N78°42'07"E	63.81'
L18	N44°01'17"E	33.64'
L19	N01°22'33"E	108.12'
L20	N42°17'32"W	38.58'
L21	N75°48'09"W	30.08'
L22	N45°19'54"W	37.31'
L23	N26°52'27"W	75.29'
L24	N13°20'28"W	86.37'
L25	N02°36'49"E	56.98'
L50	S34°50'53"E	117.39'
L51	S31°56'34"E	141.50'
L52	S36°51'27"E	79.57'
L53	S80°06'40"W	30.33'
L54	N88°17'10"W	23.64'
L55	N68°01'49"W	28.39'
L56	N47°07'02"W	25.23'
L57	N22°42'58"W	4.38'
L58	S78°42'07"W	44.37'
L59	S44°01'17"W	12.55'
L60	S01°22'33"W	84.20'
L61	S47°17'32"E	17.52'
L62	S75°48'09"E	29.22'
L63	S45°19'54"E	50.36'
L64	S26°52'27"E	63.73'
L65	S32°44'05"E	75.12'
L66	S49°42'48"E	43.03'
L67	N34°50'53"W	117.76'
L68	N31°56'34"W	140.87'
L69	N36°51'27"W	75.60'
L95	N25°18'21"W	68.74'
L96	N57°24'23"E	50.78'
L97	N68°15'04"E	51.73'
L101	S25°18'21"E	68.74'
L102	S57°24'23"W	2.49'
L103	S68°15'04"W	48.88'
L283	S48°06'54"E	35.58'
L284	S48°06'54"E	83.17'
L285	S46°20'01"E	9.00'
L286	N44°34'50"E	10.00'
L287	S46°20'01"E	9.00'
L288	S45°25'10"E	8.80'
L289	S44°34'50"W	10.00'
L290	N45°25'10"W	8.80'
L291	S45°25'10"E	15.17'
L292	S44°34'50"W	10.00'
L293	N45°25'10"W	15.17'
L303	S51°40'14"E	50.00'
L304	S38°10'47"E	44.77'
L305	N34°38'20"E	7.89'
L306	S56°16'59"E	4.91'
L307	N38°20'42"E	103.60'
L308	N47°03'34"W	4.49'
L309	N43°39'59"E	7.82'

LINE TAG	BEARING	DISTANCE
L310	S48°51'08"E	3.75'
L311	N38°20'42"E	30.35'
L312	N28°12'06"E	17.93'
L313	N22°22'02"W	54.57'



NOTE - BX-37
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF & RETENTION)

NOTE
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EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT "F"

TRACT "G"
BX-38A
EXHIBIT "A"
(SEE NOTE)

TRACT "F"

TRACT "E"

TRACT "D"

TRACT "C"

TRACT "B"

TRACT "A"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

TRACT "Q"

TRACT "R"

TRACT "S"

TRACT "T"

TRACT "U"

TRACT "V"

TRACT "W"

TRACT "X"

TRACT "Y"

TRACT "Z"

TRACT "AA"

TRACT "AB"

TRACT "AC"

TRACT "AD"

TRACT "AE"

TRACT "AF"

TRACT "AG"

TRACT "AH"

TRACT "AI"

TRACT "AJ"

TRACT "AK"

TRACT "AL"

TRACT "AM"

TRACT "AN"

TRACT "AO"

TRACT "AP"

TRACT "AQ"

TRACT "AR"

TRACT "AS"

TRACT "AT"

TRACT "AU"

TRACT "AV"

TRACT "AW"

TRACT "AX"

TRACT "AY"

TRACT "AZ"

TRACT "BA"

TRACT "BB"

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TRACT "BV"

TRACT "BW"

TRACT "BX"

TRACT "BY"

TRACT "BZ"

TRACT "CA"

TRACT "CB"

TRACT "CC"

TRACT "CD"

TRACT "CE"

TRACT "CF"

TRACT "CG"

TRACT "CH"

TRACT "CI"

TRACT "CJ"

TRACT "CK"

TRACT "CL"

TRACT "CM"

TRACT "CN"

TRACT "CO"

TRACT "CP"

TRACT "CQ"

TRACT "CR"

TRACT "CS"

TRACT "CT"

TRACT "CU"

TRACT "CV"

TRACT "CW"

TRACT "CX"

TRACT "CY"

TRACT "CZ"

TRACT "DA"

TRACT "DB"

TRACT "DC"

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TRACT "EA"

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TRACT "EC"

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TRACT "EE"

TRACT "EF"

TRACT "EG"

TRACT "EH"

TRACT "EI"

TRACT "EJ"

TRACT "EK"

TRACT "EL"

TRACT "EM"

TRACT "EN"

TRACT "EO"

TRACT "EP"

TRACT "EQ"

TRACT "ER"

TRACT "ES"

TRACT "ET"

TRACT "EU"

TRACT "EV"

TRACT "EW"

TRACT "EX"

TRACT "EY"

TRACT "EZ"

TRACT "FA"

TRACT "FB"

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TRACT "HB"

TRACT "HC"

TRACT "HD"

TRACT "HE"

TRACT "HF"

TRACT "HG"

TRACT "HH"

TRACT "HI"

TRACT "HJ"

TRACT "HK"

TRACT "HL"

TRACT "HM"

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C117	123.78'	23°47'20"	51.39'	S28°52'06"W	51.02'
C118	113.50'	36°26'26"	72.18'	S55°18'37"E	70.97'
C119	350.14'	18°46'18"	114.72'	S47°37'03"E	114.20'

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-37
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 47
PAGE 299. (STORMWATER RUNOFF & RETENTION)

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PAGE _____

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TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	20.00'	91°32'04"	31.95'	S79°44'06"E	28.86'
C18	106.50'	10°56'42"	20.61'	S39°27'25"E	20.37'
C19	106.50'	27°13'31"	50.61'	S58°33'31"E	50.13'
C20	106.50'	27°31'37"	50.60'	S85°56'56"E	50.12'
C21	106.50'	23°33'16"	43.78'	N68°49'47"E	43.47'
C40	20.00'	88°27'56"	30.88'	S10°55'54"W	27.90'
C41	71.50'	88°58'47"	111.04'	S78°22'31"E	100.21'
C50	89.00'	88°58'47"	138.22'	S78°22'31"E	124.74'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L4	N57°03'09"E	8.70'
L8	S33°58'04"E	16.00'
L294	N56°01'56"E	40.00'
L295	S33°58'04"E	40.00'
L296	S56°01'56"W	40.00'

[illegible]

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VILLAGES OF SOUTHERN OAKS UNIT NO. 188

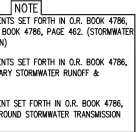
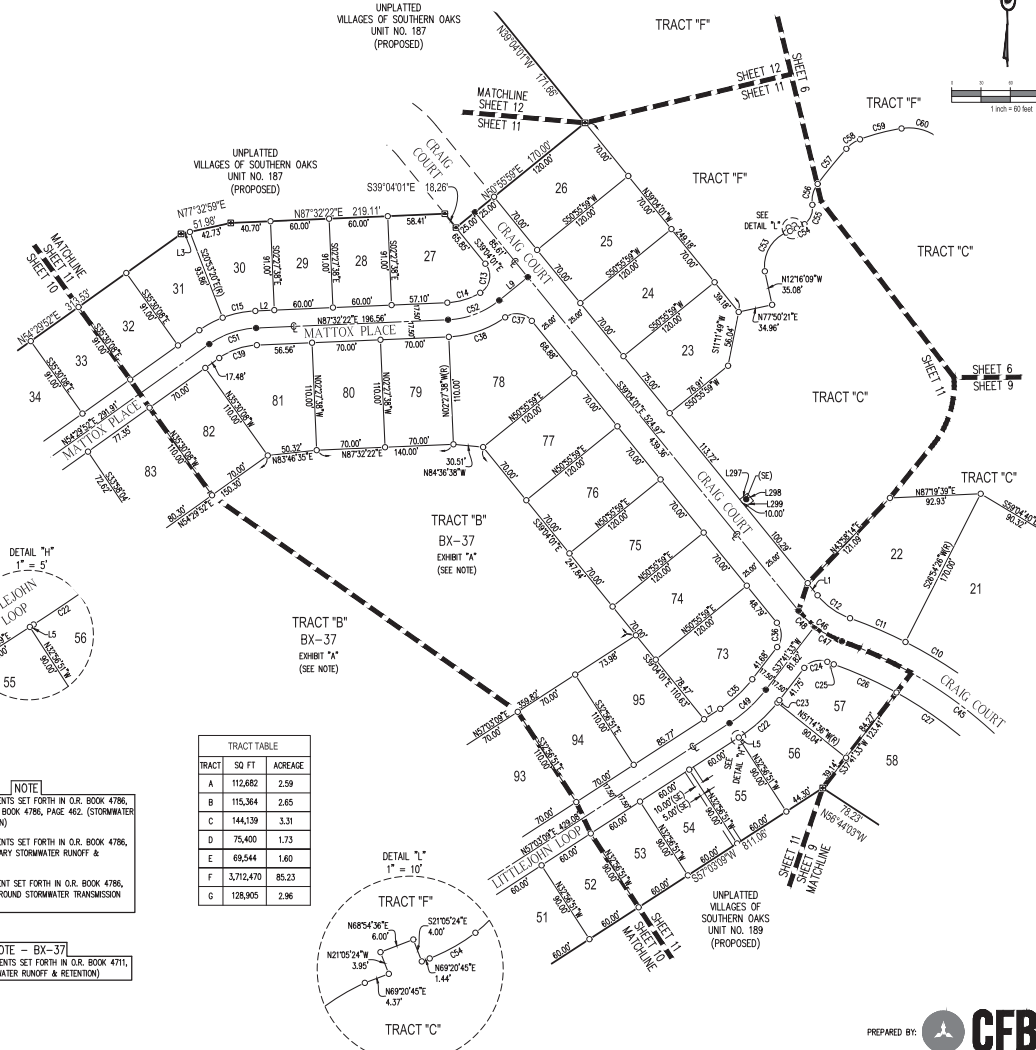
SHEET 11 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	475.00'	87°04'48"	66.57'	N59°04'40"W	66.52'
C11	475.00'	72°55'31"	61.70'	N66°48'50"W	61.65'
C12	75.00'	31°28'04"	41.19'	S54°48'03"E	40.68'
C13	20.00'	98°10'29"	34.27'	N10°01'15"E	30.23'
C14	71.50'	28°25'54"	35.48'	N73°19'24"E	35.12'
C15	106.50'	18°25'42"	34.25'	S78°19'31"W	34.11'
C16	106.50'	14°36'47"	27.16'	S61°48'16"W	27.09'
C22	167.50'	18°17'45"	53.49'	N47°54'16"E	53.26'
C23	167.50'	17°03'51"	3.11'	N38°13'28"E	3.11'
C24	20.00'	75°00'42"	26.18'	S75°11'54"W	24.35'
C25	125.00'	37°42'21"	7.07'	S88°54'55"E	7.07'
C26	425.00'	9°29'37"	70.42'	N65°47'17"W	70.34'
C27	425.00'	11°16'50"	83.67'	N55°24'04"W	83.54'
C35	132.50'	19°21'36"	44.77'	N47°22'21"E	44.56'
C36	20.00'	76°45'34"	26.79'	N00°41'14"W	24.83'
C37	20.00'	86°40'53"	30.26'	N82°24'28"W	27.45'
C38	106.50'	33°37'17"	61.87'	N70°53'44"E	61.01'
C39	71.50'	33°02'29"	41.23'	S71°07'10"W	40.66'
C45	450.00'	36°08'33"	283.86'	N52°27'49"W	278.18'
C46	100.00'	31°28'04"	54.92'	S54°48'03"E	54.23'
C47	100.00'	18°13'38"	31.81'	S61°25'16"E	31.68'
C48	100.00'	13°42'26"	23.11'	S45°41'14"E	23.06'
C49	150.00'	19°21'36"	50.68'	N47°22'21"E	50.44'
C51	89.00'	33°02'29"	51.32'	S71°07'10"W	50.62'
C52	89.00'	36°36'23"	56.86'	N69°14'10"E	55.90'
C53	37.61'	73°45'53"	48.43'	N28°48'27"E	45.16'
C54	32.07'	16°01'24"	8.97'	N60°40'38"E	8.94'
C55	20.95'	61°26'54"	22.47'	N21°56'29"E	21.41'
C56	28.29'	45°50'07"	22.63'	N14°08'08"E	22.03'
C57	611.29'	4°21'06"	46.43'	N30°13'43"E	46.42'
C58	34.99'	28°06'59"	17.17'	N55°27'45"E	17.00'
C59	216.60'	11°38'07"	43.98'	N75°20'18"E	43.91'
C60	48.41'	46°01'38"	39.69'	S75°49'50"E	38.63'

LINE TAG	BEARING	DISTANCE
L1	S39°04'01"E	15.96'
L2	N87°32'22"E	19.46'
L3	S77°32'59"W	9.25'
L5	N57°03'09"E	0.36'
L7	N57°03'09"E	19.65'
L9	N50°55'59"E	37.68'
L297	N50°55'59"E	10.00'
L298	S39°04'01"E	10.00'
L299	N50°55'59"E	10.00'



■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
●	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE GROUND TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
○	SEE NOTE #1
C1	INDICATES CURVE NUMBER IN CURVE TABLE
L1	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CL	INDICATES CHORD LENGTH
DB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PCC	INDICATES POINT ON CURVE
P	INDICATES RADIAL LINE
(R)	INDICATES RADIAL LINE
PT	INDICATES POINT OF TANGENCY
PRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
QTE	INDICATES GATE FACILITIES EASEMENT (RECORDED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR UNDERGROUND AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A/C AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SNE	INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.

NOTE - BX-37
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 298, (STORMWATER RUNOFF & RETENTION)

TRACT	SQ. FT.	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

PREPARED BY: **CFB SURVEYING**
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(904) 781-0100

PLAT BOOK _____
PAGE _____

A vertical decorative line with a central flourish and a horizontal scale bar below it. The scale bar has markings at 0, 50, and 100.

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	112,682	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)

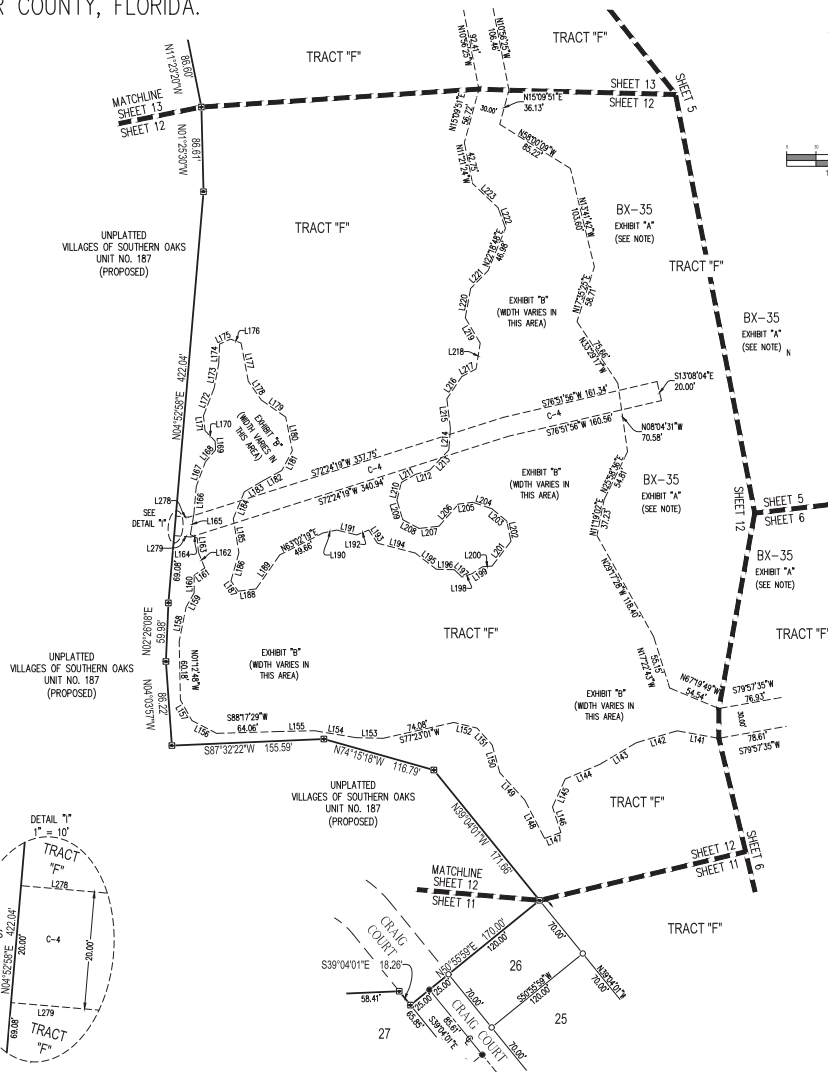
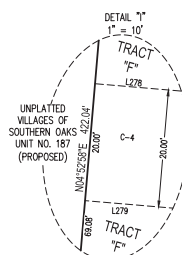
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-37
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711,
PAGE 299. (STORMWATER RUNOFF & RETENTION)

LEGEND

8	INDICATES 4" x 4" x 20' CONCRETE PERMANENT RETENTION MONUMENT (P.R.M.) FOUND ACROSS.
9	INDICATES 4" x 4" x 20' CONCRETE PERMANENT RETENTION MONUMENT (P.R.M.) FOUND IN AREA AND CAP SET IN 18" MINUS INDICATES P.A. NAIL AND DIRT PERMANENT CONTROL POINT (C.P.) SET IN 18" MINUS INDICATES P.A. NAIL AND DIRT DATE, THE DATE IS TO BE RECORDED.
10	INDICATES 4" x 4" x 20' CONCRETE PERMANENT RETENTION MONUMENT (P.R.M.) TO BE SET IN ACCORDANCE WITH SECTION 177.07(4) FLORIDA STATUTES, CITE NOTE 3.
C9	INDICATES CURVE NUMBER IN CURVE TABLE.
U	INDICATES LINE NUMBER IN TABLE.
11	INDICATES DELTA (ANGLE) NUMBER OF CURVES.
12	INDICATES CHORD DISTANCE.
13	INDICATES CHORD BEARING.
DB8	INDICATES OFFICIAL RECORDS BOOK NO. INDICATES OFFICIAL RECORDS BOOK PAGE NO.
14	INDICATES POINT ON CURVE.
15	INDICATES RADIUS.
16	INDICATES RADIAL LINE.
17	INDICATES POINT OF COMPOUND CURVATURE.
18	INDICATES POINT OF REVERSE CURVATURE.
19	INDICATES POINT OF TANGENT CURVATURE.
DRA	INDICATES DRAINAGE RELEVATION AREA FOR EROSION MANAGEMENT.
20	INDICATES DRAINAGE RELEVATION AREA FOR EROSION MANAGEMENT.
21	INDICATES DATE FACILITY EXISTENCE DESIGNED BY THE DEVELOPER AND ITS ASSIGNED.
22	INDICATES DATE FACILITY EXISTENCE RESERVED BY DEVELOPER AND ITS ASSIGNED. FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATERS, SEWERS, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR FENCING.
23	INDICATES DATE FACILITY EXISTENCE REDESIGNED/PUT INTO A.L.C.A. (AS APPLICABLE) WITHIN THE EXISTENCE AREA. UTILITIES, UTILIZING SUCH EXISTENCE AREA CONVEYANT, AS A CONDITION OF THE RIGHT OF WAY, SHALL BE MAINTAINED, RELOCATED OR DESTROYED SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENCE AREA.
24	INDICATES SLOPE MAINTENANCE EXISTENCE DESIGNED BY DEVELOPER AND ITS ASSIGNED.



PREPARED BY:  **CFB** | **GLYNN
FARNER
BARLEY**
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VILLAGES OF SOUTHERN OAKS UNIT NO. 188

SHEET 13 OF 14

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L224	N04°09'34"W	30.57'
L225	N26°34'48"E	25.81'
L226	N51°18'23"E	18.09'
L227	N15°05'26"E	34.62'
L228	N04°23'09"W	29.36'
L229	N50°21'41"E	31.66'

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	112,882	2.59
B	115,364	2.65
C	144,139	3.31
D	75,400	1.73
E	69,544	1.60
F	3,712,470	85.23
G	128,905	2.96

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 448 AND O.R. BOOK 4786, PAGE 462. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4786, PAGE 462. (TEMPORARY STORMWATER RUNOFF & RETENTION)

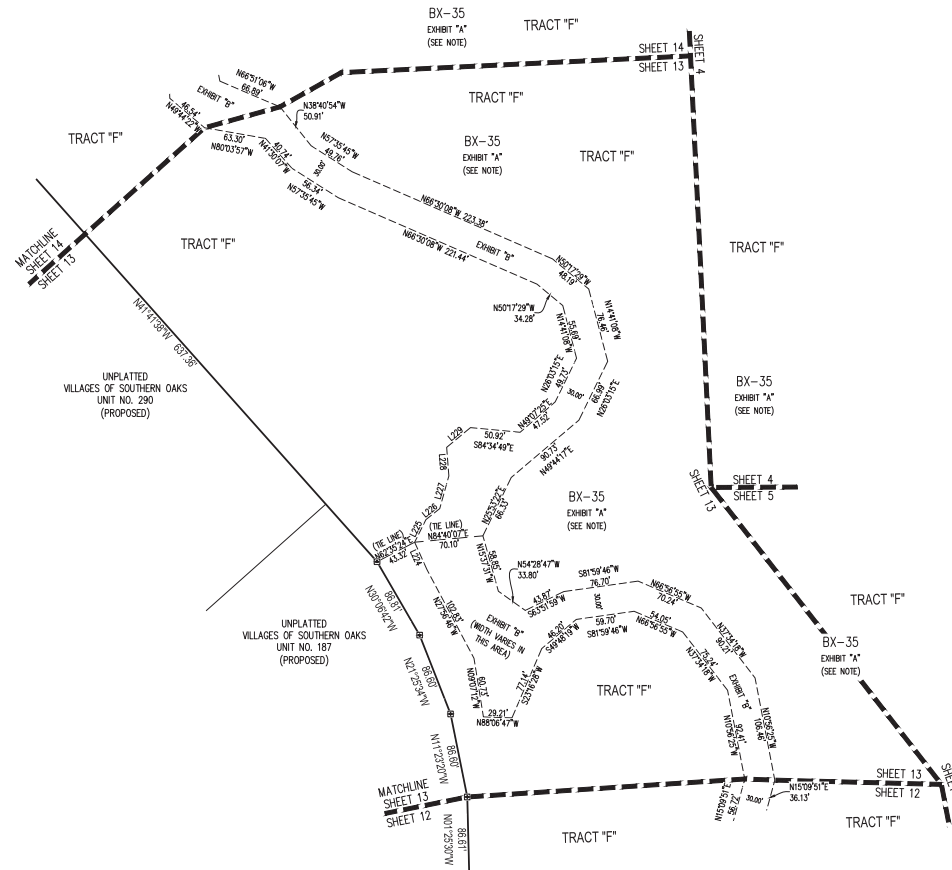
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-37

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4771, PAGE 299. (STORMWATER RUNOFF & RETENTION)

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) (FOUND AS NOTED).
- ⊕ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8408
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8408 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- (SEE NOTE #5)
- CB INDICATES CURVE NUMBER IN CURVE TABLE
- LP INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CB INDICATES CHORD BEARING
- L INDICATES ARC LENGTH
- DBR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- P INDICATES RADIIUS LENGTH
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY
- (R) INDICATES RADIAL LINE
- PC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A/C AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SNE INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PLAT BOOK _____
PAGE _____

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L230	N02°12'53"W	41.71'
L231	N37°12'09"W	39.03'
L232	N42°33'01"E	33.07'
L233	N89°33'59"E	26.60'
L234	N56°59'35"E	38.44'
L235	N42°26'52"E	38.58'
L266	N10°38'59"W	49.83'

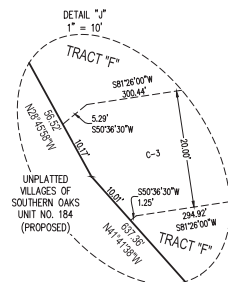
TRACT TABLE		
TRACT	SQ FT	ACREAGE
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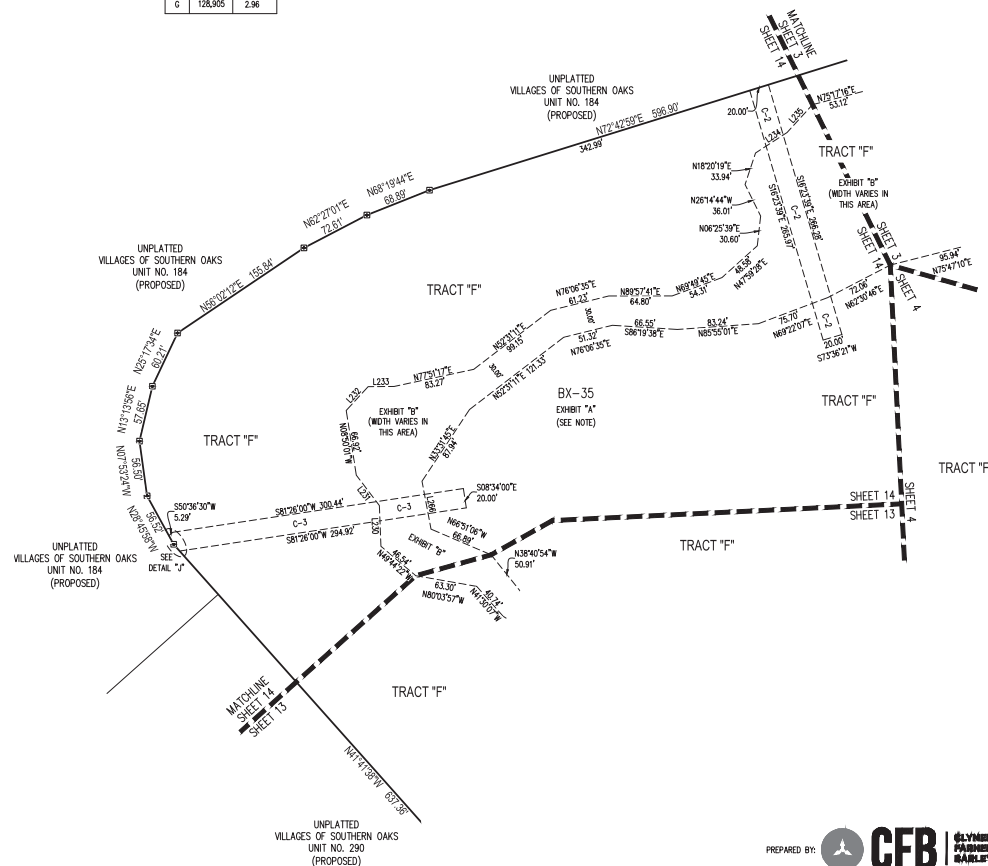
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EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4786, PAGE 462. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-37
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711,
PAGE 299. (STORMWATER RUNOFF & RETENTION)



N	INDICATES "A" & "B" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUR AS NOTED.
O	INDICATES "C" & "D" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) ON 5/8" IRON PIN AND CAP SET SEE #6#98
P	INDICATES P.W. NAIL AND LOG PERMANENT CONTROL POINT.
R	"R" WITHIN THE YEAR OF THE DATE THIS PLAT IS RECORDED.
S	INDICATES AREA PIN OR CAP TO BE SET IN ACCORDANCE WITH SECTION 177(09) OF FLORIDA STATUTES. SEE NOTE #5.
T	INDICATES CURVE NUMBER IN LINE TABLE.
V	INDICATES LINE NUMBER IN LINE TABLE.
W	INDICATES FENCE LINE.
X	INDICATES DELTA (CENTRAL ANGLE OF CURVE).
Y	INDICATES CHORD DISTANCE.
Z	INDICATES CHORD BEARING.
AA	INDICATES ORIGINAL RECORDS BOOK.
BB	INDICATES ORIGINAL RECORDS PAGE.
CC	INDICATES POINT ON CURVE.
DD	INDICATES RADIUS LENGTH.
EE	INDICATES POINT OF COMPOUND CURVATURE.
FF	INDICATES POINT OF VERTICAL CURVATURE.
GG	INDICATES POINT OF TANGENCY.
HH	INDICATES DRAINAGE AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES AND ITS ASSIGNS.
IIEE	INDICATES GAS FACILITIES EXEMPTED (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
JJ	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF WATER, SEWER, ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR FLOOD WELLS;
KK	AND/OR GOLF CART PATHS; DEVELOPER CONTAINS PLACING A.L.A.C. (LOCAL ACCESS LANE AGREEMENT) WITH ADJOINING PROPERTY OWNERS UTILIZING SUCH FACILITY UNDER A COVENANT, AS A CONDITION OF THE RIGHT TO USE THE EASEMENT, NOT TO INTERFERE WITH SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
LL	INDICATES SLOPE MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS.



PREPARED BY



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BARRE
SURVEYING

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(352) 748-3125 1B1498

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PJ #A25-0008 VOSO Unit 178 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

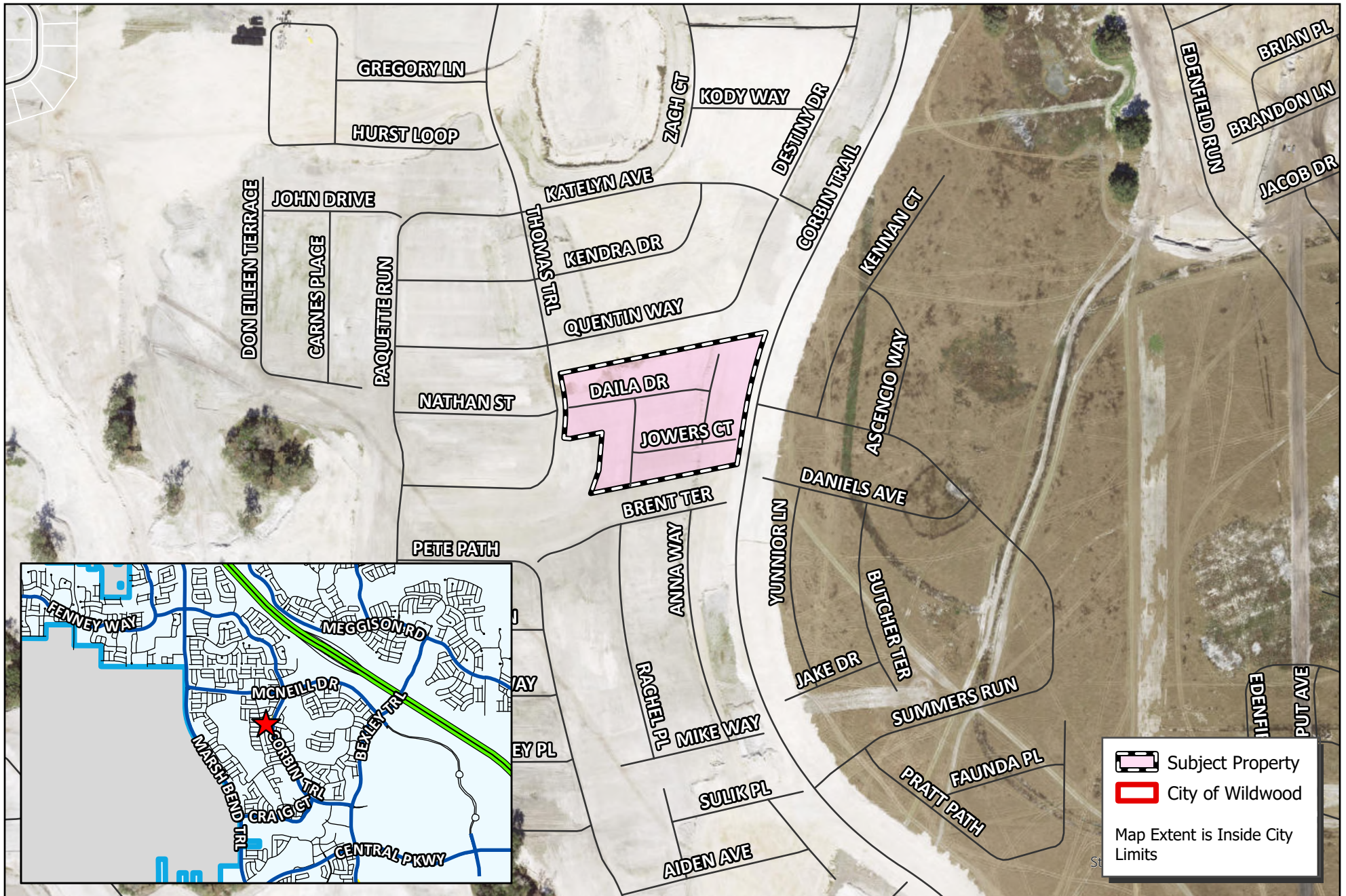
Case Number	PJ #A25-0008 VOSO Unit 178 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	5.01 +/-
Property Location	The property is generally located 0.25 miles south of the intersection of McNeill Drive and Corbin Trail.
Parcel(s)	K03-005

The applicant is seeking approval from the City Commission for the VOSO Unit 178 Final Plat, a subdivision consisting of 40 lots and 6 tracts, per the attached plans.

PJ #A25-0008 meets the criteria set forth in F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Date: 03/06/2025
Alex Lammers
Planner I, Development Services



 Subject Property
 City of Wildwood
 Map Extent is Inside City Limits

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 178

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

SHEET 1 OF 4

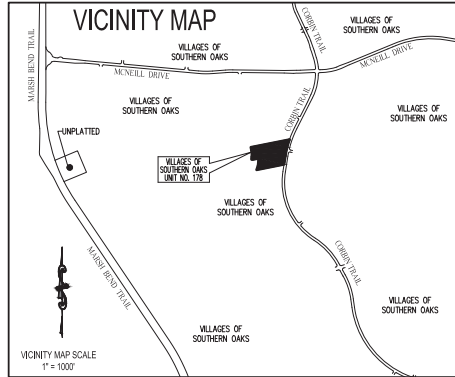
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 35A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE OF PLAT RUN S89°29'41"W, 88.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MCNEILL DRIVE OF SAID PLAT, THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°20'19"E, 22.315 FEET; THENCE S87°42'07"E, 160.50 FEET; THENCE N85°25'35"E, 50.24 FEET; THENCE S89°20'19"E, 14.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 301.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°39'37", AN ARC DISTANCE OF 50.85 FEET TO THE POINT OF TANGENCY; THENCE N87°30'47"E, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 25, 25A THROUGH 259A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°23'47", AN ARC DISTANCE OF 34.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°07'58", AN ARC DISTANCE OF 365.71 FEET TO THE POINT OF TANGENCY; THENCE S24°24'47"W, 126.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'59", AN ARC DISTANCE OF 36.15 FEET TO THE POINT OF TANGENCY; THENCE S25°54'13"W, 454.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'54", AN ARC DISTANCE OF 220.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'23", AN ARC DISTANCE OF 286.02 FEET TO THE POINT OF TANGENCY; THENCE S09°57'17"W, 146.14 FEET; THENCE S78°42'56"W, 477.04 FEET; THENCE N18°09'24"E, 78.49 FEET; THENCE N04°35'51"E, 122.17 FEET; THENCE S78°42'56"W, 104.13 FEET; THENCE N85°06'09"E, 20.00 FEET; THENCE N04°35'51"E, 49.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'01", AN ARC DISTANCE OF 105.38 FEET TO THE POINT OF TANGENCY; THENCE N17°12'01"W, 53.80 FEET; THENCE N18°42'56"E, 670.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.01 ACRES, MORE OR LESS.



40 LOTS - 6 TRACTS

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

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST BOUNDARY LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 150 AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 35A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS BEING S89°24'17"W.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9) TRACTS "C", "D", "E" AND "F" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF CURBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.
- 11) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4/07
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 178 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E" AND "F" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 178, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM-WATER FACILITIES, UNDEVELOPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES:

SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

SIGNATURE

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

STATE OF FLORIDA

COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROGLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____

CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____

CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROGLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____

CITY OF WILDWOOD, ENGINEER

SIGNATURE _____

CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 178, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C", "D", "E" AND "F" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

3601 KESSLER ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

STATE OF FLORIDA

COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 178, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREIN WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC

7413 ALFORD AVENUE

MIDDLETON, FLORIDA 34762

LICENSED BUSINESS NO. 8498

DATE _____

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

SEAL

CERTIFICATE OF CLERK

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

PLAT BOOK _____

PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____

DEPUTY CLERK

SIGNATURE _____

DEPUTY CLERK

SEAL

SEAL

PREPARED BY:



CFB CLYMER FARNER BARLEY
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-0209 (L) 8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 178

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

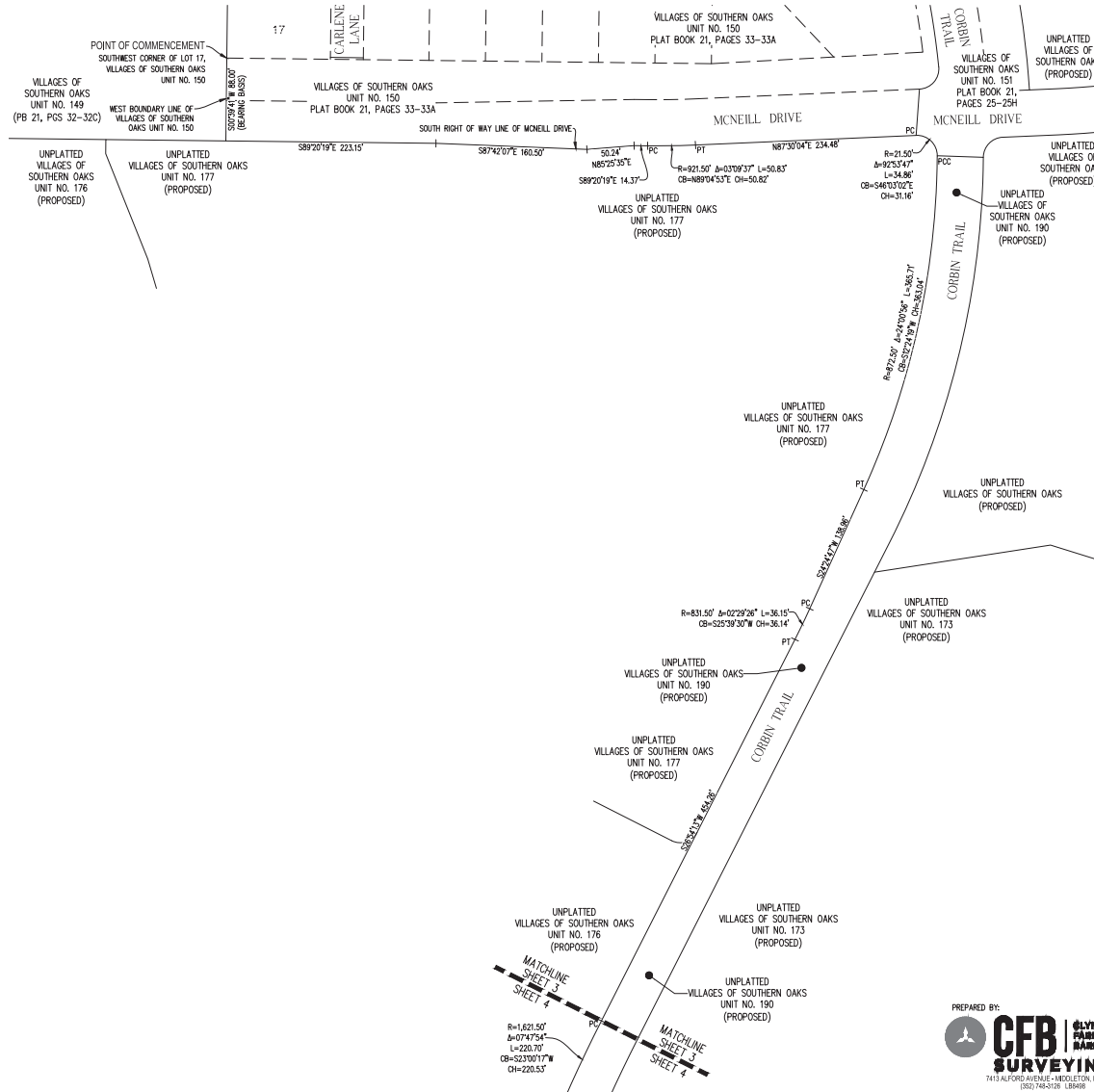
SHEET 3 OF 4

PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,714	0.039
B	1,663	0.038
C	6,490	0.149
D	79	0.002
E	75	0.002
F	73	0.002

LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
●	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (I.P.)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(4) FLORIDA STATUTES. (SEE NOTE #5.)
CS	INDICATES CURVE NUMBER IN CURVE TABLE
LP	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CH	INDICATES CHORD BEARING
L	INDICATES ARC LENGTH
OR	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PIC	INDICATES POINT ON CURVE
P	INDICATES RADIAL LINE
PC2	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES SITE FACILITIES EXISTENT RESERVED BY THE DEVELOPER AND ITS ASSIGNS
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.
LB	INDICATES LICENSED BUSINESS
NO	INDICATES NUMBER
PL	INDICATES PLAT BOOK
PS	INDICATES PAGE
PS	INDICATES PAGES
SQ. FT.	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY



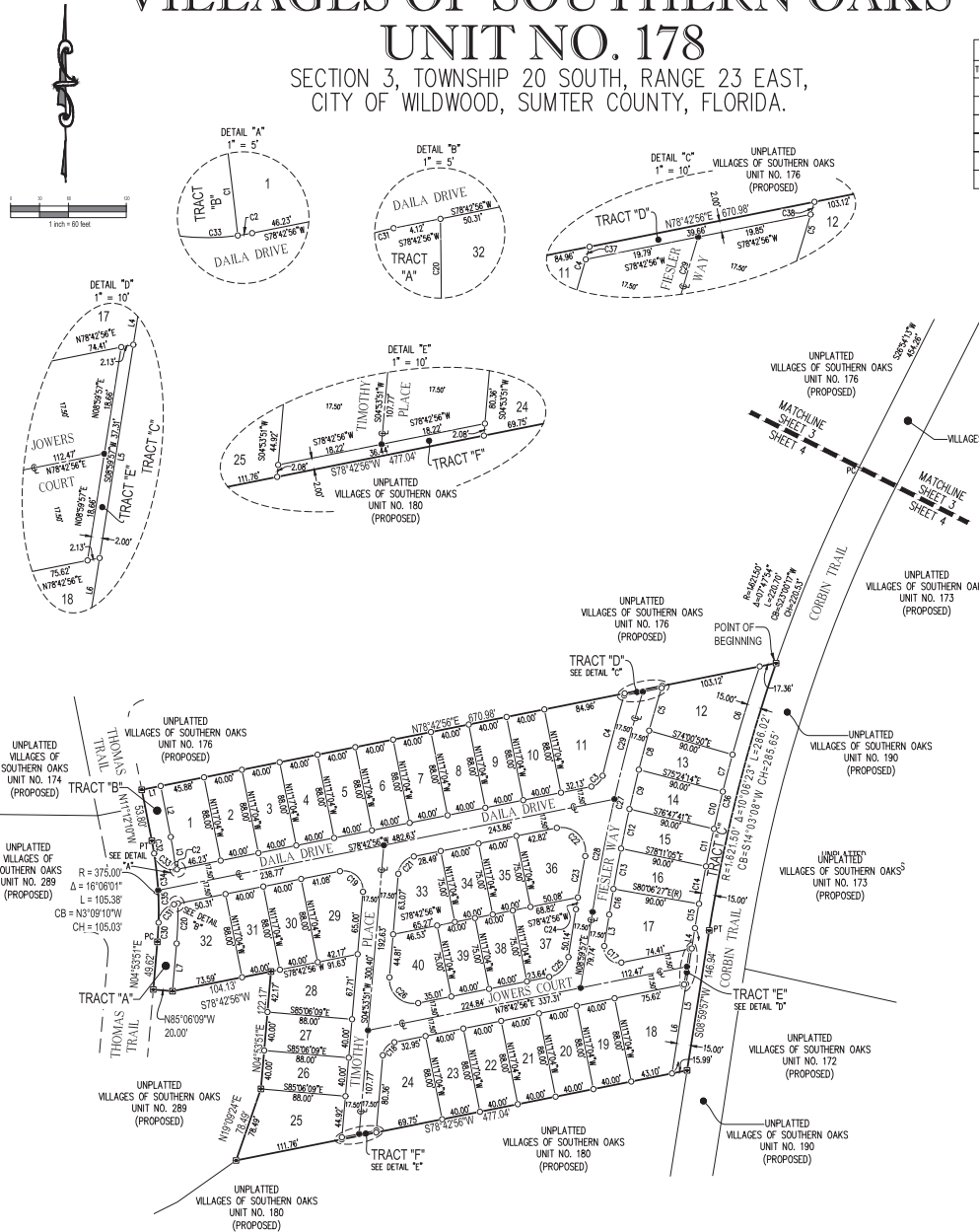
PREPARED BY:
CFB SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 765-0100

