



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

May 12, 2025 9:00 AM

City Hall Commission Chamber

100 N Main Street

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

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

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: MARCH 3, 2025 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: MARCH 10, 2025 REGULAR COMMISSION MEETING*

D. *PLAT 2409-002 ONE HUNDRED (100) OAKS IMPROVEMENT PLAN*

E. *A25-0481 VOSO UNIT 162 FINAL PLAT*

- F. A25-0757 VOSO UNIT 154 FINAL PLAT
- G. A25-0803 VOSO UNIT 152 FINAL PLAT
- H. A25-1001 VOSO UNIT 155 FINAL PLAT
- I. A25-1074 VOSO UNIT 287 FINAL PLAT
- J. A25-1164 VOSO UNIT 166 FINAL PLAT

3. Presentations and/or Proclamations

- A. PROCLAIM MAY 11-17, 2025, AS NATIONAL POLICE WEEK
- B. PROCLAIM MAY 18-24, 2025, AS NATIONAL PUBLIC WORKS WEEK

4. Public Hearings - Timed - Legislative

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS
- B. **ORDINANCE NO. O2025-8** - 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 2404-003 Johary Real Estate

Parcel G29-008

The applicant is seeking a approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Commercial (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2404-002.

The Special Magistrate recommends approval.

- C. **ORDINANCE NO. O2025-13** - 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.

A25-0821 - SSCP - 5127 CR 169

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. **ORDINANCE NO. O2025-17** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CHAPTER 3 OF THE MUNICIPAL CODE, AMENDING SECTION 3-2 AND SECTION 3-3 AS TO AREAS EXEMPT FROM ADVERTISING REQUIREMENTS; AMENDING CHAPTER 4 OF THE MUNICIPAL CODE, AMENDING SECTION 4-2 AS TO THE AREAS EXEMPT FROM ALCOHOL CONSUMPTION AND USE PROHIBITIONS, AMENDING SECTION 4-5 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND AMENDING SECTION 4-8 BUSINESS HOURS, DELETING CERTAIN PROVISIONS, AND ADDING AN EXEMPTION; AMENDING CHAPTER 11 OF THE MUNICIPAL CODE, AMENDING SECTION 11-14 ADDING EXEMPTION, AMENDING SECTION 11-73 ADDING EXEMPTION, AMENDING SECTION 11-218 DELETING A SUBSECTION; AMENDING CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-57 IN ITS ENTIRETY; AMENDING CHAPTER 16 OF THE MUNICIPAL CODE, AMENDING SECTION 16-1 FOR CLARITY, AND AMENDING SECTION 16-10 AS TO AREAS EXEMPT FROM CERTAIN SUBSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Amendments to City of Wildwood Code of Ordinances

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. O2025-9** - 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 2404-002 Johary Real Estate

Parcel G29-008

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-003 (O2025-8).

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. **ORDINANCE NO. O2025-14** - 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.

A25-0823 - Rezoning - 5127 CR 169

The Planning and Zoning Board/Special Magistrate recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. 02025-20 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49.406 ACRES LOCATED NORTH OF THE TURNPIKE, SOUTH OF E SR 44, AND 0.5 MILES WEST OF US 301, IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES; 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.***

A25-1233 Monarch Ranch North Phase 1

A portion of Parcel F12-033 and a portion of F13-005

The applicant, 75 Turnpike VDC, LLC by: The Villages Development Company, LLC, its Manager, by: VDC Manager, LLC, its Manager, by: Martin L. Dzuro, Manager, has submitted a voluntary annexation for portions of parcels F12-033 and F13-005. The subject area is approximately 49.41 acres and is located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) PRE-ENGINEERED METAL BUILDING MATERIALS FOR THE AMOUNT OF \$318,041.76***
- B. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) STORM WATER PRE-CAST STRUCTURES FOR THE AMOUNT OF \$117,319.00***
- C. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) REINFORCED CONCRETE PIPE (RCP) FOR THE AMOUNT OF \$197,164.24***

- D. *MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) WATER AND SANITARY PIPES AND ACCESSORIES FOR THE AMOUNT OF \$349,310.72*
- E. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 3 FOR KINGDOM CONSTRUCTION IN THE AMOUNT OF \$445,199.72*
- F. *WASTEWATER TREATMENT PLANT PHASE ONE PAY APPLICATION NO. 2 FOR THE AMOUNT OF \$543,039.53*
- G. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 3 TO SGS CONTRACTING SERVICES, INC IN THE AMOUNT OF \$102,315.00*
- H. *PROJECT MANAGEMENT CONSULTING SERVICES CONTRACT WITH HECTOR SANCHEZ, PE*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *REQUEST TO CANCEL MAY 26, 2025, COMMISSION MEETING*
- B. *WATER RECLAMATION FACILITY GROUNDBREAKING CEREMONY ON MAY 14, 2025*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

May 26, 2025 - Memorial Day - City Hall Closed - City Commission Meeting TBD

June 7, 2025 - Wildwood Comedy Night at Warfield Auditorium at 6:30pm

June 9, 2025 - City Commission Meeting at City Hall at 9am

May 12, 2025 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

05/07/2025
03:44 PM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 05/31/25

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

Include Non-Budget: No

Print Zero YTD Activity: No

Prior Year: Thru 05/31/24

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	16,216,168.19	18,515,900.00	18,518,649.92	2,749.92	100
001-312-4100	LOCAL OPTION GAS TAX	734,672.32	1,237,500.00	753,072.45	484,427.55-	61
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	2,765,689.66	4,870,300.00	2,838,471.14	2,031,828.86-	58
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	569,931.10	1,155,000.00	444,255.71	710,744.29-	38
001-313-1010	FRANCHISE TAX- SECO	723,683.83	1,760,000.00	1,054,470.32	705,529.68-	60
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	29,644.72	99,000.00	40,052.85	58,947.15-	40
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	161,322.30	396,000.00	153,875.95	242,124.05-	39
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	8,353.03	66,000.00	54,808.63	11,191.37-	83
001-313-4180	LEESBURG GAS FRANCHISE FEE	38,060.15	82,500.00	90,043.06	7,543.06	109
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	12,584.34	15,000.00	21,009.67	6,009.67	140
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	157,977.11	965,000.00	472,436.57	492,563.43-	49
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	13,309.43	30,700.00	24,873.45	5,826.55-	81
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	522.99	58,600.00	46,774.75	11,825.25-	80
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	124,779.68	242,000.00	147,571.19	94,428.81-	61
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	92,294.13	385,000.00	277,152.82	107,847.18-	72
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	463,943.48	896,500.00	377,695.45	518,804.55-	42
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	672,810.85	1,265,000.00	979,546.96	285,453.04-	77
001-314-3000	UTILITY TAX-WATER SALES	68,608.48	126,500.00	81,547.81	44,952.19-	64
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	136,240.42	275,000.00	126,523.76	148,476.24-	46
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	71,495.98	220,000.00	87,152.61	132,847.39-	40
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	10,020.69	18,700.00	8,616.31	10,083.69-	46
001-314-4030	FERRELLGAS LP	1,126.36	1,500.00	2,980.46	1,480.46	199
001-314-4040	CIRCLE K STORES	193.83	200.00	137.05	62.95-	69
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	23,615.61	60,500.00	39,358.62	21,141.38-	65

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	59,471.97	99,000.00	137,355.52	38,355.52	139
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	6,907.03	15,000.00	8,492.89	6,507.11-	57
001-314-4110	THOMPSON GAS SOUTHEAST	0.00	0.00	66.22	66.22	0
001-314-4140	PAR GAS	0.00	0.00	43.77	43.77	0
001-314-4150	CVS	284.21	300.00	190.19	109.81-	63
001-314-4151	AMERIGAS PROPANE	3,031.14	8,000.00	3,333.49	4,666.51-	42
001-314-4152	LOWE'S PROPANE TAX	1,290.14	2,500.00	1,078.27	1,421.73-	43
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	233.87	300.00	190.46	109.54-	63
001-314-4160	TECO-PEOPLES GAS	240,066.70	396,000.00	276,970.78	119,029.22-	70
001-314-4162	GAS SOUTH UTILITY TAX	572.91	440.00	505.29	65.29	115
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	39,711.31	187,000.00	136,427.41	50,572.59-	73
001-314-4191	PUBLIX UTILITY TAX	563.58	1,000.00	569.79	430.21-	57
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	3,739.38	5,000.00	7,023.28	2,023.28	140
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	276.66	20,000.00	14,739.39	5,260.61-	74
001-314-9010	STATE COMMUNICATIONS TAX	547,463.24	908,000.00	535,132.66	372,867.34-	59
001-331-5000	FEMA GRANT	3,110.30	0.00	1,163.95	1,163.95	0
001-335-1200	STATE REVENUE SHARING	574,527.72	1,080,800.00	551,424.21	529,375.79-	51
001-335-1400	MOBILE HOME LICENSES	11,993.09	16,500.00	10,873.74	5,626.26-	66
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	1,320,737.08	2,255,570.00	1,390,735.48	864,834.52-	62
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	1,762.61	3,000.00	3,579.83	579.83	119
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	425,139.09	759,000.00	418,853.77	340,146.23-	55
001-341-2010	TREE MITIGATION PERMITS	60,928.00	500.00	250.00	250.00-	50
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	850.00	850.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	106,076.35	70,000.00	61,356.44	8,643.56-	88
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	1,309.25	0.00	10,449.14	10,449.14	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5304	COMMUNITY CENTER STAFF FEES	0.00	0.00	1,865.07	1,865.07	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	8,239.51	10,000.00	11,347.09	1,347.09	113
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,949.61	1,500.00	336.35	1,163.65-	22
001-347-5307	OUTDOOR BUILDING RENTALS	217.33	100.00	577.29	477.29	577
001-347-5308	OPEN SPACE RENTALS	630.10	800.00	8,133.59	7,333.59	***
001-350-1000	FINES	55,179.25	30,000.00	38,703.52	8,703.52	129
001-351-1002	CODE ENFORCEMENT	2,954.43	1,500.00	3,129.56	1,629.56	209
001-351-3000	POLICE-2ND DOLLAR FUND	4,966.23	2,500.00	3,203.59	703.59	128
001-361-0000	INTEREST EARNINGS	164,731.42	100,000.00	111,439.69	11,439.69	111
001-369-0000	OTHER MISCELLANEOUS REVENUE	3,267.38	5,000.00	17,895.63	12,895.63	358
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	0.00	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	9,537.44	18,900.00	14,242.50	4,657.50-	75
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	11,414.25	0.00	27,862.60	27,862.60	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,963.03	1,963.03	0
001-369-0076	BASEBALL FIELD RENTAL	2,246.84	300.00	2,408.22	2,108.22	803
001-369-0078	FIELD PREPARATION FEES	840.00	500.00	150.00	350.00-	30
001-369-0792	PROGRAM REGISTRATION FEES	21,404.80	30,000.00	20,160.00	9,840.00-	67
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	24,031.37	15,000.00	23,272.00	8,272.00	155
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	5,360.48	3,500.00	3,055.13	444.87-	87
001-369-3748	MISC. GRANTS/VESTS	2,800.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	8,207.43	10,000.00	14,996.88	4,996.88	150
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	21,489.96	0.00	198,591.37	198,591.37	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	0.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	0.00	412,800.00	0.00	412,800.00-	0

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COMMISSION MEETING MAY 12 2025

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
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		26,875,660.63	47,461,560.00	30,724,231.50	16,737,328.50-	64

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	33,958.23	53,441.00	34,455.12	18,985.88	64
001-511-10-2100	FICA EXPENSE	2,597.87	4,148.00	2,636.00	1,512.00	64
001-511-10-2200	RETIREMENT	19,926.64	31,360.00	20,218.24	11,141.76	64
001-511-10-2300	LIFE & HEALTH INSURANCE	190.00	0.00	190.00	190.00-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	349.28	0.00	430.71	430.71-	0
001-511-30-3100	PROFESSIONAL SERVICES	190.00	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	2,157.42	7,000.00	2,059.35	4,940.65	29
001-511-30-4100	TELEPHONE EXPENSE	635.48	2,000.00	713.43	1,286.57	36
001-511-30-4110	IT LICENSING / EQUIPMENT	4,858.51	8,220.00	3,239.49	4,980.51	39
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	103.93	103.93-	0
001-511-30-4300	UTILITIES EXPENSE	153.51	1,800.00	933.50	866.50	52
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	4,791.87	6,600.00	6,591.00	9.00	100
001-511-30-5500	TRAINING	250.00	2,800.00	275.00	2,525.00	10
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	50,000.00	0.00	50,000.00	0
511 LEGISLATIVE- CITY COMMISSION:		70,217.81	176,919.00	71,917.75	105,001.25	41

001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
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COMMISSION MEETING MAY 12 2025

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	267,389.49	581,477.00	291,507.12	289,969.88	50
001-512-10-1500	SICK LEAVE	9,396.74	0.00	8,882.80	8,882.80-	0
001-512-10-1600	VACATION PAY	13,985.83	0.00	20,088.73	20,088.73-	0
001-512-10-1800	HOLIDAY PAY	12,276.84	0.00	13,161.87	13,161.87-	0
001-512-10-2100	FICA EXPENSE	22,390.80	44,830.00	23,873.64	20,956.36	53
001-512-10-2200	RETIREMENT	84,051.44	157,341.00	89,746.84	67,594.16	57
001-512-10-2210	BENEFIT ADMIN FEES	72.00	0.00	76.50	76.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	29,027.41	54,000.00	30,693.61	23,306.39	57
001-512-10-2600	WORKERS COMPENSATION INSURANCE	698.57	1,000.00	861.35	138.65	86
001-512-30-3100	PROFESSIONAL SERVICES	168,377.02	277,602.50	30,672.50	246,930.00	11
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	5,790.01	13,300.00	4,688.23	8,611.77	35
001-512-30-4100	TELEPHONE EXPENSE	2,491.38	5,000.00	1,808.43	3,191.57	36
001-512-30-4110	IT LICENSING / EQUIPMENT	20,574.96	24,140.00	16,184.25	7,955.75	67
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,474.55	4,000.00	415.08	3,584.92	10
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	290.50	1,000.00	128.97	871.03	13
001-512-30-4600	REPAIR & MAINTENANCE	1,074.26	5,800.00	3,382.18	2,417.82	58
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	300.50	2,500.00	272.78	2,227.22	11
001-512-30-5100	OFFICE SUPPLIES	622.87	2,100.00	1,206.86	893.14	57
001-512-30-5200	OPERATING SUPPLIES	1,306.43	7,250.00	931.84	6,318.16	13
001-512-30-5250	FUEL EXPENSE	66.60	500.00	48.95	451.05	10
001-512-30-5400	SUBSCRIPTIONS/DUES	2,405.78	6,300.00	3,389.68	2,910.32	54
001-512-30-5500	TRAINING	1,892.99	13,700.00	530.00	13,170.00	4
	512 EXECUTIVE- CITY MANAGER:	645,956.97	1,202,590.50	542,601.21	659,989.29	45
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	176,891.75	472,893.00	209,680.79	263,212.21	44

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001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	5,622.72	0.00	7,354.15	7,354.15-	0
001-513-10-1600	VACATION PAY	10,711.51	0.00	14,276.67	14,276.67-	0
001-513-10-1800	HOLIDAY PAY	7,051.56	0.00	8,999.74	8,999.74-	0
001-513-10-2100	FICA EXPENSE	15,321.24	36,654.00	18,430.79	18,223.21	50
001-513-10-2200	RETIREMENT	30,453.32	70,001.00	36,187.32	33,813.68	52
001-513-10-2210	BENEFIT ADMIN FEES	36.00	0.00	72.00	72.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	31,535.51	75,600.00	35,580.77	40,019.23	47
001-513-10-2500	UNEMPLOYMENT COMPENSATION	314.50	0.00	0.00	0.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,397.21	2,000.00	1,722.77	277.23	86
001-513-30-3100	PROFESSIONAL SERVICES	1,030.00	13,380.00	2,912.50	10,467.50	22
001-513-30-3200	ACCOUNTING/AUDITING FEE	2,500.00	35,000.00	25,125.00	9,875.00	72
001-513-30-3400	OTHER CONTRACTUAL SERVICES	9,055.07	27,710.00	17,046.22	10,663.78	62
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	38.36	3,841.64	1
001-513-30-4100	TELEPHONE EXPENSE	3,278.10	7,500.00	3,517.34	3,982.66	47
001-513-30-4110	IT LICENSING / EQUIPMENT	61,839.86	65,250.00	47,308.21	17,941.79	72
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,223.36	1,600.00	148.48	1,451.52	9
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,335.14	7,850.00	1,580.61	6,269.39	20
001-513-30-4300	UTILITIES EXPENSE	11,028.35	30,000.00	9,526.84	20,473.16	32
001-513-30-4400	RENTAL & LEASING	2,085.38	7,500.00	682.28	6,817.72	9
001-513-30-4500	GENERAL INSURANCE	315,603.83	450,000.00	363,218.00	86,782.00	81
001-513-30-4600	REPAIR & MAINTENANCE	20,949.24	30,000.00	10,368.93	19,631.07	35
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	3,172.44	6,000.00	3,739.44	2,260.56	62
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	1,716.27	6,850.00	1,628.95	5,221.05	24
001-513-30-5200	OPERATING SUPPLIES	4,301.68	8,200.00	3,708.26	4,491.74	45
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	1,196.00	10,050.00	855.00	9,195.00	9
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	57,337.42	118,240.00	58,756.60	59,483.40	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	9,876.35	16,200.00	8,457.18	7,742.82	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	116,963.00	241,640.00	120,035.65	121,604.35	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	28,842.34	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:	1,355,459.49	2,219,668.00	1,460,155.78	759,512.22	66
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	385,313.19	962,068.00	420,377.62	541,690.38	44
001-516-10-1300	OVERTIME	0.00	1,000.00	141.35	858.65	14
001-516-10-1500	SICK LEAVE	11,775.29	0.00	9,333.54	9,333.54-	0
001-516-10-1600	VACATION PAY	22,329.67	0.00	27,443.55	27,443.55-	0
001-516-10-1800	HOLIDAY PAY	15,296.25	0.00	17,764.93	17,764.93-	0
001-516-10-2100	FICA EXPENSE	33,255.50	72,604.00	36,341.97	36,262.03	50
001-516-10-2200	RETIREMENT	69,261.86	156,201.00	75,475.83	80,725.17	48
001-516-10-2210	BENEFIT ADMIN FEES	81.00	0.00	144.00	144.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	62,861.96	145,800.00	63,763.43	82,036.57	44
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,095.78	3,000.00	2,584.12	415.88	86
001-516-30-3100	PROFESSIONAL SERVICES	474,102.54	846,175.00	249,373.62	596,801.38	29
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	80.49	2,419.51	3
001-516-30-4000	TRAVEL & PER DIEM	1,681.88	13,000.00	4,234.07	8,765.93	33
001-516-30-4100	TELEPHONE EXPENSE	5,198.26	9,000.00	5,843.49	3,156.51	65
001-516-30-4110	IT LICENSING / EQUIPMENT	64,364.26	69,020.00	51,625.79	17,394.21	75
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	17,213.16	35,200.00	23,218.01	11,981.99	66
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	771.21	2,000.00	622.06	1,377.94	31

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001-516-30-4600	REPAIR & MAINTENANCE	1,291.43	5,000.00	1,396.29	3,603.71	28
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	9,605.41	5,000.00	255.37	4,744.63	5
001-516-30-4950	CODE ENFORCEMENT	11,488.96	40,000.00	2,440.41	37,559.59	6
001-516-30-5100	OFFICE SUPPLIES	1,051.14	7,000.00	1,266.34	5,733.66	18
001-516-30-5200	OPERATING SUPPLIES	2,539.31	7,000.00	778.04	6,221.96	11
001-516-30-5250	FUEL EXPENSE	236.04	1,800.00	229.28	1,570.72	13
001-516-30-5400	SUBSCRIPTIONS/DUES	1,506.94	4,000.00	1,826.55	2,173.45	46
001-516-30-5500	TRAINING	2,408.11	25,000.00	3,779.60	21,220.40	15
516 DEVELOPMENT SERVICES:		1,195,729.15	2,412,368.00	1,000,339.75	1,412,028.25	41
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	129,753.12	274,463.00	142,321.45	132,141.55	52
001-518-10-1500	SICK LEAVE	3,548.47	0.00	8,517.22	8,517.22-	0
001-518-10-1600	VACATION PAY	8,483.56	0.00	7,930.35	7,930.35-	0
001-518-10-1800	HOLIDAY PAY	4,187.79	0.00	4,854.28	4,854.28-	0
001-518-10-2100	FICA EXPENSE	10,872.27	21,274.00	12,382.51	8,891.49	58
001-518-10-2200	RETIREMENT	19,808.53	37,411.00	22,302.03	15,108.97	60
001-518-10-2300	LIFE & HEALTH INSURANCE	22,194.69	43,200.00	24,808.49	18,391.51	57
001-518-10-2600	WORKERS COMPENSATION INSURANCE	279.43	500.00	458.10	41.90	92
001-518-30-3100	PROFESSIONAL SERVICES	130.00	45,000.00	7,690.58	37,309.42	17
001-518-30-3400	OTHER CONTRACTUAL SERVICES	3,238.81	11,000.00	1,333.34	9,666.66	12
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	975.07	6,524.93	13
001-518-30-4100	TELEPHONE EXPENSE	4,850.86	8,500.00	4,462.63	4,037.37	52
001-518-30-4110	IT LICENSING / EQUIPMENT	11,279.24	26,310.00	9,725.58	16,584.42	37
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	19.00	250.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	934.00	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	1,045.12	2,500.00	128.15	2,371.85	5