VILLAGES OF SOUTHERN OAKS UNIT NO. 178

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

SHEET 4 OF 4

PLAT BOOK
PAGE



TRACT	SQ. FT.	ACREAGE
A	1,714	0.039
B	1,663	0.038
C	6,490	0.149
D	79	0.002
E	75	0.002
F	73	0.002

LINE TAG	BEARING	DISTANCE
L1	N78°42'56"E	20.00'
L2	N11°21'01"W	53.83'
L3	N08°59'57"E	33.08'
L4	S08°59'57"W	21.36'
L5	N08°59'57"E	152.49'
L6	S08°59'57"W	93.82'
L7	N04°53'51"E	49.82'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	395.00'	47°26'48"	34.18'	N08°43'27"E	34.16'
C2	20.00'	3°36'18"	1.25'	N80°30'35"E	1.25'
C3	15.00'	65°07'27"	17.05'	N46°09'12"E	16.15'
C4	1781.50'	2°52'42"	88.49'	S15°01'49"W	88.48'
C5	1728.50'	1°36'18"	48.36'	S16°16'48"W	48.36'
C6	1636.50'	3°20'59"	95.64'	S17°07'25"W	95.63'
C7	1636.50'	1°23'24"	39.70'	S14°45'16"W	39.70'
C8	1728.50'	1°23'24"	41.89'	S14°46'56"W	41.89'
C9	1728.50'	1°23'27"	41.91'	S15°21'51"W	41.91'
C10	1636.50'	1°23'27"	39.72'	S13°21'50"W	39.72'
C11	1636.50'	1°23'24"	39.70'	S11°58'25"W	39.70'
C12	1728.50'	1°23'24"	41.89'	S12°00'06"W	41.88'
C13	1728.50'	1°24'51"	42.81'	S10°35'58"W	42.81'
C14	1636.50'	1°23'10"	39.59'	S10°35'08"W	39.59'
C15	1636.50'	0°53'36"	25.52'	S09°26'45"W	25.52'
C16	1728.50'	0°53'36"	26.92'	S09°26'45"W	26.92'
C17	15.00'	110°17'01"	28.87'	S46°18'34"E	24.82'
C18	15.00'	73°49'05"	19.33'	S41°48'23"W	18.02'
C19	20.00'	106°10'55"	37.06'	N48°11'37"W	31.98'
C20	395.00'	6°00'49"	41.46'	N07°53'28"E	41.44'
C21	20.00'	73°49'05"	25.77'	S41°48'23"W	24.02'
C22	25.00'	112°08'20"	48.92'	N45°13'54"W	41.48'
C23	1781.50'	1°25'05"	43.60'	S10°06'44"W	43.60'
C24	1781.50'	0°24'14"	12.42'	S09°12'04"W	12.42'
C25	25.00'	69°42'59"	30.42'	N43°51'26"E	28.58'
C26	25.00'	106°10'55"	46.33'	S48°11'37"E	39.98'
C27	1744.00'	7°41'56"	234.34'	S12°50'52"W	234.17'
C28	1744.00'	3°54'44"	119.08'	S10°57'19"W	119.08'
C29	1744.00'	3°47'12"	115.26'	S14°48'17"W	115.24'
C30	375.00'	33°30'58"	19.97'	N03°22'19"E	19.97'
C31	20.00'	76°52'10"	26.83'	S40°16'51"W	24.86'
C32	375.00'	2°53'21"	13.46'	N10°10'29"W	13.45'
C33	20.00'	88°32'58"	30.91'	S57°25'18"E	27.92'
C34	375.00'	5°52'09"	38.41'	N06°12'44"W	36.40'
C35	375.00'	5°07'26"	33.54'	N00°42'57"W	33.53'
C36	1636.50'	9°47'56"	279.88'	S13°53'55"W	279.54'
C37	1781.50'	0°04'25"	2.26'	S16°25'58"W	2.26'
C38	1728.50'	0°04'31"	2.27'	S17°02'41"W	2.27'

LEGEND	
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
●	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN #488 (P.C.P.) (P.R.M.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.00(9) FLORIDA STATUTES. (SEE NOTE #3.)
C1	INDICATES CURVE NUMBER IN CURVE TABLE
L1	INDICATES LINE NUMBER IN LINE TABLE
CB	INDICATES CENTERLINE
CB	INDICATES CHORD BEARING
CL	INDICATES CHORD LENGTH
DB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PIC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
RL	INDICATES RADIAL LINE
PC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PJ	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONTAINING PIPES
GFE	INDICATES GATE FACILITIES (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

PREPARED BY:
CFB
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 765-7818

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PJ # A25-0013 Middleton Unit 7 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

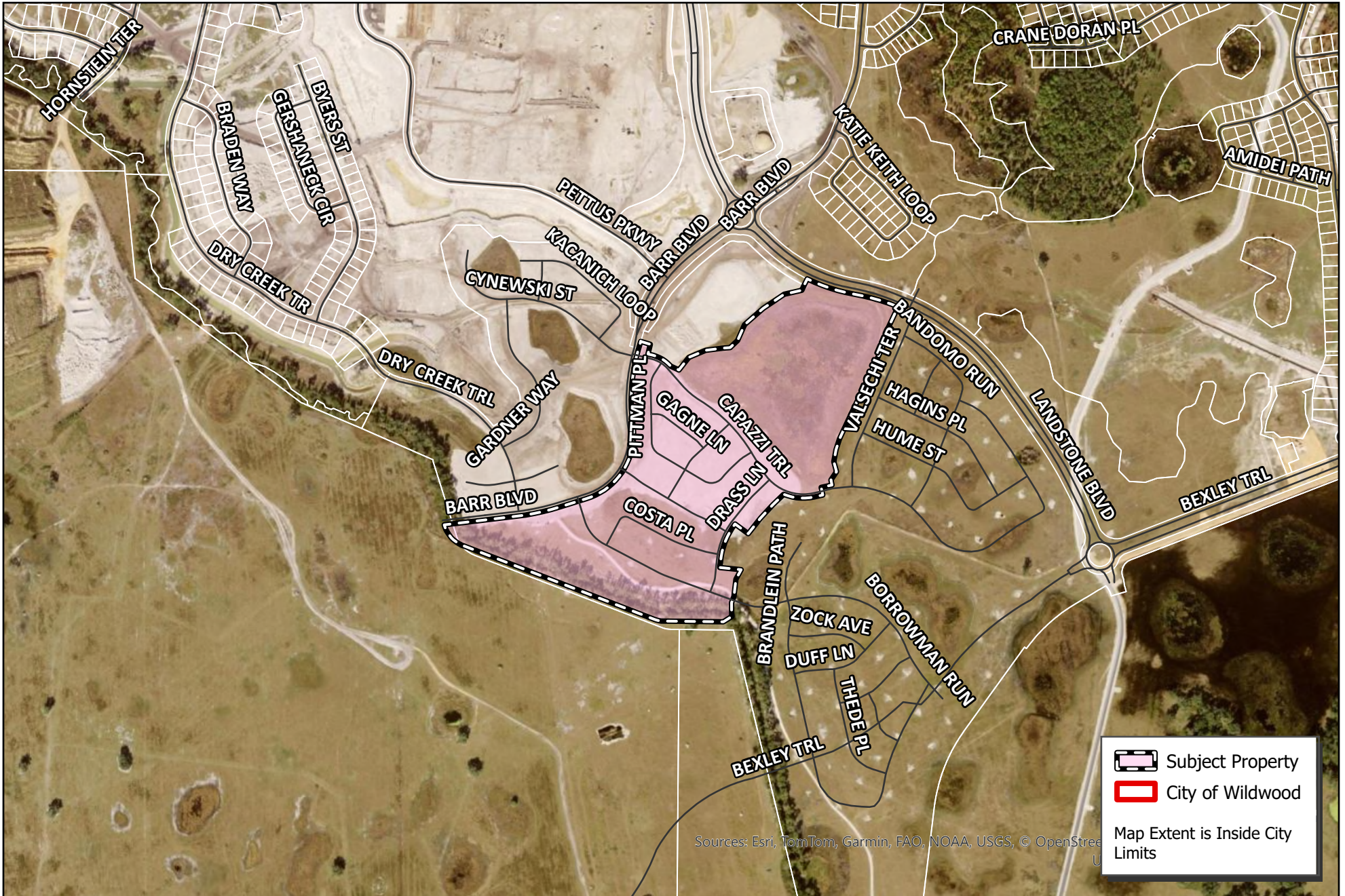
Case Number	PJ #A25-0013 Middleton Unit 7 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	61.14 +/-
Property Location	The subject property is generally located southeast of Landstone Blvd and southwest of Barr Blvd.
Parcel(s)	K15-006
Date	March 5, 2025

The applicant is seeking approval from the City Commission for the Middleton Unit 7 Final Plat, a subdivision of the attached plans.

PJ # A25-0013 meets the criteria set forth in the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, policies, and objectives of the City of Wildwood.



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 0.03 0.06 0.09 0.12 Miles	PJ #A25-0013 MIDDLETON UNIT 7 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP JAN 2025
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CONVEYANCE, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE SUBDIVISION ARE SET FORTH IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BOOK _____, PAGE _____.

LEGAL DESCRIPTION

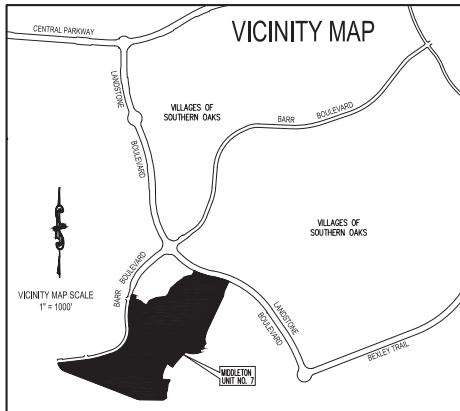
A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF TRACT "J" PER THE PLAT OF MIDDLETON UNIT NO. 3, AS RECORDED IN PLAT BOOK 21 PAGES 6, 6A THROUGH 6"0", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF BARR BOULEVARD OF SAID PLAT; THENCE DEPARTING SAID TRACT "J" AND ALONG SAID EASTERN RIGHT OF WAY LINE RUN S16°18'26"W, 72.87 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4467, PAGE 6A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING SIXTEEN (16) COURSES BEING ALONG THE BOUNDARY LINES OF SAID LAND: RUN S73°04'54"E, 14.48 FEET; THENCE S04°04'04"E, 63.65 FEET; THENCE S75°55'56"E, 33.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 223.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'37", AN ARC DISTANCE OF 136.43 FEET; THENCE ALONG A NON-TANGENT LINE RUN S65°13'59"E, 57.74 FEET; THENCE N0°15'52"E, 102.31 FEET; THENCE N0°72'32"E, 116.63 FEET; THENCE N0°22'50"E, 111.13 FEET; THENCE N0°51'57"E, 44.41 FEET; THENCE N0°27'24"E, 65.01 FEET; THENCE N24°19'33"E, 111.09 FEET; THENCE N48°48'05"E, 158.63 FEET; THENCE N54°43'57"E, 161.73 FEET; THENCE N77°32'23"E, 115.55 FEET; THENCE N24°38'43"E, 35.52 FEET; THENCE N0°18'37"E, 45.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,100.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°46'30"E, 31.35 FEET TO WHICH A RADIAL LINE BEARS S26°18'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD PER PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 202, AS RECORDED IN PLAT BOOK 20 PAGES 38, 38A THROUGH 38F, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°16'20", AN ARC DISTANCE OF 312.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'37", AN ARC DISTANCE OF 292.20 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG A NON-TANGENT LINE RUN S25°12'59"W, 185.62 FEET; THENCE S09°58'12"W, 76.06 FEET; THENCE S25°12'59"W, 622.17 FEET; THENCE S23°09'47"W, 44.96 FEET; THENCE S75°57'14"W, 71.28 FEET; THENCE S19°16'11"W, 77.21 FEET; THENCE S19°44'07"E, 66.30 FEET; THENCE S34°23'53"W, 64.52 FEET; THENCE S12°12'44"E, 34.04 FEET; THENCE S77°47'16"W, 70.79 FEET; THENCE S12°12'44"E, 50.00 FEET; THENCE S77°47'16"W, 57.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°48'39", AN ARC DISTANCE OF 197.46 FEET; THENCE ALONG A NON-TANGENT LINE RUN S46°18'36", 99.19 FEET; THENCE S42°59'54"W, 117.02 FEET; THENCE S38°18'15"W, 124.58 FEET; THENCE S63°32'32"W, 105.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°00'00"W, 25.58 FEET TO WHICH A RADIAL LINE BEARS N53°02'30"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°14'54", AN ARC DISTANCE OF 259.06 FEET TO THE POINT OF TANGENCY; THENCE S09°58'12"W, 41.50 FEET; THENCE S47°22'7"E, 138.88 FEET; THENCE S28°58'18"W, 67.34 FEET; THENCE S10°03'03"W, 1.83 FEET; THENCE S06°50'09"W, 10.89 FEET; THENCE S19°58'04"W, 42.50 FEET; THENCE S03°03'17"W, 52.87 FEET; THENCE S22°28'22"E, 34.78 FEET; THENCE S27°58'06"W, 44.07 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4279, PAGE 503, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS: RUN N89°15'54"W, 396.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 193.75 FEET AND A CHORD BEARING AND DISTANCE OF N10°08'00"W, 91.25 FEET TO WHICH A RADIAL LINE BEARS S05°50'04"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°11'55", AN ARC DISTANCE OF 51.40 FEET TO THE POINT OF TANGENCY; THENCE N0°18'37"W, 129.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 194.41 FEET AND A CHORD BEARING AND DISTANCE OF N45°17'01"W, 185.46 FEET TO WHICH A RADIAL LINE BEARS S77°04'57"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°25'28", AN ARC DISTANCE OF 192.89 FEET TO THE POINT OF TANGENCY; THENCE N17°29'35"W, 2.76 FEET; THENCE DEPARTING THE SOUTHERLY BOUNDARY LINE OF SAID LANDS RUN N28°14'52"E, 466.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°54'49", AN ARC DISTANCE OF 286.53 FEET TO THE POINT OF TANGENCY; THENCE N72°40'01"E, 178.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°37'05", AN ARC DISTANCE OF 605.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°41'53", AN ARC DISTANCE OF 495.38 FEET TO THE POINT OF TANGENCY; THENCE N10°18'26"E, 47.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 611.4 ACRES, MORE OR LESS.

MIDDLETON UNIT NO. 7

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



109 LOTS - 15 TRACTS

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

NOTES:

- 1.) BEARINGS ARE BASED ON THE EASTERN RIGHT OF WAY LINE OF BARR BOULEVARD PER MIDDLETON UNIT NO. 3 AS RECORDED IN PLAT BOOK 21 PAGES 6, 6A THROUGH 6"0", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING S16°18'26"W.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) TRACTS "E" AND "F" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9.) TRACTS "A", "B", "C", "D", "G", "H", "I", "J", "K", "L", "M" AND "N" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10.) TRACTS "M" AND "N" ARE RESERVED BY THE DEVELOPER.
- 11.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF TRACTS CONVEYED TO THE DISTRICT (WHETHER BY THE PLAT OR OTHERWISE), TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON; (B) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY THE APPLICABLE UTILITY COMPANY SERVING THE SUBDIVISION, TOGETHER WITH THE COST OF GARAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC (TO THE EXTENT SUCH COSTS ARE NOT PAID DIRECTLY BY THE RECORD OWNER OF A FEE SIMPLE TITLE TO ANY HOMESETH, (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO OTHER DRAINAGE UTILITY PROPERTIES, OR THE CITY OF WILDWOOD; (E) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (F) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LIMITED OR ADJACENT TO: (I) CAPAZZI TRAIL; AND (J) TRACT B OF THE SUBDIVISION.
- 12.) THE TITLE OPTION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S.
MDE SURVEYING, INC.

4807
REGISTRATION NO.

SEAL

SHEET 1 OF 9

MIDDLETON UNIT NO. 7 CONVEYANCE AND GRANT OF EASEMENTS TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "O" AND THE ROADWAYS SHOWN ON THIS PLAT OF MIDDLETON UNIT NO. 7, IS HEREBY SOLD, CONVEYED AND SET OVER TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTIONS THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES: THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
BY: MARTIN L. DZIRO, MANAGER
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
SIGNATURE _____
PRINT NAME _____
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZIRO, AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME _____
COMMISSION NO. _____
COMMISSION EXPIRES: _____
SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROCKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

PLAT BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF MIDDLETON UNIT NO. 7, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "O" TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A.

WITNESSES: THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
BY: MARTIN L. DZIRO, MANAGER
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
BY: JOSEPH RICCARDI, JR., CHAIR
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____
SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JOSEPH RICCARDI, JR., CHAIR OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

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

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF MIDDLETON UNIT NO. 7, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

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

PLAT BOOK _____
PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

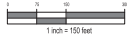
PRINT NAME _____
DEPUTY CLERK

SIGNATURE _____
DEPUTY CLERK

PREPARED BY: CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-6278 (5918)

PLAT BOOK _____
PAGE _____

KEY MAP



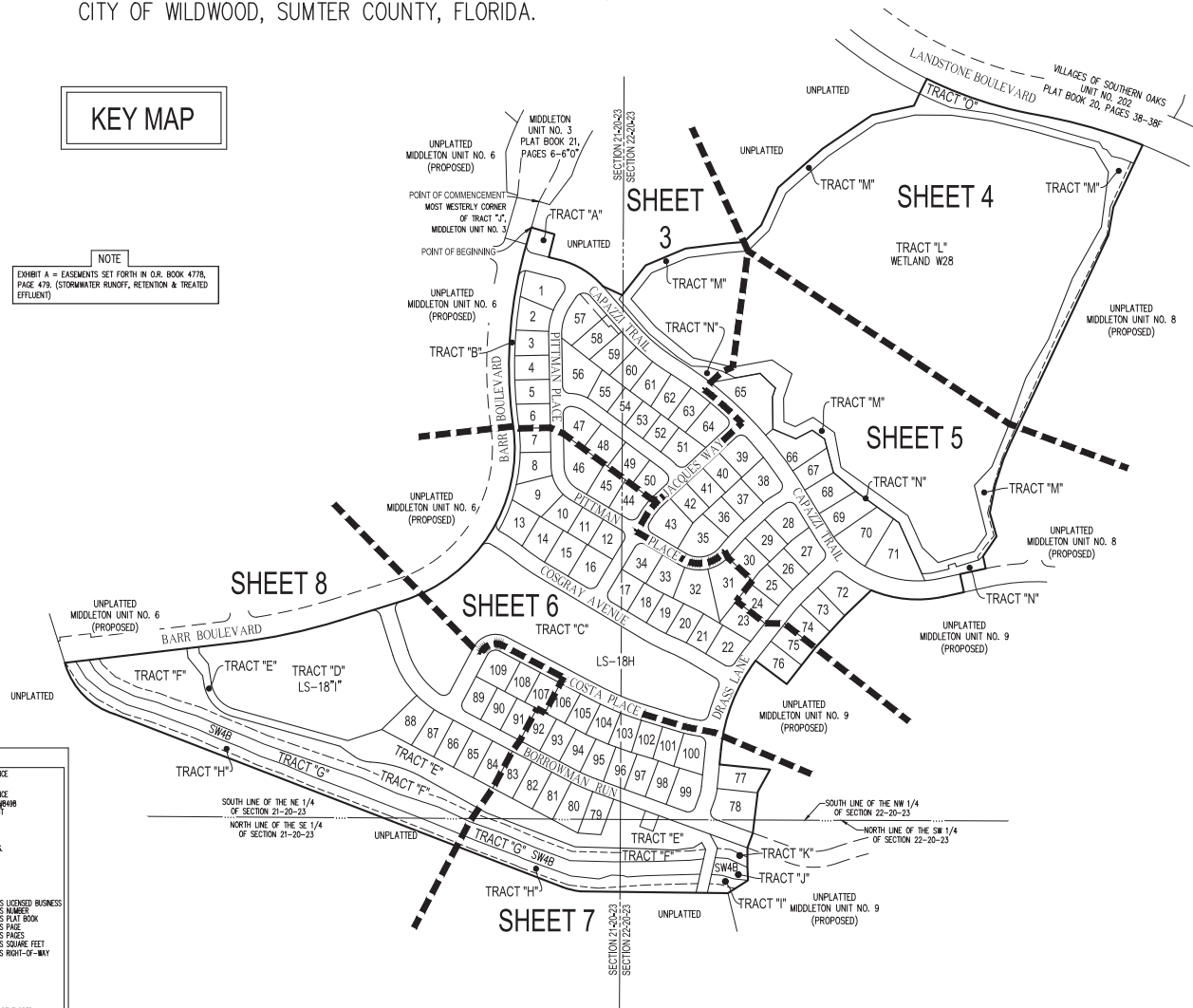
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G	67,147	1.54
H	69,475	1.60
I	3,505	0.08
J	4,148	0.10
K	4,504	0.10
L	809,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,891	0.50

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778, PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LEGEND

- [illegible]



PREPARED BY:



CFB | **CLYMER
FARMER
BARLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34206
(352) 746-3126 LB8495

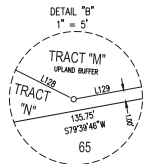
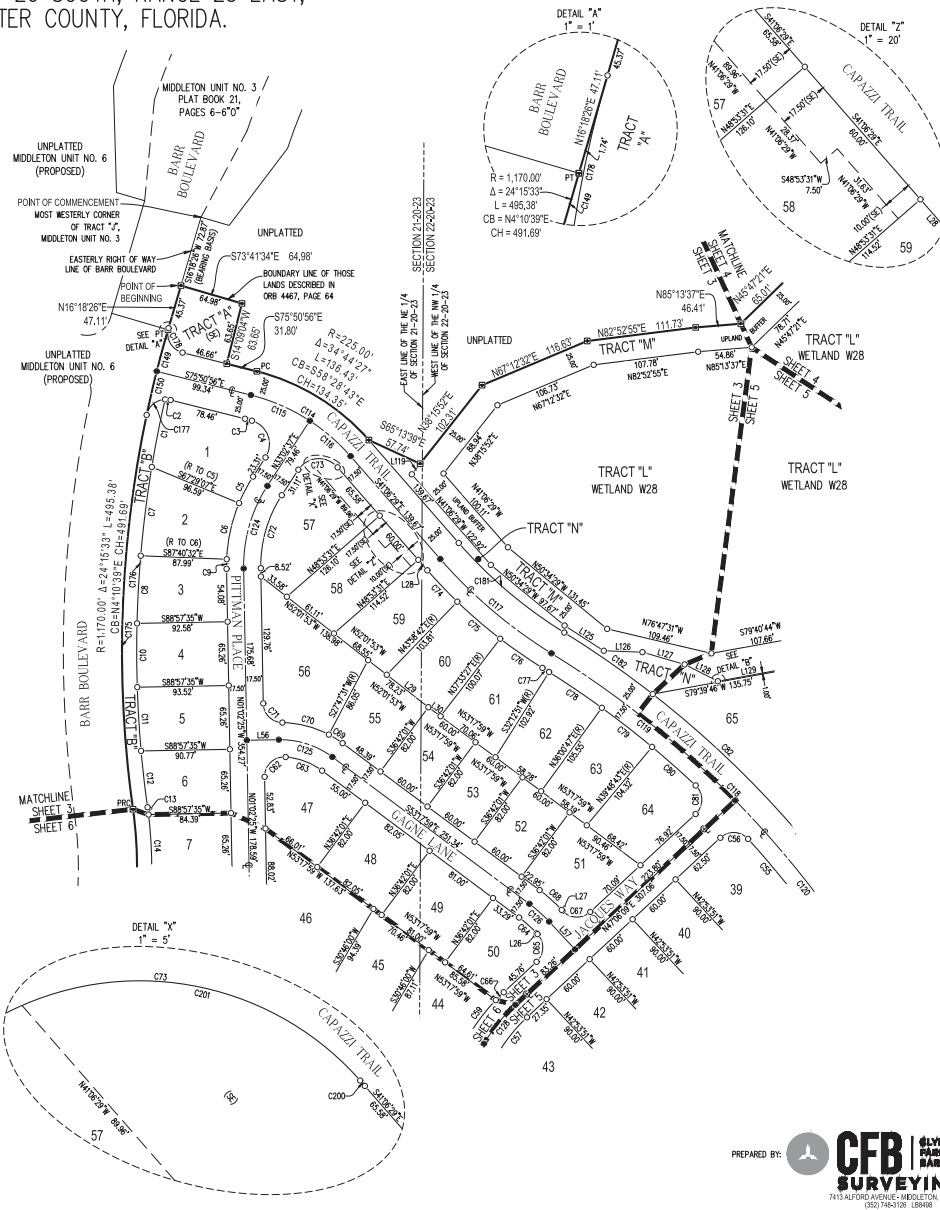
PLAT BOOK _____
PAGE _____

CURVE TAG	RADIUS	CURVE TABLE			
		CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1155.00'	339°35'	70.42'	S117°29'W	70.41'
C2	20.00'	16°14'18"	5.67'	N33°50'E	5.65'
C3	175.00'	226°00'	7.43'	N43°35'W	7.43'
C4	25.00'	106°27'33"	46.45'	N02°10'W	40.05'
C5	167.50'	1°03'43"	30.78'	S27°46'E	30.74'
C6	167.50'	201°25'	58.53'	S122°51'W	58.72'
C7	1155.00'	432°19'	91.48'	S07°06'N	91.47'
C8	1155.00'	326°09'	69.26'	S03°17'W	69.25'
C9	167.50'	321°53'	6.84'	S00°36'N	6.84'
C10	1155.00'	374°16'	95.87'	S001°25'E	95.86'
C11	1155.00'	314°25'	65.32'	S03°27'W	65.31'
C12	1155.00'	252°38'	58.00'	S06°30'W	58.00'
C13	445.00'	0°58'30"	7.57'	N07°15'E	7.57'

C70	106.50	2637'41"	49.50	N49°39'26"W	49.05
C71	20.00	8747'45"	70.65	S44°56'18"E	77.66
C72	132.50	34105'02"	38.82	N44°01'10"E	21.74
C73	25.00	10539'17"	46.10	S85°52'55"W	39.84
C74	517.50	4594'49"	44.38	S43°33'54"E	44.37
C75	517.50	6251'54"	57.99	N49°13'56"E	57.99
C76	517.50	5465'52"	52.52	S55°20'59"E	52.52
C77	982.50	0228'56"	8.08	N68°01'17"W	8.08
C78	982.50	3475'56"	65.14	N55°53'11"W	65.13
C79	982.50	3475'56"	65.14	N52°05'15"W	65.13
C80	982.50	3728'09"	59.48	N48°27'12"W	59.48
C81	20.00	9349'17"	32.75	M00°11'33"E	29.21

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4.201	0.10
B	10,503	0.24
C	172,324	3.96
D	128,993	2.96
E	84,473	1.94
F	99,880	2.27
G	67,147	1.54
H	69,475	1.60
I	3,505	0.08
J	4,148	0.10
K	4,504	0.10
L	809,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,691	0.50

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778, PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

[illegible]BY:

CFB | **OLYMER FARMER BARLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34206
(352) 745-3126 LB8498

MIDDLETON UNIT NO. 7

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

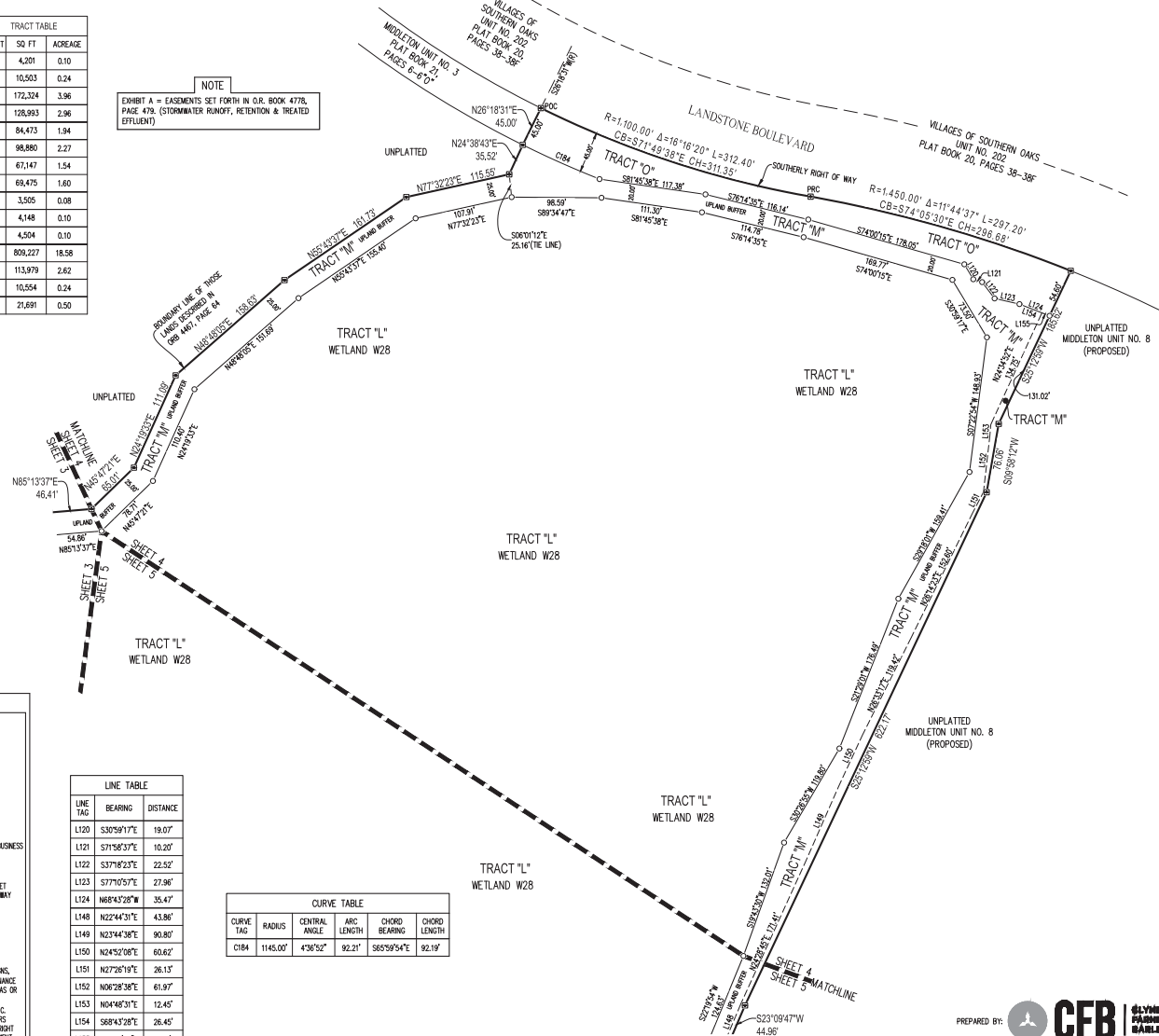
SHEET 4 OF 9

PLAT BOOK _____
PAGE _____



TRACT	SQ. FT.	ACREAGE
A	4,201	0.10
B	10,503	0.24
C	172,324	3.96
D	126,993	2.96
E	84,473	1.94
F	98,880	2.27
G	67,147	1.54
H	69,475	1.60
I	3,505	0.08
J	4,148	0.10
K	4,504	0.10
L	809,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,691	0.50

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778,
PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #4088
- INDICATES P.A. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) LB #4088 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES (SEE NOTE #1).
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- LP INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C9 INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- PC INDICATES POINT OF COMPOUND CURVATURE
- PC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITY EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

LINE TAG	BEARING	DISTANCE
L120	S30°59'17"E	19.07'
L121	S71°58'37"E	10.20'
L122	S37°18'23"E	22.52'
L123	S77°05'7"E	27.96'
L124	N68°43'28"W	35.47'
L148	N22°44'31"E	43.86'
L149	N23°44'38"E	90.80'
L150	N24°52'09"E	60.62'
L151	N12°28'19"E	26.13'
L152	N06°28'38"E	61.97'
L153	N04°48'31"E	12.45'
L154	S68°43'28"E	26.45'
L155	S68°43'28"E	9.02'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C184	1145.00'	436°52'	92.21'	S65°59'54"E	92.19'

PREPARED BY:



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MIDDLETON UNIT NO. 7

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH,
RANGE 23 EAST,
CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA.

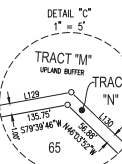
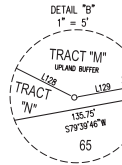
SHEET 5 OF 9

PLAT BOOK
PAGE

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4778,
PAGE 479, (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

1 inch = 60 feet

TRACT	SQ. FT.	ACREAGE
A	4,201	0.10
B	10,503	0.24
C	172,324	3.96
D	128,993	2.96
E	84,473	1.94
F	98,880	2.27
G	67,147	1.54
H	69,475	1.60
I	3,505	0.08
J	4,148	0.10
K	4,504	0.10
L	809,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,691	0.50



NOTE
SEE SHEET 9 OF 9
FOR DETAILS "D", "J",
"L", "M", "N" AND "O".

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	20.00'	90°00'00"	31.42'	N41°41'00"W	28.28'
C35	517.50'	6°24'23"	57.86'	S41°22'45"W	57.83'
C36	517.50'	1°35'40"	14.40'	S45°22'46"W	14.40'

LINE TAG	BEARING	DISTANCE
L14	N38°10'33"E	40.85'
L15	S38°10'33"W	31.22'
L16	S45°57'27"W	37.87'
L17	N45°57'27"E	28.37'
L18	S38°10'33"W	0.13'
L19	N45°57'27"E	28.74'
L20	S45°57'27"W	13.75'
L21	N58°35'46"E	26.55'
L22	N47°06'09"E	0.58'
L23	N58°35'46"E	25.97'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	20.00'	83°57'14"	29.19'	N04°21'59"E	26.67'
C38	317.50'	6°02'24"	33.47'	S34°25'26"E	33.46'
C39	20.00'	90°00'00"	31.42'	N76°24'14"W	28.28'
C40	81.50'	11°29'37"	16.35'	S52°50'58"W	16.32'
C41	702.50'	2°50'52"	34.92'	S45°40'43"W	34.91'
C42	702.50'	5°07'03"	62.74'	S41°41'46"W	62.72'
C43	106.50'	4°10'13"	7.75'	N41°32'21"E	7.75'
C44	106.50'	3°55'33"	63.06'	N67°01'47"E	62.14'
C45	106.50'	3°55'33"	63.06'	S85°48'13"E	62.14'
C46	106.50'	9°36'28"	17.86'	S64°02'13"E	17.84'
C47	20.00'	90°00'00"	31.42'	S75°46'00"W	28.28'
C48	71.50'	81°37'46"	101.87'	N79°57'07"E	93.47'
C49	737.50'	2°48'17"	36.10'	S40°32'23"W	36.10'
C50	737.50'	4°44'17"	60.99'	S44°18'40"W	60.97'
C51	737.50'	0°25'21"	5.44'	S45°37'29"W	5.44'
C52	116.50'	11°29'37"	23.37'	S52°50'58"W	23.33'
C53	20.00'	97°59'57"	32.11'	N12°25'47"E	28.77'
C54	982.50'	4°46'28"	81.86'	N35°47'24"W	81.84'
C55	982.50'	4°04'28"	69.87'	N40°12'51"W	69.85'
C56	20.00'	90°38'46"	31.64'	N87°34'28"W	28.44'
C57	162.50'	16°20'09"	46.33'	S38°56'05"W	46.17'
C58	20.00'	90°00'00"	31.42'	S14°41'00"E	28.28'
C59	197.50'	13°01'18"	44.89'	S37°46'39"W	44.79'
C60	20.00'	90°00'00"	31.42'	N75°46'00"E	28.28'
C64	132.50'	10°24'09"	24.06'	N48°05'55"W	24.02'
C65	20.00'	90°00'00"	31.42'	N02°06'09"E	28.28'
C66	197.50'	3°18'51"	11.42'	S45°26'44"W	11.42'
C67	20.00'	90°00'00"	31.42'	S87°53'51"E	28.28'
C68	167.50'	10°24'09"	30.41'	N48°05'55"W	30.37'
C78	982.50'	3°47'56"	65.14'	N55°53'11"W	65.13'
C79	982.50'	3°47'56"	65.14'	N52°05'15"W	65.13'
C80	982.50'	3°28'09"	59.49'	N48°27'12"W	59.48'
C81	20.00'	93°49'17"	32.75'	N00°11'31"E	29.21'
C82	1025.00'	11°30'02"	205.74'	N46°20'43"W	205.39'
C83	1025.00'	6°44'27"	120.59'	N37°32'29"W	120.52'
C84	1025.00'	2°27'02"	43.84'	N32°37'45"W	43.84'
C85	275.00'	3°23'07"	16.25'	S33°05'47"E	16.25'
C86	275.00'	24°07'43"	115.81'	S46°51'12"E	114.86'
C87	275.00'	35°11'17"	168.89'	S76°30'42"E	166.25'
C88	325.00'	16°05'00"	91.23'	S59°21'35"E	90.93'
C89	20.00'	82°30'19"	28.80'	S87°25'46"W	26.38'
C90	475.00'	3°18'25"	27.42'	S44°31'23"W	27.41'
C91	475.00'	4°41'37"	38.91'	S40°31'22"W	38.90'
C118	1000.00'	26°51'11"	468.68'	N44°49'50"W	464.40'
C119	1000.00'	13°49'58"	241.43'	N51°20'27"W	240.84'
C120	1000.00'	13°01'14"	227.25'	N37°54'51"W	226.76'
C131	300.00'	70°48'30"	370.75'	S96°48'29"E	347.69'
C122	300.00'	12°25'10"	65.03'	S37°36'49"E	64.90'
C123	300.00'	58°23'20"	305.72'	S73°01'04"E	292.67'
C126	150.00'	10°24'09"	27.23'	N48°05'55"W	27.20'
C128	180.00'	16°20'09"	51.32'	S38°56'05"W	51.15'
C129	89.00'	81°37'46"	126.80'	N79°57'07"E	116.34'
C130	720.00'	7°57'53"	100.10'	S43°07'12"W	100.01'
C131	99.00'	11°29'37"	19.86'	S52°50'58"W	19.83'
C138	500.00'	8°00'03"	69.82'	S42°10'35"W	69.76'
C182	1025.00'	6°09'41"	110.23'	N55°07'35"W	110.17'
C185	275.00'	8°06'24"	38.91'	N81°50'27"E	38.88'

LINE TAG	BEARING	DISTANCE
L126	N87°53'24"W	39.60'
L127	N73°48'12"W	44.98'
L128	N63°13'20"W	36.01'
L129	S79°39'46"W	68.39'
L130	N46°03'52"W	58.03'
L131	N18°50'27"E	25.36'
L132	N00°47'19"W	85.97'
L133	N67°02'48"W	66.58'
L134	S67°13'46"W	49.87'
L135	N54°38'54"W	41.27'
L136	N14°54'41"W	93.74'
L137	N49°57'08"W	86.30'
L138	S86°03'13"W	24.44'
L139	S77°02'48"W	44.50'
L140	S73°06'57"W	63.59'
L141	N48°31'57"E	15.15'
L142	N42°40'40"E	8.28'
L143	N35°08'41"E	38.28'
L144	N40°23'03"E	34.29'
L145	N15°38'09"W	63.59'
L146	N12°41'17"E	79.42'
L147	N17°03'51"E	73.12'
L148	N22°44'31"E	43.86'

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MIDDLETON UNIT NO. 7

SHEET 6 OF 9

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C12	1155.00'	252°38'	58.00'	S08°30'48"E
C13	445.00'	058°30'	7.57'	N07°27'52"W
C14	445.00'	87°4'48"	65.34'	N02°46'14"W
C15	445.00'	11°51'31"	86.84'	N07°01'36"E
C16	106.50'	13°03'58"	24.29'	S07°34'24"E
C17	106.50'	31°55'22"	59.34'	S30°04'04"E
C18	445.00'	527°33'	42.40'	N15°20'48"E
C19	106.50'	13°12'15"	24.54'	S52°37'52"E
C20	20.00'	90°00'00"	31.42'	N14°14'00"W
C21	20.00'	90°00'00"	31.42'	N75°46'00"E
C22	482.50'	03°37'08"	5.21'	S58°55'25"E
C23	482.50'	7°29'25"	63.08'	S54°52'06"E
C24	517.50'	11°4'42"	11.25'	N61°44'46"W
C25	517.50'	6°51'52"	62.00'	N55°48'04"W
C26	20.00'	12°10'38"	4.25'	S53°08'41"E
C27	445.00'	11°38'00"	90.35'	N23°53'34"E
C28	20.00'	90°00'00"	31.42'	S14°43'00"E
C29	482.50'	4°58'18"	41.87'	S61°43'09"E
C30	482.50'	3°08'17"	26.43'	S65°46'28"E
C31	517.50'	3°45'34"	33.96'	N65°27'47"W
C32	517.50'	4°22'00"	39.29'	N61°24'30"W
C33	20.00'	88°02'25"	30.73'	N76°44'48"E
C34	517.50'	5°26'58"	49.22'	S35°27'04"W
C42	702.50'	5°07'03"	62.74'	S41°41'46"W
C43	106.50'	4°10'13"	7.75'	N41°13'21"E
C44	106.50'	33°55'33"	63.06'	N60°01'41"E
C45	106.50'	33°55'33"	63.06'	S85°48'13"E
C46	106.50'	9°36'28"	17.86'	S64°02'13"E
C47	20.00'	90°00'00"	31.42'	S75°46'00"W
C48	71.50'	81°37'46"	101.87'	N79°57'07"E
C49	737.50'	2°48'17"	36.10'	S40°32'23"W
C57	162.50'	16°20'09"	46.33'	S38°56'05"W
C58	20.00'	90°00'00"	31.42'	S14°43'00"E
C59	197.50'	13°01'18"	44.89'	S37°16'59"W
C60	20.00'	90°00'00"	31.42'	N75°46'00"E
C61	71.50'	58°11'34"	72.62'	S30°08'13"E
C66	197.50'	31°83'11"	11.42'	S45°26'44"W
C92	475.00'	11°33'06"	10.10'	S37°34'00"W
C105	517.50'	0°56'19"	8.48'	S06°10'42"W
C106	20.00'	85°59'58"	30.02'	N36°21'07"W
C107	317.50'	3°51'25"	21.37'	S77°25'24"E
C108	317.50'	2°22'48"	13.19'	S74°18'17"E
C109	767.50'	0°11'33"	2.58'	S73°01'07"E
C110	767.50'	4°25'15"	59.22'	S70°42'43"E
C111	767.50'	4°25'15"	59.22'	S66°17'28"E
C112	767.50'	1°56'11"	25.71'	S63°10'12"E
C113	25.00'	90°00'00"	39.27'	S72°50'24"W
C127	89.00'	58°11'34"	90.39'	S30°08'13"E
C128	180.00'	16°20'09"	51.32'	S38°56'05"W
C129	89.00'	81°37'46"	126.80'	N79°57'07"E
C132	430.00'	4°50'05"	36.28'	N29°38'50"E
C133	430.00'	5°41'21"	42.70'	N34°54'33"E
C134	500.00'	8°06'35"	70.77'	N55°10'43"W
C135	500.00'	8°06'35"	70.77'	S55°10'43"E
C136	500.00'	8°06'35"	70.77'	S63°17'17"E
C137	500.00'	8°06'35"	70.77'	N63°17'17"W
C139	500.00'	32°28'00"	283.33'	S21°56'33"W
C140	500.00'	9°36'02"	83.78'	S33°22'32"E
C141	500.00'	17°55'31"	156.44'	S19°36'42"W
C142	500.00'	4°56'21"	43.10'	S08°10'43"W
C144	300.00'	6°14'13"	32.66'	S76°47'00"E
C145	750.00'	10°57'17"	143.40'	S67°38'15"E
C146	42.50'	90°00'00"	66.76'	S72°50'24"W
C160	430.00'	34°54'48"	282.02'	N55°12'37"E
C161	67.50'	90°00'00"	106.03'	S72°50'24"W

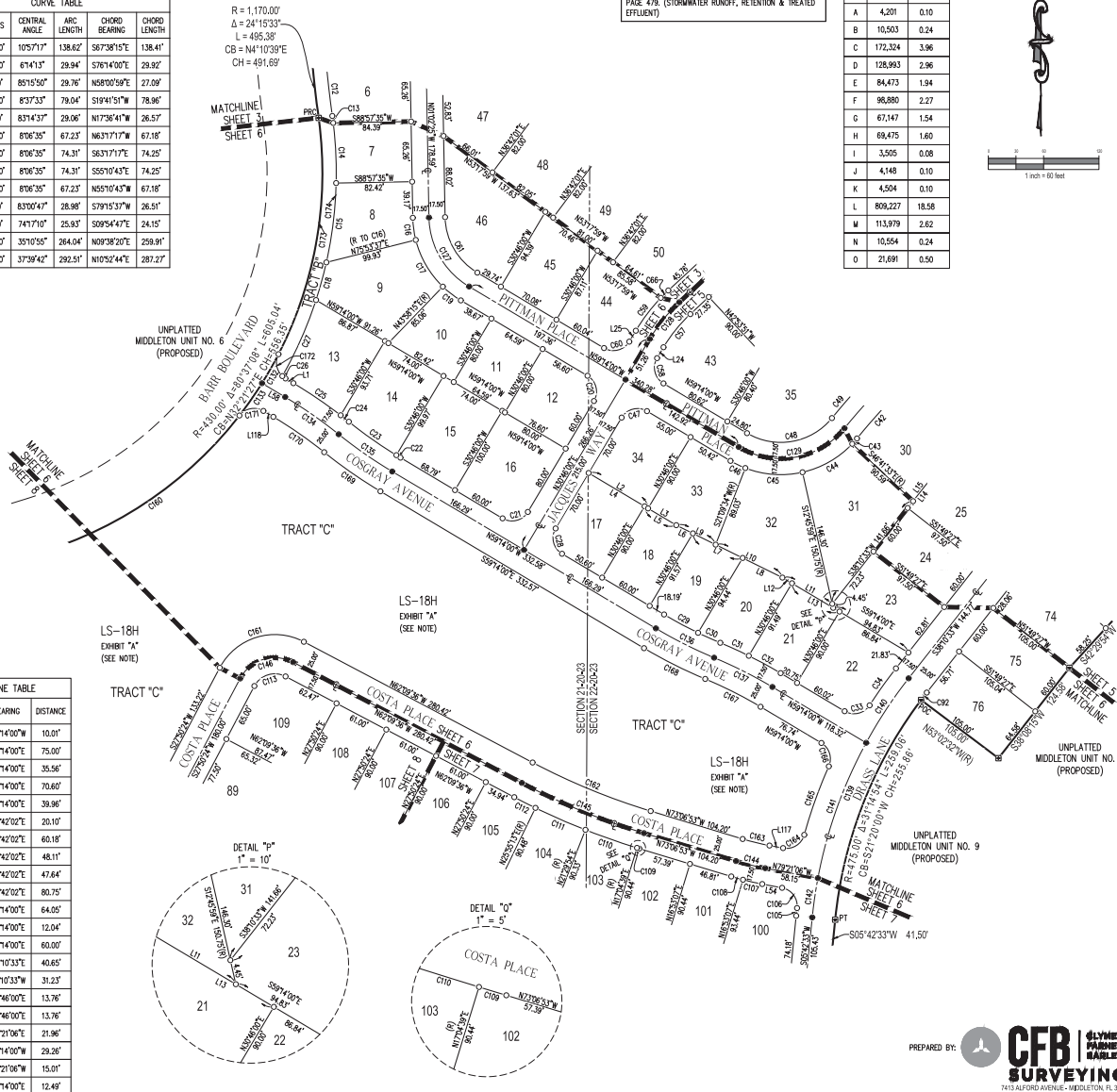
CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C162	725.00'	10°57'17"	138.62'	S67°38'15"E
C163	275.00'	6°14'13"	29.94'	S76°47'00"E
C164	20.00'	85°15'50"	28.76'	N08°00'59"E
C165	525.00'	8°37'33"	79.04'	S19°41'51"W
C166	20.00'	83°14'37"	29.06'	N17°36'41"W
C167	475.00'	8°06'35"	67.23'	N63°17'17"W
C168	525.00'	8°06'35"	74.31'	S63°17'17"E
C169	525.00'	8°06'35"	74.31'	S55°10'43"E
C170	475.00'	8°06'35"	67.23'	N55°10'43"W
C171	20.00'	83°00'47"	28.98'	S79°15'37"W
C172	20.00'	74°17'01"	25.93'	S09°54'47"E
C173	430.00'	35°10'55"	264.04'	N09°38'20"E
C174	445.00'	37°39'42"	292.51'	N10°52'44"E

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N59°14'00"W	10.01'
L2	S59°14'00"E	75.00'
L3	S59°14'00"E	35.56'
L4	S59°14'00"E	70.60'
L5	S59°14'00"E	39.96'
L6	S63°42'02"E	20.10'
L7	S63°42'02"E	60.18'
L8	S63°42'02"E	48.11'
L9	S63°42'02"E	47.64'
L10	S63°42'02"E	80.75'
L11	S59°14'00"E	64.05'
L12	S59°14'00"E	12.04'
L13	S59°14'00"E	60.00'
L14	N38°10'33"E	40.65'
L15	S38°10'33"W	31.23'
L24	N30°46'00"E	13.76'
L25	N30°46'00"E	13.76'
L54	S79°21'06"W	21.96'
L58	N59°14'00"W	29.26'
L117	N79°21'06"W	15.01'
L118	S59°14'00"E	12.49'

R = 1,170.00'
Δ = 24°15'33"
L = 495.38'
CB = N4°10'39"E
CH = 491.69'

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778, PAGE 479, (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4,201	0.10
B	10,503	0.24
C	172,324	3.96
D	128,993	2.96
E	84,473	1.94
F	96,880	2.27
G	67,147	1.54
H	69,475	1.60
I	3,505	0.08
J	4,148	0.10
K	4,504	0.10
L	809,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,691	0.50



PREPARED BY: **CFB SURVEYING**
7413 ALPHEA AVENUE - MIDDLETON, FL 34702
(813) 745-1128 (LBB#8)

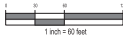
MIDDLETON UNIT NO. 7

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 8 OF 9

PLAT BOOK _____
PAGE _____

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4778,
PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)



TRACT	SQ. FT.	ACREAGE
A	4,201	0.10
B	10,503	0.24
C	172,324	3.96
D	128,993	2.96
E	84,473	1.94
F	98,880	2.27
G	67,147	1.54
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I	3,505	0.08
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K	4,504	0.10
L	808,227	18.58
M	113,979	2.62
N	10,554	0.24
O	21,691	0.50

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C08	267.50'	4°48'39"	22.46'	S59°45'17"E	22.45'
C09	267.50'	1°30'51"	60.84'	S50°50'02"E	60.71'
C100	20.00'	90°00'00"	31.42'	S17°09'36"E	28.28'
C113	25.00'	90°00'00"	39.27'	S72°50'24"W	35.36'
C146	42.50'	90°00'00"	66.76'	S72°50'24"W	60.10'
C148	250.00'	44°49'38"	195.60'	S39°44'46"E	190.64'
C151	328.18'	25°34'49"	146.97'	N73°45'27"W	145.75'
C152	84.00'	32°02'13"	46.97'	S70°31'45"E	46.36'
C153	106.00'	65°46'12"	121.68'	S41°35'49"E	115.11'
C154	86.00'	65°46'12"	98.72'	S41°35'49"E	93.30'
C155	20.00'	90°00'00"	31.42'	N62°19'59"W	28.28'
C156	267.50'	26°59'08"	125.99'	S30°46'33"E	124.83'
C157	20.00'	90°00'00"	31.42'	S27°40'01"W	28.28'
C158	225.00'	37°15'42"	146.33'	S35°57'50"E	143.76'
C159	20.00'	97°33'56"	34.06'	N76°37'21"E	30.09'
C160	430.00'	34°54'48"	262.02'	N65°12'37"E	257.99'
C161	67.50'	90°00'00"	106.03'	S72°50'24"W	95.46'
C180	25.00'	1°56'47"	0.86'	S68°36'59"E	0.86'
C183	25.00'	2°35'54"	1.13'	S68°19'54"E	1.13'
C186	25.00'	6°11'42"	2.70'	N71°55'29"W	2.70'
C187	25.00'	6°15'11"	2.73'	N69°42'04"W	2.73'
C188	25.00'	5°16'04"	2.31'	N68°36'37"W	2.31'
C189	25.00'	7°05'29"	3.09'	N68°24'20"W	3.09'
C195	25.00'	5°21'42"	2.34'	S68°08'20"E	2.34'
C196	25.00'	2°58'59"	1.30'	S67°11'19"E	1.30'
C197	25.00'	1°14'27"	0.52'	S67°10'48"E	0.51'
C198	25.00'	1°03'49"	0.46'	S56°01'40"E	0.46'
C199	25.00'	18°40'04"	8.15'	S41°24'14"E	8.11'

LINE	BEARING	DISTANCE
L59	S29°02'35"E	31.21'
L60	N32°04'12"W	52.66'
L61	N50°44'15"W	54.74'
L62	S46°50'34"E	56.25'
L63	S64°18'28"E	74.60'
L64	N61°19'04"W	77.24'
L65	N73°02'32"W	76.51'
L66	S75°01'20"E	61.44'
L67	S68°49'38"E	47.28'
L68	N69°13'17"W	67.51'
L69	S72°49'40"E	67.51'
L70	N69°53'02"W	59.19'
L71	N65°41'50"W	56.49'
L72	S66°34'29"E	74.39'
L73	S67°55'18"E	71.27'
L74	N68°40'49"W	65.58'
L75	N65°27'29"W	60.58'
L76	S66°55'12"E	49.48'
L77	S70°51'40"E	79.26'
L78	N70°49'17"W	67.19'
L79	N67°01'57"W	86.47'
L80	S70°52'27"E	91.10'
L81	S71°17'39"E	106.27'

LINE	BEARING	DISTANCE
L82	N69°37'51"W	90.22'
L83	N68°54'01"W	136.94'
L84	S65°59'35"E	105.88'
L85	S71°57'04"E	117.01'
L86	N68°34'28"W	110.27'
L87	N67°37'36"W	130.33'
L88	S64°51'35"E	93.57'
L89	S70°29'14"E	89.73'
L90	S67°54'10"W	16.48'
L116	N39°14'51"W	38.14'
L156	S29°02'35"E	17.04'
L157	S46°50'34"E	48.49'
L163	N32°04'12"W	64.49'

LEGEND

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

□ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN (R.A.B.) INDICATES P.L. WALL AND C&P PERMANENT CONTROL POINT (P.C.P.) IS (R.A.B.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.

○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #1)

CS INDICATES CURVE NUMBER IN CURVE TABLE

CP INDICATES CURVE NUMBER IN CURVE TABLE

CH INDICATES CHORD BEARING

CL INDICATES CHORD LENGTH

DB INDICATES OFFICIAL RECORDS BOOK

PC INDICATES POINT OF CURVATURE

POC INDICATES POINT ON CURVE

R INDICATES RADIUS LENGTH

(R) INDICATES RADIUS LINE

PC INDICATES POINT OF COMPOUND CURVATURE

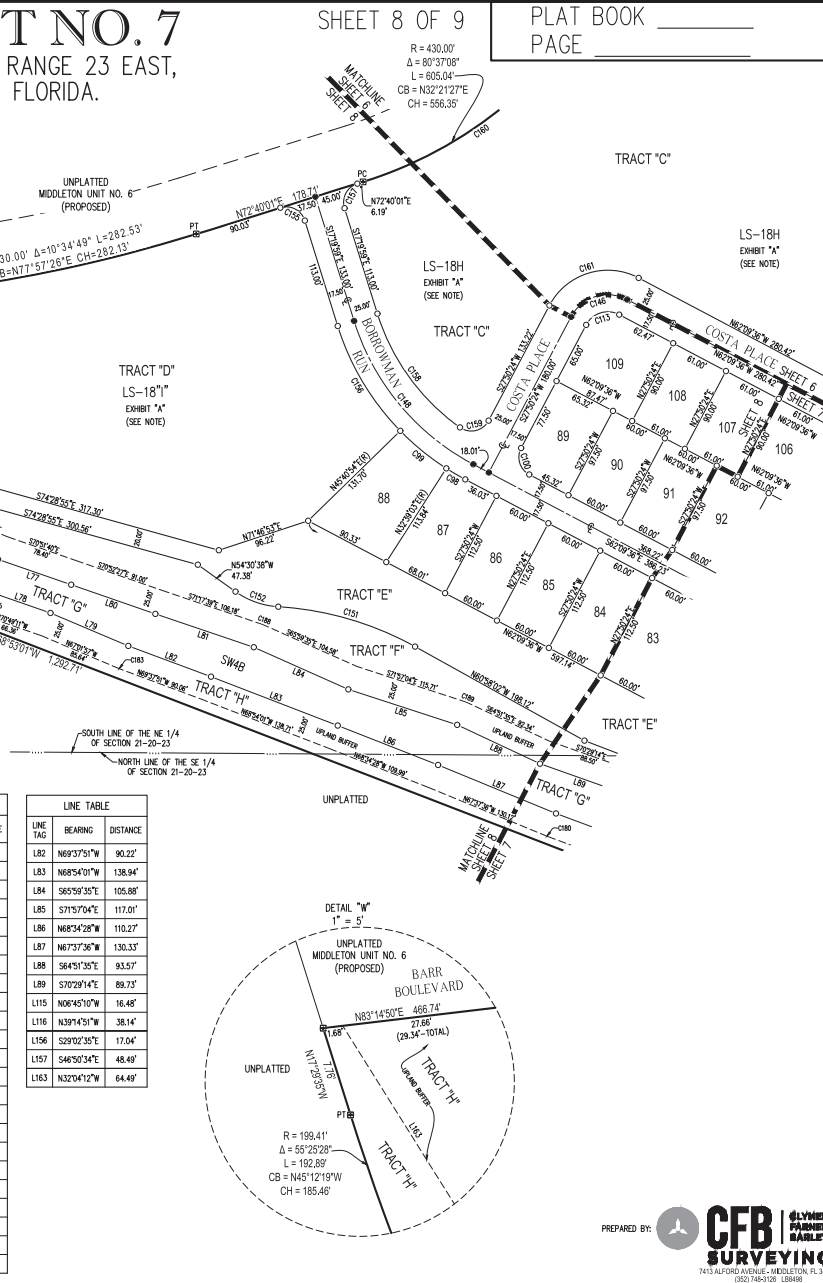
PT INDICATES POINT OF TANGENCY

DBA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING TRENCHES

GE INDICATES GATE FACILITIES EASEMENT (RECORDED BY THE DEVELOPER AND ITS ASSIGNS)

SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOFT CHART PARKING. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

SME INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.



PREPARED BY: **CFB SURVEYING**
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(352) 765-0100

MIDDLETON UNIT NO. 7

SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

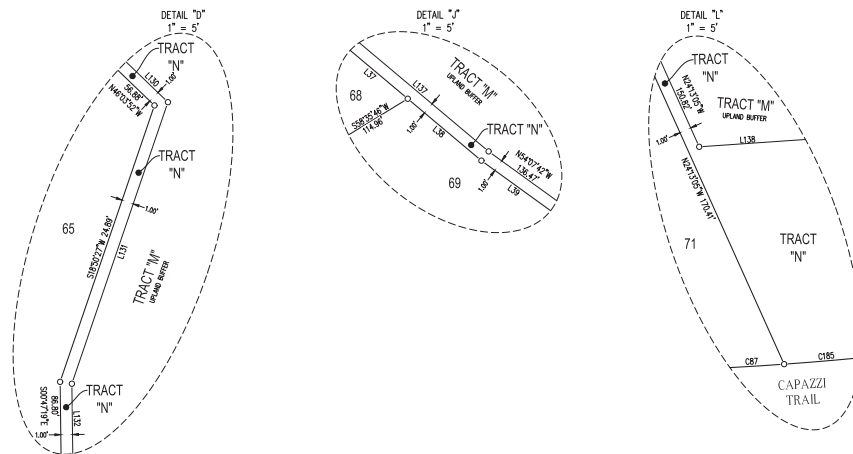
SHEET 9 OF 9

PLAT BOOK _____
PAGE _____



NOTE
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PAGE 479, (STORMWATER RUNOFF, RETENTION & TREATED
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TRACT	SQ. FT.	ACREAGE
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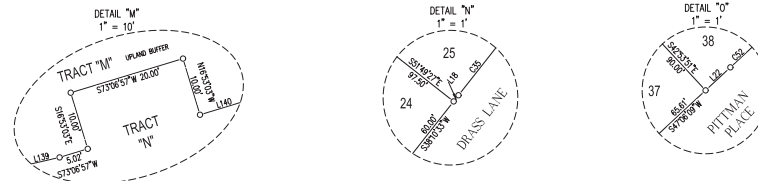


CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	517.50'	67°42'37"	57.86'	S41°22'45"W	57.83'
C52	116.50'	11°29'37"	23.37'	S22°50'58"W	23.33'
C87	275.00'	35°11'17"	168.89'	S76°30'42"E	166.25'
C185	275.00'	87°06'24"	38.91'	N81°50'22"E	38.88'

LINE TAG	BEARING	DISTANCE
L18	S38°10'33"W	0.13'
L22	N47°06'09"E	0.58'
L37	S49°57'08"E	78.45'
L38	S49°57'08"E	8.20'
L39	S54°07'42"E	63.13'
L130	N46°03'52"W	58.03'
L131	N18°50'22"E	25.36'
L132	N00°47'19"W	85.97'
L137	N49°57'08"W	86.30'
L138	S86°03'13"W	24.44'
L139	S77°02'48"W	44.50'
L140	S73°06'57"W	63.59'

LEGEND

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- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN (P.R.M.)
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) OR (P.R.M.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- (SEE NOTE #5)
- C35 INDICATES CURVE NUMBER IN CURVE TABLE
- L37 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C35 INDICATES CHORD BEARING
- L INDICATES CHORD LENGTH
- DBR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- SQ FT INDICATES SQUARE FEET
- N/W INDICATES NORTH-OF-WAY
- (R) INDICATES RADIAL LINE
- PC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GTE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGUATES PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SNE INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY:



CFB SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34102
(813) 785-0100 - 10000

**CLYMER
FARMER
BARLEY**

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PJ # A25-0065 VOSO Unit 181 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

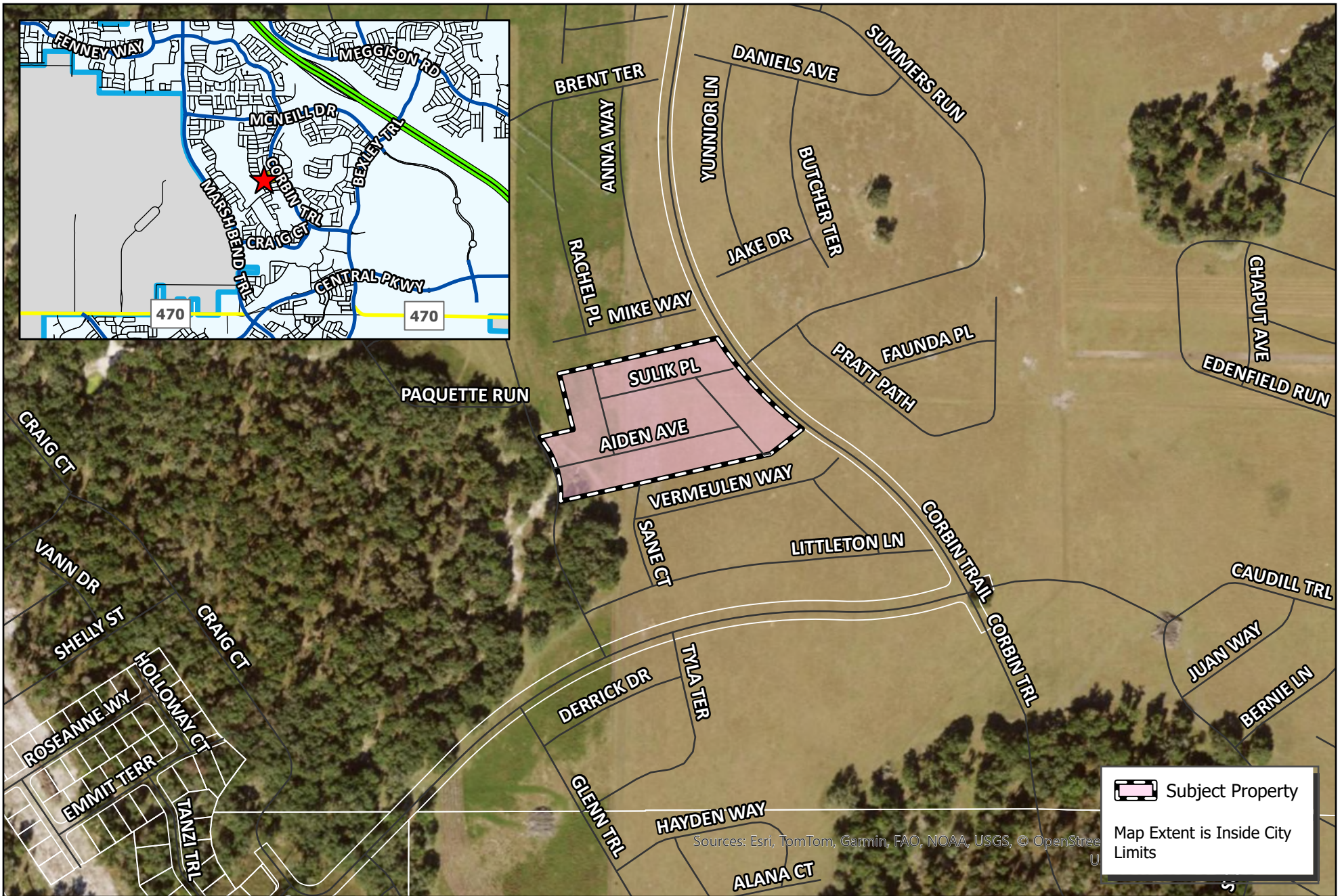
Case Number	A25-0065 VOSO Unit 181 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	6.04 +/-
Property Location	The subject property is generally located approximately 1.15 miles north of Central Parkway and approximately 0.50 miles east of Marsh Bend Trail.
Parcel(s)	Portion of K03-005
Date	March 17, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks (VOSO) Unit 181 Final Plat, consisting of 50 units and 6 tracts, per the attached plans.

PJ # A25-0065 meets the criteria set forth within the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06 Miles	PJ #A25-0065 VOSO - UNIT 181 FINAL PLAT PORTION OF PARCEL K03-005		MAP 1B
		LOCATION MAP		JAN 2025

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 181

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

SHEET 1 OF 2

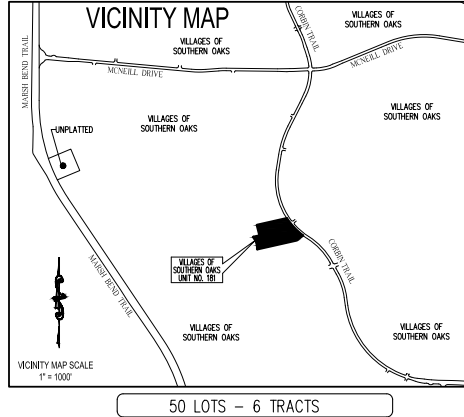
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

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

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 29 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT RUN N77°18'31"E, 518.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF S45°03'07"E, 399.67 FEET TO WHICH A RADIAL LINE BEARS S66°35'46"W, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'36", AN ARC DISTANCE OF 401.64 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG A NON-TANGENT LINE RUN S51°50'54"W, 129.28 FEET; THENCE S77°03'17"W, 680.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 285.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°50'56"W, 191.28 FEET TO WHICH A RADIAL LINE BEARS S86°14'27"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°12'58", AN ARC DISTANCE OF 195.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°19'42", AN ARC DISTANCE OF 25.57 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°18'31"E, 109.38 FEET; THENCE N44°07'20"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.04 ACRES, MORE OR LESS.



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

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180 AS RECORDED IN PLAT BOOK 22, PAGES 27 THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING N77°18'31"E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8) TRACTS "A", "B", "C", "D", "E" AND "F" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 9) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (E) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT F OF THE SUBDIVISION.
- 10) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4/07
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 181 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E" AND "F" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 181, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM-WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

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

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

BY: MARTIN L. DZIRO, MANAGER

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

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROGLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROGLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 181, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE, THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C", "D", "E" AND "F" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

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

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

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

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

BY: MARTIN L. DZIRO, MANAGER

WITNESSES:

(1) SIGNATURE _____
PRINT NAME _____
3601 KIESSL ROAD
THE VILLAGES, FLORIDA 32183
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: SPENCER R. NOVAK, CHAIR

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

STATE OF FLORIDA
COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

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

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

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

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 181, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 0498

DATE

KAYE M. JAMESON
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

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

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

PREPARED BY:



CFB CLYMER FARNER BARLEY
SURVEYING

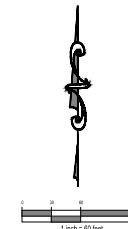
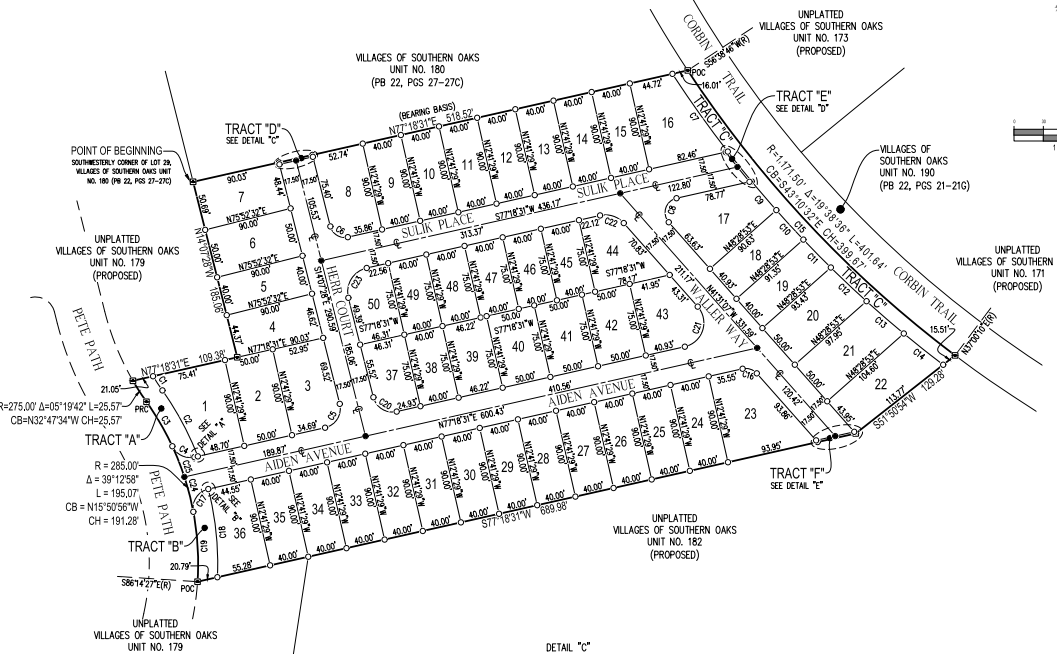
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 784-0176 (504) 666-1100

VILLAGES OF SOUTHERN OAKS UNIT NO. 181

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

SHEET 2 OF 2

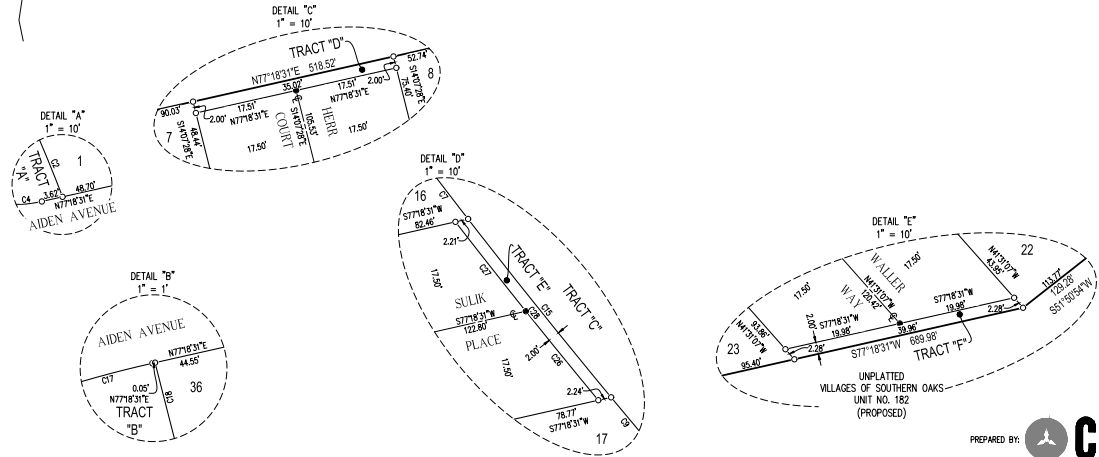
PLAT BOOK
PAGE



TRACT	SQ. FT.	ACREAGE
A	1,831	0.042
B	1,738	0.040
C	6,076	0.139
D	70	0.002
E	78	0.002
F	80	0.002

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	255.00'	354°40'	17.41'	S33°30'05"E 17.40'
C2	305.00'	142°45'6"	76.74'	N28°14'57"W 76.54'
C3	285.00'	10°35'48"	52.71'	N30°09'31"W 52.64'
C4	20.00'	77°49'52"	27.17'	S63°46'33"E 25.13'
C5	20.00'	91°28'00"	31.92'	N31°35'32"E 28.64'
C6	15.00'	88°34'00"	23.19'	S58°24'28"E 20.95'
C7	1186.50'	4°42'50"	97.62'	S38°26'17"E 97.59'
C8	15.00'	118°48'38"	31.11'	S175°34'2"E 25.83'
C9	1186.50'	1°52'25"	38.80'	S40°36'47"E 38.80'
C10	1186.50'	1°56'37"	40.94'	S42°32'18"E 40.94'
C11	1186.50'	1°56'54"	40.06'	S44°39'39"E 40.06'
C12	1186.50'	2°25'29"	50.21'	S46°40'25"E 50.21'
C13	1186.50'	2°26'10"	50.45'	S49°05'16"E 50.44'
C14	1186.50'	2°29'00"	51.42'	S51°35'49"E 51.42'
C15	1186.50'	1°43'27"	40.46'	S42°56'36"E 40.44'
C16	15.00'	61°07'22"	16.01'	N72°06'16"W 15.27'
C17	20.00'	87°59'17"	30.71'	S33°18'53"W 27.78'
C18	305.00'	17°05'24"	90.97'	N05°53'32"E 90.64'
C19	285.00'	14°26'19"	71.82'	N03°27'36"W 71.63'
C20	20.00'	88°34'00"	30.92'	S58°24'28"E 27.83'
C21	25.00'	118°48'38"	51.85'	N175°34'2"E 43.04'
C22	25.00'	61°07'22"	26.69'	N72°06'16"W 25.44'
C23	25.00'	91°28'00"	39.90'	S31°35'32"E 35.79'
C24	285.00'	7°24'22"	36.84'	N14°22'57"W 36.81'
C25	285.00'	6°46'29"	33.70'	N21°28'22"W 33.68'
C26	1186.50'	0°56'33"	19.55'	S39°09'22"E 19.55'
C27	1186.50'	0°56'06"	19.39'	S38°13'02"E 19.39'
C28	1186.50'	1°52'53"	38.96'	S36°44'08"E 38.96'

- LEGEND**
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
 - INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE GROUND.
 - INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) 18" ABOVE TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
 - INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
 - FEET NOTE (#)
 - C1 INDICATES CURVE NUMBER IN CURVE TABLE
 - Δ INDICATES LINE NUMBER IN CURVE TABLE
 - Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
 - CB INDICATES CHORD BEARING
 - CH INDICATES CHORD LENGTH
 - IR INDICATES LICENSED BUSINESS
 - NO INDICATES NUMBER
 - PS INDICATES PLAT BOOK
 - OR INDICATES OFFICIAL RECORDS BOOK
 - PC INDICATES POINT OF CURVATURE
 - PS INDICATES PAGE
 - POC INDICATES POINT ON CURVE
 - 50 FT INDICATES SQUARE FEET
 - R INDICATES RADIUS LENGTH
 - R/W INDICATES RIGHT-OF-WAY
 - (R) INDICATES RADIAL LINE
 - INDICATES POINT OF COMPOUND CURVATURE
 - INDICATES POINT OF REVERSE CURVATURE
 - INDICATES POINT OF TANGENCY
 - INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES AND ITS ASSIGNS
 - GTE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
 - SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
 - SNE INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY: **CFB SURVEYING**
7413 ALFORD AVENUE, MOBILE, AL 36688
(205) 743-0100

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PJ #A25-0066 VOSO Unit 182 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

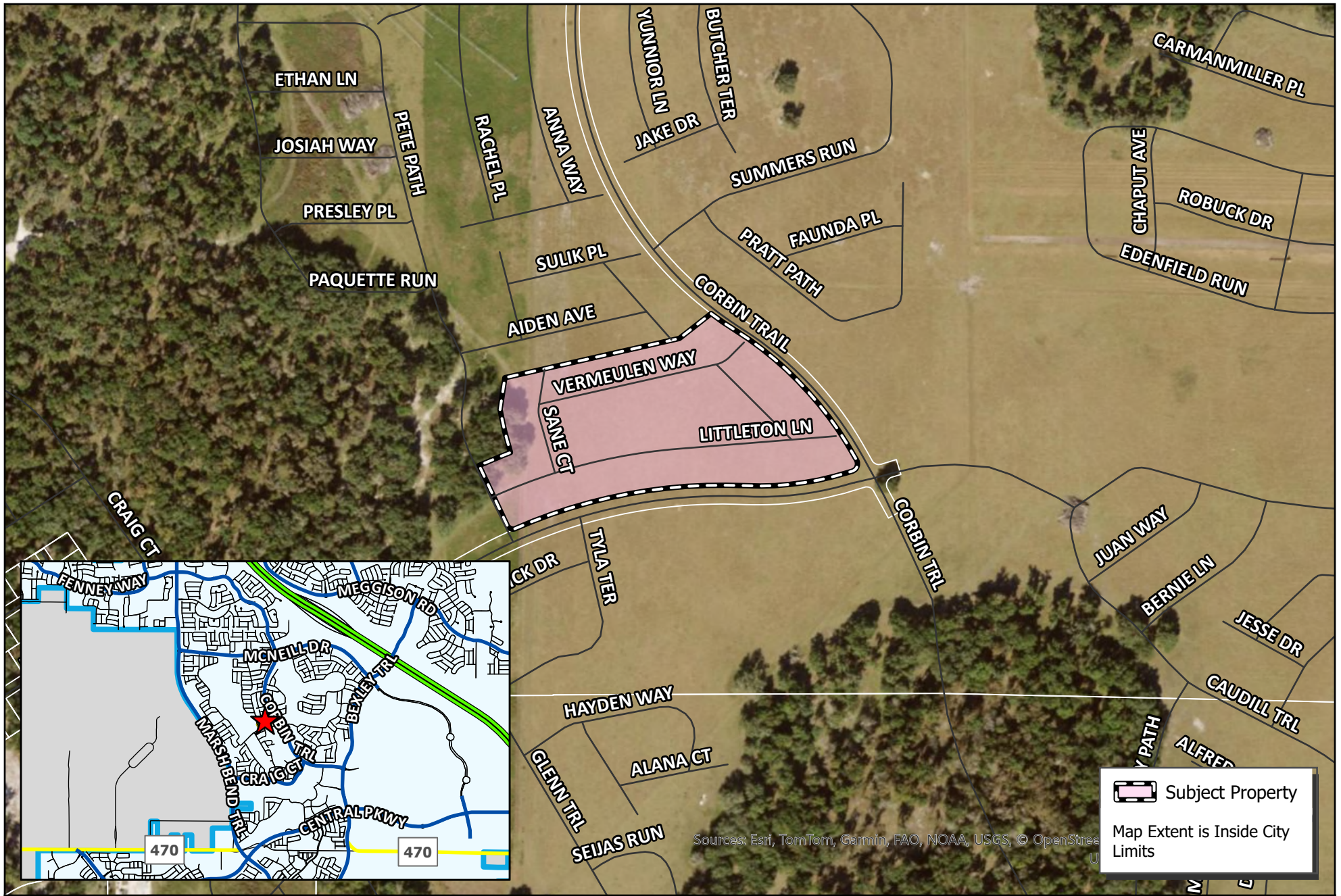
Case Number	PJ # A25-0066 VOSO Unit 182 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	11.20 +/-
Property Location	The subject property is generally located approximately 0.99 miles north of Central Parkway and approximately 0.51 miles east of Marsh Bend Trail.
Parcel(s)	K03-005
Date	March 17, 2025

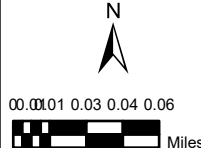
The applicant is seeking approval from the City Commission for The Villages of Southern Oaks (VOSO) Unit 182 Final Plat, consisting of 57 lots and 5 tracts, per the attached plans.

PJ # A25-0066 meets the criteria set forth within the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, policies, and objectives within the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06 Miles	PJ #A25-0066 VOSO - UNIT 182 FINAL PLAT PARCEL K03-005		MAP 1B
				LOCATION MAP
				JAN 2025

CONVEYANCE, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF THIS SUBDIVISION
ARE SET FORTH IN PLAT BOOK _____
PAGE _____ OF BOOK _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 182

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

SHEET 1 OF 3

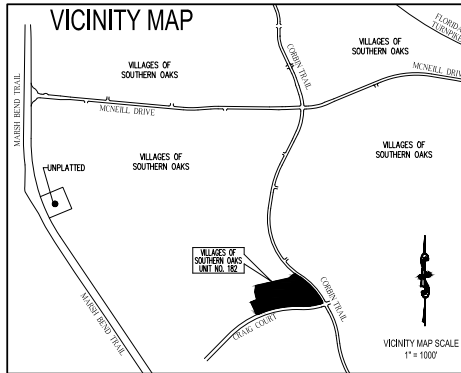
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT RUN N77°18'31"E, 518.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF S47°02'27"E, 394.67 FEET TO WHICH A RADIAL LINE BEARS S56°38'46"W, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL, PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 29, 29A THROUGH 29C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°38'36", AN ARC DISTANCE OF 401.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'16", A DISTANCE OF 95.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 45.7 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'53", AN ARC DISTANCE OF 44.44 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORBIN COURT PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORBIN COURT: RUN S72°50'12"W, 15.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 33.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,660.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°09'26", AN ARC DISTANCE OF 757.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF CORBIN COURT RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'54", AN ARC DISTANCE OF 30.88 FEET TO THE POINT OF TANGENCY; THENCE N25°09'31"W, 212.74 FEET; THENCE N67°00'57"E, 79.28 FEET; THENCE N68°54'28"E, 29.85 FEET; THENCE N10°43'00"W, 69.81 FEET; THENCE N17°40'37"W, 72.17 FEET; THENCE N04°12'27"E, 103.83 FEET; THENCE N67°18'51"E, 570.90 FEET; THENCE N51°50'54"E, 129.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.20 ACRES, MORE OR LESS.