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001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	124.77	1,200.00	19.54	1,180.46	2
001-518-30-5200	OPERATING SUPPLIES	4,821.90	7,500.00	433.81	7,066.19	6
001-518-30-5400	SUBSCRIPTIONS/DUES	372.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	224.00	12,000.00	961.42	11,038.58	8
001-518-30-5550	LICENSING	9,262.98	50,000.00	6,533.63	43,466.37	13
	518 INFORMATION TECHNOLOGY DEPARTMENT	235,430.87	553,908.00	256,138.18	297,769.82	46
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	96,744.64	216,128.00	120,745.65	95,382.35	56
001-519-10-1500	SICK LEAVE	4,632.46	0.00	1,604.48	1,604.48-	0
001-519-10-1600	VACATION PAY	4,260.01	0.00	5,153.19	5,153.19-	0
001-519-10-1800	HOLIDAY PAY	4,096.98	0.00	5,286.32	5,286.32-	0
001-519-10-2100	FICA EXPENSE	8,394.49	16,751.00	10,158.45	6,592.55	61
001-519-10-2200	RETIREMENT	14,890.94	29,460.00	18,099.18	11,360.82	61
001-519-10-2210	BENEFIT ADMIN FEES	36.00	0.00	72.00	72.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	13,247.84	32,400.00	17,826.58	14,573.42	55
001-519-10-2600	WORKERS COMPENSATION INSURANCE	153.65	350.00	274.10	75.90	78
001-519-30-3100	PROFESSIONAL SERVICES	12,017.50	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	3,696.72	6,650.00	3,287.95	3,362.05	49
001-519-30-4000	TRAVEL & PER DIEM	474.55	8,500.00	1,120.38	7,379.62	13
001-519-30-4100	TELEPHONE EXPENSE	2,889.16	5,000.00	2,918.71	2,081.29	58
001-519-30-4110	IT LICENSING / EQUIPMENT	35,626.29	60,400.00	21,465.19	38,934.81	36
001-519-30-4150	ADVERTISING/RECRUITING	4,708.04	8,500.00	2,863.67	5,636.33	34
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	100.27	500.00	132.69	367.31	27
001-519-30-4300	UTILITIES EXPENSE	910.81	2,300.00	660.96	1,639.04	29
001-519-30-4600	REPAIR & MAINTENANCE	3,210.07	5,500.00	3,433.12	2,066.88	62

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001-519-30-4800	EMPLOYEE PROGRAMS	10,559.68	18,740.00	14,398.37	4,341.63	77
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	10.72	1,000.00	36.97	963.03	4
001-519-30-5100	OFFICE SUPPLIES	895.44	1,500.00	697.50	802.50	46
001-519-30-5200	OPERATING SUPPLIES	1,695.27	4,950.00	1,083.66	3,866.34	22
001-519-30-5250	FUEL EXPENSE	171.33	600.00	135.48	464.52	23
001-519-30-5400	SUBSCRIPTIONS/DUES	1,488.78	2,060.00	1,634.00	426.00	79
001-519-30-5500	TRAINING	3,609.44	5,330.00	3,954.75	1,375.25	74
001-519-30-5501	STAFF TRAINING PROGRAMS	707.63	6,650.00	552.81	6,097.19	8
519 HUMAN RESOURCE DEPARTMENT:		229,228.71	448,269.00	237,596.16	210,672.84	53
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	1,807,347.80	4,992,735.00	2,146,985.30	2,845,749.70	43
001-521-10-1220	UNIFORM ALLOWANCE	10,740.00	21,565.00	10,140.00	11,425.00	47
001-521-10-1250	ON CALL	7,925.00	13,000.00	7,750.00	5,250.00	60
001-521-10-1260	SHIFT DIFFERENTIAL	9,554.54	20,100.00	9,889.50	10,210.50	49
001-521-10-1300	OVERTIME	80,672.31	160,000.00	103,672.65	56,327.35	65
001-521-10-1500	SICK LEAVE	35,038.63	0.00	68,289.42	68,289.42-	0
001-521-10-1600	VACATION PAY	84,766.53	0.00	80,884.58	80,884.58-	0
001-521-10-1700	INCENTIVE PAY	17,480.00	56,000.00	16,400.00	39,600.00	29
001-521-10-1800	HOLIDAY PAY	70,823.87	0.00	87,570.96	87,570.96-	0
001-521-10-1820	HOLIDAY PREMIUM	65,238.24	100,000.00	158,500.39	58,500.39-	158
001-521-10-2100	FICA EXPENSE	167,373.53	378,514.00	206,239.10	172,274.90	54
001-521-10-2200	RETIREMENT	667,169.34	1,563,616.00	811,063.81	752,552.19	52
001-521-10-2210	BENEFIT ADMIN FEES	346.50	0.00	540.00	540.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	306,256.00	756,000.00	320,599.94	435,400.06	42
001-521-10-2600	WORKERS COMPENSATION INSURANCE	104,789.28	120,000.00	103,364.78	16,635.22	86
001-521-30-3100	PROFESSIONAL SERVICES	17,061.91	52,000.00	14,081.37	37,918.63	27

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001-521-30-3400	OTHER CONTRACTUAL SERVICES	25,238.10	92,000.00	25,558.30	66,441.70	28
001-521-30-3450	CLOTHING AND UNIFORMS	11,212.45	25,000.00	5,192.29	19,807.71	21
001-521-30-3500	INVESTIGATIONS	5,658.80	17,000.00	6,274.10	10,725.90	37
001-521-30-4000	TRAVEL & PER DIEM	8,660.48	15,000.00	5,332.04	9,667.96	36
001-521-30-4100	TELEPHONE EXPENSE	41,348.90	107,000.00	42,678.30	64,321.70	40
001-521-30-4110	IT LICENSING / EQUIPMENT	86,484.84	253,830.00	58,883.68	194,946.32	23
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	186.34	1,813.66	9
001-521-30-4300	UTILITIES EXPENSE	28,600.93	65,000.00	30,236.93	34,763.07	47
001-521-30-4400	RENTAL & LEASING	1,192.02	5,000.00	1,251.11	3,748.89	25
001-521-30-4600	REPAIR & MAINTENANCE	61,751.25	90,000.00	32,825.51	57,174.49	36
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	1,004.14	11,000.00	1,387.96	9,612.04	13
001-521-30-5100	OFFICE SUPPLIES	1,517.61	5,000.00	1,195.20	3,804.80	24
001-521-30-5200	OPERATING SUPPLIES	28,742.71	85,000.00	53,402.30	31,597.70	63
001-521-30-5250	FUEL EXPENSE	86,807.24	200,000.00	79,164.97	120,835.03	40
001-521-30-5400	SUBSCRIPTIONS/DUES	1,113.60	4,500.00	4,381.63	118.37	97
001-521-30-5500	TRAINING	9,871.46	40,000.00	21,197.97	18,802.03	53
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	118,387.38	466,400.00	319,549.83	146,850.17	69
	521 POLICE DEPARTMENT:	3,970,688.07	9,721,260.00	4,834,670.26	4,886,589.74	50
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	786,740.22	1,618,584.00	807,160.38	811,423.62	50
001-541-10-1250	ON CALL	4,150.00	6,500.00	4,000.00	2,500.00	62
001-541-10-1300	OVERTIME	13,004.59	12,000.00	13,627.52	1,627.52-	114
001-541-10-1500	SICK LEAVE	32,109.00	0.00	38,749.26	38,749.26-	0
001-541-10-1600	VACATION PAY	48,113.00	0.00	45,090.40	45,090.40-	0
001-541-10-1800	HOLIDAY PAY	32,234.37	0.00	34,715.80	34,715.80-	0

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001-541-10-1820	HOLIDAY PREMIUM	1,601.77	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	70,184.17	125,526.00	75,604.27	49,921.73	60
001-541-10-2200	RETIREMENT	146,925.63	250,928.00	156,992.40	93,935.60	63
001-541-10-2210	BENEFIT ADMIN FEES	22.50	0.00	76.50	76.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	145,731.26	286,200.00	146,580.21	139,619.79	51
001-541-10-2600	WORKERS COMPENSATION INSURANCE	34,929.76	40,000.00	34,454.95	5,545.05	86
001-541-30-3100	PROFESSIONAL SERVICES	88,060.27	393,321.23	112,549.28	280,771.95	29
001-541-30-3400	OTHER CONTRACTUAL SERVICES	859,459.26	368,100.00	161,316.27	206,783.73	44
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	204,103.50	450,800.00	150,191.79	300,608.21	33
001-541-30-3450	CLOTHING AND UNIFORMS	5,835.81	8,000.00	3,601.54	4,398.46	45
001-541-30-4000	TRAVEL & PER DIEM	205.26	2,500.00	171.17	2,328.83	7
001-541-30-4100	TELEPHONE EXPENSE	15,926.67	24,600.00	13,226.03	11,373.97	54
001-541-30-4110	IT LICENSING / EQUIPMENT	44,030.59	92,430.00	41,152.47	51,277.53	45
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	58.12	150.00	8.00	142.00	5
001-541-30-4300	UTILITIES EXPENSE	15,867.12	26,200.00	14,697.79	11,502.21	56
001-541-30-4350	VILLAGES STREET LIGHTING	326,695.72	1,332,400.00	849,821.65	482,578.35	64
001-541-30-4400	RENTAL & LEASING	16,812.30	22,580.00	15,006.91	7,573.09	66
001-541-30-4600	REPAIR & MAINTENANCE	36,799.08	51,500.00	42,221.53	9,278.47	82
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,010.59	20,000.00	1,685.73	18,314.27	8
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	176,401.80	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	3,989.45	6,000.00	3,377.30	2,622.70	56
001-541-30-4960	BOOT ALLOWANCE	2,232.51	4,030.00	2,216.48	1,813.52	55
001-541-30-5100	OFFICE SUPPLIES	1,396.03	3,000.00	1,306.01	1,693.99	44
001-541-30-5200	OPERATING SUPPLIES	41,623.29	70,000.00	44,756.62	25,243.38	64
001-541-30-5250	FUEL EXPENSE	15,343.01	35,000.00	15,839.16	19,160.84	45
001-541-30-5400	SUBSCRIPTIONS/DUES	3,448.51	11,350.00	3,362.28	7,987.72	30

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001-541-30-5500	TRAINING	4,649.28	31,100.00	5,967.76	25,132.24	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	26,126.52	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	102,616.86	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.	3,436,382.36	6,871,008.29	3,506,212.90	3,364,795.39	51
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	152,823.69	297,335.00	161,656.83	135,678.17	54
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	4,023.71	0.00	1,095.19	1,095.19-	0
001-549-10-1600	VACATION PAY	12,036.88	0.00	12,932.49	12,932.49-	0
001-549-10-1800	HOLIDAY PAY	6,362.00	0.00	6,582.99	6,582.99-	0
001-549-10-2100	FICA EXPENSE	13,406.25	23,048.00	13,943.53	9,104.47	60
001-549-10-2200	RETIREMENT	23,781.04	40,530.00	24,842.97	15,687.03	61
001-549-10-2210	BENEFIT ADMIN FEES	72.00	0.00	36.00	36.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	30,629.52	54,000.00	30,401.98	23,598.02	56
001-549-10-2600	WORKERS COMPENSATION INSURANCE	11,456.97	15,000.00	12,920.59	2,079.41	86
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	5,806.30	10,200.00	3,143.48	7,056.52	31
001-549-30-3450	CLOTHING AND UNIFORMS	1,443.24	3,500.00	1,231.95	2,268.05	35
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	1,129.45	3,500.00	1,117.33	2,382.67	32
001-549-30-4110	IT LICENSING / EQUIPMENT	16,787.02	52,580.00	16,554.45	36,025.55	31
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0

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001-549-30-4300	UTILITIES EXPENSE	2,567.41	7,000.00	2,397.73	4,602.27	34
001-549-30-4400	RENTAL & LEASING	1,327.21	2,500.00	1,532.43	967.57	61
001-549-30-4600	REPAIR & MAINTENANCE	3,757.35	5,000.00	554.42	4,445.58	11
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	175.00	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	234.89	1,500.00	152.99	1,347.01	10
001-549-30-5200	OPERATING SUPPLIES	27,348.22	80,000.00	42,166.21	37,833.79	53
001-549-30-5250	FUEL EXPENSE	2,395.84	4,000.00	1,756.44	2,243.56	44
001-549-30-5400	SUBSCRIPTIONS/DUES	239.00	800.00	248.00	552.00	31
001-549-30-5500	TRAINING	150.00	2,500.00	1,050.00	1,450.00	42
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	19,817.59	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	337,794.78	605,993.00	336,493.00	269,500.00	56
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	385,517.00	1,056,402.00	459,077.15	597,324.85	43
001-572-10-1250	ON CALL	3,650.00	6,500.00	4,000.00	2,500.00	62
001-572-10-1300	OVERTIME	8,770.93	2,000.00	10,204.77	8,204.77 -	510
001-572-10-1500	SICK LEAVE	8,730.46	0.00	10,560.69	10,560.69 -	0
001-572-10-1600	VACATION PAY	22,723.67	0.00	18,805.98	18,805.98 -	0
001-572-10-1800	HOLIDAY PAY	14,458.43	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	34,692.83	76,642.00	39,914.58	36,727.42	52
001-572-10-2200	RETIREMENT	60,742.37	171,109.00	71,046.16	100,062.84	42
001-572-10-2210	BENEFIT ADMIN FEES	9.00	0.00	81.00	81.00 -	0
001-572-10-2300	LIFE & HEALTH INSURANCE	87,205.78	216,000.00	98,077.35	117,922.65	45
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,081.77	13,000.00	11,197.82	1,802.18	86
001-572-30-3100	PROFESSIONAL SERVICES	3,679.52	14,000.00	2,955.89	11,044.11	21

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001-572-30-3400	OTHER CONTRACTUAL SERVICES	93,733.72	204,900.00	104,859.23	100,040.77	51
001-572-30-3450	CLOTHING AND UNIFORMS	4,634.48	10,150.00	3,398.87	6,751.13	33
001-572-30-4000	TRAVEL & PER DIEM	124.15	4,550.00	36.34	4,513.66	1
001-572-30-4100	TELEPHONE EXPENSE	18,078.84	28,500.00	17,977.75	10,522.25	63
001-572-30-4110	IT LICENSING / EQUIPMENT	26,888.48	44,000.00	22,206.30	21,793.70	50
001-572-30-4150	ADVERTISING AND PROMOTIONS	12,628.00	25,000.00	14,642.82	10,357.18	59
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	2.56	150.00	9.38	140.62	6
001-572-30-4300	UTILITIES EXPENSE	27,665.20	40,000.00	19,384.30	20,615.70	48
001-572-30-4400	RENTAL & LEASING	5,111.90	6,900.00	3,032.77	3,867.23	44
001-572-30-4600	REPAIR & MAINTENANCE	39,824.94	100,750.00	31,125.88	69,624.12	31
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	8,005.89	38,000.00	1,568.26	36,431.74	4
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,522.88	10,000.00	1,148.43	8,851.57	11
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	1,703.43	5,300.00	1,593.97	3,706.03	30
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	4,620.30	12,000.00	7,599.52	4,400.48	63
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	112,967.72	170,000.00	97,424.78	72,575.22	57
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	58,299.10	109,400.00	81,503.44	27,896.56	74
001-572-30-4920	YOUTH CAMPS & PROGRAMS	8,002.52	52,500.00	5,076.18	47,423.82	10
001-572-30-4960	BOOT ALLOWANCE	874.04	2,450.00	906.37	1,543.63	37
001-572-30-5100	OFFICE SUPPLIES	1,696.16	4,500.00	1,714.79	2,785.21	38
001-572-30-5200	OPERATING SUPPLIES	43,990.22	88,500.00	51,468.66	37,031.34	58
001-572-30-5250	FUEL EXPENSE	10,352.13	25,000.00	8,783.56	16,216.44	35
001-572-30-5280	LANDSCAPING	7,849.03	62,000.00	17,747.17	44,252.83	29
001-572-30-5400	SUBSCRIPTIONS/DUES	682.83	3,210.00	1,016.80	2,193.20	32
001-572-30-5500	TRAINING	5,363.81	8,500.00	3,076.80	5,423.20	36
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	8,608.50	0.00	0.00	0.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	10,971.00	0.00	0.00	0.00	0

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001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	121,352.04	10,747.96	92
	572 PARKS & RECREATION:	1,262,022.70	2,749,013.00	1,363,853.19	1,385,159.81	50
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	36,365.40	129,843.00	57,508.42	72,334.58	44
001-575-10-1300	OVERTIME	112.50	0.00	0.00	0.00	0
001-575-10-1500	SICK LEAVE	0.00	0.00	171.00	171.00-	0
001-575-10-1600	VACATION PAY	0.00	0.00	570.12	570.12-	0
001-575-10-1800	HOLIDAY PAY	0.00	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	2,790.64	10,070.00	4,522.32	5,547.68	45
001-575-10-2200	RETIREMENT	4,509.31	17,700.00	7,038.12	10,661.88	40
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	0.00	66.50	66.50-	0
001-575-30-3100	PROFESSIONAL SERVICES	0.00	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	13,212.77	15,000.00	11,171.78	3,828.22	74
001-575-30-3450	CLOTHING AND UNIFORMS	0.00	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	0.00	6,680.00	540.00	6,140.00	8
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	1.92	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	25,733.98	45,000.00	26,384.97	18,615.03	59
001-575-30-4400	RENTAL & LEASING	1,825.57	4,500.00	977.05	3,522.95	22
001-575-30-4600	REPAIR & MAINTENANCE	32,657.46	50,000.00	13,415.25	36,584.75	27
001-575-30-5100	OFFICE SUPPLIES	10.59	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	8,864.89	20,000.00	16,824.32	3,175.68	84
001-575-30-5400	SUBSCRIPTIONS/DUES	75.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	353.24	56,900.70	57,263.81	363.11-	101
	575 COMMUNITY CENTER:	126,513.27	361,143.70	197,319.58	163,824.12	55
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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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-581-00-1040	TRANSFER TO EXPANDED CRA	0.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	0.00	6,000,000.00	0.00	6,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	0.00	10,000,000.00	0.00	10,000,000.00	0
581 Total		0.00	16,231,880.00	0.00	16,231,880.00	0
GENERAL FUND Expenditure Totals		12,865,424.18	47,471,560.00	13,807,297.76	33,664,262.24	29

001 GENERAL FUND	<u>Prior</u>	<u>YTD</u>
Revenues:	26,875,660.63	30,724,231.50
Expenditures:	12,865,424.18	13,807,297.76
Net Income:	14,010,236.45	16,916,933.74

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	162.97	200.00	122.82	77.18-	61
101-366-1350	CONTRIBUTIONS/DUES	1,290.00	2,000.00	1,205.00	795.00-	60
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	1,050.00	450.00	175
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
CEMETERY FUND Revenue Totals		2,052.97	66,800.00	2,377.82	64,422.18-	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:	2,052.97	2,377.82
Expenditures:	0.00	7.53
Net Income:	2,052.97	2,370.29

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	10,791.96	5,000.00	12,127.23	7,127.23	243
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	0.00	405,500.00	0.00	405,500.00-	0
104-382-0010	TRANSFER FROM GENERAL	0.00	231,880.00	0.00	231,880.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,964,000.00	0.00	1,964,000.00-	0
COMMUNITY REDEVELOPMENT Revenue Tot		10,791.96	2,606,380.00	12,127.23	2,594,252.77 -	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	29,941.41	73,893.00	27,184.97	46,708.03	37
104-550-10-1500	SICK LEAVE	619.33	0.00	1,944.18	1,944.18-	0
104-550-10-1600	VACATION PAY	2,595.76	0.00	3,818.36	3,818.36-	0
104-550-10-1800	HOLIDAY PAY	1,212.70	0.00	1,279.00	1,279.00-	0
104-550-10-2100	FICA EXPENSE	2,629.27	5,659.00	2,618.31	3,040.69	46
104-550-10-2200	RETIREMENT	11,864.24	25,510.00	11,814.97	13,695.03	46
104-550-10-2300	LIFE & HEALTH INSURANCE	2,523.04	3,888.00	2,520.70	1,367.30	65
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.:		64,131.11	676,400.00	53,360.49	623,039.51	8
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
COMMUNITY REDEVELOPMENT Expenditure		64,131.11	2,606,380.00	53,360.49	2,553,019.51	2

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	10,791.96	12,127.23
Expenditures:	64,131.11	53,360.49
Net Income:	53,339.15-	41,233.26-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	9.75	90.25-	10
105-369-0058	DONATIONS	20,182.00	15,000.00	23,380.00	8,380.00	156
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
BAKER HOUSE Revenue Totals		20,195.58	91,900.00	23,389.75	68,510.25-	25

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	63.76	900.00	13.47	886.53	2
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	91,000.00	0.00	91,000.00	0
BAKER HOUSE Expenditure Totals		63.76	91,900.00	13.47	91,886.53	0

105 BAKER HOUSE	Prior	YTD
Revenues:	20,195.58	23,389.75
Expenditures:	63.76	13.47
Net Income:	20,131.82	23,376.28

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	213,557.76	300,000.00	156,110.22	143,889.78-	52
107-361-0000	INTEREST	6,756.74	2,000.00	6,924.66	4,924.66	346
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		220,314.50	1,274,500.00	163,034.88	1,111,465.12-	12

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

107 RECREATION IMPACT FEES	Prior	YTD
Revenues:	220,314.50	163,034.88
Expenditures:	0.00	0.00
Net Income:	220,314.50	163,034.88

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	669,610.03	1,240,000.00	671,602.04	568,397.96-	54
108-361-0000	INTEREST	145.43	0.00	111.52	111.52	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		669,755.46	3,165,300.00	671,713.56	2,493,586.44-	21

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	270.36	0.00	201.97	201.97-	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	443,739.27	0.00	0.00	0.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	0.00	412,800.00	0.00	412,800.00	0
521 LAW ENFORCEMENT IMPACT FEES:		444,009.63	812,800.00	201.97	812,598.03	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		444,009.63	3,165,300.00	201.97	3,165,098.03	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	669,755.46	671,713.56
Expenditures:	444,009.63	201.97
Net Income:	225,745.83	671,511.59