57 LOTS - 5 TRACTS

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

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180 AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING N77°18'31"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) TRACTS "A", "B", "C", "D", AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER; NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 9.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS; OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO TRACTS A AND B OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO TRACTS C, D, AND E OF THE SUBDIVISION.
- 10.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4/8/07
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 182 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 182, S HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM-WATER FACILITIES, UNDEVELOPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

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

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

WITNESSES AS TO ALL

SIGNATURE _____

PRINT NAME _____

7580 MIDDLTON DRIVE
MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROCKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 182, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLTON DRIVE
MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

3601 KESSLER ROAD
THE VILLAGES, FLORIDA 32183

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

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

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 182, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 0498

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

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

PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____
DEPUTY CLERK

SIGNATURE _____
DEPUTY CLERK

SEAL

SEAL

PREPARED BY:



CFB | CLYMER
FARNIER
BARLEY
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-2829, 15998

VILLAGES OF SOUTHERN OAKS

UNIT NO. 182

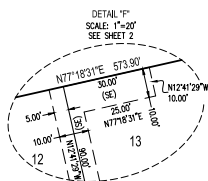
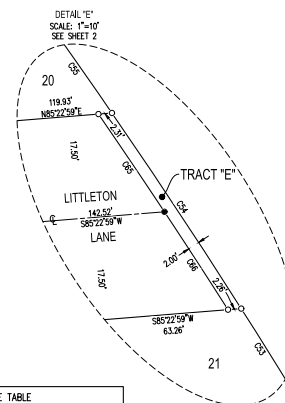
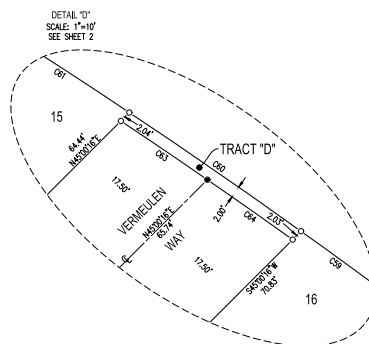
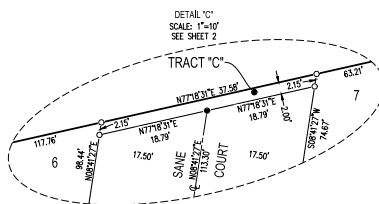
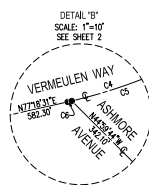
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 3

PLAT BOOK _____
PAGE _____



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

PLAT BOOK _____
PAGE _____[illegible]

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	882	0.020
B	22,530	0.517
C	75	0.002
D	71	0.002
E	80	0.002

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S69°58'16"E	8.00'
L2	S25°10'59"E	4.13'
L3	S25°09'31"E	3.85'
L4	S19°50'29"W	8.00'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	189.00'	6°46'33"	210.80'	S89°10'24"E	210.68'
C4	87.50'	32°18'36"	50.18'	N61°09'24"E	49.52'
C5	89.00'	31°49'43"	49.44'	N60°55'07"E	48.81'
C6	89.00'	02°38'33"	07.77'	N77°04'15"E	07.84'
C8	20.00'	77°24'31"	21.02'	S63°51'47"E	25.01'
C9	20.00'	11°07'29"	3.99'	N71°50'54"E	3.89'
C10	180.00'	17°14'11"	53.15'	N67°06'30"E	53.24'
C30	1765.00'	14°01'11"	60.16'	S67°17'44"E	60.14'
C31	20.00'	14°01'11"	4.89'	S59°18'33"E	4.88'
C32	20.00'	77°27'28"	20.74'	S13°41'34"E	25.03'
C33	113.50'	33°33'33"	69.01'	N30°39'28"E	68.16'
C34	113.50'	70°32'32"	96.96'	N33°27'52"E	96.36'
C35	113.50'	71°32'32"	104.42'	N30°06'23"E	104.93'
C39	113.50'	32°35'39"	66.81'	N52°42'28"E	66.60'
C40	113.50'	14°49'51"	35.58'	N50°20'17"E	35.58'
C61	1113.50'	12°35'58"	27.20'	N65°57'07"E	27.20'
C63	1111.50'	05°50'57"	17.82'	N55°48'44"E	17.82'
C64	1111.50'	05°54'57"	17.76'	N54°53'41"E	17.76'
C65	1111.50'	12°02'08"	20.09'	N43°02'06"E	20.09'
C66	1111.50'	10°13'31"	18.99'	N33°00'16"E	18.99'

PREPARED BY:



CFB | **CLYMER FARMER BARKLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34457
(352) 748-3126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PJ #A25-0079 VOSO Unit 171 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

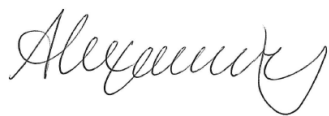
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

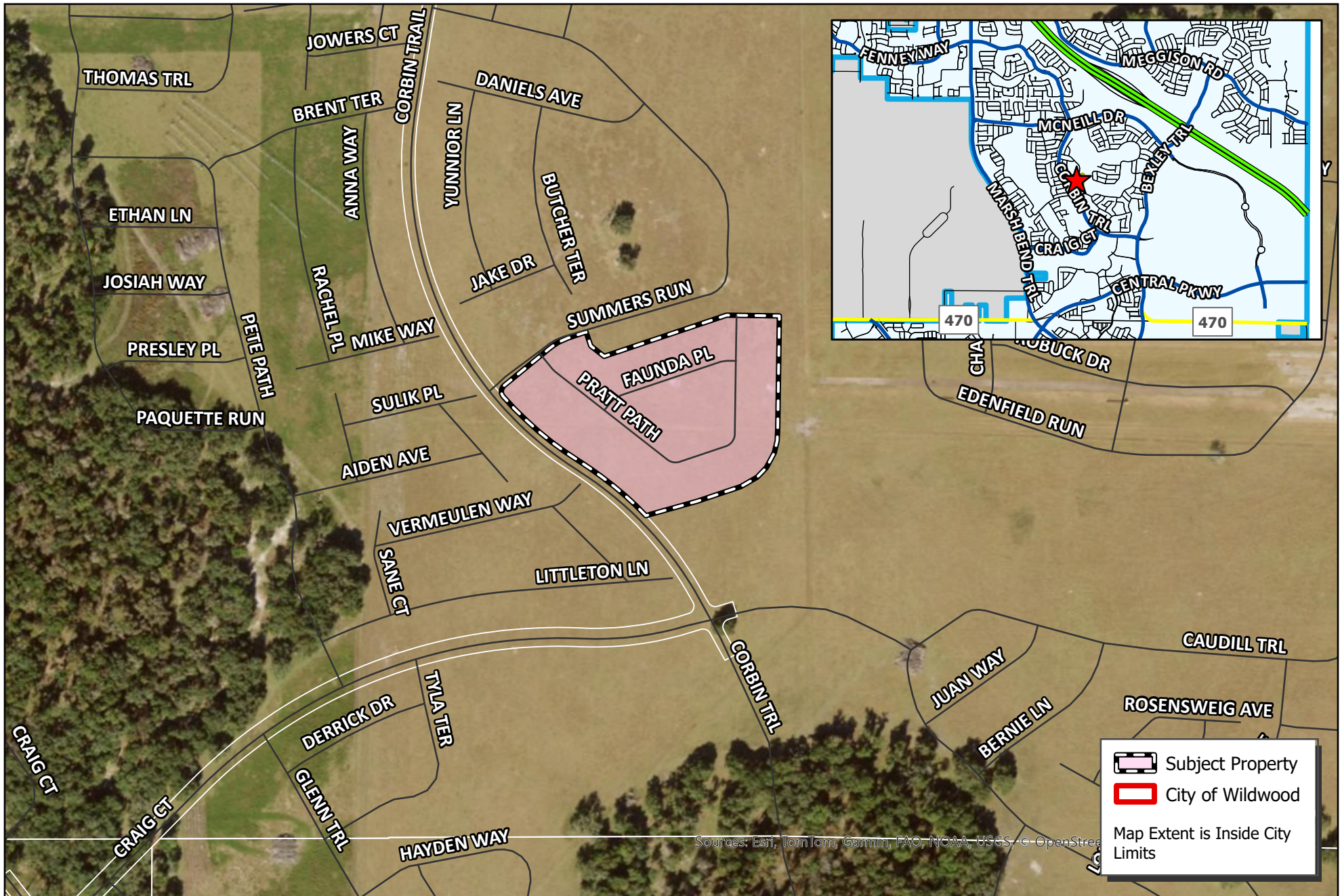
Case number	PJ #A25-0079 VOSO Unit 171 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	8.83 +/-
Property Location	The subject property is generally located on Corbin Trail approximately 0.51 miles south of McNeill Drive.
Parcel(s)	K03-005

The applicant is seeking approval from the City Commission for the VOSO Unit 171 Final Plat, a subdivision consisting of 50 single-family dwelling lots and 3 tracts.

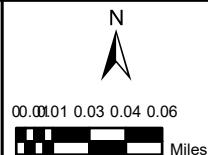
PJ #A25-0079 meets the criteria set forth in the F.S. 177, The Villages of Southern Oaks 163 Agreement, and the Land Development Regulations.



DATED: 03/06/2025
Alex Lammers
Planner I, Development Services



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



PJ #A25-0079
VOSO - UNIT 171 FINAL PLAT
 PARCEL K03-005

MAP 1B
LOCATION
MAP
JAN 2025

VILLAGES OF SOUTHERN OAKS

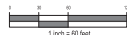
UNIT NO. 171

SHEET 2 OF 2

PLAT BOOK
PAGE

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

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	29,531	0.678
B	1,484	0.034
C	70	0.002



UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 179 (PROPOSED)

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF LOT 29, VILLAGES OF SOUTHERN OAKS UNIT NO. 180 (PB 22, PGS 27-27C)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 180 (PB 22, PGS 27-27C)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 181 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 182 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 183 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 184 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 185 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 186 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 187 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 188 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 189 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 190 (PB 22, PGS 21-21G)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 191 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 192 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 193 (PROPOSED)

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UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 299 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 300 (PROPOSED)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S05°45'41"W	26.36'
L2	N39°16'19"W	22.92'
L3	S89°11'53"E	13.93'
L4	S00°48'07"W	20.19'
L5	N71°25'52"E	14.94'
L6	N71°25'52"E	13.34'
L7	N51°53'10"W	13.41'
L8	N51°53'10"W	24.75'
L9	N39°16'19"W	22.92'
L10	S84°16'19"E	26.37'
L11	N39°16'19"W	51.96'
L12	S38°16'50"W	22.33'
L13	S89°11'53"E	21.90'
L14	S50°45'41"W	0.26'

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C1	172.50'	20°42'11"	62.33'	561°04'46"W
C2	82.50'	12°36'51"	18.16'	54°34'45"E
C3	25.00'	81°51'51"	35.72'	N87°10'54"E
C4	117.50'	25°10'53"	51.64'	S58°50'25"W
C5	117.50'	11°03'36"	22.68'	S76°53'39"W
C6	25.00'	81°41'20"	35.64'	N41°38'47"E
C7	60.00'	19°16'35"	20.19'	N10°26'24"E
C8	60.00'	33°22'06"	34.94'	N36°45'45"E
C9	60.00'	17°59'03"	18.83'	N62°26'20"E
C10	60.00'	26°23'03"	27.63'	N84°37'23"E
C11	60.00'	30°17'58"	31.73'	S67°02'08"E
C12	1216.50'	2°44'54"	58.35'	N44°17'20"W
C13	1216.50'	3°36'27"	76.59'	N47°28'00"W
C14	1216.50'	15°37'05"	40.02'	N50°12'40"W
C15	1216.50'	22°19'19"	50.01'	N52°19'58"W
C16	1216.50'	15°37'05"	40.04'	N54°27'12"W
C17	1216.50'	15°37'05"	40.12'	N56°20'28"W
C18	1216.50'	07°21'56"	7.76'	N57°28'08"W
C19	1083.50'	21°43'35"	42.42'	S56°31'49"E
C20	1083.50'	27°02'02"	40.04'	S54°12'00"E
C21	1083.50'	27°06'59"	40.00'	S52°14'01"E
C22	1083.50'	27°06'59"	40.02'	S50°07'04"E
C23	1083.50'	27°01'31"	40.09'	S47°59'36"E
C24	1083.50'	27°07'37"	40.22'	S45°52'35"E
C25	117.50'	77°27'02"	15.29'	S48°09'30"E
C26	1083.50'	47°05'10"	77.27'	S42°46'10"E
C27	25.00'	110°51'53"	48.23'	S03°22'47"W
C28	82.50'	12°47'08"	18.41'	S65°02'17"W
C29	25.00'	109°22'15"	47.72'	N55°53'01"W
C30	25.00'	70°37'45"	30.82'	N36°06'59"E

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C31	25.00'	56°40'58"	24.73'	S80°13'39"E
C32	117.50'	57°09'31"	10.58'	S41°51'05"E
C33	100.00'	12°36'51"	22.02'	S45°34'45"E
C34	42.50'	56°40'58"	42.05'	S80°13'39"E
C35	42.50'	70°37'45"	52.39'	N36°06'59"E
C36	100.00'	19°22'15"	33.81'	S81°06'59"W
C37	100.00'	33°19'02"	58.15'	S54°46'21"W
C38	1216.50'	14°44'13"	312.90'	N50°16'59"W
C39	1083.50'	16°55'31"	320.07'	S49°11'21"E
C40	182.50'	18°29'08"	58.88'	N84°11'17"W
C41	25.00'	90°00'00"	39.27'	N84°16'19"W
C42	25.00'	92°13'02"	40.24'	S06°50'12"W
C43	182.50'	21°37'02"	7.06'	S51°50'12"W

LEGEND

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

● INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (I.P.C.) (P.P.) (P.R.M. TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED).

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

(SEE NOTE #1)

CS INDICATES CURVE NUMBER IN CURVE TABLE.

CP INDICATES CURVE POINT IN CURVE TABLE.

CL INDICATES CURVE LENGTH.

CB INDICATES CURVE BEARING.

CR INDICATES CURVE RADIUS.

CH INDICATES CHORD BEARING.

CH INDICATES CHORD LENGTH.

DB INDICATES OFFICIAL RECORDS BOOK.

PC INDICATES POINT OF CURVATURE.

POC INDICATES POINT ON CURVE.

INDICATES RADIUS LENGTH.

(R) INDICATES RADIAL LINE.

INDICATES POINT OF COMPOUND CURVATURE.

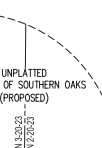
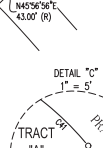
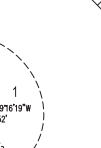
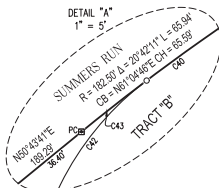
PRC INDICATES POINT OF REVERSE CURVATURE.

INDICATES POINT OF TANGENCY.

INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES AND ITS ASSIGNS.

SE INDICATES SPECIAL EXCLUSION RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EXISTENT AREA, UTILITY PROVIDERS UTILIZING SUCH EXISTENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EXISTENT AREA, NOT TO INTERFERE OR IMPAIR SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENT AREA.

SME INDICATES SOIL MAINTENANCE EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PD 2206-001 Wildwood Place Planned Development Extension Request

REQUESTED ACTION: Staff recommends approval of the extension request.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking an extension from the City of Wildwood City Commission of an approved Planned Development Agreement, on Parcels D19-043 and D19-014, for PD 2206-001 Wildwood Place. The Planned Development allows for the construction of a multi-phased project, proposing a maximum of 300 dwelling units of low-rise, multifamily housing and 25,000 square feet of shopping plaza/retail space.

PD 2206-001 was adopted by the City Commission on Monday, April 24, 2023, upon second and final reading of Ordinance O2023-9. As per Section 3(P) of the Ordinance, the project was required to begin construction within 24 months of the final adoption of the Planned Development Agreement but allows for a 12-month extension provided that an applicant can show good cause for the delay in construction.

The applicant states that they had the property under contract; however, financial and construction market conditions have changed since they negotiated the purchase and sale agreement with a development. In addition, the applicant stated that getting the extension would be instrumental in continuing to work with other buyers to bring a viable development. Please see extension request enclosed.



DATED: 03/11/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

HWY 301/216, LLC
101 Northeast 16th Avenue
Ocala, Florida 34470
(352) 732-4464 Fax (352) 732-6116

RECEIVED

MAR - 7 2025

City Of Wildwood
Development Services Dept

March 4, 2025

Mayor Ed Wolf
City of Wildwood
100 North Main Street
Wildwood, FL 34785

CERTIFIED MAIL: 7017 0530 0000 8967 8652

The Honorable Mr. Wolf:

As the property owner of the 35 acre tract (parcel numbers D19=043 and D19=014) located on the Northwest corner of US Highway and County Road 216, I am seeking approval from the City Commission to extend the current Planned Development (PD) zoning an additional twelve months.

We had this property under contract; however, financial and construction market conditions have changed since we negotiated the purchase and sale agreement with a developer and then received the needed zoning for the project from this commission. We have included a letter of explanation from this developer.

At this time, leaving the PD zoning in place will allow us to work with other buyers to bring about a viable and successful development.

Thank you for your consideration.

Sincerely,



Brad Dinkins
Manager, Hwy 301/216 LLC

Enclosures

Cc: Melanie Strickland
Development Services Director
City of Wildwood
100 North Main Street
Wildwood, FL 34785



TBR, LLC

Quality Apartment Developers

Bruce Terwilliger
900 Pinellas Bayway, Unit 213
Tierra Verde, FL 33715

bruce@terwilligerres.com

301-346-8401

February 14, 2025

Melanie Strickland
Development Services Director
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Subject: Support for Planned Development (PD) Agreement Extension on 35 acres owned by Hwy 301/216 LLC

Dear Melanie,

I am writing to express my support for the property owner's request to extend the Planned Development (PD) Agreement for an additional twelve months.

I had parcels D19-043 and D19-014 under contract from February 2, 2022, until October 21, 2024. Throughout this period, and even prior to entering the contract, I dedicated significant time and financial resources toward the planning and engineering of my apartment project. However, due to significant shifts in financial markets, the cost of financing and construction has escalated to a point that has made the project infeasible under current conditions.

Despite these challenges, I firmly believe this location remains an excellent site for an apartment development. I am actively working with the property owners to identify and secure a new developer who can bring this project to fruition. In order to facilitate this process, I respectfully request that the PD agreement be extended for an additional 12 months.

Thank you for your time and consideration. Please feel free to contact me if you require any further information.

Sincerely,

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim April 2025 as Water Conservation 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 April 2025 as Water Conservation Month. The Water Conservation Month Proclamation will be presented to Carrieann Adkins, Government Affairs Regional Manager for the Southwest Florida Water Management District.



Proclamation

WHEREAS, water is a basic and essential need of every living creature; and,

WHEREAS, the State of Florida, Water Management Districts, and the City of Wildwood are working together to increase awareness about the importance of water conservation; and,

WHEREAS, the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and,

WHEREAS, the City of Wildwood has always encouraged and supported water conservation, through various educational programs and special events; and,

WHEREAS, every business, industry, school, and citizen can make a difference when it comes to conserving water; and,

WHEREAS, every business, industry, school, and citizen can help by saving water and thus promote a healthy economy and community; and,

WHEREAS, efficient irrigation design, programming, and maintenance can conserve water, the City of Wildwood will encourage citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements.

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

WATER CONSERVATION MONTH

Wildwood, Florida, is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water. For this, the 27th year of Water Conservation Month, there will be a special focus on irrigation system evaluations.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 24th day of March 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 April 2025 as Child Abuse Prevention 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 April 2025 as Child Abuse Prevention Month. Lucille DiPasquale, Chairwoman of the Southside Looming Plus Club, will be in attendance to accept the proclamation.



Proclamation

WHEREAS, in 1974, Congress enacted the Child Abuse Prevention and Treatment Act (CAPTA), the first major federal legislation addressing child abuse and neglect; and,

WHEREAS, in 2008, Prevent Child Abuse America designated the pinwheel as the national symbol for child abuse prevention, representing the happy childhood that all children deserve; and,

WHEREAS, the pinwheel represents the six protective factors that help reduce the risk of a child experiencing abuse or neglect: (1) Concrete Support; (2) Social and Emotional Competence; (3) Resilience; (4) Social Connections; (5) Knowledge of Parenting and Child Development; and (6) Nurturing and Attachment; and,

WHEREAS, adverse childhood experiences (ACES) can have devastating long-term consequences for physical and mental health, and one caring adult can make a difference; and,

WHEREAS, Child Abuse Prevention Month provides everyone with a chance to learn how they can play a role in preventing abuse and neglect, including adverse childhood experiences; and,

WHEREAS, the members of the Southside Looming Plus Club are advocates for child abuse prevention, and encourage others to recognize the need for safe, healthy environments for children.

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

CHILD ABUSE PREVENTION MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 24th day of March 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: CP 2405-001 7202 Marsh Bend Trail

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval contingent on the 100% gopher tortoise survey and bird nesting survey if construction is to start within the breeding season.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2405-001 7202 Marsh Bend Trail
Ordinance Number	O2025-5
Owner(s)	WGS Properties, LLC
Applicant(s)	WGS Properties, LLC - J.R. Wright, Jr.
Property Location	The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.
Parcel(s)	K09A010
Date	March 17, 2025

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City of Wildwood) for the parcel listed above on 7.121 acres MOL. This request is accompanied by a rezoning request RZ 2405-001 (O2025-6).

ANALYSIS: The applicant is proposing to include this parcel (K09A010) with the adjacent southern parcel (K10-006) for water retention areas, utilities, and parking areas for the overall combined development.

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Commercial (County) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow

for the construction of water retention areas, utilities, and parking to assist with overall commercial development on the southern parcel, with this additional 7.121 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Commercial (County) to Commercial (City). The use of the property is already commercial within Sumter County limits and would remain commercial once annexed into the City. Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The applicants intend for this parcel to be used for water retention areas, utilities, and parking to support commercial development to the south. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." This property falls within the JPA.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years." Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. A Listed Species Assessment was provided by Terracon Consultants, Inc in August 2024. The site primarily consists of open and forested rural land, a residence, and homestead structure including a workshop, sheds, and chicken coop. One gopher tortoise burrow was located on the site and a 100% gopher tortoise survey is recommended. Should any species be found during pre-construction, proper coordination with FWC and implementation of USFWS will be initiated. Two red-tailed hawks and several songbirds were also identified onsite. In accordance with the MBTA, no permit is required to remove an inactive nest of migratory birds if no additional protection applies based on the BGEPA or ESA. It is recommended to conduct tree clearing activities outside the nesting season which runs from March to July or conduct a migratory bird evaluation of the site prior to land clearing. A breeding bird survey is recommended to ensure active nests will not be impacted during the nesting season.

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

Transportation: The applicant submitted a transportation impact analysis (TIA) conducted in January of 2025. The TIA was accepted by Sumter County's Public Works Department with the understanding that the parcel is planned to be combined with the adjacent southern parcel to create a combined site for commercial development. This additional parcel will likely contain

water retention areas, utilities, and parking for the overall combined development. A new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

Potable Water & Sewer: There is a 16" water main on the east side of Marsh Bend Trail and north side of CR 500. There is no sewer currently available for this parcel. The closest force main line is approximately 8,300 feet from the parcel. 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 of included new developments, 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 at 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. The force main will need to be extended to serve the overall combined commercial development. At the time of extension, the developer would enter into a developer's agreement with the City of Wildwood in which the City would ensure only the previously vested wastewater ERUs from the adjacent southern parcel, K10-006, would be used for the overall combined commercial development unless wastewater capacity can be verified within the wastewater treatment plant at time of the developer's agreement.

Schools: The commercial development will not generate any school-age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-5

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:

K09A010
WGS Properties, LLC
7.121 +/-

LEGAL DESCRIPTION:

LOT 10, INDIAN OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

This property is to be reclassified from Commercial (Sumter County) to Commercial (City of Wildwood)

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

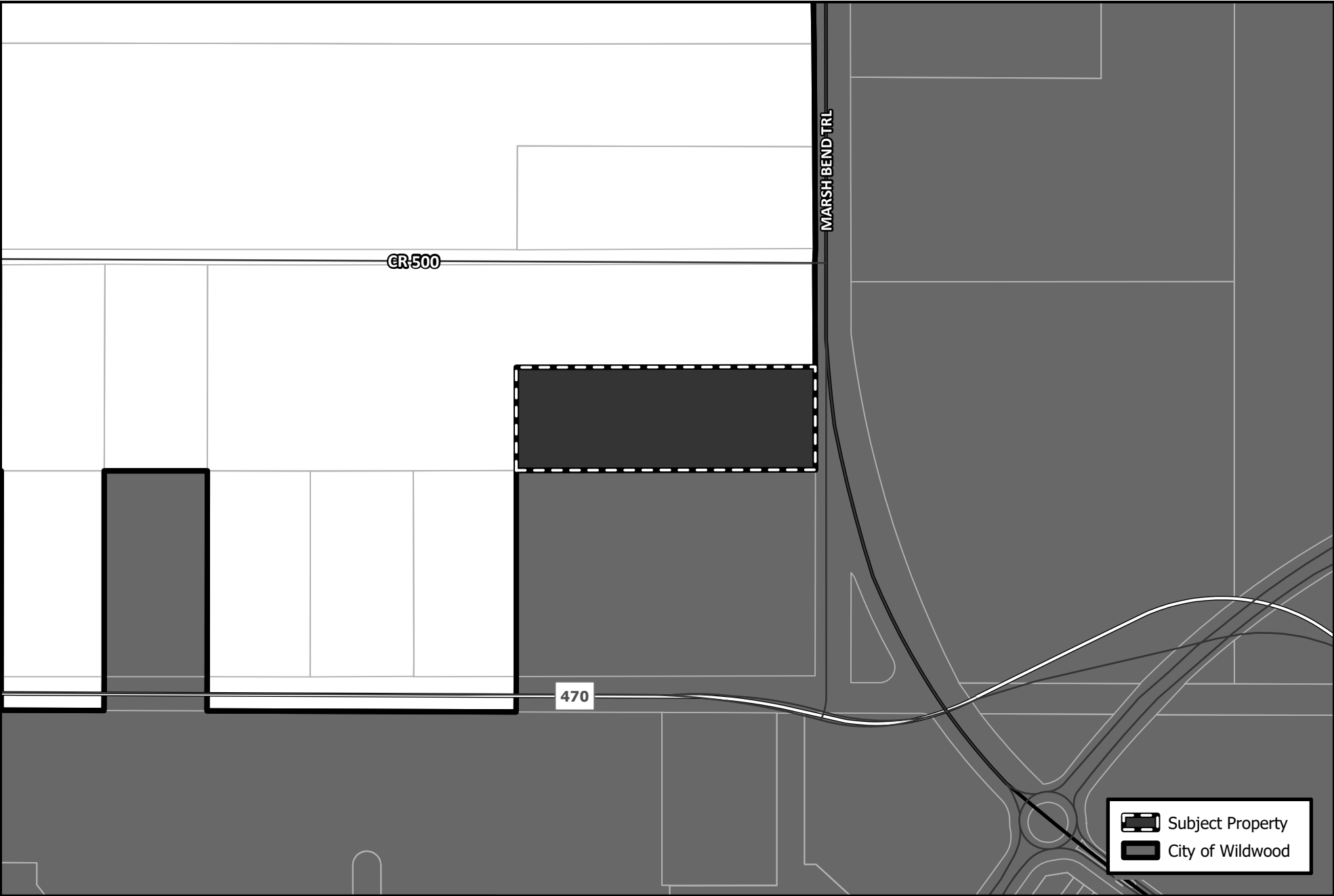
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

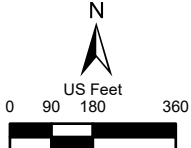
Approved as to form:

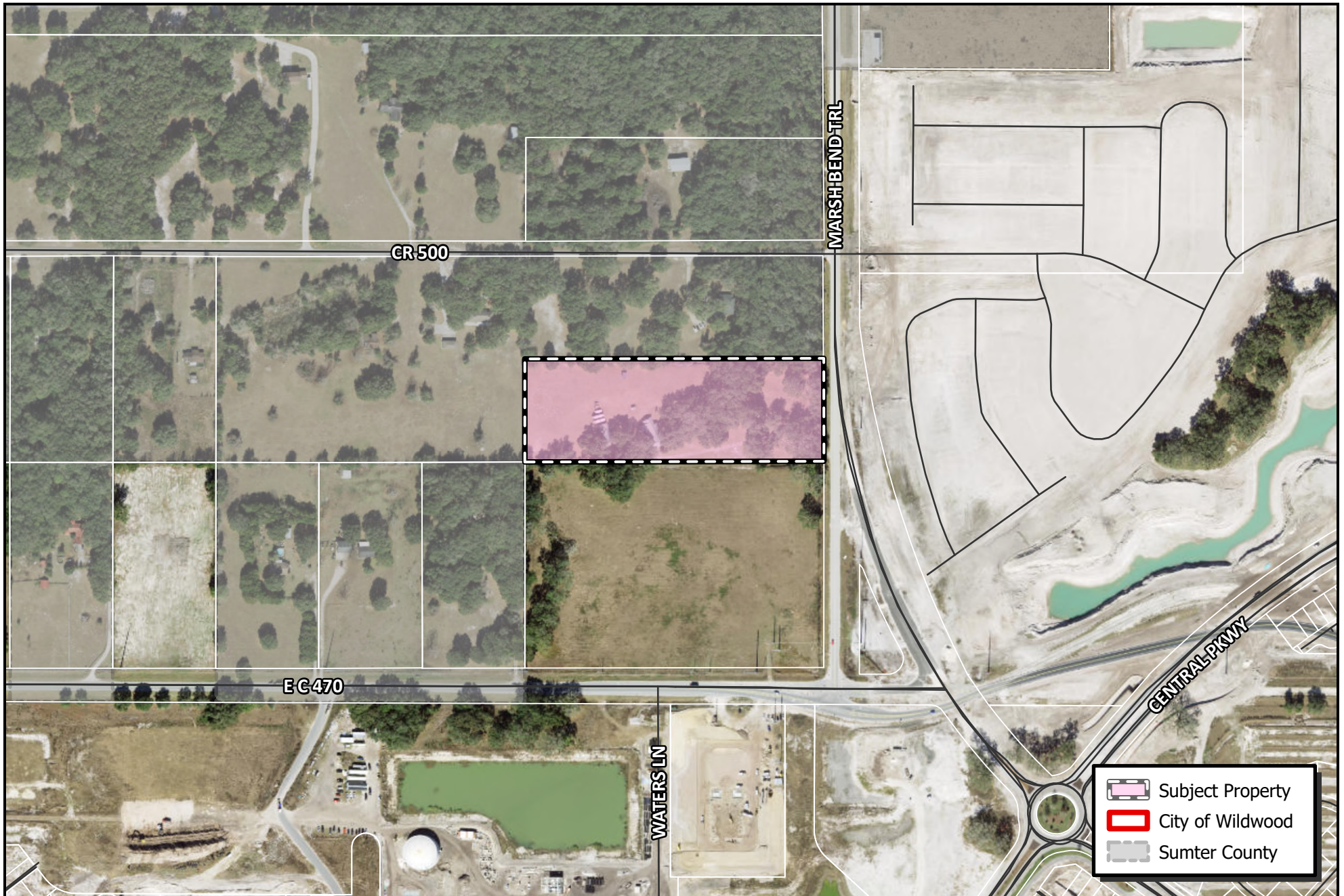
City Attorney

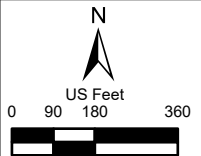


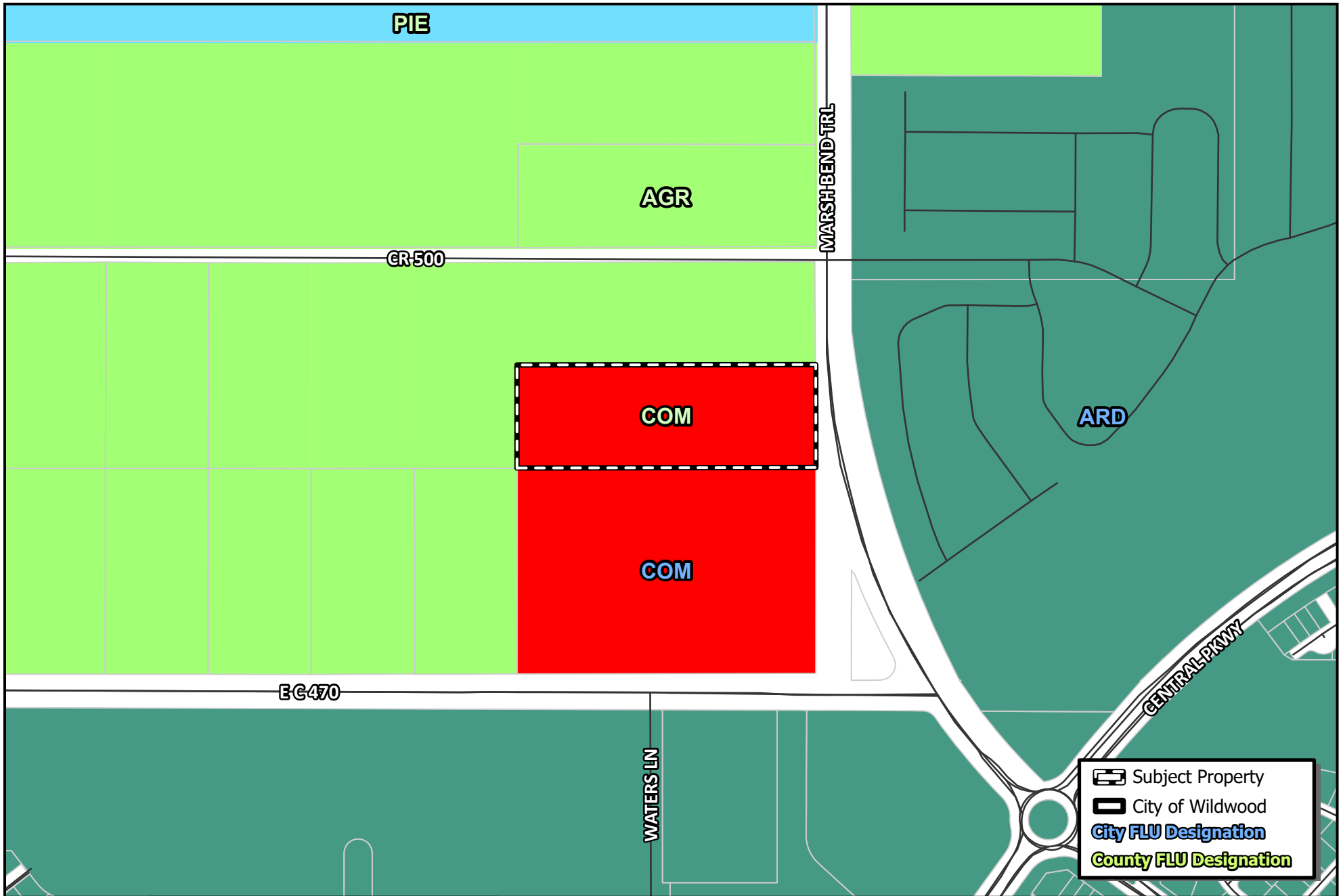
 Subject Property

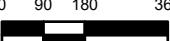
 City of Wildwood

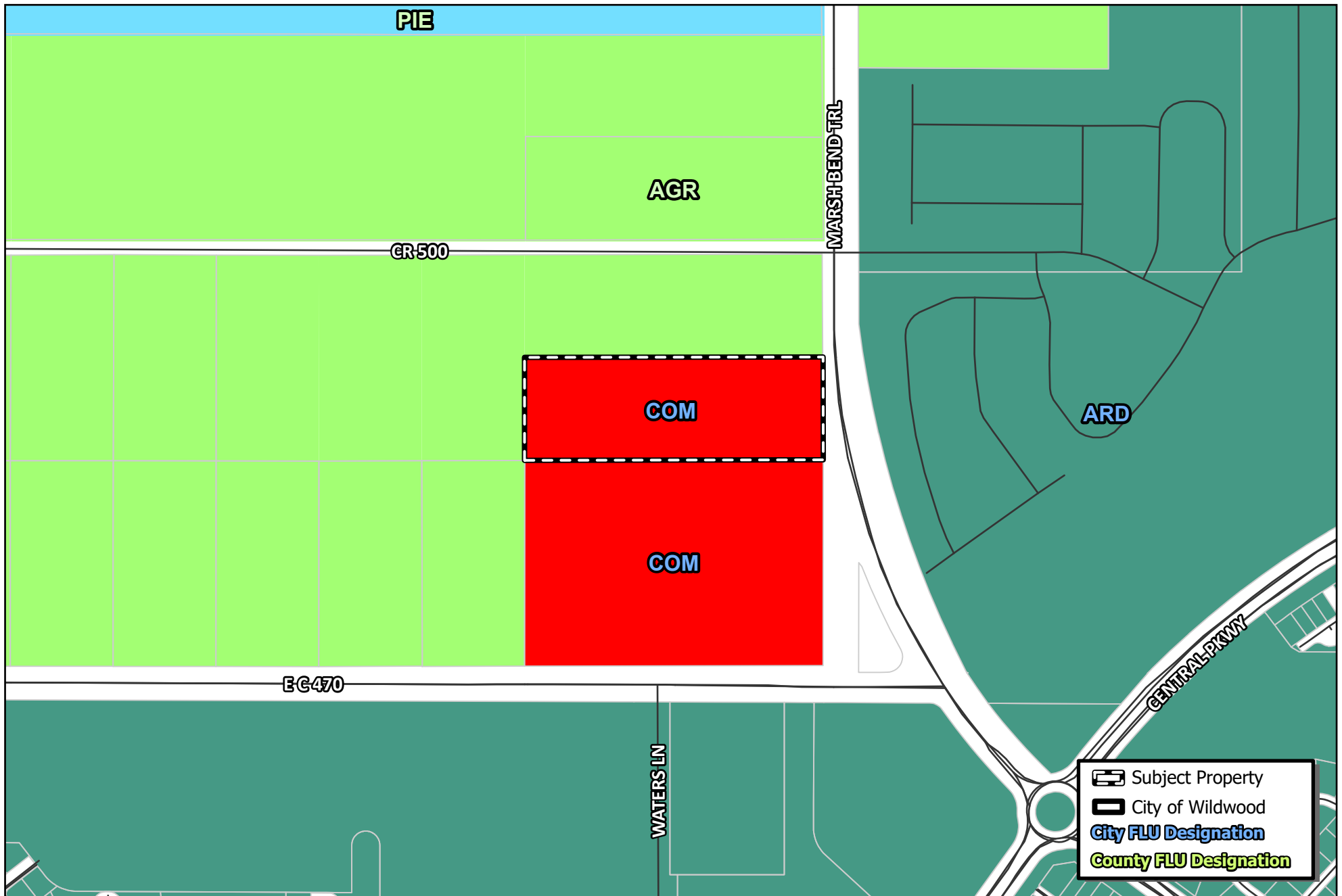
 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2405-001	MAP 1A
		7202 MARSH BEND TRAIL	LOCATION
		PARCEL K09A010	MAP
			MAY 2024

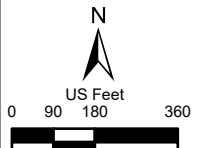


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010		MAP 1B
				LOCATION MAP
				FEB 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360 	CP 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 2A EXISTING LAND USE FEB 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 90 180 360	CP 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 2B
			PROPOSED LAND USE
			FEB 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: O2025-5

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, March 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 Commercial (Sumter County) to Commercial (City of Wildwood) on 7.121 acres MOL. The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.

Case Number: CP 2405-001 7202 Marsh Bend Trail

Applicant(s): WGS Properties, LLC – J.R. Wright, Jr

Owner(s): WGS Properties, LLC

Parcel(s): K09A010

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.

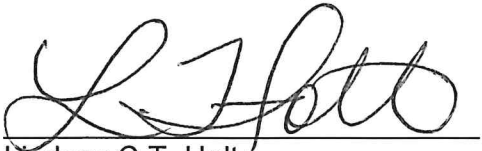
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☐ recommends approval.

☒ recommends approval with the following conditions:

100% gopher tortoise survey; breeding bird survey; tree cleaning outside of nesting season, OR, conduct a migratory bird evaluation

Dated: March 4, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2405-001 7202 Marsh Bend Trail**

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 2405-001 7202 Marsh Bend Trail
Ordinance Number	O2025-6
Owner(s)	WGS Properties, LLC
Applicant(s)	WGS Properties, LLC - J.R. Wright, Jr.
Property Location	The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.
Parcel(s)	K09A010
Date	March 17, 2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 7.121 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2405-001 (O2025-5).

ANALYSIS: The applicant is proposing to include this parcel (K09A010) with the adjacent southern parcel (K10-006) to accommodate water retention areas, utilities, and parking for the overall combined development.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is commercial and residential. The proposed C-3 zoning designation will serve as a transition in this area to serve city residents.

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

Schools: The commercial development will not generate any school-aged children.

Potable Water & Sewer: There is a 16" water main on the east side of Marsh Bend Trail and north side of CR 500. There is no sewer currently available to this parcel. The closest force main line is approximately 8,300 feet from the parcel. 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 of included new developments, 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 at 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. The force main will need to be extended to serve the overall combined commercial development. At the time of extension, the developer would enter into a developer's agreement with the City of Wildwood in which the City would ensure that only the previously vested wastewater ERUs from the adjacent southern parcel, K10-006, would be used for the overall combined commercial development unless wastewater capacity can be verified within the wastewater treatment plant at time of the developer's agreement.

Streets: The property would have access off of Marsh Bend Trail. There is a Marsh Bend Trail realignment currently under construction and a new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

(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 use, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to construct water retention areas, utilities, and parking to support the southern commercial development, and to bring the property into compliance with the proposed Future Land Use designation.