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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	113,637.61	10,000.00	90,412.72	80,412.72	904
301-382-0010	TRANSFER FROM GENERAL FUND	0.00	10,000,000.00	0.00	10,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,598,500.00	0.00	14,598,500.00-	0
CAPITAL IMPROVEMENT FUND Revenue Tot		113,637.61	25,933,500.00	90,412.72	25,843,087.28-	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	840,077.75	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		840,637.57	325,000.00	11,387.58	313,612.42	4

301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	12,869.00	0.00	0.00	0.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	226,033.67	514,420.00	199,622.14	314,797.86	39
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	70,747.32	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	59,572.94	0.00	0.00	0.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	100,000.00	0.00	100,000.00	0
301-541-60-6301	PLEASANTDALE REHAB	383,999.48	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	0.00	0.00	0.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	35,870.00	949,650.00	5,515.02	944,134.98	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	56,484.00	615,367.00	51,043.00	564,324.00	8

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	24,743.50	1,545,500.00	575,736.81	969,763.19	37
301-541-60-6308	HUEY ST IMPROVEMENTS	115,966.53	1,577,505.55	1,360,170.99	217,334.56	86
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	199,846.04	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	4,120,972.69	333,652.59	267,558.74	66,093.85	80
301-541-60-6311	MSC ENTRANCE GATE	16,370.95	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		5,854,007.97	5,636,095.14	2,459,646.70	3,176,448.44	44
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	58,535.00	13,244,797.00	922,479.21	12,322,317.79	7
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	198,197.70	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		425,776.70	14,019,502.60	924,363.71	13,095,138.89	7
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	25,645.00	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		25,645.00	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	0.00	5,000,000.00	0.00	5,000,000.00	0
CAPITAL IMPROVEMENT FUN Expenditure To		7,158,978.02	25,933,500.00	3,407,641.16	22,525,858.84	13
301 CAPITAL IMPROVEMENT FUND		Prior	YTD			
Revenues:		113,637.61	90,412.72			

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Expenditures:	<u>7,158,978.02</u>	<u>3,407,641.16</u>
Net Income:	7,045,340.41 -	3,317,228.44 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	2,531,226.02	4,859,723.00	2,490,605.18	2,369,117.82-	51
401-343-3500	WATER- METER INSTALLATIONS	167,404.07	263,000.00	111,024.17	151,975.83-	42
401-343-3510	WATER- OTHER (ON/OFF FEES)	23,350.00	30,000.00	23,425.00	6,575.00-	78
401-343-3520	WATER INCOME-OTHER	11,739.72	10,000.00	14,289.36	4,289.36	143
401-343-3521	RETURN CHECK BILLINGS	0.00	0.00	15.00	15.00	0
401-343-3550	WATER UTILITY TAX	24,391.47	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,275,632.54	9,614,212.00	4,495,763.86	5,118,448.14-	47
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	400.80	11,599.20-	3
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	10,580.00	15,000.00	10,580.00	4,420.00-	71
401-343-5520	TSS/COD WASTEWATER FEES	538,856.36	1,000,000.00	463,975.01	536,024.99-	46
401-343-6100	REUSE WATER OPERATIONS	93,992.71	130,295.00	24,065.56	106,229.44-	18
401-361-0000	INTEREST EARNINGS	64,782.04	25,000.00	40,371.27	15,371.27	161
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	0.00	0.00	5,001.00	5,001.00	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		7,741,954.93	26,069,230.00	7,679,516.21	18,389,713.79-	29

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	94,963.08	194,926.00	100,555.92	94,370.08	52
401-530-10-1500	SICK LEAVE	5,952.26	0.00	4,360.00	4,360.00-	0
401-530-10-1600	VACATION PAY	7,987.82	0.00	6,379.83	6,379.83-	0
401-530-10-1800	HOLIDAY PAY	4,181.86	0.00	4,418.24	4,418.24-	0
401-530-10-2100	FICA EXPENSE	8,639.95	15,111.00	8,826.48	6,284.52	58
401-530-10-2200	RETIREMENT	15,345.63	26,570.00	15,771.71	10,798.29	59
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	36.00	36.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	23,650.78	43,200.00	24,324.64	18,875.36	56

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,397.21	1,600.00	1,378.23	221.77	86
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	2,887.50	112.50	96
401-530-30-3200	ACCOUNTING & AUDITING FEES	2,500.00	35,000.00	25,125.00	9,875.00	72
401-530-30-3400	OTHER CONTRACTUAL SERVICES	20,312.10	35,750.00	22,097.79	13,652.21	62
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	3,256.56	5,400.00	2,927.47	2,472.53	54
401-530-30-4110	IT LICENSING / EQUIPMENT	37,049.59	45,520.00	27,270.97	18,249.03	60
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	16,453.13	32,800.00	10,910.18	21,889.82	33
401-530-30-4300	UTILITIES EXPENSE	11,028.35	20,000.00	7,285.88	12,714.12	36
401-530-30-4400	RENTAL & LEASING	2,085.26	3,750.00	799.55	2,950.45	21
401-530-30-4500	GENERAL INSURANCE	315,401.83	450,000.00	363,218.00	86,782.00	81
401-530-30-4600	REPAIR & MAINTENANCE	20,596.96	31,950.00	7,594.30	24,355.70	24
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	12,209.66	16,200.00	9,412.80	6,787.20	58
401-530-30-5100	OFFICE SUPPLIES	343.40	1,000.00	184.26	815.74	18
401-530-30-5200	OPERATING SUPPLIES	2,707.64	5,500.00	3,698.22	1,801.78	67
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	0.00	2,000.00	380.00	1,620.00	19
530 PHYSICAL ENVIRONMENT/ADMIN:		607,332.57	970,277.00	649,842.97	320,434.03	67
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	456,388.40	1,275,655.00	518,924.40	756,730.60	41
401-533-10-1250	ON CALL	8,300.00	14,000.00	7,500.00	6,500.00	54
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	8,186.01	15,000.00	12,451.12	2,548.88	83
401-533-10-1500	SICK LEAVE	20,520.08	0.00	19,371.30	19,371.30-	0
401-533-10-1600	VACATION PAY	26,993.97	0.00	21,689.16	21,689.16-	0
401-533-10-1700	INCENTIVE PAY	150.00	0.00	1,600.00	1,600.00-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1800	HOLIDAY PAY	18,778.55	0.00	20,161.28	20,161.28-	0
401-533-10-1820	HOLIDAY PREMIUM	521.16	5,000.00	10,975.62	5,975.62-	220
401-533-10-2100	FICA EXPENSE	41,630.04	95,952.00	47,323.00	48,629.00	49
401-533-10-2200	RETIREMENT	73,132.84	189,426.00	83,506.02	105,919.98	44
401-533-10-2210	BENEFIT ADMIN FEES	76.50	0.00	54.00	54.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	98,353.19	249,470.00	98,019.79	151,450.21	39
401-533-10-2600	WORKERS COMPENSATION INSURANCE	22,355.00	25,500.00	21,965.02	3,534.98	86
401-533-30-3100	PROFESSIONAL SERVICES	53,815.86	193,675.66	43,256.38	150,419.28	22
401-533-30-3400	OTHER CONTRACTUAL SERVICES	41,431.40	304,516.00	71,918.40	232,597.60	24
401-533-30-3450	CLOTHING AND UNIFORMS	6,100.58	11,000.00	5,263.74	5,736.26	48
401-533-30-4000	TRAVEL & PER DIEM	2,208.78	8,000.00	3,946.29	4,053.71	49
401-533-30-4100	TELEPHONE EXPENSE	20,849.22	30,000.00	19,831.69	10,168.31	66
401-533-30-4110	IT LICENSING / EQUIPMENT	38,500.35	57,110.00	18,072.52	39,037.48	32
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	530.83	2,969.17	15
401-533-30-4300	UTILITIES EXPENSE	98,025.84	150,000.00	97,060.42	52,939.58	65
401-533-30-4400	RENTAL & LEASING	2,028.86	9,000.00	1,657.55	7,342.45	18
401-533-30-4600	REPAIR & MAINTENANCE	80,656.36	160,000.00	101,544.26	58,455.74	63
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	1,803.42	3,850.00	1,620.94	2,229.06	42
401-533-30-5100	OFFICE SUPPLIES	2,682.08	6,500.00	695.90	5,804.10	11
401-533-30-5200	OPERATING SUPPLIES	126,509.23	231,000.00	56,886.64	174,113.36	25
401-533-30-5220	WATER METERS	222,607.22	449,853.19	161,378.57	288,474.62	36
401-533-30-5250	FUEL EXPENSE	24,563.69	45,000.00	21,433.66	23,566.34	48
401-533-30-5260	CHEMICALS	232,421.30	350,000.00	303,543.96	46,456.04	87
401-533-30-5270	LABORATORY SAMPLES	40,828.00	45,000.00	20,116.00	24,884.00	45
401-533-30-5400	SUBSCRIPTIONS/DUES	3,131.64	9,000.00	1,054.55	7,945.45	12
401-533-30-5500	TRAINING	2,207.18	7,600.00	6,102.85	1,497.15	80

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	26,551.85	853,000.00	119,030.55	733,969.45	14
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	64,376.40	155,623.60	29
401-533-60-6350	LOOP/UPGRADE WATER MAINS	102,819.05	1,021,554.60	120,774.53	900,780.07	12
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	80,217.00	342,112.00	205,092.00	137,020.00	60
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	19,188.55	19,970.00	19,960.34	9.66	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	2,409.86	1,640.00	1,638.07	1.93	100
533 WATER DEPARTMENT:		2,127,355.89	6,414,084.45	2,330,430.25	4,083,654.20	36
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	671,617.75	1,784,364.00	904,405.92	879,958.08	51
401-535-10-1250	ON CALL	12,450.00	19,500.00	12,000.00	7,500.00	62
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	16,509.07	19,500.00	31,034.00	11,534.00-	159
401-535-10-1500	SICK LEAVE	35,329.15	0.00	33,030.87	33,030.87-	0
401-535-10-1600	VACATION PAY	37,335.22	0.00	37,808.71	37,808.71-	0
401-535-10-1700	INCENTIVE PAY	300.00	0.00	3,300.00	3,300.00-	0
401-535-10-1800	HOLIDAY PAY	24,215.99	0.00	33,990.23	33,990.23-	0
401-535-10-1820	HOLIDAY PREMIUM	6,034.21	12,000.00	32,826.76	20,826.76-	274
401-535-10-2100	FICA EXPENSE	62,263.86	130,601.00	83,233.48	47,367.52	64
401-535-10-2200	RETIREMENT	112,436.00	282,391.00	148,142.47	134,248.53	52
401-535-10-2210	BENEFIT ADMIN FEES	216.00	0.00	351.00	351.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	124,761.03	320,740.00	157,104.90	163,635.10	49
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	782.88	782.88-	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	44,710.09	50,800.00	43,757.73	7,042.27	86
401-535-30-3100	PROFESSIONAL SERVICES	126,308.82	190,000.00	30,004.54	159,995.46	16
401-535-30-3400	OTHER CONTRACTUAL SERVICES	225,574.79	1,059,000.00	343,243.34	715,756.66	32
401-535-30-3450	CLOTHING AND UNIFORMS	6,870.07	14,000.00	6,339.78	7,660.22	45

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-4000	TRAVEL & PER DIEM	4,073.83	8,000.00	10,247.25	2,247.25-	128
401-535-30-4100	TELEPHONE EXPENSE	14,887.13	23,000.00	16,463.62	6,536.38	72
401-535-30-4110	IT LICENSING / EQUIPMENT	51,487.01	55,250.00	18,641.86	36,608.14	34
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,868.68	3,000.00	626.50	2,373.50	21
401-535-30-4300	UTILITIES EXPENSE	320,511.51	450,000.00	246,196.24	203,803.76	55
401-535-30-4400	RENTAL & LEASING	14,411.80	75,000.00	21,012.39	53,987.61	28
401-535-30-4600	REPAIR & MAINTENANCE	409,793.05	700,000.00	418,559.58	281,440.42	60
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	119,545.66	180,000.00	88,026.45	91,973.55	49
401-535-30-4960	BOOT ALLOWANCE	759.33	5,100.00	1,538.61	3,561.39	30
401-535-30-5100	OFFICE SUPPLIES	2,992.06	5,500.00	3,498.71	2,001.29	64
401-535-30-5200	OPERATING SUPPLIES	171,914.12	330,000.00	127,334.06	202,665.94	39
401-535-30-5250	FUEL EXPENSE	38,686.54	65,000.00	57,904.62	7,095.38	89
401-535-30-5260	CHEMICALS	171,529.25	228,000.00	165,027.09	62,972.91	72
401-535-30-5270	LABORATORY SAMPLES	28,805.00	300,000.00	155,504.00	144,496.00	52
401-535-30-5400	SUBSCRIPTIONS/DUES	2,611.64	5,000.00	1,021.59	3,978.41	20
401-535-30-5500	TRAINING	4,586.22	10,000.00	6,803.65	3,196.35	68
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	26,076.30	73,923.70	26
401-535-60-6250	LIFT STATION UPGRADES	441,798.91	904,416.42	272,113.41	632,303.01	30
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	93,262.12	0.00	0.00	0.00	0
401-535-60-6330	CR 209 LS UPGRADES	223,265.12	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	230,687.50	0.00	230,687.50	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	656,756.23	477,064.43	453,817.80	23,246.63	95
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	80,540.70	645,000.00	394,879.92	250,120.08	61
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	79,982.17	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	1,796,900.17	237,141.53	237,141.52	0.01	100
401-535-70-7303	WILDWOOD ESTATES LS	81,767.83	0.00	0.00	0.00	0
535 WASTEWATER DEPARTMENT:		6,381,759.71	9,319,839.76	4,724,489.62	4,595,350.14	51
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	8,680,478.79	0.00	8,680,478.79	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	173,067.80	355,210.00	176,686.32	178,523.68	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	110,531.26	113,380.00	113,378.97	1.03	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	16,889.64	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:		494,572.48	684,540.00	494,572.48	189,967.52	72
UTILITY FUND Expenditure Totals		9,611,020.65	26,069,220.00	8,199,335.32	17,869,884.68	31

401 UTILITY FUND	Prior	YTD
Revenues:	7,741,954.93	7,679,516.21
Expenditures:	9,611,020.65	8,199,335.32
Net Income:	1,869,065.72 -	519,819.11 -

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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	12,614.87	0.00	58,983.90	58,983.90	0
402-382-0010	TRANSFER FROM GENERAL FUND	0.00	6,000,000.00	0.00	6,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	0.00	5,000,000.00	0.00	5,000,000.00-	0
402-382-4090	TRANSFER FROM WW SDC FUND	0.00	15,000,000.00	0.00	15,000,000.00-	0
402-389-5000	CASH FORWARD	0.00	8,500,000.00	0.00	8,500,000.00-	0
402-389-9001	LOAN PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	0
402-389-9002	SRF LOAN PROCEEDS	0.00	12,000,000.00	0.00	12,000,000.00-	0
CAPITAL PROJECTS (LOAN/GRANT) Revenue		12,614.87	145,750,000.00	2,624,459.84	143,125,540.16-	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	4,270,000.00	3,000.00	4,267,000.00	0
402-536-70-7353	WWTP PROJECT	432,419.51	64,441,700.00	2,401,603.11	62,040,096.89	4
536 Total		432,419.51	68,711,700.00	2,404,603.11	66,307,096.89	4
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	77,038,300.00	0.00	77,038,300.00	0
CAPITAL PROJECTS (LOAN/ Expenditure Tot		432,419.51	145,750,000.00	2,404,603.11	143,345,396.89	2

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	12,614.87	2,624,459.84
Expenditures:	432,419.51	2,404,603.11
Net Income:	419,804.64-	219,856.73

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	199.41	240.00	84.90	155.10-	35
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	53,600.00	0.00	53,600.00-	0
INDUSTRIAL FUND Revenue Totals		199.41	53,840.00	84.90	53,755.10-	0

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

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	199.41	84.90
Expenditures:	0.00	0.00
Net Income:	199.41	84.90

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	15.56	0.00	3.98	3.98	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
WATER CONNECTION FEES Revenue Totals		15.56	51,100.00	3.98	51,096.02-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	240.57	0.00	180.00	180.00-	0
404-533-70-7352	ASHLEY WTP PROJECT	231,325.00	0.00	0.00	0.00	0
533 Total		231,565.57	0.00	180.00	180.00-	0

404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
WATER CONNECTION FEES Expenditure Tota		231,565.57	51,100.00	180.00	50,920.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	15.56	3.98
Expenditures:	231,565.57	180.00
Net Income:	231,550.01-	176.02-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	10.35	0.00	17.95	17.95	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00-	0
WASTEWATER CONNECTION FEES Revenue		10.35	154,500.00	17.95	154,482.05-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	240.19	0.00	181.24	181.24-	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00	0
WASTEWATER CONNECTION F Expenditure 1		240.19	154,500.00	181.24	154,318.76	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	10.35	17.95
Expenditures:	240.19	181.24
Net Income:	229.84-	163.29-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,341,507.30	3,437,000.00	705,807.47	2,731,192.53-	21
408-361-0000	INTEREST EARNED	349.59	200.00	300.02	100.02	150
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		1,341,856.89	8,787,200.00	706,107.49	8,081,092.51-	8

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	1,070,000.00	1,069,023.04	976.96	100
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	258.18	0.00	197.11	197.11-	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	26,250.00	5,564,547.50	135,450.20	5,429,097.30	2
408-533-70-7352	ASHLEY WTP UPGRADES	212,325.00	0.00	0.00	0.00	0
533 Total		238,833.18	6,684,547.50	1,204,670.35	5,479,877.15	18

408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	1,846,622.50	0.00	1,846,622.50	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	111,236.07	224,930.00	112,217.11	112,712.89	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	16,778.73	31,100.00	15,797.69	15,302.31	51
582 Total		128,014.80	256,030.00	128,014.80	128,015.20	50

WATER SDC FEES Expenditure Totals		366,847.98	8,787,200.00	1,332,685.15	7,454,514.85	15
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408 WATER SDC FEES	Prior	YTD
Revenues:	1,341,856.89	706,107.49
Expenditures:	366,847.98	1,332,685.15
Net Income:	975,008.91	626,577.66-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,847,730.44	7,150,000.00	1,836,422.05	5,313,577.95-	26
409-361-0000	INTEREST EARNED	843.40	500.00	681.01	181.01	136
409-389-5013	CASH FORWARD	0.00	12,472,660.00	0.00	12,472,660.00-	0
WASTEWATER SDC FEES Revenue Totals		3,848,573.84	19,623,160.00	1,837,103.06	17,786,056.94-	9
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	260.75	500.00	195.57	304.43	39
409-535-60-6310	MILLENIU 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	363,253.54	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	543,258.65	1,666,490.95	1,583,500.03	82,990.92	95
409-535-70-7355	BRIDGE CROSSING PROJECT	126,477.22	0.00	0.00	0.00	0
535 Total		1,033,250.16	3,666,990.95	1,583,695.60	2,083,295.35	43
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 FUN	0.00	15,000,000.00	0.00	15,000,000.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN I	2,222.86	4,540.00	2,222.86	2,317.14	49
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	34,902.00	69,830.00	34,912.47	34,917.53	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	157.40	290.00	146.93	143.07	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM	510.25	970.00	510.25	459.75	53
582 Total		37,792.51	75,630.00	37,792.51	37,837.49	50
WASTEWATER SDC FEES Expenditure Totals		1,071,042.67	19,623,160.00	1,621,488.11	18,001,671.89	8
409 WASTEWATER SDC FEES		Prior	YTD			

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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Revenues:	3,848,573.84	1,837,103.06
Expenditures:	1,071,042.67	1,621,488.11
Net Income:	2,777,531.17	215,614.95

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	94.74	100.00	66.14	33.86-	66
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
LAW ENFORCEMENT FUND Revenue Totals		94.74	51,945.00	66.14	51,878.86-	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:	94.74	66.14
Expenditures:	0.00	0.00
Net Income:	94.74	66.14

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MAY 12 2025

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Grand Totals	Prior	YTD
Revenues:	40,857,729.30	44,534,647.03
Expenditures:	32,245,743.27	30,826,995.31
Net Income:	8,611,986.03	13,707,651.72

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
March 3, 2025 10:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Absent
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Lynzey McClellan	Assistant CFO	Present

Mayor Wolf called the meeting to order at 9 a.m., dispensing with the invocation and Pledge of Allegiance to move on to the first item of business.

2. Item(s) for Discussion

A. FY24 EOY Financial Report

Assistant City Manager/CFO Smith presented the Fiscal Year 2024 End of Year Financial Report. The presentation covered the following key points:

1. General Fund Revenues and Expenditures

- Total revenues were at 101% of budget;
- Franchise fees came in at 84% due to changes in utility company payment schedules;
- Miscellaneous revenues were at 175% due to unbudgeted donations and sponsorship;
- Interest revenue was at 223% due to conservative budgeting;
- Fines and forfeitures were at 373% due to code enforcement fines and increased police department fines; and
- Total expenditures were at 90% of the budget.

2. Utility Fund Revenues and Expenditures

- Water and sewer revenues were close to the forecasted budget at 101%;
- Miscellaneous revenues were at 269% due to conservative interest revenue budgeting and unbudgeted insurance proceeds; and
- Debt service was at 34% due to delayed wastewater treatment plant loan payments.

3. Wastewater Treatment Plant Project Funding

- Presented a cash flow analysis for the project;
- Discussed funding sources including internal transfers, grants, and potential loans; and
- Recommended transferring an additional \$2 million from the General Fund to the project.

4. Recommendations

- Approve a \$2 million transfer from the General Fund to the Wastewater Treatment Plant project;
- Move the R12 Pump Station project from the operating fund to the capital project fund; and
- De-obligate \$600,000 from the SR44 Force Main project.

At the close of the presentation, there was a short discussion. Commissioner Elliott asked about the timeline for securing a loan for the wastewater treatment plant project. Smith responded that the financial advisor indicated a three- to six-month process for first-time bonding. City Manager McHugh commended the finance team and department heads for their work on revenue forecasting and staying within budget.