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

The applicant submitted a transportation impact analysis (TIA) conducted in January 2025. The TIA was accepted by Sumter County's Public Works Department with the understanding that the parcel is planned to be combined with the adjacent southern parcel to create a combined site for commercial development. This additional parcel is proposed to accommodate water retention areas, utilities, and parking for the overall combined development. A new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

(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	RR5C (County)
SOUTH	C-3 (City)
EAST	ARD (City)
WEST	RR5C (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 necessary. Other items likely to be required during the site plan process in accordance with the environmental record may include a 100% gopher tortoise survey, tree clearing activities outside the red-tailed hawk nesting season from March to July, and/or conducting a migratory bird evaluation and breeding survey of the site prior to land clearing.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-6

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:

K09A010
WGS Properties, LLC
7.121 +/-

LEGAL DESCRIPTION:

LOT 10, INDIAN OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

This property is to be reclassified from RR5C (Sumter County) to C-3 (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

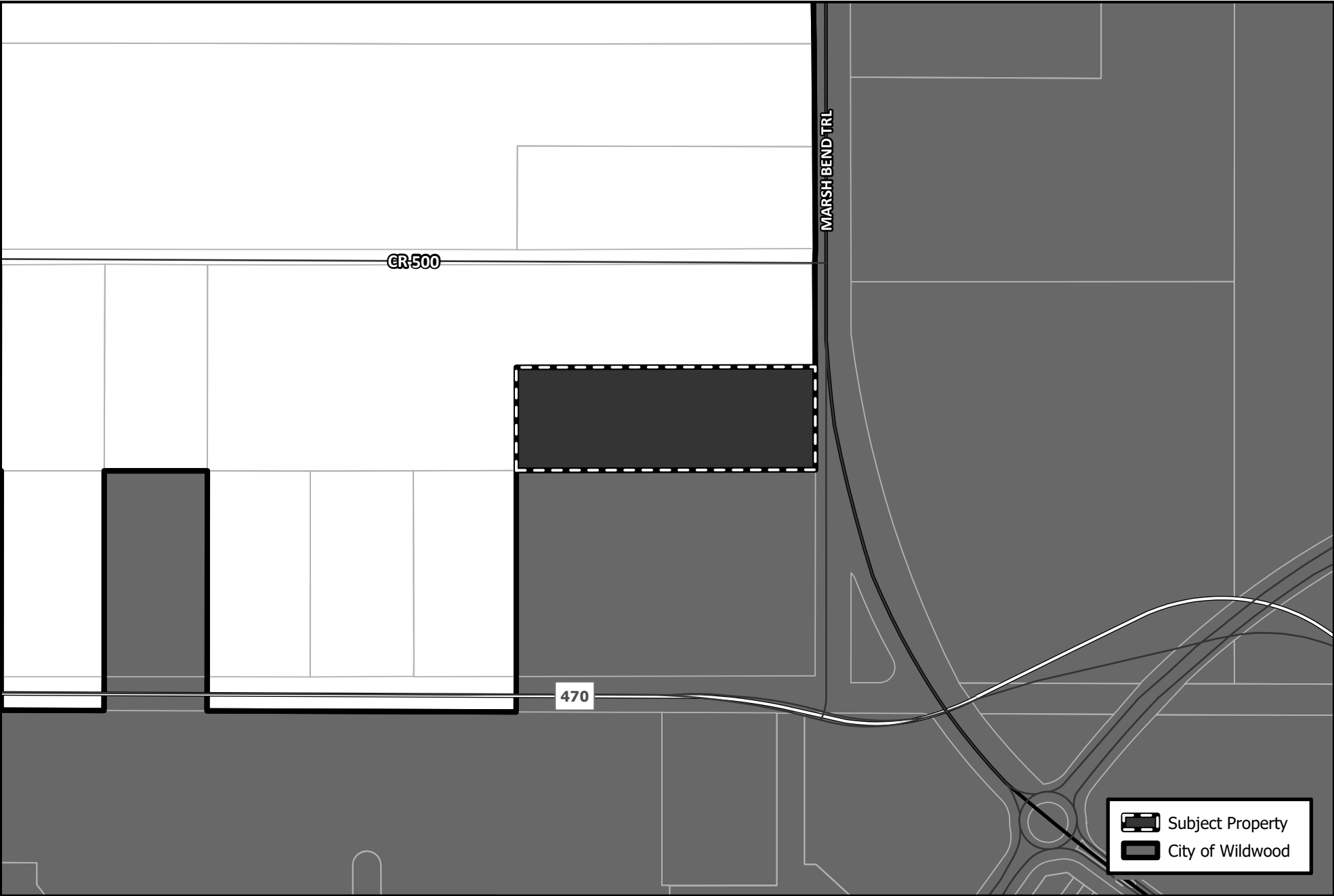
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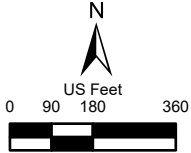
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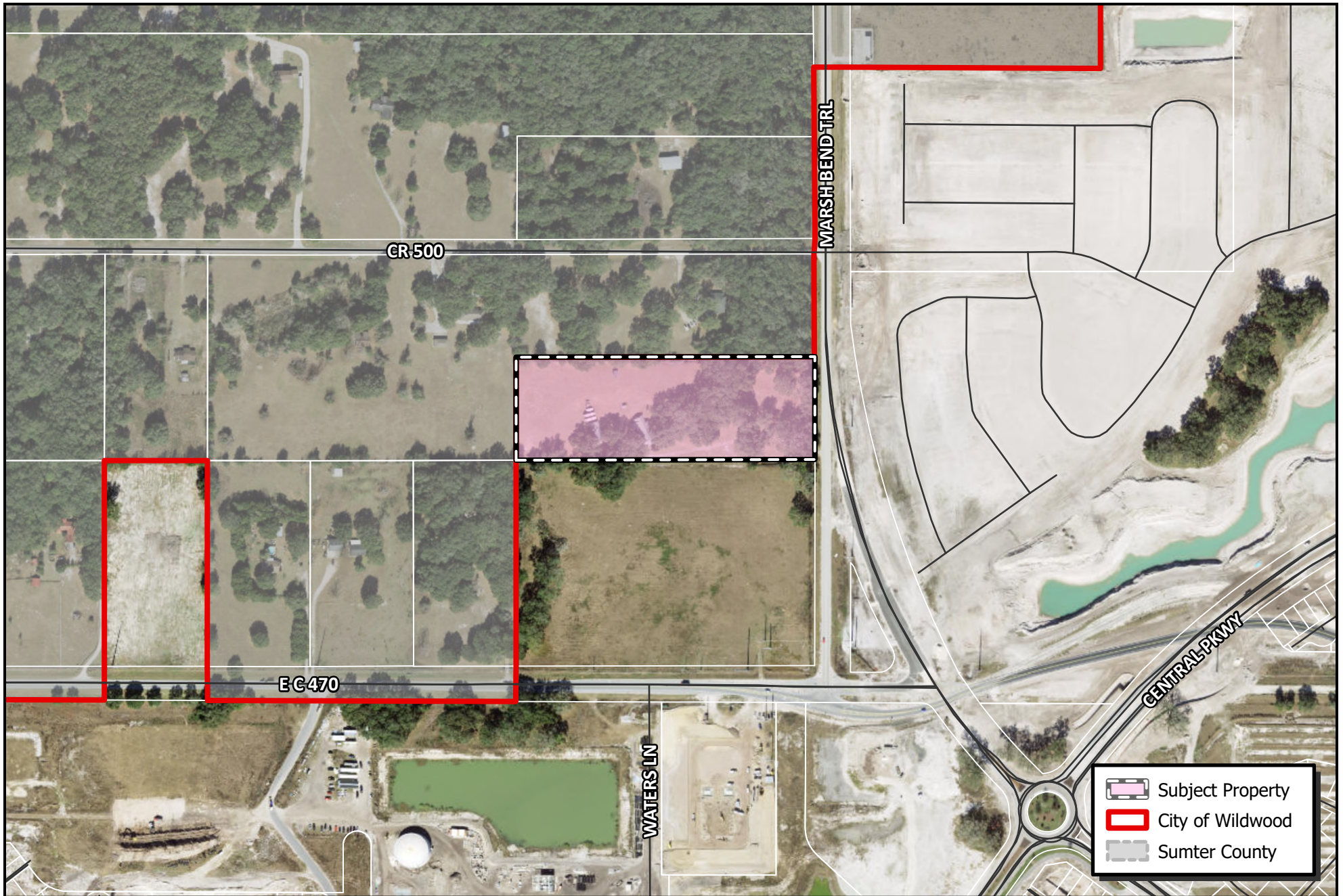
Approved as to form:

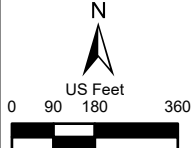
City Attorney

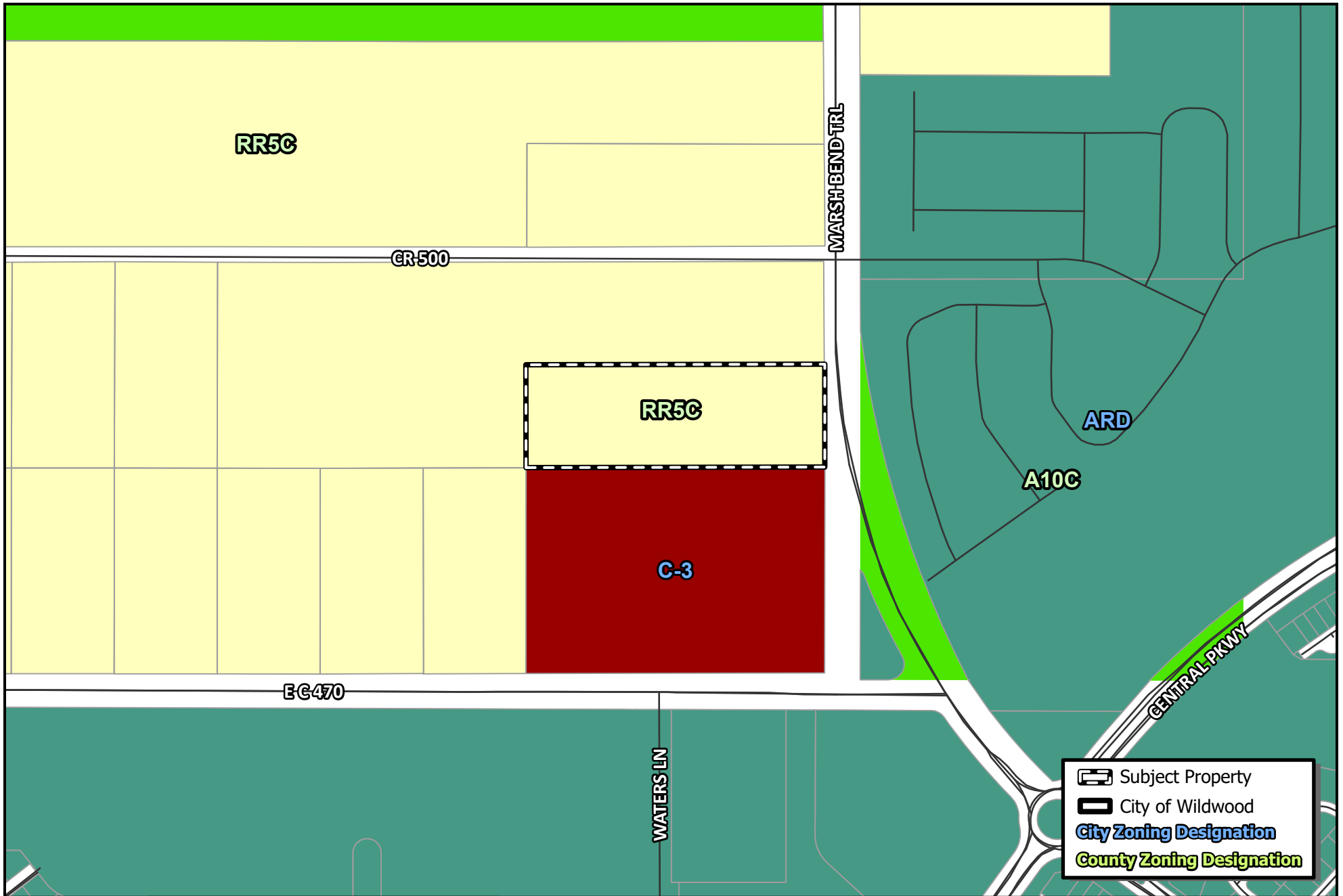
Exhibit A

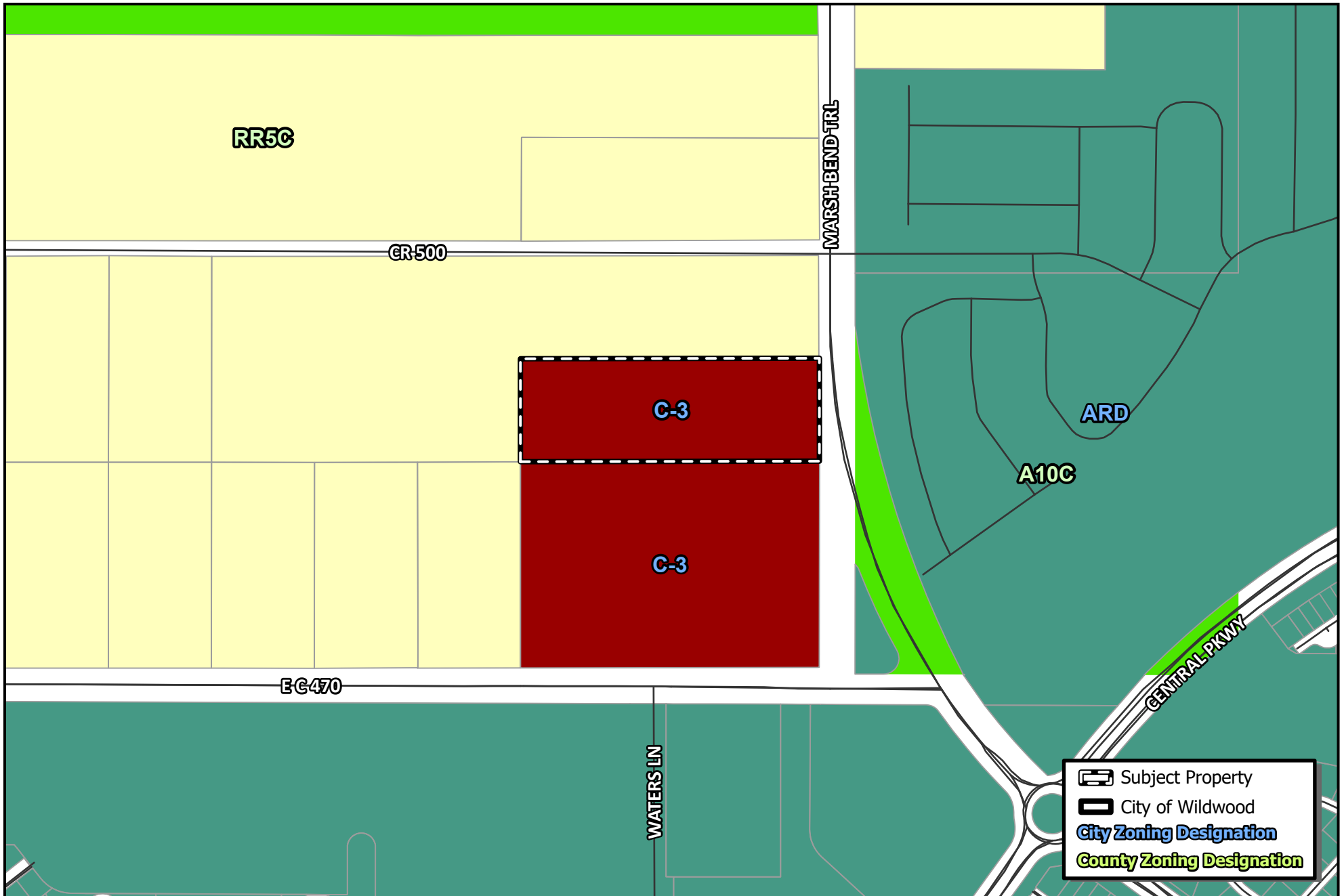


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	RZ 2405-001	MAP 1A
	7202 MARSH BEND TRAIL		LOCATION MAP	
	PARCEL K09A010		MAY 2024	



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	RZ 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 1B
			LOCATION MAP
			FEB 2025





	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation

CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	US Feet 0 90 180 360	RZ 2405-001	MAP 3B
		7202 MARSH BEND TRAIL	PROPOSED ZONING
		PARCEL K09A010	FEB 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: O2025-6

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, March 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 RR5C (Sumter County) to C-3 (City of Wildwood) on 7.121 acres MOL. The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.

Case Number: RZ 2405-001 7202 Marsh Bend Trail

Applicant(s): WGS Properties, LLC – J.R. Wright, Jr

Owner(s): WGS Properties, LLC

Parcel(s): K09A010

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: March 4, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0566 Parcel #G15A132 Annexation

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PJ #25-0566
ORDINANCE NUMBER	O2025-7
OWNER/APPLICANTS	Back Holla Properties, LLC
PROPERTY LOCATION	The property is generally located on C 44A, approximately 0.05 miles northeast of the intersection of E SR 44 and C 44A, addressed as 6454 C-44A, Wildwood, FL 34785
PARCEL NUMBER	G15A132
DATE	March 10, 2025

The owner/applicant, Back Holla Properties, LLC, has submitted a voluntary annexation of parcel G15A132. The property is approximately 0.14 acres MOL and is located at 6454 C 44-A, Wildwood, FL 34785. Annexation into the City is appropriate because the property is located in the City's Joint Planning Area with Sumter County.

Upon completing the annexation process, the applicant will proceed with the small-scale comprehensive plan amendment and rezoning applications. The applicant intends to apply for a zoning designation which is compatible with adjacent uses and allows for the erection of a single-family home on the site. City water and sewer are currently unavailable to the property, the applicant intends to continue using the existing well and septic. The applicant is expected to receive a temporary waiver of the requirement to connect to the City's Utilities per Sections 19-26 and 19-27 of the Code of Ordinances. Should either of the systems fail at the time that the City's utility lines are available, the applicant will be required to connect.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2025-7

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON C 44A, APPROXIMATELY 0.05 MILES NORTH EAST OF E SR 44, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on C 44A, approximately 0.05 miles north east of E SR 44, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Back Holla Properties, is more particularly described as follows:

Parcel G15A132
Back Holla Properties, LLC
Acres 0.14+/-

LEGAL DESCRIPTION

FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY; FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 100 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 47' EAST 100 FEET,

THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

LESS THE FOLLOWING:

FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 50 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 27' EAST (NOTE: BEARING SHOULD READ NORTH 37 DEGREES 47' EAST) 50 FEET,

THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

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: _____

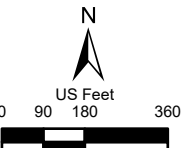
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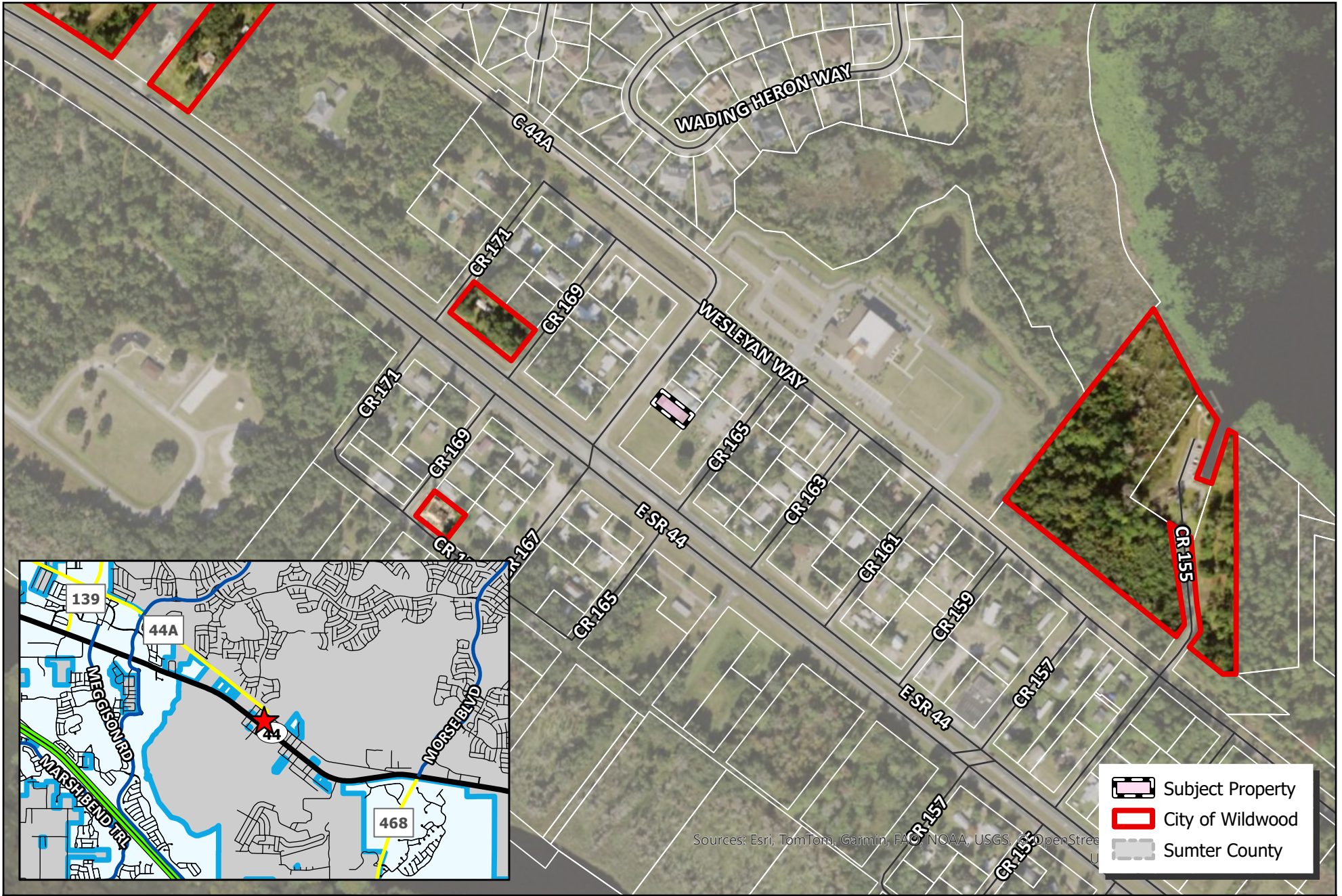
Approved as to form:

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 90 180 360	PJ #A25-0566 PARCEL #G15A132 PARCEL G15A132	MAP 1A LOCATION MAP MAR 2025
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 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06 Miles	PJ #A25-0566 PARCEL #G15A132 PARCEL G15A132	MAP 1B
			LOCATION MAP
			MAR 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: O2025-7

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

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Approval of Agreement for Professional Services from the Arrow Group to Provide Lobbying Services

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding is available in the Executive Department Professional Services (001-512-30-3100).

HISTORY/FACTS/ISSUES:

In April 2024, the city entered into a contract with Anfield Consulting for lobbying services. During that year, Anfield consultant Edgar Fernandez met with numerous agencies to encourage support for the city's wastewater treatment plant project. He has also assisted with submitting appropriation requests, met with our state elected legislators to discuss the appropriation requests, and arranged meetings with these same individuals for the City Manager and Assistant City Manager. Mr. Fernandez keeps city staff abreast of state activities that may concern the city and with any funding opportunities. In January 2025, Anfield Consulting joined forces with the Gunster law firm to create the Arrow Group. This new collaboration widens the services that they can provide. This contract will retain the services of the Arrow Group to continue providing the consulting and lobbying services Anfield Consulting previously provided. Mr. Fernandez will continue to be our main consultant.



AGREEMENT FOR PROFESSIONAL SERVICES

This contract for professional services (hereinafter referred to as "Agreement") is by and between Arrow Group Consulting, LLC, a privately-owned limited liability company registered in the State of Florida (hereinafter referred to as "ARROW"), and the [[CLIENT NAME]], an [[CLIENT DESCRIPTION – e.g. "an association focused on ..."; "a nonprofit corporation that..."]] (hereinafter referred to as "CLIENT"). ARROW and CLIENT shall collectively be referred to as the "Parties."

(1) Statement of Need

WHEREAS, CLIENT is seeking to secure funding support from the State of Florida and the Southwest Florida Water Management District for the implementation of projects intended at improving drinking, wastewater and stormwater utility operations and promoting enhanced water conservation, and

WHEREAS, ARROW has experience working for and with Florida's legislature, water utilities and resources management agencies, and enjoys productive relationships with elected and appointed members of the Florida's legislature, Department of Environmental Protection and the Southwest Florida Water Management District, as well as senior staff at all of these.

NOW THEREFORE, CLIENT wishes to retain ARROW for the purposes of assisting CLIENT in securing state appropriations and grants for the implementation of drinking, wastewater, stormwater and water conservation projects.

(2) **Scope of Services under this Agreement:** ARROW shall assist CLIENT with water resources management consulting and strategic advice, as well as identification and collaboration towards the timely submittal and award of state appropriations and grants. ARROW services DO NOT INCLUDE the preparation of the funding application submittal materials, however ARROW will work with CLIENTs designated staff and consultants to review the submittals prior to submission. All representations made by ARROW on CLIENT'S behalf shall be subject to prior approval by CLIENT'S authorized representative the City Manager or his designee.

In furtherance of this Agreement, ARROW will:

- (a) Provide strategic advice and consultation regarding water resource management programs in Florida, with specific emphasis on identifying opportunities to solicit and receive funding support from the state and the Southwest Florida Water Management District.



(b) Work with CLIENT to develop and execute a strategic plan for each targeted entity/ grant program, including but not limited to:

- Promoting in-person interactions with grant program administrators
- Identifying grant application cycle windows and key dates
- Providing CLIENT with links to or copies of all the forms that are required by each grant program
- Reviewing all grant or appropriation submittals
- Being a communications resource to program administrators reviewing the submittals
- Advocating on behalf of CLIENT for grant awards, when legally appropriate after submittal

(a) Support CLIENT by identifying and setting up meetings with other stakeholders that might support CLIENT's goals.

The managers who shall be the primary points of communication regarding the matters addressed in any future Agreement, will be:

For ARROW: Edgar G. Fernandez, Senior Advisor (786) 255-5755

For CLIENT: Jason McHugh, City Manager (352) 330-1330

(3) Term and Compensation: The term of this Agreement will commence on May 1, 2025 and end on April 30, 2026. CLIENT will pay ARROW the sum total of THIRTY-SIX THOUSAND DOLLARS (\$36,000.00) to perform the services specified in this Proposed agreement (the total sum may also be referred to as the "fee"). Fee payments to ARROW made as follows: twelve (12) monthly payments of THREE THOUSAND DOLLARS (\$3,000); payable upon receipt of an invoice from ARROW.

The fee is INCLUSIVE of costs associated with the execution of ARROW's duties under this agreement including, travel, meals, printing, mail, and other administrative costs. This fee is NOT INCLUSIVE of any lobbying fees which ARROW may be required to expend in support of the CLIENT'S outreach activities. ARROW will secure the approval of the identified contract manager prior to incurring these expenses.

(4) Issuance of Payments and Notice: CLIENT shall make checks payable to ARROW Group Consulting, LLC and send payment(s) to: 777 South Flagler Drive, Suite 500E, West Palm Beach, FL 33401. All written notices from CLIENT to ARROW shall also be sent to this address.



ARROWGROUP

(5) Renewal and Termination: This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. Either Party may terminate this Agreement prior to the date (if applicable) established in section (3) of this Agreement by providing written notice to the other Party thirty (30) days prior to the desired date of termination. CLIENT shall pay ARROW for any and all services and the CLIENT approved expenses during the term of this Agreement up to and until the established date of termination. In the event of early termination, the final amount to be paid shall be established on a pro-rata basis based on number of business days in a calendar year through the date of termination. If the monthly fee previously collected exceeds the pro-rata amount due, ARROW shall remit the difference within 30 days of termination in a check or money order payable to:

City of Wildwood
100 North Main Street
Wildwood, FL 34785

(6) Governing Law: This Agreement is executed in the State of Florida and shall be construed, interpreted, and governed by the laws of such state, and by all applicable laws of the United States of America.

(7) Confidentiality: ARROW acknowledges and understands that this Agreement and the services rendered to CLIENT are the Florida Government in the Sunshine Law and that a violation or breach of requirements of that law is cause for termination and other relief pursuant to section (6) of this Agreement.

(8) Agreement Execution: The Parties, after reviewing, reading, and understanding the contents of this document, do hereby execute this Agreement by their respective signatures. This Agreement is effective as of the date of the last signature below.

(9) No Agency: ARROW is an independent contractor providing consulting services to the CLIENT and is not an employee or agent of CLIENT.

(10) Attorney's Fees: In any dispute between the parties, the substantially prevailing party will be entitled to recover from the non-substantially prevailing party all reasonable attorney's fees, and any other costs related to the disposition of the action before trial, at trial and on appeal.



ARROWGROUP

(11) Disclosure: Please note this is not an engagement of Gunster, Yoakley & Stewart, PA. CLIENT acknowledges that ARROW is an affiliate of Gunster, Yoakley & Stewart ("Gunster") and agrees that the engagement of ARROW under this agreement does not create an attorney-client relationship or any other relationship between CLIENT and Gunster or any of its attorneys. Rather, to the extent that CLIENT wishes to engage the services of Gunster or any of its attorneys to provide any legal representation or services, CLIENT may only do so through a separate, written engagement agreement directly with Gunster. By signing below, CLIENT further acknowledges that it has read this Agreement and agrees that for the purposes of avoidance of any doubt, the hiring of Arrow by CLIENT shall not, by itself, result in or give rise to any claim of conflict of interest against Gunster or any of its attorneys arising from Arrow's engagement by CLIENT.

(12) Registration and Reporting Requirements: In providing its services under this Agreement, ARROW and its staff will endeavor to maintain confidentiality regarding information relating to this representation where applicable. However, the services covered by this Agreement are lobbying services and ARROW, its staff, and the CLIENT will be subject to registration and reporting requirements, as are provided for in statutes and ordinances applicable to lobbying activities.

Therefore, in complying with these requirements ARROW and its staff will register prior to undertaking any effort on the CLIENT's behalf with legislative, executive, or municipal members, staff, or employees. When registrations or other required reports, disclosures or responses are required, ARROW will timely furnish the CLIENT with copies of such forms, reports and responses and the CLIENT agrees to execute such documents as are required by law and otherwise cooperate in achieving compliance and the avoidance of penalties. Reporting will be made pursuant to the relevant portion of work between legislative and executive agency contact.

By entering into this Agreement CLIENT hereby consents to making such registrations required, CLIENT agrees to execute such documents as are required by law and otherwise cooperate in achieving compliance and the avoidance of penalties. Reporting will be made pursuant to the relevant portion of work between legislative and executive agency contact. By entering into this Agreement CLIENT hereby consents to making such registrations and disclosures as are legally required to comply with all applicable lobbying laws.



ARROWGROUP

For The Arrow Group:

Edgar G. Fernandez, DPL, Senior Advisor

City of Wildwood:

(Name & Job Title)]

The foregoing has been accepted and agreed to this _____ day of _____, **2025**.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Reimbursement and Conveyance of a Water Main Extensions along CR 209/CR 232/ E C-462 constructed by KL Twisted Oaks, LLC and Pursuant to Developer's Agreement

REQUESTED ACTION: Staff recommends acceptance pursuant to the established public infrastructure transfer procedure.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City of Wildwood entered into a developer's agreement with KL Twisted Oaks, LLC on June 10, 2024 (attached for your reference), wherein it was agreed that the developer would be entitled to receive a credit to be applied against the SDC fees for offsite water improvements equal to the cost associated with construction of the improvements above what was required for the Twisted Oaks project.

SDC fees for the project totaled \$2,455,155.20 for 1300.4 water ERUs. The total cost of construction of the water mains along CR 209, C-462, and CR 232 was \$3495,219.84 (invoices attached). The actual cost of construction exceeded the amount due for SDCs by \$1,040,064.64, which is due for reimbursement to the developer. The water main extensions were originally included in the utility CIP as *Phase II of the CR 209 Water Main Extensions* project.

Construction of the offsite improvements has been completed. Pursuant to the developer's agreement, the improvements have been inspected by the utilities department, and have received clearance from the Florida Department of Environmental Protection (FDEP).

Additionally, a maintenance bond in the amount of 20% of the cost of construction has been submitted.

Staff recommends approval of the reimbursement in the amount of \$1,040,064.64 as well as acceptance of the offsite improvements.

Please note that an additional component of the developer's agreement was the relocation of a portion of a city water main along US 301. This portion of the improvements is not yet completed, but will be submitted as a separate reimbursement request upon time of completion.

**FIRST AMENDED AND RESTATED
DEVELOPER'S AGREEMENT BETWEEN
THE CITY OF WILDWOOD
AND KL TWISTED OAKS LLC
(TWISTED OAKS RESIDENTIAL)**

This First Amended and Restated Developer's Agreement (the "**Agreement**"), effective this 10th day of June, 2024, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and KL Twisted Oaks LLC, a Florida limited liability company (hereinafter called "Developer").

RECITALS

WHEREAS, Developer Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, described and sketched on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**");

WHEREAS, Developer's proposed development locally known as the Twisted Oaks subdivision requires access to water, wastewater, reuse water, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reuse water, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, reuse water, and other municipal services to the Property;

WHEREAS, the construction of the Twisted Oaks Subdivision includes the construction of multiple off-site water mains along the following roadways: CR462, CR209, CR232, & Easement Area between CR232 and CR44A (the "**Water Mains**"), as reflected on those certain Utility Plans for CR 209 Water Main Extension Phase 1, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 (the "**Offsite Water Mains Construction Plans**"); and an additional off-site water main that is going to be relocated along US 301 (the "**Additional Water Main**"), as reflected on those certain Utility Plans for US 301 Water Main Relocation, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated June 2023, KHA Project #142109156 (the "**Offsite US301 Water Main Construction Plans**");

WHEREAS, upon construction of each water main section pursuant to the Water Main Construction Plans, approval of as-builts, receipt of all regulatory clearances, the Water Mains will be accepted by the City;

WHEREAS, the parties desire to enter into an amended and restated Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, reuse water, and other municipal services for the Property;

WHEREAS, this amended and restated Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, the City Commission previously approved a Developer's Agreement on February 27, 2023;

WHEREAS, The City Commission **has approved this First Amended and Restated Agreement and has authorized the City Manager to execute the new Agreement by motion passed at a regular City Commission meeting on June 10, 2024**;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the **above Recitals are true and correct, and incorporate their terms and provisions herein** for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.
2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:
 - A. ***"Agreement"*** – This First Amended and Restated Developer's Agreement, as the same may subsequently be amended, modified or supplemented pursuant to its terms and provisions.
 - B. ***"Community Development District" or "CDD"*** – Twisted Oaks Pointe Community Development District.
 - C. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.
 - D. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.
 - E. ***"Developer"*** – KL Twisted Oaks LLC, and its successors, and assigns in interest, and/or title, including the Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.

- F. ***“Equivalent Residential Unit”*** – As defined by City Ordinance, also referred to in this Agreement as “ERU”. The term “Equivalent Residential Connection”, also referred to as “ERC”, is synonymous with “EAU”.
- G. ***“Force Majeure”*** – Means no Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the impacted party’s (the “Impacted Party”) reasonable control, including, without limitation, the following force majeure events: (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics, quarantines, or explosions; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes, or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) any other similar events or circumstances beyond the reasonable control of the impacted Party, . provided, however, that the impacted Party whose performance is interfered with promptly resumes the required performance upon the cessation of the Force Majeure Event or its effects. No Party shall be excused from performance if such Party fails to use commercially reasonable efforts to remedy the situation and remove the causes of nonperformance.
- H. ***“Homeowners Owners’ Association”*** - A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, common area improvements located on the Property, including but not limited to open space, entry features, amenities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners' Association for such purposes, and to convey to the Homeowners' Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners' Association will, by execution of an appropriate agreement with City, assume the Developer's responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.
- I. ***“Land Development Regulations”*** – Means ordinances and regulations enacted by the City of Wildwood for the regulation of any aspect of development and the City of Wildwood’s zoning, rezoning, subdivision, building construction, occupancy or sign regulations or any other regulations controlling the development or use of property.
- J. ***“Local Government”*** – Means any country, municipality, special district, or governmental entity of the country, state, municipality, or region established pursuant to law which exercises regulatory authority over, and grants permits for land development or which provides public improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.
- K. ***“Laws”*** – Means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications.

- L. **Offsite Water Mains Construction Plans** – The Utility Plans for CR 209 Water Main Extension Phase 1, prepared by the City’s Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 and approved by the City on February 27, 2023; to include the additional Utility Plans for US 301 Water Main Relocation, prepared by the City’s Engineering Consultant Kimley Horn & Associates, dated June 2023, KHA Project #142109156 and approved by the City on 6/22/23.
- M. **“Party or Parties”** – Refers to either Developer or City, or (as applicable) to both Developer and City.
- N. **“Property”** – The real property described on **Exhibit “A”**.
- O. **“Significant Construction”** – Means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.
- P. **“System Development Charge”** – Those charges by City for a customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an “SDC” or “SDC Fee”.
- Q. **“Transmission Fee”** – The portion of the SDC that represents the customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.
- R. **“Treatment Fee”** – The portion of the SDC that represents the customer's hydraulic share of the facilities required to service that customer.
- S. **Water Mains** – The multiple off-site water mains to be constructed along the following roadways: CR462, CR209, CR232, Easement Area between CR232 and CR44A, & US301.
- T. **“Water Management District” or “SWFWMD”** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. Developer's Obligations.

A. System Development Charges and Capacity.

1. SDC Fees.

- a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on

the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

- b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on **Exhibit “B”** attached hereto and by this reference incorporated herein
- c) The wastewater SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on **Exhibit “B.”**
- d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.
- e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU's) approved for a reservation of capacity as indicated on **Exhibit “B.”** One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.
- f) Wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.
- g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. Payment Schedule.

- a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in **Exhibit “C”** attached hereto and by this reference incorporated herein.
- b) Developer must proceed with due diligence toward the use of all connections.

- c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Construction of the applicable phases of Developer's project on the Property is not made within twenty-four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Construction may be extended pursuant to the provisions of this Agreement concerning Force Majeure.
- d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:
 - 3.A.2.d.1.** Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.
 - 3.A.2.d.2.** This Developer's Agreement, and all attachments, must be fully executed by Developer and City.
- e) 50% of the wastewater SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the wastewater SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.
- f) As further set forth in Section 4, *infra*, the City and Developer acknowledge and agree that the cost of the Improvements will exceed the water SDC fees due. As such, no payment of the water SDC fee will be due under this Agreement.
- g) Capacity is reserved for a particular location and assumes that City will be prepared to serve that capacity according to the agreed- upon availability schedule at that location and no other.
- h) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.
- 3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D," and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.

City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase 1,300.4 **(982 Previously Approved + 318.4 New ERU's)** water ERU's and 1,300.4 **(982 Previously Approved + 318.4 New ERU's)** wastewater ERU's. These will be available at the times listed on **Exhibit "D"** attached hereto and by this reference incorporated herein.

4. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section.
5. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.
6. **The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.**

4. **Off-Site Improvements – Water Mains Reimbursement Credit Agreement.**

- A. The City shall design, and permit the following off-site improvements (hereinafter referred to as the “**Improvements**”), whereby the Developer will construct said off-site improvements:
 1. The construction of the Water Mains extensions pursuant to the Offsite Water Main Construction Plans Sheets: 41 – 45, 46 – 56, 79 – 85, 86 – 97, from KHA Project #142173326; and U-03 & U-04 from KHA Project # 142109156.
- B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the City SDC Fees for water Improvements equal to the cost associated with construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

KHA PROJECT # 142173326		
1.00	Water Main – Sheets 41 – 45 (Offsite Easement)	
	a. 12” Option (Required by City)	\$ 253,743.00
	b. 8” Option (Required for Project)	\$ 163,494.00
	Cost to City:	\$ 90,249.00
2.00	Water Main – Sheets 46 – 56 (CR209)	
	a. 16” Option (Required by City)	\$ 1,084,536.00
	b. 8” Option (Required for Project)	\$ 594,432.50
	Cost to City:	\$ 490,103.50
3.00	Water Main – Sheets 79 – 85 (CR232)	\$ 809,492.00

4.00	Water Main – Sheets 86 – 93 (CR462)	\$ 728,127.00
5.00	Water Main – Sheets 94 – 97 (CR462)	
	a. 12” Option (Required by City)	\$ 451,296.00
	b. 10” Option (Required for Project)	\$ 423,458.00
	Cost to City:	\$ 27,838.00
6.00	Change Orders:	
	C.O. #1 (Sheets: 40-45, 46-56, 87, 93, & 94)	\$ (16,523.00)
	C.O. #2 (Sheets: 79-85 - CR232 - Per City)	\$ 13,512.20
	C.O. #3 (Rocks moved to Stockpile)	\$ 29,400.84
	Cost to City:	\$ 26,390.04
	Sub-Total Cost Project #142173326:	\$ 2,172,199.54
KHA PROJECT # 142109156		
1.00	Water Main – Sheets U-03 & U-04	\$ 610,980.25
	Sub-Total Cost Project #142109156:	\$ 610,980.25
	TOTAL COST TO CITY:	\$ 2,783,179.79

- C. The Developer’s cost to construct the Improvements will exceed the amount of water SDC Fees that would be due to the City. In lieu of payment to the City, the Developer shall be entitled to a credit equal to the amount of SDC Fees for 1,300.4 Water SDC Fees “Reimbursement Credit”.

Once the Reimbursement Credit has been applied against the actual cost of construction of the improvements, the Developer will be entitled to reimbursement for the difference between the Reimbursement credit and the actual construction costs (Excess Cost). The City will reimburse the Developer for the excess cost within sixty (60) days of completion of the Improvements.

By way of example, if the actual cost is one million (\$1,000,000.00) dollars and Water SDC Fees are five hundred thousand (\$500,000.00), the Developer shall be entitled to a reimbursement credit of five hundred thousand (\$500,000.00) dollars (excess cost).

- D. Actual costs and expenditures of construction will include costs of design, permitting, surveying, subsurface investigations, testing and construction management services necessary for the Improvements, as well as, landscaping, materials and project close-out documentation.

1. In order to receive the Reimbursement Credit, the Developer will provide appropriate documentation (e.g., invoices, receipts, bills, etc.) showing actual expenditures in order to verify the cost of the construction of the improvements. If an individual property owner is seeking credits, they shall provide adequate documentation to show that they have the right to said credits.
- E. City and Developer acknowledge that the cost estimates included herein have been provided by the City. The final costs may increase or decrease based upon material changes, inflation, unknown site conditions, and any potential delays caused by force majeure events. A final accounting of the cost will be submitted to the City upon completion of the Improvements.

5. Developer's Responsibility.

- A. During construction, Developer shall construct the water main extensions that are reflected in the approved Water Main Construction Plans provided by the City.
- B. After completion of construction of the water main Improvements and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.
- C. Developer or any Homeowner's Owner's Association that may be created is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

6. City's Responsibility.

- A. The City agrees that upon completion of the off-site Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the off-site Improvements.

The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable.

The City shall be responsible for the water main service as set forth in the City's code or regulations.

- B. After completion of construction of the water main systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water main systems within the right-of-way, including service lines, fixtures, valves, and any pump stations.

7. City's Option to Construct Water Main Lines

- A. Notwithstanding anything in this Agreement, the City shall have the right, but not the obligation, to design, permit and construct, at its own cost, any or all of the Water Mains referenced in this Agreement. Should the City choose to do so, the City would have no obligation to provide credits or a reimbursement credit to the Developer in accordance with this Agreement. Furthermore, the Developer would have no further obligations with respect to the design, permitting, or construction of said Water Mains.
- B. Should the City construct the Water Mains, any other obligation of the Developer under this Agreement or under the City's Code of Ordinances or Land Development Regulations would not be waived.

8. Miscellaneous Terms.

- A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.
- B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.
- C. Developer, any Homeowners Association created for the Property, the CDD, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, the Planned Development Agreement, or as otherwise modified by variance.
- D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide. Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and *five* feet (5') wide alongside lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

9. General Provisions.

A. Notices. With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or
2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY:

City of Wildwood
Attn: Melanie
Strickland
Development Services Director
100 N. Main Street
Wildwood, FL 34785

With Copy To:

Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, FL 34748

With Copy To:

City of Wildwood
Attn: Jason Martin
Assistant Utilities Director
100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPER:

KL Twisted Oaks LLC
Attn: James P. Harvey
14025 Riveredge Drive, #175
Tampa, FL 33637

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

B. Negation of Partnership. None of the terms or provisions of this Agreement shall

be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

C. Default Provisions.

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.
2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.
3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.
4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to

any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third-Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third-Party Parcel.

D. Estoppel Statements.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:
 - a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.
 - b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).
 - c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.
 - d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.
 - e) That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement;

however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

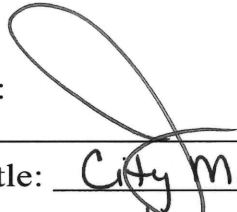
- E. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- F. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their **respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.**
- G. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.
- H. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.
- I. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.
- J. **Successors and Assigns.**
1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.
 2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

- K. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.
- L. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than **one such counterpart.**
- M. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.
- N. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.
- O. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.
- P. **Recordation.** This Agreement shall be recorded in the Public Records of Sumter County, Florida.

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

**CITY OF WILDWOOD, FLORIDA, a
Florida Municipal Corporation**

By: 

Title: City Manager

Date: June 10, 2024

*APPROVED AS TO FORM AND
LEGALITY:*



CITY ATTORNEY

ATTEST:



CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON

June 10, 2024

KL TWISTED OAKS LLC,
a Florida limited liability company

By: _____

Title: James Harvey

Date: July 15, 2024

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by [x] physical presence or [] online notarization by James P. Harvey, as Authorized Signatory of KL Twisted Oaks LLC, a Florida Limited Liability Company, who is:

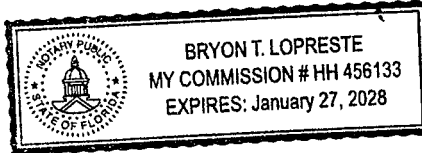
 Personally known by me, OR
 Produced a driver's license as identification.

Dated: this 15th day of July, 2024

Print Name: Bryon T. LoPreste

Notary Public, State of Florida

Commission number:



HH456133

Commission expires: 012728

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recitals	Legal – Property
B	3.A.1	Calculation- Water and Wastewater TIE Fees
C	3.A.2	Calculation - Connection Fees
D	3.A.4	Utility Connection Availability Schedule

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'36" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 232 RUN N 89°44'55" W, A DISTANCE OF 754.65 FEET; THENCE N 89°50'14" W, A DISTANCE OF 742.99 FEET; THENCE S 89°45'30" W, A DISTANCE OF 492.22 FEET; THENCE S 89°17'41" W, A DISTANCE OF 640.41 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED); THENCE ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209 RUN N 00°02'37" E, A DISTANCE OF 2618.73 FEET; THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 RUN N 00°01'53" E, A DISTANCE OF 1361.28 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN S 89°40'13" E, A DISTANCE OF 524.60 FEET; THENCE N 00°06'47" E, A DISTANCE OF 406.10 FEET; THENCE S 88°11'56" W, A DISTANCE OF 525.05 FEET TO THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209; THENCE ALONG THE SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN N 00°03'24" E, A DISTANCE OF 870.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462, (A 66 FOOT WIDE RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 462 RUN S 89°45'56" E, A DISTANCE OF 1974.71 FEET; THENCE S 00°07'17" W, A DISTANCE OF 628.51 FEET; THENCE S 89°46'24" E, A DISTANCE OF 663.00 FEET TO THE CENTERLINE OF SAID SECTION 31; THENCE ALONG SAID CENTERLINE OF SECTION 31 RUN S 00°07'59" W, A DISTANCE OF 661.78 FEET; THENCE DEPARTING SAID CENTERLINE OF SECTION 31 RUN S 89°50'09" E, A DISTANCE OF 1244.38 FEET; THENCE NORTHEASTERLY, 9.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 07°10'00" (CHORD BEARING N 36°42'43" E, 9.87 FEET); THENCE NORTHEASTERLY, 30.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 14°02'01" (CHORD BEARING N 40°08'44" E, 30.54 FEET); THENCE NORTHEASTERLY, 64.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 47°02'56" (CHORD BEARING N 23°38'16" E, 63.06 FEET); THENCE N 00°06'48" E, A DISTANCE OF 445.68 FEET; THENCE NORTHWESTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N 44°53'12" W, 49.50 FEET); THENCE N 89°53'12" W, A DISTANCE OF 15.00 FEET; THENCE N 00°06'48" E, A DISTANCE OF 60.00 FEET; THENCE S 89°53'12" E, A DISTANCE OF 12.00 FEET; THENCE NORTHEASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N 45°06'48" E, 49.50 FEET); THENCE N 00°06'48" E, A DISTANCE OF 82.18 FEET; THENCE N 13°36'33" E, A DISTANCE OF 12.85 FEET; THENCE N 00°06'48" E, A DISTANCE OF 264.26 FEET; THENCE NORTHERLY, 62.42 FEET

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.00 FEET AND A CENTRAL ANGLE OF 12°43'36" (CHORD BEARING N 06°15'00" W, 62.29 FEET); THENCE N 12°36'47" W, A DISTANCE OF 99.48 FEET; THENCE NORTHWESTERLY, 34.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 43°16'51" (CHORD BEARING N 34°15'13" W, 33.93 FEET); THENCE NORTHWESTERLY, 38.70 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 89.00 FEET AND A CENTRAL ANGLE OF 24°54'55" (CHORD BEARING N 43°26'11" W, 38.40 FEET); THENCE NORTHWESTERLY, 42.01 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 52°19'48" (CHORD BEARING N 57°08'38" W, 40.57 FEET); THENCE N 83°18'32" W, A DISTANCE OF 13.14 FEET; THENCE WESTERLY, 32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 131.00 FEET AND A CENTRAL ANGLE OF 14°23'36" (CHORD BEARING N 76°06'44" W, 32.82 FEET); THENCE WESTERLY, 13.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 09°17'41" (CHORD BEARING N 73°33'47" W, 13.13 FEET); THENCE N 78°12'37" W, A DISTANCE OF 48.79 FEET; THENCE WESTERLY, 53.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 290.51 FEET AND A CENTRAL ANGLE OF 10°38'36" (CHORD BEARING N 83°45'40" W, 53.89 FEET) TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462, (A 66 FOOT WIDE RIGHT OF WAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUNS 89°45'53" E, A DISTANCE OF 496.75 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUN S 00°06'56" W, A DISTANCE OF 433.56 FEET; THENCE S 89°44'50" E, A DISTANCE OF 467.43 FEET; THENCE S 00°07'28" W, A DISTANCE OF 283.58 FEET; THENCE S 89°46'44" E, A DISTANCE OF 554.39 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE RUN THE FOLLOWING FIVE (5) COURSES: 1) S 04°46'56" W, A DISTANCE OF 5.56 FEET; 2) THENCE SOUTHERLY, 489.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5861.91 FEET AND A CENTRAL ANGLE OF 04°46'59" (CHORD BEARING S 02°23'26" W, 489.22 FEET); 3) S 00°00'04" E, A DISTANCE OF 75.50 FEET; 4) S 89°50'09" E, A DISTANCE OF 82.00 FEET; 5) S 00°00'04" E, A DISTANCE OF 1319.94 FEET TO THE EAST 1/4 CORNER OF SECTION 31; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES) RUN N 89°53'23" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 2611.46 FEET TO THE CENTER OF SECTION 31; THENCE ALONG THE CENTERLINE OF SAID SECTION 31 RUN S 00°07'36" W, A DISTANCE OF 2609.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 404.167 ACRES, MORE OR LESS.

LESS OUT

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'36" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03

FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING RIGHT OF WAY AS MAINTAINED); THENCE CONTINUING ALONG THE CENTERLINE OF SECTION 31 RUN N 00°07'36" E, FOR A DISTANCE OF 2609.11 FEET TO THE CENTER OF SECTION 31; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN S 89°53'23" E, A DISTANCE OF 1660.70 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN N 01°19'56" E, A DISTANCE OF 69.34 FEET TO THE SOUTHWEST CORNER OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110 PART A, ACCORDING TO OFFICIAL RECORDS BOOK 2166, PAGE 708, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 110 PART A, N 01°19'56" E, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 110 PART A, S 88°40'04" E, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 110 PART A, S 01°19'56" W, A DISTANCE OF 315.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 110 PART A, N 88°40'04" W, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.399 ACRES, MORE OR LESS.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

1) WATER:

- a) One (1) water SOC due for every water connection EAU reserved
- b) Number of water ERU's reserved = 1,300.4
- c) Number of water SDC's due = 1,300.4
- d) Charge per water SOC for this project = \$ 1,888.00
- e) TOTAL water SOC charges due $\$1,888.00 \times 1,300.4 = \$ 2,455,155.20$

2) WASTEWATER:

- a) One (1) wastewater SOC due for every wastewater connection EAU reserved
- b) Number of wastewater ERU's reserved = 1,300.4
- c) Number of wastewater SDC's due = 1,300.4
- d) Charge per wastewater SOC for this project = \$ 3,298.00
- e) TOTAL water SOC charges due $\$3,298.00 \times 1,300.4 = \$ 4,288,719.20$

3) TOTAL DUE (WATER AND WASTEWATER):

$$\$2,455,155.20 + \$4,288,719.20 = \$6,743,874.40$$

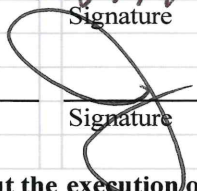
Development Authority:	Melanie Strickland		6/10/24
	Printed Name	Signature	Date
Agreement to Provide:	Jason McHugh		6/10/24
	Printed Name	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

EXHIBIT “C”
CALCULATION-CONNECTION FEES

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

WATER SDC FEE:

Check One

- a) Inside City, or, Pre-Annexation \$1,888.00 ☒
or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested = 1,300.4

TOTAL water SDC fee = \$1,888.00 x 1,300.4 = **\$2,455,155.20**

DUE SCHEDULE:

First 50% \$1,227,577.60

Second 50% \$1,227,577.60

WASTEWATER SDC FEE:

Check One

- a) Inside City, or, Pre-Annexation \$3,298.00 ☒
or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 250 gallons per day

Number of water connections (ERU's) requested = 1,300.4

TOTAL water SDC fee = \$3,298.00 x 1,300.4 = **\$4,288,719.20**

DUE SCHEDULE:

First 50% \$2,144,359.60

Second 50% \$2,144,359.60

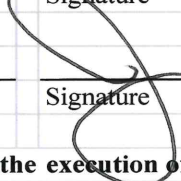
Development Authority:	Melanie Strickland		6/10/24
	Printed Name	Signature	Date
Agreement to Provide:	Jason McHugh		6/10/24
	Printed Name	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

EXHIBIT "D"
UTILITY CONNECTION AVAILABILITY SCHEDULE

City of Wildwood

Exhibit "D"

100 N. Main Street
Wildwood, FL 34785 - 352.330.1330

DEVELOPER UTILITY CONCURRENCY REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE

Project Name: KL TWISTED OAKS LLC / Twisted Oaks subdivision

YEAR 2023	1st QTR. '23 ERU's Needed	2nd QTR. '23 ERU's Needed	3rd QTR. '23 ERU's Needed	4th QTR. '23 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____
YEAR 2024	1st QTR. '24 ERU's Needed	2nd QTR. '24 ERU's Needed	3rd QTR. '24 ERU's Needed	4th QTR. '24 ERU's Needed
WATER	<u>215</u>	<u>248</u>	<u>332</u>	_____
WASTEWATER	_____	<u>463</u>	<u>332</u>	_____
REUSE	_____	_____	_____	_____
YEAR 2025	1st QTR. '25 ERU's Needed	2nd QTR. '25 ERU's Needed	3rd QTR. '25 ERU's Needed	4th QTR. '25 ERU's Needed
WATER	<u>86.4</u>	_____	<u>115</u>	<u>146</u>
WASTEWATER	<u>86.4</u>	_____	<u>115</u>	<u>146</u>
REUSE	_____	_____	_____	_____
YEAR 2026	1st QTR. '26 ERU's Needed	2nd QTR. '26 ERU's Needed	3rd QTR. '26 ERU's Needed	4th QTR. '26 ERU's Needed
WATER	_____	_____	<u>158</u>	_____
WASTEWATER	_____	_____	<u>158</u>	_____
REUSE	_____	_____	_____	_____
YEAR 2027	1st QTR. '27 ERU's Needed	2nd QTR. '27 ERU's Needed	3rd QTR. '27 ERU's Needed	4th QTR. '27 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____

Development Authority:

Printed Name

Signature

Date

Agreement to Provide:

Printed Name

Signature

Date

This commitment expires after _____ days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERU

PO# 1986

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: KL Twisted Oaks LLC 14025 Riveredge Drive, Suite 175 Tampa, Florida 33637	PROJECT: Twisted Oaks Offsite Water Main 2022-201-1	APPLICATION NO.: 9 APPLICATION DATE: 8/25/2023 PAY PERIOD: 8/1/2023 - 8/31/2023 CONTRACT DATE: 1/26/2023	DISTRIBUTION TO: ☒ OWNER ☒ ENGINEER ☐ CONTRACTOR
---	--	---	---

FROM CONTRACTOR:
Hughes Brothers Construction, Inc.
948 Walker Rd.
Wildwood, Florida 34785
352-399-6829

VIA ENGINEER:
Kimley Horn
1700 SE 17th Street
Ocala, Florida 34471
352-438-3000

RETAINAGE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM		\$ 3,369,644.00
2. Net change by Change Orders (3 Total to Date)		\$ 82,368.04
3. Contract Sum To Date (Line 1+2)		\$ 3,452,012.04
4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets)		\$ 3,452,012.04
5. RETAINAGE:		
a. <u>5%</u> of completed work		\$ 172,600.60
b. Retainage released to date		\$ 172,600.60
c. Net retainage held to date		\$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$ 3,452,012.04
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		\$ 3,365,479.02
8. CURRENT PAYMENT DUE		\$ 86,533.02
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 6)	\$	0.00

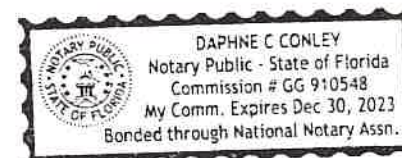
CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	82,368.04	
Total approved this month	-	
TOTALS	82,368.04	-
NET CHANGES by Change Order		82,368.04

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

CONTRACTOR: Hughes Brothers Construction, Inc.

By: [Signature] Date: 8-25-2023
Project Manager

State of : FLORIDA
County of : SUMTER
Subscribed and sworn to before me
this 25 day of August, 2023



Notary Public : [Signature]
My Commission expires : 12-30-23

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.
AMOUNT CERTIFIED _____ **Date:** _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this

application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer :

By: _____ Date: _____

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	SITEWORK (41-45) EASEMENT											
1000	Mobilization	1.00	LS	\$ 4,825.00	\$ 4,825.00	1	\$ 4,825.00	0	\$ -	1	\$ 4,825.00	100.00%
1010	Survey Construction Staking & As Buils	1.00	LS	\$ 12,855.00	\$ 12,855.00	1	\$ 12,855.00	0	\$ -	1	\$ 12,855.00	100.00%
1015	NPDES Monitoring	1.00	LS	\$ 2,475.00	\$ 2,475.00	1	\$ 2,475.00	0	\$ -	1	\$ 2,475.00	100.00%
1020	Clearing & Grubbing (Easement)	1.00	LS	\$ 15,955.00	\$ 15,955.00	1	\$ 15,955.00	0	\$ -	1	\$ 15,955.00	100.00%
1050	ROW Restoration	1.00	EA	\$ 6,340.00	\$ 6,340.00	1	\$ 6,340.00	0	\$ -	1	\$ 6,340.00	100.00%
1100	TOTAL SITEWORK (41-45) EASEMENT				\$ 42,450.00		\$ 42,450.00		\$ -		\$ 42,450.00	
	WATERMAIN (41-45) EASEMENT											
1430	Connect To Existing	1.00	EA	\$ 1,950.00	\$ 1,950.00	1	\$ 1,950.00	0	\$ -	1	\$ 1,950.00	100.00%
1440	Temporary Jumper	1.00	EA	\$ 2,270.00	\$ 2,270.00	1	\$ 2,270.00	0	\$ -	1	\$ 2,270.00	100.00%
1450	12" C900 DR 18	2,620.00	LF	\$ 88.35	\$ 231,477.00	2620	\$ 231,477.00	0	\$ -	2620	\$ 231,477.00	100.00%
1480	12" Gate Valve	1.00	EA	\$ 4,260.00	\$ 4,260.00	1	\$ 4,260.00	0	\$ -	1	\$ 4,260.00	100.00%
1488	Sample Points	1.00	EA	\$ 1,210.00	\$ 1,210.00	1	\$ 1,210.00	0	\$ -	1	\$ 1,210.00	100.00%
1489	Fittings Watermain	1.00	LS	\$ 1,310.00	\$ 1,310.00	1	\$ 1,310.00	0	\$ -	1	\$ 1,310.00	100.00%
1510	Testing (One Time)	2,620.00	LF	\$ 4.30	\$ 11,266.00	2620	\$ 11,266.00	0	\$ -	2620	\$ 11,266.00	100.00%
1520	TOTAL WATERMAIN (41-45) EASEMENT				\$ 253,743.00		\$ 253,743.00		\$ -		\$ 253,743.00	
	TOTAL SHEETS (41-45) EASEMENT				\$ 296,193.00		\$ 296,193.00		\$ -		\$ 296,193.00	
	SITEWORK (46-56) CR 209											
1540	Mobilization	1.00	LS	\$ 5,950.00	\$ 5,950.00	1	\$ 5,950.00	0	\$ -	1	\$ 5,950.00	100.00%
1550	Survey Construction Staking & As-Buils	1.00	LS	\$ 15,480.00	\$ 15,480.00	1	\$ 15,480.00	0	\$ -	1	\$ 15,480.00	100.00%
1560	NPDES Monitoring	1.00	LS	\$ 3,150.00	\$ 3,150.00	1	\$ 3,150.00	0	\$ -	1	\$ 3,150.00	100.00%
1570	Maintenance Of Traffic	1.00	LS	\$ 5,100.00	\$ 5,100.00	1	\$ 5,100.00	0	\$ -	1	\$ 5,100.00	100.00%
1580	Demolition (Roadways, Fence, Etc.)	1.00	LS	\$ 14,350.00	\$ 14,350.00	1	\$ 14,350.00	0	\$ -	1	\$ 14,350.00	100.00%
1590	ROW Restoration	1.00	LS	\$ 3,150.00	\$ 3,150.00	1	\$ 3,150.00	0	\$ -	1	\$ 3,150.00	100.00%
1600	TOTAL SITEWORK (46-56) CR 209				\$ 47,180.00		\$ 47,180.00		\$ -		\$ 47,180.00	
	WATERMAIN (46-56) 16" OPTION CR 209											
1610	Temp Jumper	1.00	EA	\$ 2,270.00	\$ 2,270.00	1	\$ 2,270.00	0	\$ -	1	\$ 2,270.00	100.00%
1620	8" C900 DR 18 (CR232)	80.00	LF	\$ 169.60	\$ 13,568.00	80	\$ 13,568.00	0	\$ -	80	\$ 13,568.00	100.00%
1630	12" C900 DR18	100.00	LF	\$ 116.70	\$ 11,670.00	100	\$ 11,670.00	0	\$ -	100	\$ 11,670.00	100.00%
1640	16" C900 DR 18	5,480.00	LF	\$ 139.65	\$ 765,282.00	5480	\$ 765,282.00	0	\$ -	5480	\$ 765,282.00	100.00%
1650	Jack & Bore	130.00	LF	\$ 763.80	\$ 99,294.00	130	\$ 99,294.00	0	\$ -	130	\$ 99,294.00	100.00%
1660	8" Gate Valve	1.00	EA	\$ 2,305.00	\$ 2,305.00	1	\$ 2,305.00	0	\$ -	1	\$ 2,305.00	100.00%
1670	12" Gate Valve	3.00	EA	\$ 4,260.00	\$ 12,780.00	3	\$ 12,780.00	0	\$ -	3	\$ 12,780.00	100.00%
1680	16" Gate Valve	6.00	EA	\$ 7,880.00	\$ 47,280.00	6	\$ 47,280.00	0	\$ -	6	\$ 47,280.00	100.00%
1690	ARV Assy.	4.00	EA	\$ 5,145.00	\$ 20,580.00	4	\$ 20,580.00	0	\$ -	4	\$ 20,580.00	100.00%
1700	Sample Points	4.00	EA	\$ 1,210.00	\$ 4,840.00	4	\$ 4,840.00	0	\$ -	4	\$ 4,840.00	100.00%
1710	Fittings Watermain	1.00	LS	\$ 32,590.00	\$ 32,590.00	1	\$ 32,590.00	0	\$ -	1	\$ 32,590.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1720	Testing (One Time)	5,790.00	LF	\$ 4.30	\$ 24,897.00	5790	\$ 24,897.00	0	\$ -	5790	\$ 24,897.00	100.00%
1730	TOTAL WATERMAIN (46-56) 16" OPTION CR 209				\$ 1,037,356.00		\$ 1,037,356.00		\$ -		\$ 1,037,356.00	
	TOTAL SHEETS (46-56) 16" OPTION CR 209				\$ 1,084,536.00		\$ 1,084,536.00		\$ -		\$ 1,084,536.00	
	SITEWORK (79-85) CR 232											
1740	Mobilization	1.00	LS	\$ 5,450.00	\$ 5,450.00	1	\$ 5,450.00	0	\$ -	1	\$ 5,450.00	100.00%
1750	Survey Construction Staking & As-Builts	1.00	LS	\$ 15,375.00	\$ 15,375.00	1	\$ 15,375.00	0	\$ -	1	\$ 15,375.00	100.00%
1760	NPDES Monitoring	1.00	LS	\$ 3,150.00	\$ 3,150.00	1	\$ 3,150.00	0	\$ -	1	\$ 3,150.00	100.00%
1770	Maintenance Of Traffic	1.00	LS	\$ 26,400.00	\$ 26,400.00	1	\$ 26,400.00	0	\$ -	1	\$ 26,400.00	100.00%
1780	Clearing & Grubbing	1.00	LS	\$ 88,795.00	\$ 88,795.00	1	\$ 88,795.00	0	\$ -	1	\$ 88,795.00	100.00%
1790	Demolition (Driveways, Fence, Etc.)	1.00	LS	\$ 46,450.00	\$ 46,450.00	1	\$ 46,450.00	0	\$ -	1	\$ 46,450.00	100.00%
1800	ROW Restoration	1.00	LS	\$ 25,630.00	\$ 25,630.00	1	\$ 25,630.00	0	\$ -	1	\$ 25,630.00	100.00%
1810	TOTAL SITEWORK (79-85) CR 232				\$ 211,250.00		\$ 211,250.00		\$ -		\$ 211,250.00	
	WATERMAIN (79-85) CR 232											
1820	Connect To Existing	1.00	EA	\$ 1,950.00	\$ 1,950.00	1	\$ 1,950.00	0	\$ -	1	\$ 1,950.00	100.00%
1830	Temporary Jumper	1.00	EA	\$ 2,270.00	\$ 2,270.00	1	\$ 2,270.00	0	\$ -	1	\$ 2,270.00	100.00%
1840	8" C900 DR 18 (CR 232)	3,080.00	LF	\$ 169.60	\$ 522,368.00	3080	\$ 522,368.00	0	\$ -	3080	\$ 522,368.00	100.00%
1850	8" Gate Valve	2.00	EA	\$ 2,305.00	\$ 4,610.00	2	\$ 4,610.00	0	\$ -	2	\$ 4,610.00	100.00%
1860	ARV Assy.	4.00	EA	\$ 5,145.00	\$ 20,580.00	4	\$ 20,580.00	0	\$ -	4	\$ 20,580.00	100.00%
1870	Fire Hydrant Assy.	3.00	EA	\$ 7,795.00	\$ 23,385.00	3	\$ 23,385.00	0	\$ -	3	\$ 23,385.00	100.00%
1880	Sample Points	3.00	EA	\$ 1,210.00	\$ 3,630.00	3	\$ 3,630.00	0	\$ -	3	\$ 3,630.00	100.00%
1890	Fittings Watermain	1.00	LS	\$ 6,205.00	\$ 6,205.00	1	\$ 6,205.00	0	\$ -	1	\$ 6,205.00	100.00%
1900	Testing (One Time)	3,080.00	LF	\$ 4.30	\$ 13,244.00	3080	\$ 13,244.00	0	\$ -	3080	\$ 13,244.00	100.00%
1910	TOTAL WATERMAIN (79-85) CR 232				\$ 598,242.00		\$ 598,242.00		\$ -		\$ 598,242.00	
	TOTAL SHEETS (79-85) CR 232				\$ 809,492.00		\$ 809,492.00		\$ -		\$ 809,492.00	
	SITEWORK (86-93) CR 462											
1920	Mobilization	1.00	LS	\$ 5,950.00	\$ 5,950.00	1	\$ 5,950.00	0	\$ -	1	\$ 5,950.00	100.00%
1930	Survey Construction Staking & As-Builts	1.00	LS	\$ 17,495.00	\$ 17,495.00	1	\$ 17,495.00	0	\$ -	1	\$ 17,495.00	100.00%
1940	NPDES Monitoring	1.00	LS	\$ 2,925.00	\$ 2,925.00	1	\$ 2,925.00	0	\$ -	1	\$ 2,925.00	100.00%
1950	Demolition	1.00	LS	\$ 61,485.00	\$ 61,485.00	1	\$ 61,485.00	0	\$ -	1	\$ 61,485.00	100.00%
1960	Maintenance Of Traffic	1.00	LS	\$ 23,985.00	\$ 23,985.00	1	\$ 23,985.00	0	\$ -	1	\$ 23,985.00	100.00%
1970	ROW Restoration	1.00	LS	\$ 34,945.00	\$ 34,945.00	1	\$ 34,945.00	0	\$ -	1	\$ 34,945.00	100.00%
1980	TOTAL SITEWORK (86-93) CR 462				\$ 146,785.00		\$ 146,785.00		\$ -		\$ 146,785.00	
	WATERMAIN (86-93) CR 462											
1990	Connect To Existing	1.00	EA	\$ 1,950.00	\$ 1,950.00	1	\$ 1,950.00	0	\$ -	1	\$ 1,950.00	100.00%
2000	Temporary Jumper	1.00	EA	\$ 2,270.00	\$ 2,270.00	1	\$ 2,270.00	0	\$ -	1	\$ 2,270.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2010	12" C900 DR 18	3,740.00	LF	\$ 139.25	\$ 520,795.00	3740	\$ 520,795.00	0	\$ -	3740	\$ 520,795.00	100.00%
2020	12" Gate Valve	2.00	EA	\$ 4,260.00	\$ 8,520.00	2	\$ 8,520.00	0	\$ -	2	\$ 8,520.00	100.00%
2030	Fire Hydrant Assy.	2.00	EA	\$ 7,795.00	\$ 15,590.00	2	\$ 15,590.00	0	\$ -	2	\$ 15,590.00	100.00%
2040	ARV Assy.	1.00	EA	\$ 5,145.00	\$ 5,145.00	1	\$ 5,145.00	0	\$ -	1	\$ 5,145.00	100.00%
2050	Sample Points	1.00	EA	\$ 1,210.00	\$ 1,210.00	1	\$ 1,210.00	0	\$ -	1	\$ 1,210.00	100.00%
2060	Fittings Watermain	1.00	LS	\$ 9,780.00	\$ 9,780.00	1	\$ 9,780.00	0	\$ -	1	\$ 9,780.00	100.00%
2070	Testing (One Time)	3,740.00	LF	\$ 4.30	\$ 16,082.00	3740	\$ 16,082.00	0	\$ -	3740	\$ 16,082.00	100.00%
2080	TOTAL WATERMAIN(86-93) CR 462				\$ 581,342.00		\$ 581,342.00		\$ -		\$ 581,342.00	
	TOTAL SHEETS (86-93) CR 462				\$ 728,127.00		\$ 728,127.00		\$ -		\$ 728,127.00	
	SITEWORK 94-97 CR 462											
2090	Mobilization	1.00	LS	\$ 4,525.00	\$ 4,525.00	1	\$ 4,525.00	0	\$ -	1	\$ 4,525.00	100.00%
2110	Survey Construction Staking & As-Built	1.00	LS	\$ 14,615.00	\$ 14,615.00	1	\$ 14,615.00	0	\$ -	1	\$ 14,615.00	100.00%
2120	NPDES Monitoring	1.00	LS	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00	0	\$ -	1	\$ 2,700.00	100.00%
2130	Demolition (Driveways, Fence, Etc.)	1.00	LS	\$ 133,710.00	\$ 133,710.00	1	\$ 133,710.00	0	\$ -	1	\$ 133,710.00	100.00%
2140	Maintenance Of Traffic	1.00	LS	\$ 11,995.00	\$ 11,995.00	1	\$ 11,995.00	0	\$ -	1	\$ 11,995.00	100.00%
2150	ROW Restoration	1.00	LS	\$ 14,400.00	\$ 14,400.00	1	\$ 14,400.00	0	\$ -	1	\$ 14,400.00	100.00%
2160	TOTAL SITEWORK (94-97) CR 462				\$ 181,945.00		\$ 181,945.00		\$ -		\$ 181,945.00	
	WATERMAIN (94-97) 12" OPTION CR 462											
2170	Connect To Existing	1.00	EA	\$ 1,950.00	\$ 1,950.00	1	\$ 1,950.00	0	\$ -	1	\$ 1,950.00	100.00%
2180	Temporary Jumper	1.00	EA	\$ 2,270.00	\$ 2,270.00	1	\$ 2,270.00	0	\$ -	1	\$ 2,270.00	100.00%
2190	12" C900 DR18	1,620.00	LF	\$ 139.25	\$ 225,585.00	1620	\$ 225,585.00	0	\$ -	1620	\$ 225,585.00	100.00%
2200	12" Gate Valve	2.00	EA	\$ 4,260.00	\$ 8,520.00	2	\$ 8,520.00	0	\$ -	2	\$ 8,520.00	100.00%
2210	Fire Hydrant Assy.	1.00	EA	\$ 7,795.00	\$ 7,795.00	1	\$ 7,795.00	0	\$ -	1	\$ 7,795.00	100.00%
2220	ARV Assy.	1.00	EA	\$ 5,145.00	\$ 5,145.00	1	\$ 5,145.00	0	\$ -	1	\$ 5,145.00	100.00%
2230	Sample Points	1.00	EA	\$ 1,210.00	\$ 1,210.00	1	\$ 1,210.00	0	\$ -	1	\$ 1,210.00	100.00%
2240	Fittings Watermain	1.00	LS	\$ 9,910.00	\$ 9,910.00	1	\$ 9,910.00	0	\$ -	1	\$ 9,910.00	100.00%
2250	Testing (One Time)	1,620.00	LF	\$ 4.30	\$ 6,966.00	1620	\$ 6,966.00	0	\$ -	1620	\$ 6,966.00	100.00%
2260	TOTAL WATERMAIN (94-97) 12" OPTION CR 462				\$ 269,351.00		\$ 269,351.00		\$ -		\$ 269,351.00	
	TOTAL SHEETS (94-97) 12" OPTION CR 462				\$ 451,296.00		\$ 451,296.00		\$ -		\$ 451,296.00	
	TOTAL TWISTED OAKS OFFSITE WATERMAIN IMPROVEMENTS				\$ 3,369,644.00		\$ 3,369,644.00		\$ -		\$ 3,369,644.00	
	CHANGE ORDERS											
	CHANGE ORDER #1											
	WATERMAIN (SHEETS 40-45) EASEMENT											
1489	Watermain Fittings	1.00	LS	\$ 16,879.00	\$ 16,879.00	1	\$ 16,879.00	0	\$ -	1	\$ 16,879.00	100.00%
New	12" DIP	40.00	LF	\$ 111.25	\$ 4,450.00	40	\$ 4,450.00	0	\$ -	40	\$ 4,450.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	SUBTOTAL WATERMAIN (SHEETS 40-45) EASEMENT				\$ 21,329.00		\$ 21,329.00		\$ -		\$ 21,329.00	
	WATERMAIN (SHEETS 46-56) CR 209											
1630	12" C900 DR 18	20.00	LF	\$ 116.70	\$ 2,334.00	20	\$ 2,334.00	0	\$ -	20	\$ 2,334.00	100.00%
1640	16" C900 DR 18	-90.00	LF	\$ 139.65	\$ (12,568.50)	-90	\$ (12,568.50)	0	\$ -	-90	\$ (12,568.50)	100.00%
1650	Jack And Bore	-130.00	LF	\$ 763.80	\$ (99,294.00)	-130	\$ (99,294.00)	0	\$ -	-130	\$ (99,294.00)	100.00%
1680	16" Gate Valve	1.00	EA	\$ 7,880.00	\$ 7,880.00	1	\$ 7,880.00	0	\$ -	1	\$ 7,880.00	100.00%
1710	Watermain Fittings	1.00	LS	\$ 10,741.50	\$ 10,741.50	1	\$ 10,741.50	0	\$ -	1	\$ 10,741.50	100.00%
	SUBTOTAL WATERMAIN (SHEETS 46-56) CR 209				\$ (90,907.00)		\$ (90,907.00)		\$ -		\$ (90,907.00)	
	WATERMAIN SHEETS (87,93,94) CR 462											
2010	12" C900 DR 18	180.00	LF	\$ 139.25	\$ 25,065.00	180	\$ 25,065.00	0	\$ -	180	\$ 25,065.00	100.00%
2020	12" Gate Valves	8.00	EA	\$ 4,620.00	\$ 36,960.00	8	\$ 36,960.00	0	\$ -	8	\$ 36,960.00	100.00%
2060	Watermain Fittings	1.00	LS	\$ 45,230.00	\$ 45,230.00	1	\$ 45,230.00	0	\$ -	1	\$ 45,230.00	100.00%
New	Silt Fence	889.00	LF	\$ 2.00	\$ 1,778.00	889	\$ 1,778.00	0	\$ -	889	\$ 1,778.00	100.00%
	SUBTOTAL WATERMAIN SHEETS (87,93,94) CR 462				\$ 109,033.00		\$ 109,033.00		\$ -		\$ 109,033.00	
	TOTAL CHANGE ORDER #1				\$ 39,455.00		\$ 39,455.00		\$ -		\$ 39,455.00	
	CHANGE ORDER #2											
	WATERMAIN SHEETS (79-85) CR 232											
1890	Materials	1.00	LS	\$ 7,402.95	\$ 7,402.95	1	\$ 7,402.95	0	\$ -	1	\$ 7,402.95	100.00%
New	Labor & Equip	1.00	LS	\$ 6,109.25	\$ 6,109.25	1	\$ 6,109.25	0	\$ -	1	\$ 6,109.25	100.00%
	SUBTOTAL WATERMAIN SHEETS (79-85) CR232				\$ 13,512.20		\$ 13,512.20		\$ -		\$ 13,512.20	
	TOTAL CHANGE ORDER #2				\$ 13,512.20		\$ 13,512.20		\$ -		\$ 13,512.20	
	CHANGE ORDER #3											
	WM INSTALLATION (ROCK REMOVAL - STOCKPILE)											
New	Excavator Operator	94.50	HRS	\$ 35.10	\$ 3,316.95	94.5	\$ 3,316.95	0	\$ -	94.5	\$ 3,316.95	100.00%
New	CAT 323F Excavator	94.50	HRS	\$ 139.12	\$ 13,146.84	94.5	\$ 13,146.84	0	\$ -	94.5	\$ 13,146.84	100.00%
New	Loader Operator	94.50	HRS	\$ 32.40	\$ 3,061.80	94.5	\$ 3,061.80	0	\$ -	94.5	\$ 3,061.80	100.00%
New	CAT 930K Loader	94.50	HRS	\$ 104.50	\$ 9,875.25	94.5	\$ 9,875.25	0	\$ -	94.5	\$ 9,875.25	100.00%
	SUBTOTAL WM INSTALLATION (ROCK REMOVAL - STOCKPILE)				\$ 29,400.84		\$ 29,400.84		\$ -		\$ 29,400.84	
	TOTAL CHANGE ORDER #3				\$ 29,400.84		\$ 29,400.84		\$ -		\$ 29,400.84	
	TOTAL CHANGE ORDERS				\$ 82,368.04		\$ 82,368.04		\$ -		\$ 82,368.04	
	STORED MATERIALS											
	Offsite Watermain Material (March)	1.00	LS	\$ 777,727.00	\$ 777,727.00	0	\$ -	0	\$ -	0	\$ -	0.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	TOTAL STORED MATERIALS				\$ 777,727.00		\$ -		\$ -		\$ -	
	GRAND TOTAL TWISTED OAKS OFFSITE WATERMAIN IMPROVEMENTS				\$ 4,229,739.04		\$ 3,452,012.04		\$ -		\$ 3,452,012.04	

WAIVER AND PARTIAL RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 86,533.02 (retainage),
hereby waives and releases its lien and right to claim for labor, services, or materials
furnished through August 31st, 2023,
to KL Twisted Oaks, LLC,
on the job of Twisted Oaks Offsite water Main,

to the following property:

CR 209 Water Main Extension Phase 1 (aka Twisted Oaks – Offsite Water Main) Parcel in Sections
13,18,19,24,25,30,31 & 36, Twp 18S, Rg 22 & 23E, Sections 1,2,6,7 & 12, Twp 19S, Rg 22 & 23E
Wildwood (Sumter Co), FL

This waiver and release does not cover any retention of labor, services, or materials furnished after the
date specified.

Dated on: 8/25/, 2023

Lienor: Hughes Brothers Construction, Inc.

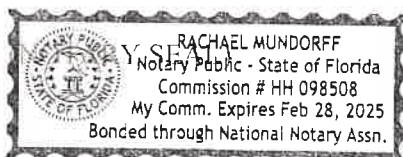
Address: 948 Walker Rd Wildwood, FL 34785

By: [Signature]
Name: Chad Hughes
Title: President

STATE OF Florida

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 25th day of August, 2023 by Chad Hughes, President of HBO Inc., on behalf of the corporation. He (she) is ☐ personally known to me or ☐ has produced _____ as identification.



[Signature]
Notary Public Signature
Rachael Mundorff
(Name typed, printed or stamped)
My Commission Expires: 2/28/25



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

INVOICE

Please Make Payable to: Universal Engineering Sciences

Remit to: P.O. Box 735403, Chicago, IL 60673-5403

Billing questions contact: uesar@teamues.com

September 1, 2024

Project: No: 0210.2400005.0000

Invoice No: 00855781

PO Number: 2032

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL

Location: The Villages, FL

Professional Services through August 31, 2024

Phase 0210 Twisted Oaks Off-Site, The Villages, FL

Task 0000 Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

7/31/2024	Work Order No. 1122448	2.5 Hour @ 57.00	142.50
8/1/2024	Work Order No. 1122449	1.5 Hour @ 57.00	85.50
8/2/2024	Work Order No. 1122603	1.0 Hour @ 57.00	57.00
8/6/2024	Work Order No. 1122605	1.0 Hour @ 57.00	57.00
8/7/2024	Work Order No. 1122606	0.5 Hour @ 57.00	28.50
8/8/2024	Work Order No. 1122607	1.0 Hour @ 57.00	57.00
8/9/2024	Work Order No. 1122608	0.5 Hour @ 57.00	28.50
8/12/2024	Work Order No. 1122842	4.5 Hour @ 57.00	256.50
8/13/2024	Work Order No. 1122843	2.75 Hour @ 57.00	156.75
8/14/2024	Work Order No. 1122844	1.5 Hour @ 57.00	85.50
8/16/2024	Work Order No. 1122846	2.25 Hour @ 57.00	128.25
8/19/2024	Work Order No. 1123015	0.5 Hour @ 57.00	28.50
8/20/2024	Work Order No. 1123016	2.0 Hour @ 57.00	114.00
8/21/2024	Work Order No. 1123017	4.5 Hour @ 57.00	256.50
8/22/2024	Work Order No. 1123018	6.0 Hour @ 57.00	342.00
8/23/2024	Work Order No. 1123019	7.0 Hour @ 57.00	399.00
8/26/2024	Work Order No. 1123218	1.0 Hour @ 57.00	57.00
8/27/2024	Work Order No. 1123219	3.0 Hour @ 57.00	171.00
8/28/2024	Work Order No. 1123220	3.25 Hour @ 57.00	185.25
8/29/2024	Work Order No. 1123221	5.0 Hour @ 57.00	285.00
8/30/2024	Work Order No. 1123222	7.0 Hour @ 57.00	399.00
Total Units			3,320.25 3,320.25

Additional Fees

Engineering Review/ Report Preparation	332.03
Total Additional Fees	332.03 332.03

Total this Task \$3,652.28

Project	0210.2400005.0000	Twisted Oaks Off-Site, The Villages, FL	Invoice	00855781
Total this Invoice				<u>\$3,652.28</u>

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of **\$3,652.28**, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 5th day of September 2024.

CONTRACTOR
Universal Engineering Sciences, LLC
BY: [Signature]
PRINT: KEITH L. BUTTS, P.E.
TITLE: REGIONAL MANAGER

STATE OF FLORIDA
COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5th day of September, 2024 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC
BY: [Signature]
PRINT: CAROLYN L. WRIGHT
COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

PO# 2032



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

INVOICE
Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

April 1, 2024
Project: No: 0210.2400005.0000
Invoice No: 00808953

PO Number: 2032

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL
Location: The Villages, FL

Professional Services through March 31, 2024

Phase	0210	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing**Engineering Technician**

3/1/2024	Work Order No. 1115176	2.5 Hour @ 57.00	142.50	
3/4/2024	Work Order No. 1115490	8.0 Hour @ 57.00	456.00	
3/5/2024	Work Order No. 1115491	6.0 Hour @ 57.00	342.00	
3/6/2024	Work Order No. 1115492	8.0 Hour @ 57.00	456.00	
3/8/2024	Work Order No. 1115494	4.0 Hour @ 57.00	228.00	
3/11/2024	Work Order No. 1115747	8.0 Hour @ 57.00	456.00	
3/12/2024	Work Order No. 1115748	3.5 Hour @ 57.00	199.50	
3/13/2024	Work Order No. 1115749	5.0 Hour @ 57.00	285.00	
3/14/2024	Work Order No. 1115750	7.0 Hour @ 57.00	399.00	
3/15/2024	Work Order No. 1115751	7.0 Hour @ 57.00	399.00	
3/18/2024	Work Order No. 1116154	8.0 Hour @ 57.00	456.00	
3/19/2024	Work Order No 1116155	6.0 Hour @ 57.00	342.00	
3/20/2024	Work Order No 1116156	8.0 Hour @ 57.00	456.00	
	Total Units		4,617.00	4,617.00

Additional Fees

Engineering Review/ Report Preparation	461.70	
Total Additional Fees	461.70	461.70

Total this Task \$5,078.70

Total this Invoice \$5,078.70

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$5,078.70, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 3rd day of April, 2024.

CONTRACTOR
Universal Engineering Sciences, LLC

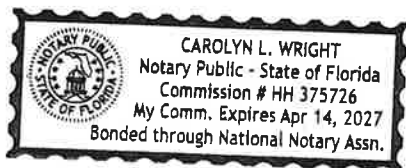
BY: [Signature]

PRINT: KEITH L. BUTTS, P.E.