B. Presentation by Commissioner Elliott: FLC Local/Regional Leagues

Commissioner Elliott presented information on the Lake County League of Cities and recommended that Wildwood join the organization. Key points included:

1. Overview of the League of Cities and its functions;
2. Structure and purpose of the Lake County Local League;
3. Membership levels and dues structure; and
4. Potential benefits of joining for Wildwood.

At the end of the presentation, a discussion was held regarding joining the league. Commissioners asked questions about the use of dues and sponsorship fees, and the potential impact on city staff workload. Commissioner Elliott agreed to provide more detailed budget information at a future meeting.

3. Adjournment

With no further business to discuss, the meeting was adjourned at 10:42 a.m.

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

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 10, 2025 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

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

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

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - G were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The 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

- A. Expenditure Report
- B. Minutes for Approval: January 6, 2025 Special Meeting
- C. The Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 183 and 184
- D. The Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 243 and 244
- E. The Villages of Southern Oaks Right-of-Way Deed Unit Nos. 245, 246, 247, 248 and 249
- F. SP 2310-002 Hydrologic Wildwood
- G. Budgeted Financial Items

1. Replacement and Upgrade of Two Lift Station Control Panels for the Amount of \$86,384.00

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

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

B. FY25 First Budget Amendment

Mayor Wolf read aloud the title of Resolution No. R2025-6. Assistant CFO McClellan presented the first budget amendment for fiscal year 2025, which included moving \$2 million from the general fund excess to the utility capital improvement fund to help fund the wastewater treatment plant. Motion by Commissioner Bivins, seconded by Commissioner Elliott, to adopt Resolution No. R2025-6. The motion passed 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

C. CP 2412-001 HEU Wildwood

Mayor Wolf read aloud the title of Ordinance No. O2025-1. Development Services Director Strickland presented the small-scale future land use map amendment to change 0.59 acres from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003. Motion by Commissioner Flores, seconded by Commissioner Bivins, to adopt Ordinance No. O2025-1 on the second and final reading. The motion passed

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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2412-001 HEU Wildwood

Mayor Wolf read aloud the title of Ordinance No. O2025-2. Development Services Director Strickland presented the rezoning request to change 0.59 acres from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance No. O2025-2 on the second and final reading. The 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. PD 2406-001 Densan Park Planned Development Amendment

Mayor Wolf read aloud the title of Ordinance No. O2024-96. Development Services Director Strickland presented the planned development amendment for Densan Park, which consisted of 276 residential units on 85.13 acres zoned R-2. This was the third addition to Densan Park. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance No. O2024-96 on the second and final reading. The 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

6. Public Forum - 4 minute time limit

Carrieann Adkins, Government Affairs Regional Manager for the Southwest Florida Water Management District, introduced herself to the Commission and offered her assistance if needed. She left her contact information with City Manager McHugh.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Twisted Oaks Pointe CDD - Interlocal Agreement for Operation and Maintenance of Stormwater Inlets

Development Services Director Strickland presented an interlocal agreement with Twisted Oaks Pointe CDD to address issues with stormwater inlets not built to approved plans. The agreement specifies that inlets in public rights-of-way will be built to FDOT standards, while others will be maintained by the CDD. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the interlocal agreement. The 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. Main Street Parking Garage Pay Application #11 in the Amount of \$61,730.09

Development Services Director Strickland presented pay application #11 for the Main Street Parking Garage project. She noted that the elevator issues had been addressed. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve pay application #11 for \$61,730.09. The 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

C. 35hp Replacement Pump for the Village of Parkwood Lift Station for the Amount of \$36,614.00

Utilities Deputy Director Martin presented the purchase of a replacement pump for the Village of Parkwood lift station. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the purchase for \$36,614.00. The 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

D. Owner Direct Purchase of Oak Grove Pump Station Equipment for the Amount of \$31,993.00

Utilities Deputy Director Martin presented the direct purchase of equipment for the Oak Grove pump station project, noting this would save on taxes. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the purchase for \$31,993.00. The motion passed unanimously.

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

E. Approval of Award for Invitation To Bid (ITB) #2025-03, R-12 Reclaim Pump Station to Cathcart Construction

Utilities Deputy Director Martin presented the award of the R-12 Reclaim Pump Station project to Cathcart Construction for \$4.1 million, after the original low bidder rescinded their bid due to miscalculations. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the award to Cathcart Construction. The 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

F. Approval of the Agreement for Request for Qualifications (RFQ) #2024-19 Pavement Management Consulting Services in the amount of \$170,558.90

Public Works Director Hockenbury presented the agreement for pavement management consulting services. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the agreement for \$170,558.90. The 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

G. Millennium Park Phase 1 & 2 Project Payment Application 1 for Kingdom Construction in the Amount of \$381,791.79

Public Works Director Hockenbury presented the first payment application for the Millennium Park project to Kingdom Construction. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve payment application 1 for \$381,791.79. The 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

H. Pre-Design Service Proposal from KP Studio in the Amount of \$14,100.00

City Manager McHugh presented a pre-design service proposal from KP Studio for the Village of Southern Oaks Police substation. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve the proposal for \$14,100.00. The 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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. FY26 Budget Calendar

City Manager McHugh presented the FY26 budget calendar and asked the commissioners to review for any conflicts. He also announced that the groundbreaking ceremony for the G3 Development Group Railyard project will be on April 1st.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported on attending a leadership conference in Orlando and his activities with the Lake Sumter Local League.

Commissioner Bivins reported a complaint about loitering near a salon and requested increased police presence in the area.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:22 a.m.

RESULT:	Passed
MOVER:	Commissioner Flores
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: PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2409-002 One Hundred (100) Oaks Improvement Plan
Owner(s)	KL 100 Oaks, LLC
Applicant(s)	M2RE Partners Wildwood LLC
Acreage	99.81 +/-
Property Location	The subject property is generally located west along N US 301, approximately 1.32 miles south of the Florida Turnpike and N US 301 intersection and approximately 0.88 miles north of E Warm Springs Ave.
Parcel(s)	G19-011 & G30-048
Date	May 6, 2025

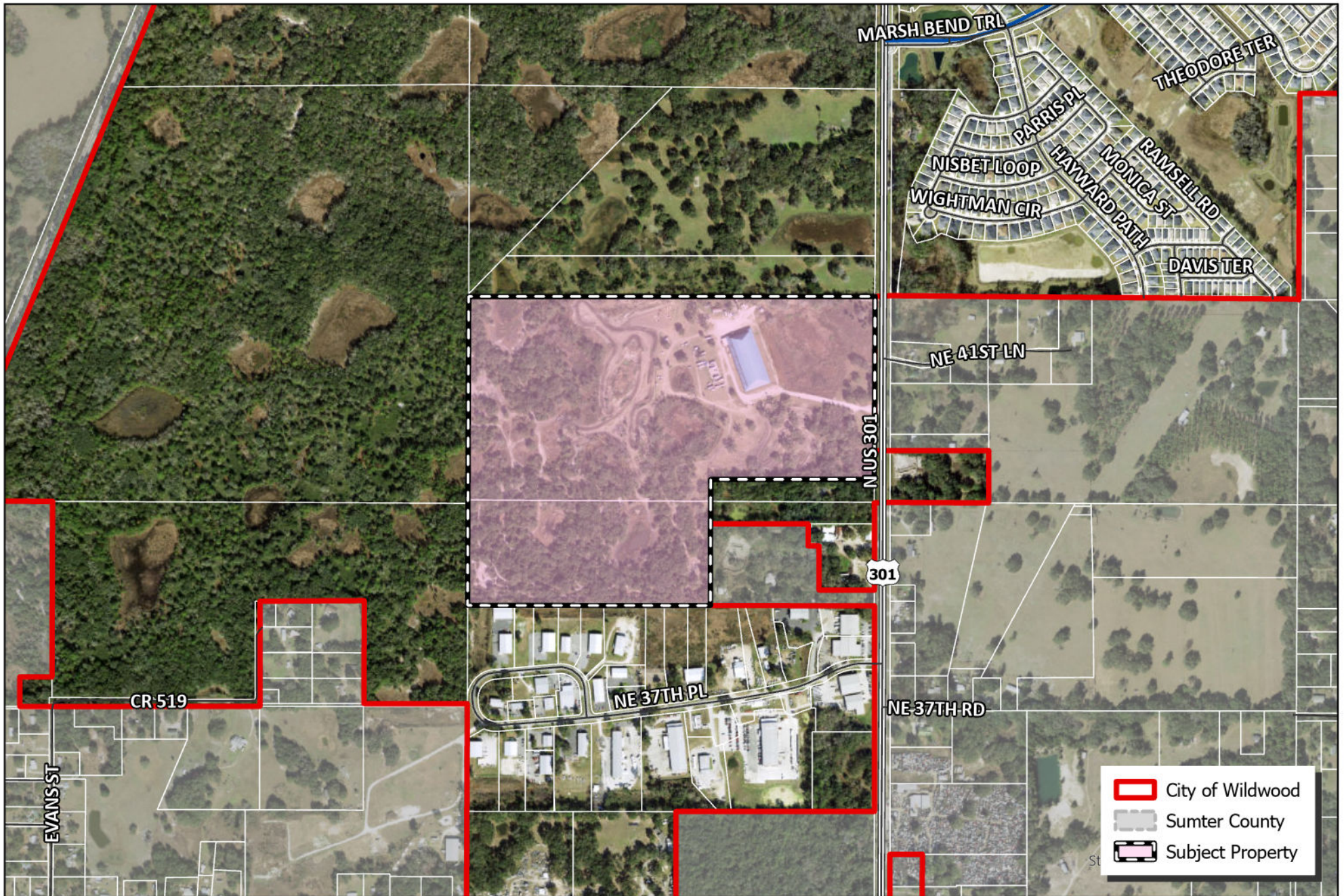
The applicant is seeking approval from the City Commission for the construction of the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure, per the attached plans. The subdivision is proposing the following amenities to be submitted by a separate site plan; community garden, grill area with picnic tables, playground, and nature trails. Copies of all proposed or executed easements for cross-access, utilities, or other easements will be shown on the One Hundred (100) Oaks Final Plat along with a performance surety should the final plat be submitted prior to the competition of the infrastructure. There were two outstanding comments; the addition of odor control units on lift stations 1 and 2, and Live Oak tree mitigation requirements. The utility comment has been cleared as of April 18, 2025, and the Live Oak mitigation requirement will be addressed in a forthcoming modification. A lighting design plan is still in coordination with SECO and will be provided and approved at a later date.

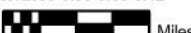
PLAT 2409-002 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, policies, and objectives within the 2050 Comprehensive Plan upon the submission of the lighting design plan and tree survey/landscape plan modification. The development order will reflect the lighting and

mitigation stipulations.