TITLE: REGIONAL MANAGER

STATE OF FLORIDA
COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2024 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC

BY: [Signature]

PRINT: CAROLYN L. WRIGHT

COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



1417 Southwest 15th Avenue, Ocala, FL 34474 | p 352-401-9633 | f 352-401-1835

INVOICE
Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

April 3, 2023

Project No: 1810.2300021.0000

Invoice No: 00699500

Mr. John Curtis
Kolter Land Development
105 NE 1st Street
Delray Beach, FL 33444

TERMS: Net 30 Days
We accept American Express, Visa Master Card, Discover, and ACH

Project: 1810.2300021.0000 Twisted Oaks Off-Site, The Villages, FL

Location: The Villages, FL

Professional Services through March 31, 2023

Phase	1810	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Eng. Tech OT

3/16/2023	Work Order No. 1097924, 1097932, 1097963	2.0 hours @ 74.10	148.20
3/17/2023	Work Order No. 1097925, 1097933, 1097960	1.0 hour @ 74.10	74.10

Engineering Technician

3/16/2023	Work Order No. 1097924, 1097932, 1097963	8.0 Hour @ 57.00	456.00
3/17/2023	Work Order No. 1097925, 1097933, 1097960	8.0 Hour @ 57.00	456.00
3/20/2023	Work Order No. 1098051	8.0 Hour @ 57.00	456.00
3/21/2023	Work Order No. 1098052, 1098053	4.5 Hour @ 57.00	256.50
3/22/2023	Work Order No. 1098053	1.5 Hour @ 57.00	85.50
3/23/2023	Work Order No. 1098054	10.5 Hour @ 57.00	598.50
3/24/2023	Work Order No. 1098055	5.5 Hour @ 57.00	313.50
3/27/2023	Work Order No. 1098110	4.5 Hour @ 57.00	256.50
3/28/2023	Work Order No. 1098111	2.5 Hour @ 57.00	142.50
3/29/2023	Work Order No. 1098112	3.5 Hour @ 57.00	199.50
3/30/2023	20- Work Order No. 1098113	10.75 Hour @ 57.00	612.75
3/31/2023	20- Work Order No. 1098114	6.5 Hour @ 57.00	370.50

Moisture Density Proctor Test

3/16/2023	Work Order No. 1097924	1.0 Each @ 115.00	115.00
3/16/2023	Work Order No. 1097963	1.0 Each @ 115.00	115.00
3/17/2023	Work Order No. 1097925	1.0 Each @ 115.00	115.00

Total Units	4,771.05	4,771.05
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Additional Fees

Engineer Review/ Report Preparation	477.11	
Total Additional Fees	477.11	477.11

Total this Task	\$5,248.16	
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Project	1810.2300021.0000	Twisted Oaks Off-Site, The Villages, FL	Invoice	00699500
			Total this Phase	\$5,248.16
			Total this Invoice	\$5,248.16

PO # 2032



1417 Southwest 15th Avenue, Ocala, FL 34474 | p 352-401-9633 | f 352-401-1835

INVOICE

Please Make Payable to: Universal Engineering Sciences

Remit to: P.O. Box 735403, Chicago, IL 60673-5403

Billing questions contact: uesar@teamues.com

May 31, 2023

Project No: 1810.2300021.0000

Invoice No: 00715672

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 1810.2300021.0000 Twisted Oaks Off-Site, The Villages, FL

Location: The Villages, FL

Professional Services through May 31, 2023

Phase 1810 Twisted Oaks Off-Site, The Villages, FL

Task 0000 Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

5/1/2023	Work Order No. 1099978	3.0 Hour @ 57.00	171.00
5/2/2023	Work Order No. 1099978	4.0 Hour @ 57.00	228.00
5/3/2023	Work Order No. 1099980	4.0 Hour @ 57.00	228.00
5/4/2023	Work Order No. 1099981	3.0 Hour @ 57.00	171.00
5/5/2023	Work Order No. 1099982	4.0 Hour @ 57.00	228.00
5/8/2023	Work Order No. 1100319	2.5 Hour @ 57.00	142.50
5/9/2023	Work Order No. 1100320	3.0 Hour @ 57.00	171.00
5/10/2023	Work Order No. 1100321	6.0 Hour @ 57.00	342.00
5/11/2023	Work Order No. 1100323	6.0 Hour @ 57.00	342.00
5/12/2023	Work Order No. 1100323	1.5 Hour @ 57.00	85.50
5/15/2023	Work Order No. 1100663	3.0 Hour @ 57.00	171.00
5/16/2023	Work Order No. 1100664	2.0 Hour @ 57.00	114.00
5/17/2023	Work Order NO. 1100665	4.0 Hour @ 57.00	228.00
5/18/2023	Work Order No. 1100666	3.0 Hour @ 57.00	171.00
5/19/2023	Work Order No. 11006676	6.0 Hour @ 57.00	342.00
5/22/2023	Work Order No. 1101074	7.0 Hour @ 57.00	399.00
5/24/2023	Work Order No. 1101076	4.5 Hour @ 57.00	256.50
5/25/2023	Work Order No. 1101077	6.0 Hour @ 57.00	342.00
5/26/2023	Work Order No. 1101078	6.0 Hour @ 57.00	342.00
Total Units			4,474.50
			4,474.50

Additional Fees

Engineer Review/ Report Preparation	447.45
Total Additional Fees	447.45

Total this Task \$4,921.95

Total this Phase \$4,921.95

Project	1810.2300021.0000	Twisted Oaks Off-Site, The Villages, FL	Invoice	00715672
Billing Limits		Current	Prior	To-Date
Total Billings		4,921.95	9,856.66	14,778.61
Limit				65,627.10
Remaining				50,848.49
			Total this Invoice	\$4,921.95

Inv # 724921

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$ 737.83, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 11th day of July, 2023.

CONTRACTOR
Universal Engineering Sciences, LLC

BY: [Signature]

PRINT: KEITH L. BUTTS, P.E.

TITLE: REGIONAL MANAGER

STATE OF FLORIDA
COUNTY OF ALACHUA

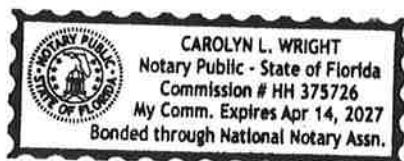
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of July, 2023 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.

NOTARY PUBLIC

BY: [Signature]

PRINT: CAROLYN L. WRIGHT

COMMISSION # HH375726



Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996).

Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



1417 Southwest 15th Avenue, Ocala, FL 34474 | p 352-401-9633 | f 352-401-1835

INVOICE
Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

June 30, 2023
Project: No: 1810.2300021.0000
Invoice No: 00724921

TERMS: Net 30 Days
We accept American Express, Visa Master Card, Discover, and ACH

Project: 1810.2300021.0000 Twisted Oaks Off-Site, The Villages, FL
Location: The Villages, FL

Professional Services through June 30, 2023

Phase	0210	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician			
5/23/2023	Work ORder No. 1101075	5.25 Hour @ 57.00	299.25
5/31/2023	Work Order No. 1101247	4.5 Hour @ 57.00	256.50
Moisture Density Proctor Test			
6/27/2023	Work Order No. 1102985	1.0 Each @ 115.00	115.00
Total Units			670.75
			670.75

Additional Fees

Engineer Review/ Report Preparation	67.08
Total Additional Fees	67.08

Total this Task \$737.83

Total this Phase \$737.83

Billing Limits

	Current	Prior	To-Date
Total Billings	737.83	14,778.61	15,516.44
Limit			65,627.10
Remaining			50,110.66
Total this Invoice			\$737.83



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

INVOICE

Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

June 3, 2024

Project: No: 0210.2400005.0000

Invoice No: 00828052

PO Number: 2032

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL
Location: The Villages, FL

Professional Services through May 31, 2024

Phase	0210	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

5/2/2024	Work Order No. 1118530	7.5 Hour @ 57.00	427.50	
5/6/2024	Work Order No. 1118759	8.0 Hour @ 57.00	456.00	
5/7/2024	Work Order No. 1118760	8.0 Hour @ 57.00	456.00	
5/13/2024	Work Order No. 1119167	1.0 Hour @ 57.00	57.00	
5/16/2024	Work Order No. 1119170	2.0 Hour @ 57.00	114.00	
5/17/2024	Work Order No. 1119171	1.0 Hour @ 57.00	57.00	
5/20/2024	Work Order No. 1119457	6.0 Hour @ 57.00	342.00	
5/21/2024	Work Order No. 1119458	3.5 Hour @ 57.00	199.50	
5/22/2024	Work Order No. 1119459	5.5 Hour @ 57.00	313.50	
5/23/2024	Work Order No. 1119460	6.5 Hour @ 57.00	370.50	
5/24/2024	Work Order No. 1119461	7.5 Hour @ 57.00	427.50	
5/28/2024	Work Order No. 1119746	4.0 Hour @ 57.00	228.00	
5/29/2024	Work Order No. 1119747	7.0 Hour @ 57.00	399.00	
5/30/2024	Work Order No. 1119748	6.0 Hour @ 57.00	342.00	
5/31/2024	Work Order No. 1119749	2.0 Hour @ 57.00	114.00	
Total Units			4,303.50	4,303.50

Additional Fees

Engineering Review/ Report Preparation	430.35	
Total Additional Fees	430.35	430.35

Total this Task **\$4,733.85**

Total this Invoice **\$4,733.85**



1417 Southwest 15th Avenue, Ocala, FL 34474 | p 352-401-9633 | f 352-401-1835

INVOICE
Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

May 1, 2023
Project: No: 1810.2300021.0000
Invoice No: 00708463

TERMS: Net 30 Days
We accept American Express, Visa Master Card, Discover, and ACH

Project: 1810.2300021.0000 Twisted Oaks Off-Site, The Villages, FL
Location: The Villages, FL

Professional Services through April 30, 2023

Phase	1810	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

4/3/2023	Work Order No. 1098481	7.0 Hour @ 57.00	399.00	
4/4/2023	Work Order No. 1098482	4.0 Hour @ 57.00	228.00	
4/5/2023	Work Order No. 1098483	3.0 Hour @ 57.00	171.00	
4/6/2023	Work Order No. 1098484	4.0 Hour @ 57.00	228.00	
4/7/2023	Work Order No. 1098485	5.0 Hour @ 57.00	285.00	
4/10/2023	Work Order No. 1098887	4.0 Hour @ 57.00	228.00	
4/11/2023	Work Order No. 1098888	4.0 Hour @ 57.00	228.00	
4/12/2023	Work Order No. 1098889	4.0 Hour @ 57.00	228.00	
4/13/2023	Work Order No. 1098890	4.0 Hour @ 57.00	228.00	
4/14/2023	Work Order No. 1098891	2.0 Hour @ 57.00	114.00	
4/17/2023	Work Order No. 1099183	4.0 Hour @ 57.00	228.00	
4/18/2023	Work Order No. 1099184	3.0 Hour @ 57.00	171.00	
4/19/2023	Work Order No. 1099185	4.0 Hour @ 57.00	228.00	
4/20/2023	Work Order No. 1099186	5.0 Hour @ 57.00	285.00	
4/24/2023	Work Order No. 1099632	3.0 Hour @ 57.00	171.00	
4/25/2023	Work Order No. 1099658	3.5 Hour @ 57.00	199.50	
4/26/2023	Work Order No. 1099659	4.0 Hour @ 57.00	228.00	
4/27/2023	Work Order No. 1099660	2.0 Hour @ 57.00	114.00	
4/28/2023	Work Order No. 1099661	4.0 Hour @ 57.00	228.00	
Total Units			4,189.50	4,189.50

Additional Fees

Engineer Review/ Report Preparation	418.95	
Total Additional Fees	418.95	418.95

Total this Task \$4,608.45

Total this Phase \$4,608.45

Project	1810.2300021.0000	Twisted Oaks Off-Site, The Villages, FL	Invoice	00708463
Billing Limits		Current	Prior	To-Date
Total Billings		4,608.45	5,248.21	9,856.66
Limit				65,627.10
Remaining				55,770.44
			Total this Invoice	\$4,608.45

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$ 4,608.45, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 26th day of June, 2023.

CONTRACTOR
Universal Engineering Sciences, LLC

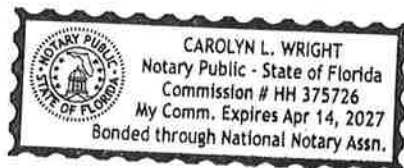
BY: [Signature]

PRINT: KEITH L. BUTTS, P.E.

TITLE: REGIONAL MANAGER

STATE OF FLORIDA
COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of June, 2023 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC

BY: [Signature]

PRINT: CAROLYN L. WRIGHT

COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

INVOICE

Please Make Payable to: Universal Engineering Sciences

Remit to: P.O. Box 735403, Chicago, IL 60673-5403

Billing questions contact: uesar@teamues.com

July 31, 2024

Project: No: 0210.2400005.0000

Invoice No: 00845458

PO Number: 2032

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL

Location: The Villages, FL

Professional Services through July 31, 2024

Phase	0210	Twisted Oaks Off-Site, The Villages, FL
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Task	0000	Twisted Oaks Off-Site, The Villages, FL
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Unit Billing

Engineering Technician

7/1/2024	Work Order No. 1121410	6.5 Hour @ 57.00	370.50
7/2/2024	Work Order No. 1121411	4.5 Hour @ 57.00	256.50
7/3/2024	Work Order No. 1121412	7.0 Hour @ 57.00	399.00
7/5/2024	Work Order No. 1121413	7.0 Hour @ 57.00	399.00
7/8/2024	Work Order No. 1121663	5.75 Hour @ 57.00	327.75
7/9/2024	Work Order No. 1121664	5.5 Hour @ 57.00	313.50
7/10/2024	Work Order No. 1121665	4.0 Hour @ 57.00	228.00
7/11/2024	Work Order No. 1121666	2.0 Hour @ 57.00	114.00
7/15/2024	Work Order No. 1121937	3.5 Hour @ 57.00	199.50
7/16/2024	Work Order No. 1121938	7.0 Hour @ 57.00	399.00
7/17/2024	Work Order No. 1121939	2.25 Hour @ 57.00	128.25
7/18/2024	Work Order No. 1121940	7.0 Hour @ 57.00	399.00
7/19/2024	Work Order No. 1121941	2.75 Hour @ 57.00	156.75
7/22/2024	Work Order No. 1122138	2.25 Hour @ 57.00	128.25
7/23/2024	Work Order No. 1122139	3.75 Hour @ 57.00	213.75
7/24/2024	Work Order No. 1122141	2.5 Hour @ 57.00	142.50
7/25/2024	Work Order No. 1122141	2.5 Hour @ 57.00	142.50
7/26/2024	Work Order No. 1122142	4.5 Hour @ 57.00	256.50
7/29/2024	Work Order No. 1122446	2.0 Hour @ 57.00	114.00
7/30/2024	Work Order No. 1122447	3.5 Hour @ 57.00	199.50

Limecock Bearing Ratio

7/30/2024	Work Order No. 11122536	1.0 each @ 275.00	275.00
7/30/2024	Work Order No. 1122535	1.0 each @ 275.00	275.00

Total Units	5,437.75	5,437.75
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Additional Fees

Engineering Review/ Report Preparation	543.78	
Total Additional Fees	543.78	543.78

Project	0210.2400005.0000	Twisted Oaks Off-Site, The Villages, FL	Invoice	00845458
Total this Task			\$5,981.53	
Total this Invoice			<u>\$5,981.53</u>	

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$5,981.53, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Residential Site Development, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

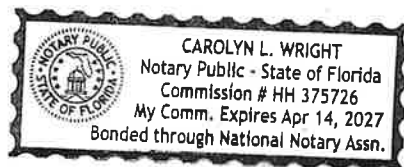
The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 15th day of August 2024.

CONTRACTOR
 Universal Engineering Sciences, LLC
 BY: [Signature]
 PRINT: KEITH L. BUTTS, P.E.
 TITLE: REGIONAL MANAGER

STATE OF FLORIDA
 COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of August, 2024 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC
 BY: [Signature]
 PRINT: CAROLYN L. WRIGHT
 COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

INVOICE

Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

April 30, 2024
Project No: 0210.2400005.0000
Invoice No: 00818696

PO Number: 2032

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL
Location: The Villages, FL

Professional Services through April 30, 2024

Phase	0210	Twisted Oaks Off-Site, The Villages, FL
Task	0000	Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

4/8/2024	Work Order No. 1117454	7.0 Hour @ 57.00	399.00	
4/9/2024	Work Order No. 1117455	2.0 Hour @ 57.00	114.00	
4/10/2024	Work Order No. 1117456	8.0 Hour @ 57.00	456.00	
4/11/2024	Work Order No. 1117457	8.0 Hour @ 57.00	456.00	
4/12/2024	Work Order No. 1117458	4.0 Hour @ 57.00	228.00	
4/16/2024	Work Order No. 1117818	3.0 Hour @ 57.00	171.00	
4/17/2024	Work Order No. 1117819	3.5 Hour @ 57.00	199.50	
4/26/2024	Work Order No.. 1118184	2.5 Hour @ 57.00	142.50	
4/29/2024	Work Order No. 1118527	2.0 Hour @ 57.00	114.00	
	Total Units		2,280.00	2,280.00

Additional Fees

Engineering Review/ Report Preparation	228.00	
Total Additional Fees	228.00	228.00

Total this Task \$2,508.00

Total this Invoice \$2,508.00

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
 14025 Riveredge Drive
 Suite 175
 Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$2,508.00, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 3rd day of May, 2024.

CONTRACTOR
 Universal Engineering Sciences, LLC

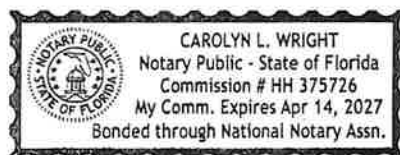
BY: [Signature]

PRINT: KEITH L. BUTTS, P.E.

TITLE: REGIONAL MANAGER

STATE OF FLORIDA
 COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of May, 2024 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC

BY: [Signature]

PRINT: CAROLYN L. WRIGHT

COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.



4475 Southwest 35th Terrace, Gainesville, FL 32608 | p 352-372-3392 | f 352-336-7914

INVOICE
Please Make Payable to: Universal Engineering Sciences
Remit to: P.O. Box 735403, Chicago, IL 60673-5403
Billing questions contact: uesar@teamues.com

June 30, 2024

Project: No: 0210.2400005.0000

Invoice No: 00837130

PO Number: 2032

Mr. John Curtis
KL Twisted Oaks, LLC
14025 Riveredge Drive, Ste. 175
Tampa, FL 33637

TERMS: Net 30 Days

We accept American Express, Visa
Master Card, Discover, and ACH

Project: 0210.2400005.0000 Twisted Oaks Off-Site, The Villages, FL

Location: The Villages, FL

Professional Services through June 30, 2024

Phase 0210 Twisted Oaks Off-Site, The Villages, FL

Task 0000 Twisted Oaks Off-Site, The Villages, FL

Unit Billing

Engineering Technician

6/3/2024	Work Order No. 1120065	5.0 Hour @ 57.00	285.00	
6/4/2024	Work Order No. 1120066	4.0 Hour @ 57.00	228.00	
6/5/2024	Work Order No. 1120067	6.0 Hour @ 57.00	342.00	
6/6/2024	Work Order No. 1120068	3.5 Hour @ 57.00	199.50	
6/10/2024	Work Order No. 1120421	7.0 Hour @ 57.00	399.00	
6/12/2024	Work Order No. 1120423	7.0 Hour @ 57.00	399.00	
6/14/2024	Work Order No. 1120425	6.0 Hour @ 57.00	342.00	
6/17/2024	Work Order No. 1120747	7.0 Hour @ 57.00	399.00	
6/18/2024	Work Order No. 1120748	4.5 Hour @ 57.00	256.50	
6/19/2024	Work Order No. 1120749	7.0 Hour @ 57.00	399.00	
6/20/2024	Work Order No. 1120750	7.0 Hour @ 57.00	399.00	
6/21/2024	Work Order No. 1120751	6.0 Hour @ 57.00	342.00	
6/24/2024	Work Order No. 1121129	2.5 Hour @ 57.00	142.50	
6/25/2024	Work Order No. 1121130	7.0 Hour @ 57.00	399.00	
6/26/2024	Work Order No. 1121131	7.0 Hour @ 57.00	399.00	
6/28/2024	Work Order No. 1121133	5.0 Hour @ 57.00	285.00	
	Total Units		5,215.50	5,215.50

Additional Fees

Engineering Review/ Report Preparation	521.55	
Total Additional Fees	521.55	521.55

Total this Task \$5,737.05

Total this Invoice \$5,737.05

PARTIAL WAIVER AND RELEASE OF LIEN

KL Twisted Oaks, LLC
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$5,737.05, paid by KL Twisted Oaks, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Twisted Oaks Off-Site Water Main and Utilities, The Villages, FL according to the plat thereof on file in the office of the Clerk of the Court in and for Sumter County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 2nd day of July 2024.

CONTRACTOR
Universal Engineering Sciences, LLC

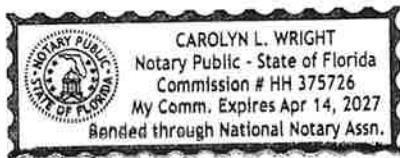
BY: [Signature]

PRINT: KEITH L. BUTTS, P.E.

TITLE: REGIONAL MANAGER

STATE OF FLORIDA
COUNTY OF ALACHUA

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 2nd day of July, 2024 by Keith L. Butts, P.E., Regional Manager, on behalf of said company, who is personally known to me or has produced XX as identification.



NOTARY PUBLIC

BY: [Signature]

PRINT: CAROLYN L. WRIGHT

COMMISSION # HH375726

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

**FLORIDA DEPARTMENT OF
Environmental Protection**

Ron DeSantis
Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

PW Clearance Electronic Submission

Potable Water PARTIAL Clearance

08/16/2023

Dear Heath Smith,

Clearance Type: PARTIAL

Construction Permit Number: 0124846-270-DSGP

Supplier PWS ID: 6600331

Project Name: CR 209 WATER MAIN EXTENSION

Portion of Project to be Cleared: Phase 2 - including construction of approximately 3200 LF of 8", 8300 LF of 12" and 5900 LF of 16" PVC water mains along CR 209, CR 462, and CR 232.

Permittee: Mark Odell

PWS Supplier: Mark Odell

PWS Owner: Mark Odell

Deviations (when applicable): N/A

This letter acknowledges receipt of the clearance request form and supporting information, dated 08/16/2023. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

Partial Clearance No. 3 - if you have any questions or comments regarding this partial clearance, please contact Drake Brown by telephone at 407-897-4342 or by e-mail at drake.d.brown@floridadep.gov.

Enclosures:

All Supporting documentation provided by the applicant can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/6600331/facility!search>

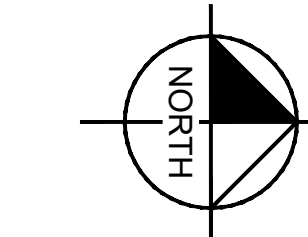
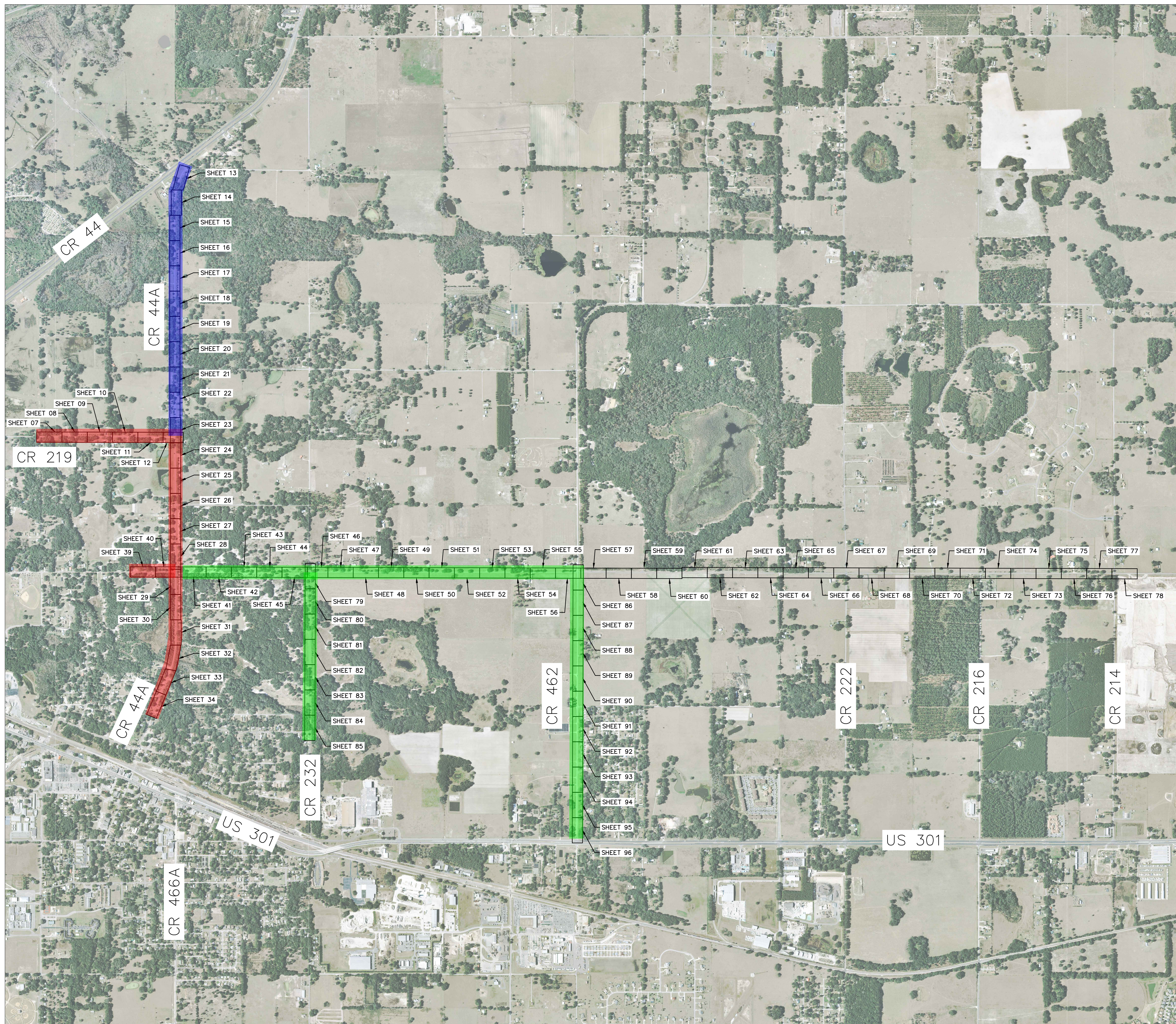
This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this letter.

Attachments:

Community Public Drinking Water Systems

If you have any questions or comments regarding this PARTIAL clearance, please contact Drake Brown via e-mail at Drake.D.Brown@FloridaDEP.gov for further information.

Sincerely,
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



GRAPHIC SCALE IN FEET



0 500 1000 2000

CR 209 WM EXTENSION
FDEP PERMIT
0124846-270-DSGP

PHASE 1A - PARTIAL
CLEARANCE 04/20/2023

PHASE 1B - PARTIAL
CLEARANCE 05/10/2023

PHASE 2 - PARTIAL
CLEARANCE ON 08/16/2023

**CR 209 WATER
MAIN EXTENSION**
PREPARED FOR
CITY OF WILDWOOD
CITY OF WILDWOOD
FLORIDA

SHEET NUMBER
03

KEY MAP

LICENSED PROFESSIONAL
JAMES E. CLAYTON
FLORIDA LICENSE NUMBER
90813
FE: _____

Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
101 EAST SILVER SPRINGS BLVD, SUITE 400, OCALA, FL 34470
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY 696

[illegible]

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: South Old Wire Road Water Main Project, Change Order No. 1 for the Amount of \$36,596.18

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Art Walker Construction, Inc.
Effective Date: 3/13/2025 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds for this change order are allocated in account 401-533-60-6350 (Loop/Upgrade Water Mains). This is a budgeted project in the 24/25 fiscal year budget.

HISTORY/FACTS/ISSUES:

The South Old Wire Road water main was identified by staff to be replaced to improve water quality in the downtown area. The project consists of replacing the 8" cast iron water main from Huey Street north to Denham Street. The project was awarded to Art Walker Construction on November 11, 2024.

During surveying for the installation of the new line, it was discovered the proposed water main is in conflict with an existing water main on the west side of South Old Wire Road between Barwick and Denham streets. After consulting with the contractor and engineer, staff decided the best path forward was to relocate the new line to the east side of the road from Barwick to Denham. This requires a road crossing, increasing the cost of the project. Staff recommends approval of change order No.1 to Art Walker Construction for the amount of \$36,596.18.

**SECTION 00843
CHANGE ORDER FORM**

PROJECT: **CITY OF WILDWOOD SOUTH OLD WIRE ROAD WATERLINE REPLACEMENT**

CHANGE ORDER NO. 1

DATE OF ISSUANCE: 3/10/2025

CONTRACTOR: Art Walker Construction, Inc.

EFFECTIVE DATE: _____

ENGINEER: Halff Associates, Inc.

The following changes are hereby made to the Contract Documents:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price	Original Contract Times
\$ <u>483,511.23</u>	Substantial Completion: _____ Ready for final payment: _____ days or dates
Net changes from previous Change Orders	Net change from previous Change Orders
<u>N/A</u>	<u>N/A</u> days
Contract Price prior to this Change Order	Contract Times prior to this Change Order
\$ <u>483,511.23</u>	Substantial Completion: _____ Ready for final payment: _____ days or dates
Net Increase (decrease) of this Change Order	Net Increase (decrease) of this Change Order
\$ <u>36,596.18</u>	<u>N/A</u> days
Contract Price with all approved Change Orders	Contract Times with all approved Change Orders
\$ <u>520,107.41</u>	Substantial Completion: _____ Ready for final payment: _____ days or dates

CHANGES ORDERED:

- I. GENERAL This change order is necessary to cover changes in the work to be performed under this Contract. The General Conditions, Supplementary Conditions, Specifications and all parts of the Project Manual listed in Article 1, Definitions, of the General Conditions apply to and govern all work under this change order.

Change Order No. 1

II. REQUIRED CHANGES: _____

The proposed water main was originally planned to be constructed in the right of way on the western side of Old Wire Road. The water main will now be constructed in the right of way on the eastern side of Old Wire Road between Barwick Street and Denham Street.

III. JUSTIFICATION: _____

The right of way on the eastern side of Old Wire Road presents fewer conflicts than the western right of way. Use of direction bore construction methods is required for portions of the water main to avoid impacting two large oak trees within the right of way, and to avoid closing Denham Street near the school.

IV. PAYMENT: Increase in construction cost of \$36,596.18.

V. APPROVAL AND CHANGE AUTHORIZATION: _____

Half recommends acceptance of the proposed change order.

Acknowledgments:

The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and,

It is expressly understood and agreed that the approval of the Change Order shall have no effect on the original contract other than matters expressly provided herein.

Change Order Request by: Art Walker Construction, Inc.

Change(s) Ordered by: _____

RECOMMENDED BY:

ACCEPTED BY:

Half Associates, Inc.
(Engineer)

(Contractor)

By: Michael Scullion 3/13/2025
(Authorized Signature) (Date)

(Authorized Signature) (Date)

Senior Project Manager
(Title)

(Title)

APPROVED BY:

City of Wildwood
(Owner)

By: _____
Name & Title (Date)

By: _____
_____, Clerk (Date)

END OF SECTION

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Two Manhole Extensions and Epoxy Coatings for the Amount of \$27,505.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity:Engineered Spray Solutions
Effective Date:3/13/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this project will be utilized from account 401-535-60-6610
(Sewer System Renewal and Replace)

HISTORY/FACTS/ISSUES:

During the 2024 hurricane season, the sanitary system incurred high levels of storm infiltration. During that time, staff investigated multiple areas, including the Beaumont subdivision where we found two manholes submerged from high levels in the adjacent stormwater pond. This request is to have the manholes raised and epoxy-coated to prevent future infiltration from high rainfall events.

Staff worked diligently to acquire three bids, which are attached for review. Staff recommend approval to have the lowest bidder, Engineered Spray Solutions, complete the necessary work for the amount of \$27,505.00.

QUOTE SUMMARY FORM

(for purchases more then \$7,500.00)



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

Commodity or Service 2 Manhole Rehabs.

	Vendor Name	Contact Name	Date & Quote #	Phone Number	Total Quote (include shipping)	
1	Engineered Spray Solutions	C. Hubbard	2.25.25 / NA	863-577-4821	\$27,505.00	
2	Utility Repair Experts	S. Guba	3.11.25 / 1032	352-638-0416	\$27,815.00	
3	APS	NA	2.28.25 / 6977	407-792-1360	\$34,208.78	
4						
5						

Include ALL quotes received

More then \$500.00 - Minimum of 3 Written Quotes

MUST use applicable vendors.

Recommended Vendor: Engineered Spray Solutions

Winning Bid Amount: \$ 27,505.00

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

** Requires prior procurement approval*

Purchaser Wastewater Division

Direct Phone # 352-330-1349

Department Utilities

Director Signature

Date: 3.14.25

Effective: 10-8-2018

Page 225 of 269



1306 Banana Road, Lakeland, Florida 33810

Office • 863-577-4821

February 25, 2024

To: John Cornell
City of Wildwood Utilities
711 Huey St,
City of Wildwood, FL32785

Project: City of Wildwood- Two (2) Manholes to be rehabilitated with SprayWall Polyurethane Lining System.

Pricing for this proposal and scope of work is based upon the St. Augustine unit price schedule for sanitary and storm manhole & structures rehabilitation bid RFP#PW2020-05. The contract was approved and ratified by the St. Augustine Board of Commissioners on October 18th, 2020.

- Mobilization of competent crew of four (4) and capable equipment to the City of Wildwood, FL project sites.
- 4' diameter manholes measured a total of 15 vertical feet to be lined.
- 5,000 psi high pressure water cleaning of the surface within host structure.
- Make suitable preparation to surface areas to prepare surface for the Euclid v100 has been estimated for proper surface preparation.
- Stop any leaks with MasterRoc MP 355-1k polyurethane chemical grout.
- Rebuild bench areas as needed.
- Frame and Covers to be raised 4' for Spanish Harbor MH and 2' for the Dragonfly Dr manhole.
- Replace frame and cover with frame and covers supplied by the city. Any frame and cover replacements in the pavement will utilize a 4'x'4 cold asphalt patch to repair pavement areas.
- Spray-apply up to 250 mils of SprayWall Polyurethane Protective Lining system to chimney, walls, and bench area of manholes. A termination groove will be cut at the flow line to ensure proper adhesion. Per conversations with the city, ESS Will plug the upstream pipe and City of Wildwood will maintain the flow. The flow channel is to be lined.
- Visually inspect and electronic holiday inspection on SprayWall Polyurethane Protective Lining to ensure a 100% pinhole free monolith coating.
- Provide Maintenance of Traffic as needed.

- Bypassing has not been accounted for in this proposal.
- Four to Five (4-5) days of work estimated to complete this project.

Included: ESS professional crew and equipment, MOT

Exclusions: Dewatering, bonding, Bypassing of any Wastewater

Notes: Six (6) gallons of 355 1k chemical grout for water stop is accounted for in this proposal. However, chemical grout for water stop if required beyond six gallons, will be invoiced at \$125.00/gallon, at a minimum of 6 gallons, with approved change order. Standby of crew for situations beyond our control could result in additional charges. Any items not included in the above Scope of Work are considered excluded and would be completed only by approved change order. Project is bid based on standard daylight work hours. Balance is due upon completion. Proposal price is valid for 30 days.

City of Wildwood- Two (2) Manhole Rehabilitation Project

5125 Spanish Harbor Dr MH-	\$12,450.00
5206 Dragonfly Dr MH-	\$15,055.00

Total -	\$27,505.00
----------------	--------------------

Respectfully Submitted,

Christian Hubbard

Christian Hubbard

Business Development

(863) 999-2790

chubbard@ess-1.net

It is mutually understood that in undertaking to correct/repair conditions present, other conditions that were hidden may become known. Such consequences will be beyond ESS's control, and ESS assumes no responsibility for such consequences. ESS will however, use its best skills and experience to avoid or minimize them. The owner assumes responsibility for any hazardous waste uncovered at this site.

1. The *buyer* has furnished pre-bid information used in planning the work covered in this proposal to ESS, and ESS assumes no responsibility for its accuracy. If the conditions are not in accordance with the information furnished to ESS by the *buyer* or others, the recommended procedures and scope of work in this proposal may not apply. The *buyer* will reimburse any additional expenses incurred by ESS as a result of this difference to ESS.
2. Any items of work not specifically included in this proposal shall not be the responsibility of ESS. Any alteration or deviation from the attached or referenced specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control.
3. It is mutually agreed that ESS shall retain all rights conferred upon it by the lien statutes of any State, Federal, or Territorial Government and will exercise lien rights if necessary. If ESS is not paid when required by this contract, interest of 1.5% will be charged per month. If the delinquent amount is referred to an attorney for collection, the buyer will pay all costs of collection including reasonable attorney fees and court costs. Should any legal action be required as a result of this contract, venue for such action shall be Polk County, Florida.
4. Our proposal is based on carrying out the work in a continuous manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control we will be compensated for standby of the crew and equipment.
5. If conditions beyond ESS's control make it impossible for us to render performance as specified, and buyer elects to terminate the contract, ESS will be entitled to a cancellation charge for any job set-up, in addition to reimbursement in full for all of ESS's costs (including labor, materials, and overhead), plus reasonable profit for all work performed to date of written notification by the buyer.

By executing this contract, owner agrees that all vendor requirements, including but not limited to pre-qualification, insurance, W-9, etc., have been adequately met.

FINAL BID FORM 1 - COATING METHOD - POLYURETHANE					
UNIT PRICE SCHEDULE FOR SANITARY AND STORM MANHOLE & STRUCTURES REHABILITATION BID RFP#PW2020-05					
Bidders must provide prices for each line item for their bid to be considered responsive. City of Wildwood 2 Manholes					
Item No.	Description	Unit	Qty	Unit Price(\$)	Amount (\$)
A - MANHOLE & STRUCTURES COATING - POLYURETHANE					
1	Manhole Protective Resin Based Lining 48" Diameter 1/8" Minimum Thickness	VF	0	\$ 328.00	\$ -
2	Manhole Structural Resin Based Lining 48" Diameter 1/4" Minimum Thickness	VF	15	\$ 376.00	\$ 5,640.00
3	Manhole Structural Resin Based Lining 48" Diameter 1/2" Minimum Thickness	VF	0	\$ 521.00	\$ -
4	Manhole Structural Resin Based Lining 48" Diameter 1" Minimum Thickness	VF	0	\$ 811.00	\$ -
5	Manhole Protective Resin Based Lining 60" Diameter 1/8" Minimum Thickness	VF	0	\$ 410.00	\$ -
6	Manhole Structural Resin Based Lining 60" Diameter 1/4" Minimum Thickness	VF	0	\$ 470.00	\$ -
7	Manhole Structural Resin Based Lining 60" Diameter 1/2" Minimum Thickness	VF	0	\$ 651.25	\$ -
8	Manhole Structural Resin Based Lining 60" Diameter 1" Minimum Thickness	VF	0	\$ 1,013.75	\$ -
9	Structure / Manhole Protective Resin Based Lining 1/8" Minimum Thickness	SF	0	\$ 26.50	\$ -
10	Structure / Manhole Structural Resin Based Lining 1/4" Minimum Thickness	SF	13	\$ 31.00	\$ 403.00
11	Structure / Manhole Structural Resin Based Lining 1/2" Minimum Thickness	SF	0	\$ 42.00	\$ -
12	Structure / Manhole Structural Resin Based Lining 1" Minimum Thickness	SF	0	\$ 65.00	\$ -
SUBTOTAL A - MANHOLE & STRUCTURES LINING - POLYURETHANE					\$ 6,043.00
B - MANHOLE & STRUCTURES REPAIR					
13	Removal of Existing Manhole or Wetwell Lining System (Excluding T-Lock Epoxy or Polyurea Liners)	SF	0	\$ 9.00	\$ -
14	Removal of Existing Manhole or Wetwell T-Lock, Epoxy or Polyurea Liners	SF	0	\$ 22.00	\$ -
15	Patching & Profiling - Cementitious Grout Only	SF	201	\$ 12.00	\$ 2,412.00
16	Infiltration Control - Chemical Grout	GAL	6	\$ 125.00	\$ 750.00
17	Surface Preparation - Sand Blasting	SF	0	\$ 10.00	\$ -
18	Bench and Invert Channel Repair	LF	4	\$ 225.00	\$ 900.00
19	Chimney Repairs	VF	0	\$ 225.00	\$ -
20	Chimney Replacement	VF	6	\$ 675.00	\$ 4,050.00
21	Chimney sealing (Construction Joint at Ring and Cover)	EA	0	\$ 285.00	\$ -
22	Manhole Rim & Cover Replacement (STD 24" Diameter) - Paved Areas	EA	0	\$ 1,150.00	\$ -
23	Manhole Rim & Cover Replacement (STD 24" Diameter) - Grassed Areas	EA	2	\$ 950.00	\$ 1,900.00
24	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Paved Areas	EA	0	\$ 1,550.00	\$ -
25	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Grassed Areas	EA	0	\$ 1,250.00	\$ -
26	Raise / Re-Level Existing Frame and Cover for Street Adjustment (up to 4")	EA	9	\$ 600.00	\$ 5,400.00
27	Provide and Install Manhole Cover lid & Pick Hole seals	EA	0	\$ 275.00	\$ -
28	Install Rain Water Protector STD 24" Stainless	EA	0	\$ 365.00	\$ -
29	Install Rain Water Protector Large 31.5" Stainless	EA	0	\$ 485.00	\$ -
30	Install Rain Water Protector STD 24" HDPE	EA	0	\$ 135.00	\$ -
31	Install Rain Water Protector Large 31.5" HDPE	EA	0	\$ 190.00	\$ -
SUBTOTAL B - MANHOLE & STRUCTURES REPAIR					\$ 15,412.00

C - CLEANING, TELEVISIONING AND ASSESSMENT					
32	Cleaning Manholes for Rehabilitation	EA	2	\$ 150.00	\$ 300.00
33	Cleaning Structures for Rehabilitation	EA	0	\$ 1,000.00	\$ -
34	Pre and Post Photographs(USB) Manholes for Rehabilitation	EA	2	\$ 150.00	\$ 300.00
35	Pre and Post Photographs(USB) Structures for Rehabilitation	EA	0	\$ 300.00	\$ -
36	Mobilization (Inspection only)	WK	0	\$ 1,500.00	\$ -
37	Manhole Inspection Level 1	EA	0	\$ 125.00	\$ -
38	Manhole Inspection Level 2	EA	0	\$ 185.00	\$ -
39	Structure (Wet Well) Inspection Level 1	EA	0	\$ 1,300.00	\$ -
40	Structure (Wet Well) Inspection Level 2 (Includes scan)	EA	0	\$ 1,750.00	\$ -
41	Cleaning Sewer Manholes (CCTV purposes only)	EA	0	\$ 45.00	\$ -
42	Cleaning Stormwater Structures (CCTV purposes only)	EA	0	\$ 65.00	\$ -
43	Cleaning Wetwells (CCTV / Inspection purposes only)	EA	0	\$ 600.00	\$ -
44	Light Storm Drain Cleaning From ROW (Right of way) 8"-10"	LF	0	\$ 4.75	\$ -
45	Light Storm Drain Cleaning From ROW (Right of way) 12"-15"	LF	0	\$ 8.25	\$ -
46	Light Storm Drain Cleaning From ROW (Right of way) 16"-24"	LF	0	\$ 12.25	\$ -
47	Light Storm Drain Cleaning From ROW (Right of way) 30"-36"	LF	0	\$ 29.00	\$ -
48	Light Storm Drain Cleaning From Side and Rear Easements 8"-10"	LF	0	\$ 9.40	\$ -
49	Light Storm Drain Cleaning From Side and Rear Easements 12"-15"	LF	0	\$ 16.40	\$ -
50	Light Storm Drain Cleaning From Side and Rear Easements 16"-24"	LF	0	\$ 24.75	\$ -
51	Light Storm Drain Cleaning From Side and Rear Easements 30"-36"	LF	0	\$ 58.50	\$ -
52	Increase for "Medium" cleaning of storm drain to above line items 44-51	LF	0	\$ 1.75	\$ -
53	Increase for "Heavy" cleaning of storm drain to above line items 44-51	LF	0	\$ 3.50	\$ -
54	Storm Drain CCTV 8" - 10"	LF	0	\$ 3.75	\$ -
55	Storm Drain CCTV 12" - 18"	LF	0	\$ 3.75	\$ -
56	Storm Drain CCTV 18" - 24"	LF	0	\$ 3.75	\$ -
57	Storm Drain CCTV 24" - 30"	LF	0	\$ 3.75	\$ -
58	Storm Drain CCTV 30" - 42"	LF	0	\$ 3.75	\$ -
59	Storm Drain CCTV 42" - 54"	LF	0	\$ 3.75	\$ -
60	Storm Drain CCTV 54" - 66"	LF	0	\$ 3.75	\$ -
61	Box Culvert Top Scan	LF	0	\$ 10.50	\$ -
62	Box Culvert Bottom Debris Mapping scan	LF	0	\$ 5.50	\$ -
63	CCTV Sanitary pipe inspection - includes light cleaning 8"-10" Diameter	LF	0	\$ 3.00	\$ -
64	CCTV Sanitary pipe inspection - includes light cleaning 12"-15" Diameter	LF	0	\$ 3.25	\$ -
65	CCTV Sanitary pipe inspection - includes light cleaning 16"-24" Diameter	LF	0	\$ 6.50	\$ -
66	Dye Testing of Sewer	EA	0.00	\$ 850.00	\$ -
67	Dye Flooding of Sewer	EA	0.00	\$ 1,250.00	\$ -
68	Wastewater Flow Monitoring Equipment Rental and Installation in existing Structures	EA	0.00	\$ 2,750.00	\$ -
69	Wastewater Flow Monitoring Monitoring and Maintenance	EA / Month	0.00	\$ 650.00	\$ -
70	Rainfall Monitoring Equipment Rental and Installation in existing Structures	EA	0.00	\$ 850.00	\$ -
71	Rainfall Monitoring Monitoring and Maintenance	EA / Month	0.00	\$ 300.00	\$ -
72	Line cleaning / Jetting for Sanitary	LF	0	\$ 3.25	\$ -
73	Increase for "Medium" cleaning of sanitary sewer line, ADD to above line item 72	LF	0	\$ 1.25	\$ -
74	Increase for "Heavy" cleaning of sanitary sewer line, ADD to above line item 72	LF	0	\$ 2.50	\$ -
75	GPS Mapping of Requested Manholes	EA	0	\$ 150.00	\$ -
SUBTOTAL C - CLEANING, TELEVISIONING AND ASSESSMENT					\$ 600.00

D - ANCILLARY SERVICES						
76	Plug Rental 6" - 10"	DAY	0	\$ 125.00	\$ -	
77	Plug Rental 10" - 16"	DAY	0	\$ 150.00	\$ -	
78	Plug Rental 16" - 24"	DAY	0	\$ 200.00	\$ -	
79	Plug Rental 24" - 36"	DAY	0	\$ 250.00	\$ -	
80	Bypass Pumper Truck	HOURL	0	\$ 325.00	\$ -	
81	Bypass Vac-Truck	HOURL	0	\$ 325.00	\$ -	
82	Maintenance of Traffic (MOT) - Arterial (single lane closure)	EA	0	\$ 1,250.00	\$ -	
83	Maintenance of Traffic (MOT) - FDOT (single lane closure)	EA	0	\$ 1,500.00	\$ -	
84	Maintenance of Traffic (MOT) - Neighborhood (Simple MOT including Flagmen)	EA	5	\$ 600.00	\$ 3,000.00	
85	Mobilization Standard (per Crew)	WK	1.00	\$ 2,450.00	\$ 2,450.00	
86	Mobilization Emergency (per crew)	EA	0	\$ 3,750.00	\$ -	
87	Meals/Hotel/Lodging (per crew)	DAY	0	\$ 600.00	\$ -	
SUBTOTAL D - ANCILLARY SERVICES					\$ 5,450.00	
E - COST OF INVOICE PLUS OH/P ON MISCELLANEOUS SERVICES						
BUDGET						
88	Bypass Pumping Services		\$ -	15% OH/P	\$ -	
89	Maintenance of Traffic CUSTOM INDEX		\$ -	15% OH/P	\$ -	
90	Bypassing Plug (HAVE TO ORDER)		\$ -	15% OH/P	\$ -	
91	Miscellaneous / Unexpected Materials or Services		\$ -	15% OH/P	\$ -	
92	Extra / Miscellaneous		\$ -	15% OH/P	\$ -	
93	Extra / Miscellaneous		\$ -	15% OH/P	\$ -	
SUBTOTAL E - COST PLUS ON MISCELLANEOUS SERVICES					\$ -	
SUMMARY OF BID FORM 1 - LINING METHOD - POLYURETHANE						
SUBTOTAL BID PRICE (A) MANHOLE AND STRUCTURES COATING - POLYURETHANE (SUM ITEMS 1-12)					\$ 6,043.00	
SUBTOTAL BID PRICE (B) MANHOLE AND STRUCTURES REPAIR (SUM ITEMS 13 - 31)					\$ 15,412.00	
SUBTOTAL BID PRICE (C) CLEANING, TELEVISIONING AND ASSESSMENT (SUM ITEMS 32-75)					\$ 600.00	
SUBTOTAL BID PRICE (D) ANCILLARY SERVICES (SUM ITEMS 76-87)					\$ 5,450.00	
SUBTOTAL BID PRICE (E) COST PLUS ON MISCELLANEOUS SERVICES (SUM ITEMS 88-93)					\$ -	
TOTAL BID PRICE 1-LINING METHOD - POLYURETHANE					\$27,505.00	
Bond amount calculated at 3% of total bid Price 1			3%		\$ -	
Bond Amount Multiplier 3% (for use on projects over \$100,000.00)					Total project	\$ 27,505.00



UTILITY REPAIR EXPERTS
115 Sourwood Lane, Ste D
Groveland, FL 34736
Phone – (352) 638-0416

Quote

Date: March 11, 2025

Quote# 1032

Expiration Date: April 11, 2025

To: City of Wildwood

Qty.	Description	Unit Price	Line Total
	Labor- Remove cap on the manhole behind dog park on Spanish Harbor Dr. Install 4' riser structure with Agru liner. Replace cap, ring, and cover. Install Wrapid Seal around both joints to stop any intrusion from the outside. Chemical grout to stop ground water infiltration with a tube of AV202 Multigrout on the inside of the manhole. Seal Agru liner seams.		\$12,693
	Labor- Remove ring and cover on manhole at Dragon Fly Dr. Install riser rings to raise 2'. Pro-Ring sealant will be applied in between each riser ring. Line the manhole with an epoxy-based liner. (Raven)		\$15,122
	**** City to provide new rings and covers****		
	Total		\$27,815

Quotation prepared by: *Steve Guba*

To accept this quotation, sign here and return: _____

Thank you for your business!

Utility Repair Experts 115 Sourwood Lane, Ste D, Groveland, FL 34736
License # CUC1226232



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSAL

6977

CUSTOMER: CITY OF WILDWOOD	PHONE: 352-446-4217	DATE: 02/28/2025
STREET: CITY OF WILDWOOD	JOB NAME: Spanish Harbor/Dragonfly Manhole Rehab	
CITY/STATE/ZIP: Wildwood, FL, 34785	JOB LOCATION: 5125 Spanish Harbor Dr/5206 Dragon Fly Dr, Wildwood, FL, 34785	
ATTN: Casey Jones	E-MAIL: cjones@wildwood-fl.gov	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: Manhole Rehabilitation				
1.00	Manhole Rehabilitation with Adjustment	LS	34,208.78	34,208.78
TOTAL				34,208.78

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT
PENALTY TO APS



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Sanford, FL 32771
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PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our proposal includes all labor, material, equipment, and workmanship to perform rehabilitation of the structure by means of Concrete and Epoxy coating in compliance with Manufacturers spec.

Cleaning of structure will be completed with a 5000 psi pressure washer to get the structure to the correct profile for underlayment application as per Manufacturers spec.

Price does include use of grout if necessary. This covers up to 5 gallons of grout. If additional grout is needed it will be billed at a rate of \$500 per gallon.

In the event that any new specs or requirements for coating, bypass operation, or injection are presented to APS, we reserve the right to renegotiate without penalty.

Price does not include any pressure or vacuum test of manholes. Price Per repair is contingent on volume of repairs performed if quantity changes APS will re-quote work.

Structures must be set in ground and backfilled before any work by APS can be started. If unforeseen circumstances are encountered during the project, APS will re-quote the work.

Price does not include Holiday/Spark testing. Please inform if testing is needed.



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

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Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.				

CUSTOMER RESPONSIBILITIES

- ☒ Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- ☒ Local Metered Water Source
- ☒ Exposure of structures and access to all work areas without delay
- ☒ Stabilized Access to Work Areas - Two Wheel Drive Accessible
- ☐ Access to secure site for equipment storage
- ☒ Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE		DATE	2/28/2025
SIGNATURE	Niasha Tulloch		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a) Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable, f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Work Authorization No.19 for Kimley Horn Construction Administration Services for the R-12 Pump Station Project for the Amount of \$94,500.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Kimley Horn and Associates
Effective Date: 3/12/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this project will be utilized from account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

On March 10, 2025, the City awarded the R-12 Pump Station project to Cathcart Construction in accordance with the design and bid specification. Work Authorization No.19 is to have Kimley Horn provide the required construction phase services to complete the project. The construction phase services will include construction site visits, meetings, response to construction design specifications, shop drawing submittal approvals, testing and inspection compliance, payment application approvals, substantial completion verification, and final closeout documentation. Staff recommend approval to award Work Authorization No. 19 to Kimley Horn and Associates for the amount of \$94,500.00.

WORK AUTHORIZATION NUMBER 19

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn") and the City of Wildwood ("the Client" or "the City") in accordance with the terms of the Master Agreement for Continuing Professional Services for RFQ 2023-07 dated May 7, 2023, which is incorporated herein by reference.

Identification of Project:

Project: R-12 Reclaim Pump Station – Construction Administration

Client: City of Wildwood

Project Manager: Trey Clayton, PE

General Category of Services:

The City intends to construct the R-12 Reclaim Pump Station in accordance with the plans and specifications prepared by Kimley-Horn that were advertised for bid on November 27, 2024. The City requested Kimley-Horn provide construction administration services for the duration of the Project. The construction administration services will include contract document administration, contractor coordination and management assistance, construction observations, shop drawing reviews, pay request reviews, and engineering plan interpretations.

With the above in mind, our specific scope of services is provided below.

Specific Scope of Basic Services:

Task 1 – Construction Phase Services and Certifications

- A. Pre-Construction Conference. Kimley-Horn will attend a Pre-Construction Conference before commencing Work at the Site. Kimley-Horn will provide the selected contractor with three complete sets of project documents and copies of the appropriate permits, notices, and documents. Kimley-Horn will prepare a Notice to Proceed for the City to issue.
- B. Visits to Site and Observation of Construction. Site visits will be made by the Engineer during critical construction activities and at intervals of at least once every week. Such visits and observations by Kimley-Horn are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are limited to spot-checking, selective measurement, and similar methods of general observation of the Work based on our exercise of professional judgment. Based on information and observations obtained during such visits, we will evaluate whether Contractor's work is proceeding in accordance with the Contract Documents, and we will keep the City informed of the progress of the Work.
 - 1) Project Representative. The construction observation fee estimate for this task is based on a 350-calendar-day (50 week) construction duration. During construction, Kimley-Horn will provide the following levels of service:
 - a. Represent (on-site) up to 2 hours per week during 25 weeks of active construction.
 - b. Attend up to 15 on-site project progress/coordination meetings.
 - c. Provide up to 4 hours per week of Project Manager/Engineer coordination and

management assistance.

- C. Clarifications and Interpretations: Kimley-Horn will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.
- D. Change Orders: Kimley-Horn will review and make recommendations for Change Order requests submitted or proposed by the Contractor.
- E. Shop Drawings and Samples: Kimley-Horn will review and approve or take other appropriate action regarding Shop Drawings and Samples and other data that the Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- F. Substitutes and "or-equal.": Kimley-Horn will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
- G. Applications for Payment: Kimley-Horn will review and process Contractor's applications for payment.
- H. Substantial Completion: Kimley-Horn will, promptly after notice from the Contractor that it considers the entire Work ready for its intended use, conduct a site visit in company with the City and Contractor to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items except for those identified on a final punch list.
- I. Closeout Coordination: Kimley-Horn will prepare permit closeouts for the affected regulatory agencies and provide written confirmation to the City for their records.
- J. Final Notice of Acceptability of the Work: Kimley-Horn will conduct a final site visit to determine if the completed work is performed in accordance with the Contract Documents and the final punch list.
- K. Record Drawings and Project Documentation: Kimley-Horn will review construction records, Operations and Maintenance manuals, and "as-built" record drawings provided by the Contractor.

Additional Services if required:

Services requested that are not specifically included will be provided under a new and separate Work Order or can be performed on an hourly basis upon written authorization.

Schedule:

Kimley-Horn will begin services upon receipt of an executed WO. The above services will be provided as expeditiously as practicable to meet a mutually agreed upon schedule.

Method of Compensation:

Kimley-Horn will complete the above scope of services for a lump sum fee of \$94,500.00, inclusive of expenses.

Other Special Terms of Work Order:

Services provided under WO will be invoiced monthly. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: Gene Losito
Gene B. Losito, P.E.

TITLE: _____

TITLE: Vice President

DATE: _____

DATE: February 28, 2025

G:\New Business\Public Sector\City of Wildwood\2025\PHS\12 Pump Station CPS\WA 19_R-12 Pump Station Construction Admin.docx

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Community Center New HVAC Project Change Order 1 in the Amount of \$37,002.52

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6304.

HISTORY/FACTS/ISSUES:

The Community Center New HVAC Project was approved by the Commission and awarded to Holiday Enterprise Heat & Air (Holiday) on December 13, 2024. Holiday is requesting Change Order 1 (CO 1) in the amount of \$37,002.52 due to changes in the regulations starting January 2025, which changed the refrigerant from R410 to 454B. Carrier was the original equipment specified in the project, and since Carrier will not have the R-454B equipment available to suit this project in an acceptable timeframe, a switch to Trane was necessary, which added \$21,432.10. Trane's AHU-5 is bigger than Carrier's and needs to be dis-assembled and re-assembled in place. The additional labor for this item requires Trane factory service tech services for an additional amount of \$10,744.00. Kimley Horn recommended the approval of CO 1 for the total amount of \$37,002.52 which includes equipment, labor, tax and contractor's overhead/profit.

Holiday Enterprises Heat & Air, Inc.

3605 Parkway Blvd

Leesburg, Florida 34748

Ph. 352.728.4544

Fx. 352.728.4577

Change order # 1

Date 2/25/2025

Reference

Change Order Proposal

I authorize Holiday Enterprises Heat & Air, Inc. to perform the following work:

The AHU will be required to tear down and rebuild in place. This is due to the equipment changes. We are estimating 4 days to complete this task. Time extension of 4 days will be required.

We understand that it is an extra to Holiday Enterprises Heat & Air, Inc. contract.

MATERIAL used to perform work:**To be completed by office:**

Quantity	Material Description	Rate	Total
1	Credit for Carrier Equipment	-100470	\$ (100,470.00)
1	Trane Equipment	120,500	\$ 120,500.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

See attached sheet for remainder of Material:

SUBTOTAL MATERIAL	\$ 20,030.00
SALES TAX	\$ 1,402.10
TOTAL MATERIAL	\$ 21,432.10

LABOR used to perform work:

Total

Tear down AHU 5 and rebuild in place	96	89	\$ 8,544.00
3 men x 4 days			\$ -
Trane service tech to confirm AHU reassembled to specs			\$ 2,200.00
Trane Orlando will not provide any documentation as			\$ -
this is not a normal practice.			\$ -
			\$ -
Contractor:	SUBTOTAL MATERIAL		\$ 21,432.10
	SUBTOTAL LABOR		\$ 10,744.00
Authorized Signature:	LABOR BURDEN		
	TOTAL L&M		\$ 32,176.10
Date:	OH & P 15%		\$ 4,826.42
Holiday Enterprises Heat & Air, Inc.	TOTAL DUE		\$ 37,002.52



MEMORANDUM

To: Hector Sanchez, City of Wildwood; Robert Holiday, Holiday Enterprises Heat & Air

From: Kevin Peterson
Kimley-Horn and Associates, Inc.

Date: 2/28/2025

Subject: Wildwood Community Center HVAC Replacement – Change Order #1 Review

The increase of \$20,030.00 for Trane R-454B equipment over the base bid price of \$100,470.00 for Carrier R-410A equipment is inline with the 15-20% increase we are seeing across the industry when switching equipment from 410A to 454B.

The basis of design Carrier AHU-5 was a smaller footprint than the Trane unit which is why we based design around Carrier for this project. Since Carrier will not have the R-454B equipment available to suit this project in an acceptable timeframe, a switch to Trane is necessary which will require AHU-5 to be dis-assembled and re-assembled in place. The \$10,744.00 cost for the additional labor required and the Trane factory service tech inspection is reasonable.

Kimley-Horn has no objections to the total change order price of \$37,002.52 which includes equipment, labor, tax and contractor overhead/profit.

SECTION 00950 - CHANGE ORDER FORM

Change Order No. 1

Project Name: Wildwood Community Center HVAC Project

Bid No.: ITB 2024- 26

Owner: City of Wildwood

Contractor: Holiday Enterprises Heat & Air, Inc

Agreement Date: 2/17/2025

This Change Order is necessary to cover changes in the Work to be performed under the Agreement. The Agreement, General Conditions, Supplementary Conditions, and Technical Specifications contained in the Project Manual apply to and govern all Work under this Change Order.

THE FOLLOWING CHANGES ARE MADE TO THE CONTRACT DOCUMENTS:

1. Original Contract Price	\$ 554,300.00
2. Current Contract Price (Adjusted by Previous Change Orders)	\$ 554,300.00
3. Total Proposed Change in Contract Price	\$ 37,002.52
4. New Contract Price (Item 2 + Item 3)	\$ 591,302.52
5. Original Contract Time (Notice to Proceed to Substantial Completion)	159 Days
6. Current Contract Time (Adjusted by Previous Change Orders)	159 Days
7. Current Subst. Completion Date (Adjusted by Previous Change Orders)	7/21/2025
8. Total Proposed Change in Contract Time	5 Days
9. New Contract Time (Item 6 + Item 8)	164 Days
10. New Contract Substantial Completion Date (Item 7 + Item 8)	7/26/2025
11. Current Final Completion Date (Adjusted by Previous Change Orders)	8/20/2025
12. Current Contract Time From Substantial Completion to Final Completion	30 Days
13. Total Proposed Change in Contract Time Subst. to Final Completion	0 Days
14. New Contract Time to Subst. Final Completion (Item 12 + Item 13)	0 Days
15. New Contract Final Completion Date (Item 10 + Item 14)	8/25/2025

CHANGES ORDERED

ITEM 1

Description of Change: Change HVAC equipment from Carrier to Trane.

Reason for Change: Change of freon

Change in Contract Price: \$ 37,002.52

Change in Contract Time: Days 5

ITEM 2

Description of Change:

Reason for Change:

Change in Contract Price: \$

Change in Contract Time: Days

ITEM 3

Description of Change:

Reason for Change:

Change in Contract Price: \$

Change in Contract Time: Days

ITEM 4

Description of Change:

Reason for Change:

Change in Contract Price: \$

Change in Contract Time: Days

ITEM 5

Description of Change:

Reason for Change:

Change in Contract Price: \$

Change in Contract Time: Days

ITEM 6

Description of Change:

Reason for Change:

Change in Contract Price: \$

Change in Contract Time: Days

CHANGE ORDER SUMMARY			
No.	Description	Change in Contract Price	Change in Contract Time
1	Change from Carrier to Trane	37,002.52	5
TOTAL		\$ 37,002.52	5 Days

WAIVER This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

APPROVAL AND CHANGE ORDER AUTHORIZATION

ACKNOWLEDGMENTS

The aforementioned change, and work affected thereby, is subject to all provisions of the original Agreement and specifically changed by this Change Order; and

It is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Agreement other than matters expressly provided herein.

WITNESS to CONTRACTOR:

McKenna Ware

3/19/2025
Date

Holiday Enterprises Heat & Air, Inc

Contractor

Robert Holiday, President

Printed Name and Title of Officer

[Signature]
By (Signature)

3/19/2025

Date

(Corporate Seal)

ATTEST:

(Signature)

Date

(Seal)

Owner

Printed Name and Title

By (Signature)

Date

END OF SECTION

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Jackson Street Improvements Project Payment Application 1 in the Amount of \$349,882.15

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6307.

HISTORY/FACTS/ISSUES:

The Jackson Street Improvements Project was approved by the Commission and awarded to DB Civil Construction Inc. on December 9th, 2024, for the lump sum amount of \$1,533,916. DB Civil is requesting Payment Application 1 in the amount of \$349,882.15 for site work performed from January 27 through February 25, 2025. The project is approximately 25% completed. Kimley Horn staff have reviewed Payment Application 1 and recommended approval.

CONTRACTOR APPLICATION FOR PAYMENT

PAGE ONE OF THREE PAGES

CONTRACTOR: DB Civil Construction LLC
4475 US 1 South, Suite 707
St. Augustine, FL 32086
(386) 256-7460

PROJECT: Jackson Street Improvements
PO # 25-00413

ENGINEER:

OWNER: City of Wildwood
100 N Main St
Wildwood FL 34785

APPLICATION NO: 1 Distribution to:

PROJECT NO: 2420 ☒ OWNER

APPLICATION DATE: 02/28/25 ☐ CONTRACTOR

PERIOD FROM: 01/27/25 ☐ ENGINEER

PERIOD TO: 02/25/25 ☐ OTHER

CONTRACT DATE: 12/09/24

PERCENT COMPLETE: 24.01%

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,533,916.00

2. Net change by Change Orders \$

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,533,916.00

4. TOTAL COMPLETED & STORED TO DATE \$ 368,297.00

5. RETAINAGE:

a. 5 % of Completed Work \$ 18,414.85
(Column D + E on G703)

b. 5 % of Stored Material \$ \$ -
(Column F on G703)

Total Retainage (Lines 5a + 5b or
Total in Column I of G703) \$ 18,414.85

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 349,882.15

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior G702) \$ 0.00

8. CURRENT PAYMENT DUE \$ 349,882.15

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,184,033.85
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Contractor		\$ -
Total approved this Month		\$ -
TOTALS		\$ -
NET CHANGES by Change Order		

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

CONTRACTOR: DB CIVIL CONSTRUCTION LLC

By: John Robbins Date: 02/28/25

OWNERSHIP (OR AGENT):

By: Date:

OWNER'S PROJECT MANAGEMENT:

Approved for Owner App: Date:

Approved for Payment: Initials Date

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ENGINEER:

By: Date: 3/12/2025

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

Pay Application # 1

Project Name: Jackson Street Improvements

PERIOD ENDING 2/25/2025

No.	FDOT No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
							QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
		ROADWAY & DRAINAGE											
1	101-1	Mobilization	1	LS	\$ 100,000.00	\$ 100,000.00		\$ -	0.80	\$ 80,000.00	0.80	\$ 80,000.00	80.0%
2	102-1	Maintenance of Traffic	1	LS	\$ 20,000.00	\$ 20,000.00		\$ -	0.80	\$ 16,000.00	0.80	\$ 16,000.00	80.0%
3	N/A	As-Built Plans and Construction Layout Survey	1	LS	\$ 28,000.00	\$ 28,000.00		\$ -	0.50	\$ 14,000.00	0.50	\$ 14,000.00	50.0%
4	N/A	Full Depth Base Reclamation (8" Avg. Depth)(10.5" Pulverization)	7910	SY	\$ 23.00	\$ 181,930.00		\$ -		\$ -	-	\$ -	0.0%
5	NA	Portland Cement	76	TN	\$ 250.00	\$ 19,000.00		\$ -		\$ -	-	\$ -	0.0%
6	104-10-3	Sediment Barrier (Standard)	3198	LF	\$ 1.50	\$ 4,797.00		\$ -	3,198.00	\$ 4,797.00	3,198.00	\$ 4,797.00	100.0%
7	110-1-1	Clearing and Grubbing	0.10	AC	\$ 350,000.00	\$ 35,000.00		\$ -	0.10	\$ 35,000.00	0.10	\$ 35,000.00	100.0%
8	110-4-10	Removal of existing concrete	1650	SY	\$ 20.00	\$ 33,000.00		\$ -		\$ -	-	\$ -	0.0%
9	120-1	Regular Excavation	40	CY	\$ 100.00	\$ 4,000.00		\$ -		\$ -	-	\$ -	0.0%
10	285-706	Optional Base Group 6 (8")	638	SY	\$ 65.00	\$ 41,470.00		\$ -		\$ -	-	\$ -	0.0%
11	327-70-1	Mill Existing Asphalt Pavement (1" Avg. Depth)	877	SY	\$ 6.00	\$ 5,262.00		\$ -		\$ -	-	\$ -	0.0%
12	334-1-12	Superpave Asphaltic Concret (Type SP 12.5)(Traffic B) (1.5")	690	TN	\$ 180.00	\$ 124,200.00		\$ -		\$ -	-	\$ -	0.0%
13	334-1-52A	Superpave Asphaltic Concrete (Type SP-9.5)(Traffic B)(PG 76-22)(1	510	TN	\$ 190.00	\$ 96,900.00		\$ -		\$ -	-	\$ -	0.0%
14	334-1-52B	Superpave Asphaltic Concrete (Type SP-9.5)(Traffic B)(PG 76-22)(\	18	TN	\$ 280.00	\$ 5,040.00		\$ -		\$ -	-	\$ -	0.0%
15	522-1	Concrete Sidewalk and Driveways, 4" Thick	1705	SY	\$ 80.00	\$ 136,400.00		\$ -		\$ -	-	\$ -	0.0%
16	522-2	Concrete Sidewalk and Driveways, 6" Thick	650	SY	\$ 90.00	\$ 58,500.00		\$ -		\$ -	-	\$ -	0.0%
17	527-2	Detectable Warning	130	SF	\$ 28.00	\$ 3,640.00		\$ -		\$ -	-	\$ -	0.0%
18	570-1-2	Performance Turf (SOD)	3150	SY	\$ 4.00	\$ 12,600.00		\$ -		\$ -	-	\$ -	0.0%
		ROADWAY & DRAINAGE SUBTOTAL =>				\$ 909,739.00		\$ -		\$ 149,797.00		\$ 149,797.00	
		SIGNAGE AND MARKINGS											
19	700-1-111	Single Post Sign (F&I)(Ground Mount) (<12 SF)	15	AS	\$ 500.00	\$ 7,500.00		\$ -		\$ -	-	\$ -	0.0%
20	700-1-500	Single Post Sign (Relocate)	11	AS	\$ 120.00	\$ 1,320.00		\$ -		\$ -	-	\$ -	0.0%
21	700-1-600	Single Sign Post (Removed)	12	AS	\$ 60.00	\$ 720.00		\$ -		\$ -	-	\$ -	0.0%
22	705-10-1	Object Markers (Type 1)	3	EA	\$ 150.00	\$ 450.00		\$ -		\$ -	-	\$ -	0.0%
23	706-1-3	Raised Pavement Marker (Type B) (W/Out Final Surface)	82	EA	\$ 6.00	\$ 492.00		\$ -		\$ -	-	\$ -	0.0%
24	710-90	Painted Pavement Marking (Final Surface)	1	LS	\$ 6,000.00	\$ 6,000.00		\$ -		\$ -	-	\$ -	0.0%
25	711-11-125	Thermoplastic (Standard)(White)(Solid)(24") (For Stop Line and Cro	198	LF	\$ 12.00	\$ 2,376.00		\$ -		\$ -	-	\$ -	0.0%
26	711-11-130	Thermoplastic (Standard)(White)(Vertical Deflection Markings)	12	EA	\$ 140.00	\$ 1,680.00		\$ -		\$ -	-	\$ -	0.0%
27	711-16-201	Thermoplastic (Standard-Other Surfaces)(Yellow)(Solid)(6")	0.402	GM	\$ 8,500.00	\$ 3,417.00		\$ -		\$ -	-	\$ -	0.0%
		SIGNAGE & MARKINGS SUBTOTAL =>				\$ 23,955.00		\$ -		\$ -		\$ -	
28	N/A	Lighting Improvements*	1	LS	\$ 7,460.00	\$ 7,460.00		\$ -		\$ -	-	\$ -	0.0%
		LIGHTING IMPROVEMENTS SUBTOTAL =>				\$ 7,460.00		\$ -		\$ -		\$ -	
		UTILITY IMPROVEMENTS											
29	N/A	Utility Pipe PVC C-900 DR-18 (Watermain)(8")	3507	LF	\$ 66.00	\$ 231,462.00		\$ -	2,450.00	\$ 161,700.00	2,450.00	\$ 161,700.00	69.9%
30	N/A	Removal/GROUT in Place Existing Watermain **	1	LS	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	-	\$ -	0.0%
31	N/A	Install and Connect Single Meter and Water Service	32	EA	\$ 2,300.00	\$ 73,600.00		\$ -		\$ -	-	\$ -	0.0%
32	N/A	Install and Connect Dual Meter and Water Service	18	EA	\$ 3,600.00	\$ 64,800.00		\$ -		\$ -	-	\$ -	0.0%
33	N/A	Fire Hydrant	6	EA	\$ 7,500.00	\$ 45,000.00		\$ -	4.00	\$ 30,000.00	4.00	\$ 30,000.00	66.7%
34	N/A	Tapping Sleeve & Valve	7	EA	\$ 11,000.00	\$ 77,000.00		\$ -		\$ -	-	\$ -	0.0%
35	N/A	8" Gate Valve	4	EA	\$ 3,200.00	\$ 12,800.00		\$ -	4.00	\$ 12,800.00	4.00	\$ 12,800.00	100.0%
36	N/A	BAC-T Sample Location and Testing	6	EA	\$ 1,600.00	\$ 9,600.00		\$ -		\$ -	-	\$ -	0.0%
37	N/A	Pressure Testing	1	LS	\$ 8,000.00	\$ 8,000.00		\$ -		\$ -	-	\$ -	0.0%
38	N/A	Air Release Valves	1	EA	\$ 4,500.00	\$ 4,500.00		\$ -		\$ -	-	\$ -	0.0%
39	N/A	Single Sanitary Service	15	EA	\$ 2,800.00	\$ 42,000.00		\$ -		\$ -	-	\$ -	0.0%
		UTILITY IMPROVEMENTS SUBTOTAL =>				\$ 578,762.00				\$ 204,500.00		\$ 204,500.00	35.3%

https://dbcivilconstruction.sharepoint.com/sites/DBCProjectManagement/Shared Documents/General/2420 - Jackson Street/6.0 Revenue File - Pay Requests/6.1 Monthly Pay Requests/1,0 Feb 2025 Pay App/Jackson St FEB 2025 3/10/2025 9:17 AM

2 of 4

Pay Application # 1 Project Name: Jackson Street Improvements PERIOD ENDING 2/25/2025

No.	FDOT No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
							QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
		BOND											
41	N/A	Payment & Performance Bond	1	LS	\$ 14,000.00	\$ 14,000.00		\$ -	1.00	\$ 14,000.00	1.00	\$ 14,000.00	100.0%
		BOND SUBTOTAL =>				\$ 14,000.00		\$ -		\$ 14,000.00		\$ 14,000.00	
TOTAL LUMP SUM						\$ 1,533,916.00		\$ -		\$ 368,297.00		\$ 368,297.00	24.01%

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Local Construction Projects Update

REQUESTED ACTION: For Information Only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local construction projects.

Local Infrastructure Projects
Construction Update
March 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 an approved contract from Kolter
 - iii. Preconstruction meeting held August 9th
 - iv. 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. *Champagne Farm Wells and Future WTP*
 - i. Establishing relationship with adjacent property owner
 - ii. Coordinating survey work
 - iii. Well testing upcoming
- g. *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
- v. Landscaping to included in the project; Mike Pape's office working on the plans

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. Kruger ditches completed
 - iii. Lakeside ditches clarifier gearbox repairs being completed by Shaw (sole source); contractor to complete the work on March 20th
 - 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. Garney has mobilized
 - 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 June
 - iv. Phase 3
 - i. 30% ROM estimate received
 - ii. Awaiting 60% plans from CPH

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 and title work are ongoing
 - iii. Load testing in progress
- 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 installed all the tanks; All are operational except LS #1 (FTP)
 - iii. 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. Commission awarded the bid to Cathcart Construction - \$4,165,466
 - ii. Coordinating contract documents and construction schedule
 - ii. Reclaimed line design – 90% complete
 - i. ~~Phase 1 (Millennium Park)~~
 - ~~i. Complete.~~
 - ii. ~~Phase 2: St. Claire Street~~
 - ~~i. Complete.~~
 - iii. ~~Phase 3: Broken Oak Drive~~
 - ~~i. Complete.~~
 - iv. Phase 4: Assembly of God
 - i. Easement shown on preliminary plat; finalizing easement document
 - v. ~~Phase 5: Solamar~~
 - ~~i. Complete.~~
 - vi. Phase 6: Turkey Run Development and North to Catholic Church
 - i. Easement agreement for the last remaining easement in Turkey Run scheduled for the March 24, 2025 Commission meeting
- 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 approved preliminary design 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. **FDOT Project Manager has been assigned**
 - 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. City Commission approved conceptual design and authorized staff to move forward with implementation
 - iii. KHA preparing bid documents
 - 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. Closing occurred
 - ii. Construction has started
 - iii. Groundbreaking Ceremony scheduled for April 1, 2025

4. City Stormwater Projects

- a. *Oak Grove Village Drainage Improvement*
 - i. DB Civil awarded the bid - \$529,890
 - ii. Construction Progress – 0%
 - iii. Contract documents received
 - iv. ODP items ordered;
 - v. Utilizing the pumps from CR 219 lift station
- 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
 - i. Rejuvenation activities wrapping up

- ii. Updating Pavement Management Plan (Mott MacDonald) to determine new decision tree and 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 – 15%
 - iii. Pay Application No. 1 under review
 - iv. Erosion and sediment control installed
 - v. Water line installation underway
- 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. Contractor addressing punch list items

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Public Works Quarterly Report

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached memo of the Public Works Quarterly Report for review.



Memorandum

To: Jeremy Hockenbury, Public Works Director

From: Thomas J. Rigwood, Asst. Public Works Director

Date: February 17, 2025

Re: Operation Division Activities - Quarterly Report

The Operations Division is comprised of an Operations Manager, five (5) Maintenance Workers, one (1) Signs and Markings Technician and one (1) Inmate Crew Leader. The Division is responsible for the maintenance and care of all public roadways and right-of-way in the City as well as the fabrication, installation, and maintenance of the City's traffic control signs, parkway trees, right-of-way mowing and landscape maintenance, stormwater conveyance system, curb and sidewalk maintenance, and street sweeping. These activities are performed on 154 centerline miles of roadway, which is equivalent to 308 lane miles of roadway, including cul-de-sacs, dead end streets, and turn lanes.

Asphalt Repairs

Asphalt repairs or patches are necessary when pavement sections deteriorate due to potholes, alligator cracking, or settling caused by poor subbase conditions and aging pavement. If the road base remains structurally sound, the top surface layer can be removed and replaced with new asphalt. However, in more severe cases where the base is compromised, both the surface and binder courses must be removed, requiring a full-depth repair. This process involves excavating the affected area, replacing the limestone base, and then applying new asphalt layers. Each layer is compacted and rolled to ensure a durable, smooth surface.



Additionally, asphalt repairs are often required after curb replacement projects. To properly install new concrete curbing, adjacent asphalt must be removed for formwork placement. Once the concrete has set and the forms are removed, fresh asphalt is installed along the curb line to eliminate voids, improve pavement drainage, and restore safe road conditions.



Stormwater Installation and Repairs

In some cases, addressing water-related issues requires the installation of underground drainage pipes to manage stormwater runoff effectively. These pipes are connected using bell (female) and spigot (male) joints, secured with mastic material or rubber gaskets, and hydraulically pressed together to form a watertight seal. The pipes are typically bedded in sand, limestone, or washstone to provide stability and support. Additionally, catch basins or other drainage structures are installed to serve as clean-out points and facilitate above-ground water collection.

Stormwater pipes range in diameter from 4 inches to 60 inches and are constructed from materials such as reinforced concrete (RCCP), plastic (PVC), or corrugated metal (CMP). Proper placement of these pipes must account for existing underground utilities, including gas, electric, and water mains, to avoid conflicts and ensure safe installation.

The City's stormwater system consists of a network of underground piping, ranging from 4" to 60" in diameter, designed to carry stormwater runoff to rivers, streams, and retention ponds. Over time, these pipes can experience failure at the joints due to various factors, including improper installation, incorrect pipe placement, directional boring by utility companies, poor tree placement, or settlement, which can lead to cracks or joint separation.

When damage occurs, affected pipe sections must be excavated and repaired, either by patching or replacing the entire segment. Patching methods include using mortar or concrete to seal cracks and joint separations, or applying clamps that encircle the pipe to restore its integrity. Alternatively, pipelining techniques can be employed. Pipelining involves inserting a new epoxy-saturated tube into the existing pipe, inflating it, and curing it in place pipe (CIPP) using hot air, steam, or blue light LED technology. This process creates a durable new lining within the old pipe, effectively replacing damaged sections and extending the lifespan of the system for decades.



Catch Basins Repair and Maintenance

Catch basins, also called storm drains or stormwater drains, are entry points along roadways, ditches or fields for stormwater runoff from rain events to enter the stormwater conveyance system. These “mini reservoirs” also provide a way to rejuvenate, or recharge runoff through storm drainage pipes where water runoff goes directly into rivers, streams, or retention ponds.



Stormwater basins play a key role in trapping litter, dirt, and debris that enter the system, which can impede water flow. To maintain optimal performance, crews must periodically vacuum out this debris to ensure the system functions properly.

While most stormwater basins are constructed with pre-cast concrete, older sections of the City may feature basins made from porous concrete blocks. Over time, these basins can deteriorate due to material breakdown, heavy traffic, or the wear and tear caused by continuous water flow.



Repairing underground basins is crucial to prevent complete failure and the need for replacement. Typically, repairs involve addressing holes, cracks, and damaged joints by strategically placing new bricks and applying a Portland cement mortar mix to restore structural integrity.



Concrete Installation and Repairs

Repairs to concrete sidewalks and curbs are conducted in areas identified as hazardous. Common sidewalk issues include trip edges, large cracks, settlement, and heaved or displaced sections. For curbs, typical problems include drainage issues, large cracks, and displaced or heaved sections. The Operations crew is responsible for replacing damaged sections of sidewalks and curbs throughout the City to ensure safety and functionality.

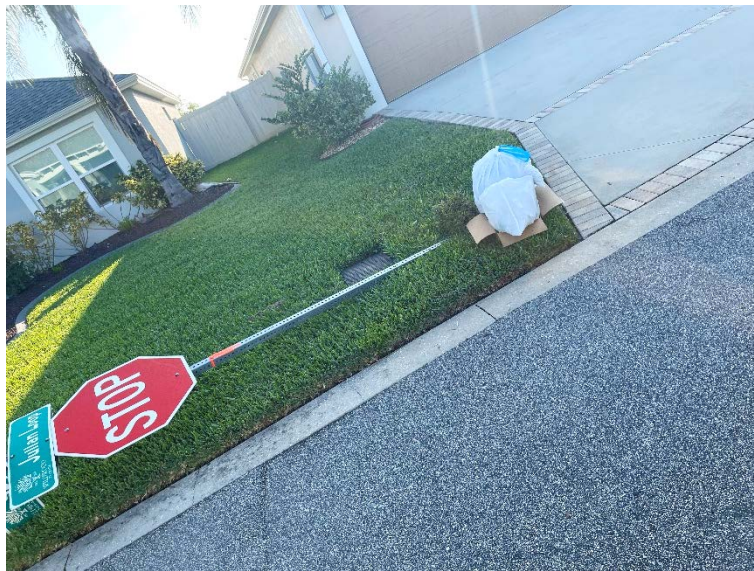


The Operations crew has recently constructed large concrete pads for the Utilities Department to support chemical storage tanks at wastewater lift stations, as part of the City's improved odor control program. These installations improve the durability and stability of the treatment infrastructure, ensuring the long-term effectiveness of odor mitigation efforts.



Traffic Control Signs

The Operations Division is responsible for the upkeep and maintenance of all traffic control signs throughout the City. The Signs and Markings technician is responsible for fabricating, installing, and maintaining these signs, using advanced, state-of-the-art reflective materials. This new material enhances visibility and reflectivity at night while also extending the lifespan of the traffic control signs.



Right-of-Way Maintenance

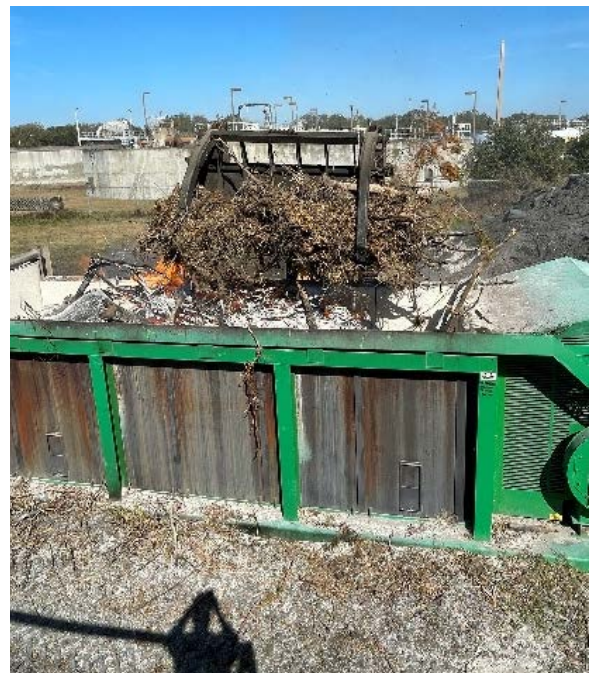
The Operations Division is responsible for the mowing and upkeep of the City's rights-of-way, including mowing, trimming, weed control, litter pickup, and addressing landscaping issues.



Additionally, Public Works contracts with four (4) mowing and landscaping contractors to maintain specific right-of-way sections and retention and detention ponds. The City also has a Memorandum of Agreement (MOA) with FDOT for the maintenance of the US 301 corridor, extending from the Florida Turnpike to CR 204.

Debris Reduction/Incinerator Site

The City's Incineration Facility is an existing County yard trash disposal facility that utilizes an air curtain incinerator. The incinerator site is permitted through the Florida Department of Environmental Protection (FDEP) to burn only materials in the air curtain incinerator are vegetative material and untreated wood, excluding sawdust. Debris is collected by Public Works grapple trucks and dumped at the incinerator site for burning. Debris is collected from storm damage and Hurricane events.





Hurricane Events

In 2024, the City encountered three (3) hurricanes - Debby, Helene, and Milton, with Milton causing the most damage to the City. The Public Works crew managed to clean up the damage from Milton within 3 weeks, ensuring that all debris was picked up and stored at the incinerator site.



Depressions

In 2024, the Operations Division addressed ten (10) depressions within the City. Our engineering consultant investigated each occurrence and provided recommendations for the appropriate course of action. Of the ten sites, two (2) were caused by inadequate construction installation, leading to stormwater pipe joint failure. Four (4) sites showed no significant signs of karst activity, while four (4) were recommended for stabilization using concrete pressure grouting to prevent further settlement or potential collapse of the surface.



Training

A key goal of the Public Works Department is to implement comprehensive training modules for all employees, ensuring that safety training is aligned with the tasks they perform and that other job-specific training requirements are met. Public Works staff have completed training in Confined Space Entry, Trenching and Excavation, as well as First Aid, CPR, and AED.