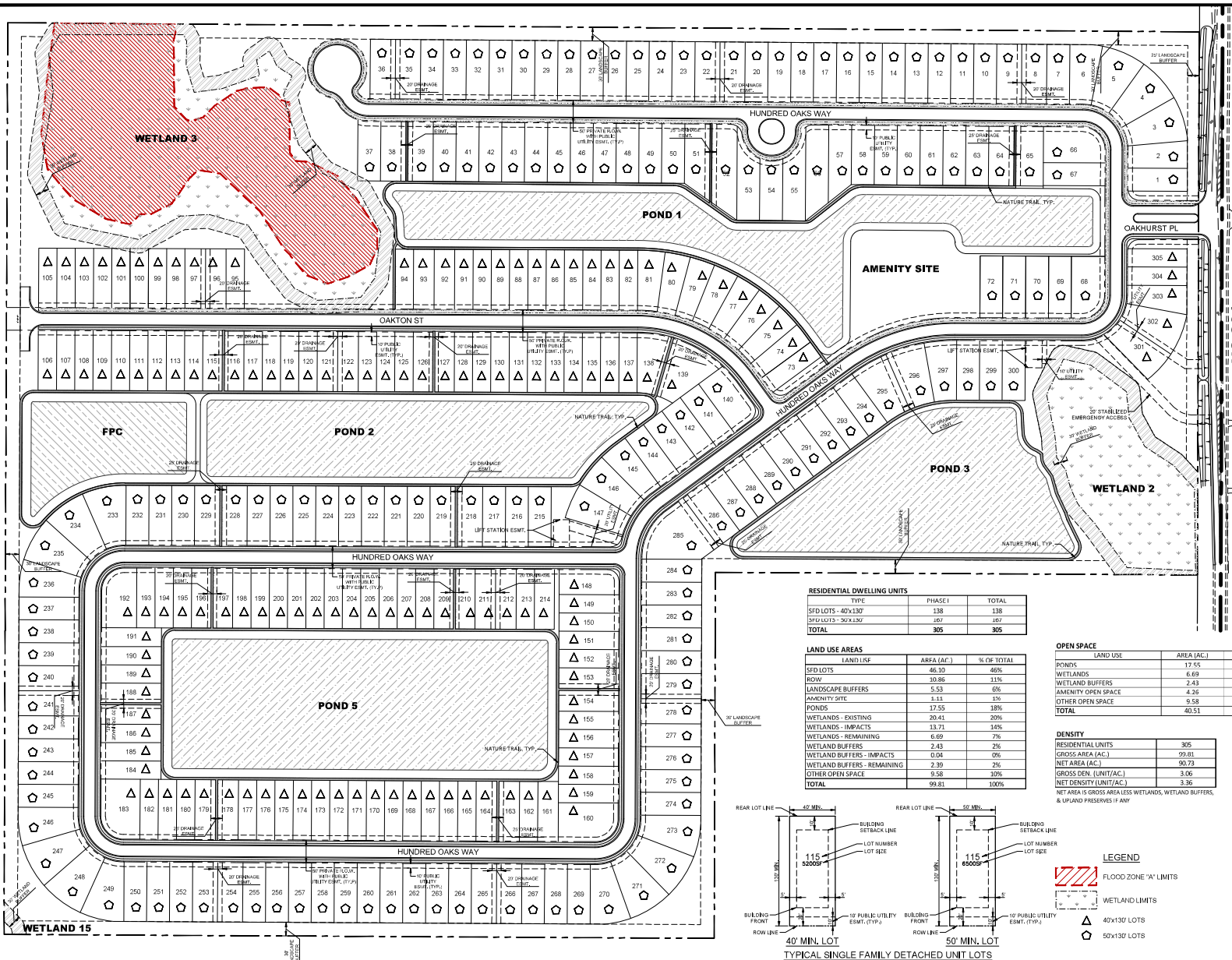
A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi
Planner II, Development Services



 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 2409-002 ONE HUNDRED OAKS IMPROVEMENT PLAN PARCELS G19-011 & G30-048	MAP 1B LOCATION MAP SEP 2024
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Sheet: 5/1/2025 8:42:33 AM JAWANEE [Pinned: 5/1/2025 8:42:33 AM JAWANEE] C:\Users\JAWANEE\OneDrive - MFC\Documents\100 Oaks\100 Oaks.dwg - MFC\JAWANEE\100 Oaks.dwg AT: WILWOOD, FL, ENGINEERING BY: JAWANEE 100 Oaks.dwg



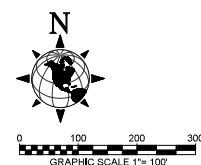
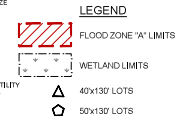
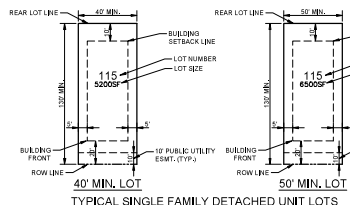
RESIDENTIAL DWELLING UNITS		
TYPE	PHASE I	TOTAL
SFD LOTS - 40'x130'	138	138
SFD LOTS - 50'x130'	267	267
TOTAL	405	405

LAND USE AREAS		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	46.30	46%
ROW	10.86	11%
LANDSCAPE BUFFERS	5.53	6%
AMENITY SITE	1.11	1%
POND	17.55	18%
WETLANDS - EXISTING	20.41	20%
WETLANDS - IMPACTS	13.71	14%
WETLANDS - REMAINING	6.69	7%
WETLAND BUFFERS	2.43	2%
WETLAND BUFFERS - IMPACTS	0.04	0%
WETLAND BUFFERS - REMAINING	2.39	2%
OTHER OPEN SPACE	9.58	10%
TOTAL	99.81	100%

OPEN SPACE			
LAND USE	AREA (AC.)	% OF TOTAL	% OF OPEN SPACE
POND	17.55	43%	18%
WETLANDS	6.69	17%	7%
WETLAND BUFFERS	2.43	6%	2%
AMENITY OPEN SPACE	4.26	13%	4%
OTHER OPEN SPACE	9.58	24%	10%
TOTAL	40.51	100%	41%

DENSITY	
RESIDENTIAL UNITS	405
GROSS AREA (AC.)	99.81
NET AREA (AC.)	90.73
GROSS DEN. (UNIT/AC.)	3.06
NET DEN. (UNIT/AC.)	3.36
NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, AND UPLAND PRESERVES IF ANY	

LOT SETBACKS			
TYPE	FRONT	SIDE	REAR
MIN. UPLAND SETBACK	30'	10'	10'
ACCESSORY USES MAY ENCRoACH INTO THE SIDE AND REAR SETBACKS, HOWEVER, A MINIMUM OF 5 FEET SHALL BE PROVIDED BETWEEN THE ACCESSORY STRUCTURE AND UPLAND PRESERVES IF ANY			



- SITE DATA**
- SUMTER COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 014011 & 03048
 - PROPERTY LOCATION: SUMTER COUNTY, FLORIDA, SECTION 19 & 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
 - EXISTING ZONING: RS
 - EXISTING LAND USE: AGRICULTURAL
 - FUTURE LAND USE: FLOODPLAIN
 - A PORTION OF THE SUBJECT LAND LIES IN THE FEMA 100-YR FLOOD ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 121400130D (DFIRM INDEX DATED 08/27/2013).
 - ZONE "A" SITE RANGE: 62.25 TO 64.74
 - PROJECT AREA: TOTAL 99.81 AC.
 - PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY
 - MINIMUM BUILDING HEIGHT: 30'
 - INTERNAL ROADWAYS ARE TO BE PRIVATE, OWNED & MAINTAINED BY THE HOA, A DESIGNATED CITY OF WILDMOOD WASTE WALKER
 - CONSTRUCTION SCHEDULE: JANUARY 2025 TO JANUARY 2026
 - ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP BY A DESIGNATED CITY OF WILDMOOD WASTE WALKER
 - SUBDIVISION POTABLE WATER, SANITARY SEWER & LIFT STATIONS SHALL BE CONSTRUCTED TO CITY OF WILDMOOD PUBLIC WORKS UTILITY STANDARDS & OWNED & MAINTAINED BY CITY OF WILDMOOD
 - A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES & A 5' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES
 - ALL SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER, ALL OTHER NON-LOT SIDEWALKS SHALL BE CONSTRUCTED BY THE SITE DEVELOPER
 - EXISTING WELLS ARE KNOWN TO BE ON SITE, THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2), F.A.C.
 - STREET SIGNS SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION
 - ALL OF THE TURNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE SUMTER COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY TRAFFIC AND STORMWATER STANDARDS, TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS
 - ALL NUISANCE, EXOTIC PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED PHASED REMOVAL OF NUISANCE EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE LIFE OF THE PROJECT
 - ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS UNLESS CALLED OUT AS A PRIVATE DRAINAGE EASEMENT
 - ANY OFFSITE IMPROVEMENTS WITHIN THE FOOT ROW AS DEPICTED ON THE APPROVED "CONSTRUCTION DRAWINGS" & "FINAL SITE PLANS", AS APPLICABLE SHALL REQUIRE A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & OR FOOT STANDARD DETAILS (ROADWAY CLOSURE PROCEDURES)
 - LSB = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, DR = DRAINAGE EASEMENT
 - LOCATIONS OF SEPTIC TANKS AND ASSOCIATED DRAINFIELDS ARE NOT IDENTIFIED ON THE EXISTING CONDITIONS SITE SURVEY, ALL ON-SITE SEPTIC TANKS AND DRAINFIELDS SHALL BE PROPERLY DEMOLISHED AND DISPOSED OF BY A FLORIDA LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION ACTIVITIES
 - PROPOSED AMENITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: COMMUNITY GARDEN, GRILL AREA WITH PICNIC TABLES, PLAYGROUND AND NATURE TRAIL.

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6001 Professional Parkway, Suite 105, Sarasota, Florida 34238 C.A. 38780 941-441-6644 www.morrisengineeringllc.com

NO.	DATE	REVISION DESCRIPTION	BY

DATE 07/07/24	PROJECT 100 OAKS	DRAWING MSP	CHECKED M.M.
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MASTER SITE PLAN

ONE HUNDRED OAKS

CITY OF WILDMOOD, FLORIDA

SCALE 1" = 100'	VERTICAL DATUM NAVD83	SHEET 4	OF 31
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ERIN LEAH TUNOLD
FL LICENSE NO. 69072

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 6, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation for an improvement plan from the City of Wildwood Planning and Zoning Board/Special Magistrate for the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure, per the attached plans. The subdivision is proposing the following amenities to be submitted by a separate site plan; community garden, grill area with picnic tables, playground, and nature trails, on 99.81 acres, MOL. A submission of the lighting design plan and tree survey/landscape plan modification will be forthcoming and these stipulations will be reflected in the development order. The subject property is generally located west along N US 301, approximately 1.32 miles south of the Florida Turnpike and N US 301 intersection and approximately 0.88 miles north of E Warm Springs Ave.

Case Number: PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

Applicant(s): M2RE Partners Wildwood LLC

Owner(s): KL 100 Oaks, LLC

Parcel(s): G19-011 & G30-048

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 improvement plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate

☐ recommends approval

☒ recommends approval with the following conditions:

tree mitigation

☐ recommends denial

Dated: May 6, 2025



Lindsay C. T. Holt

Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-0481 VOSO Unit 162 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

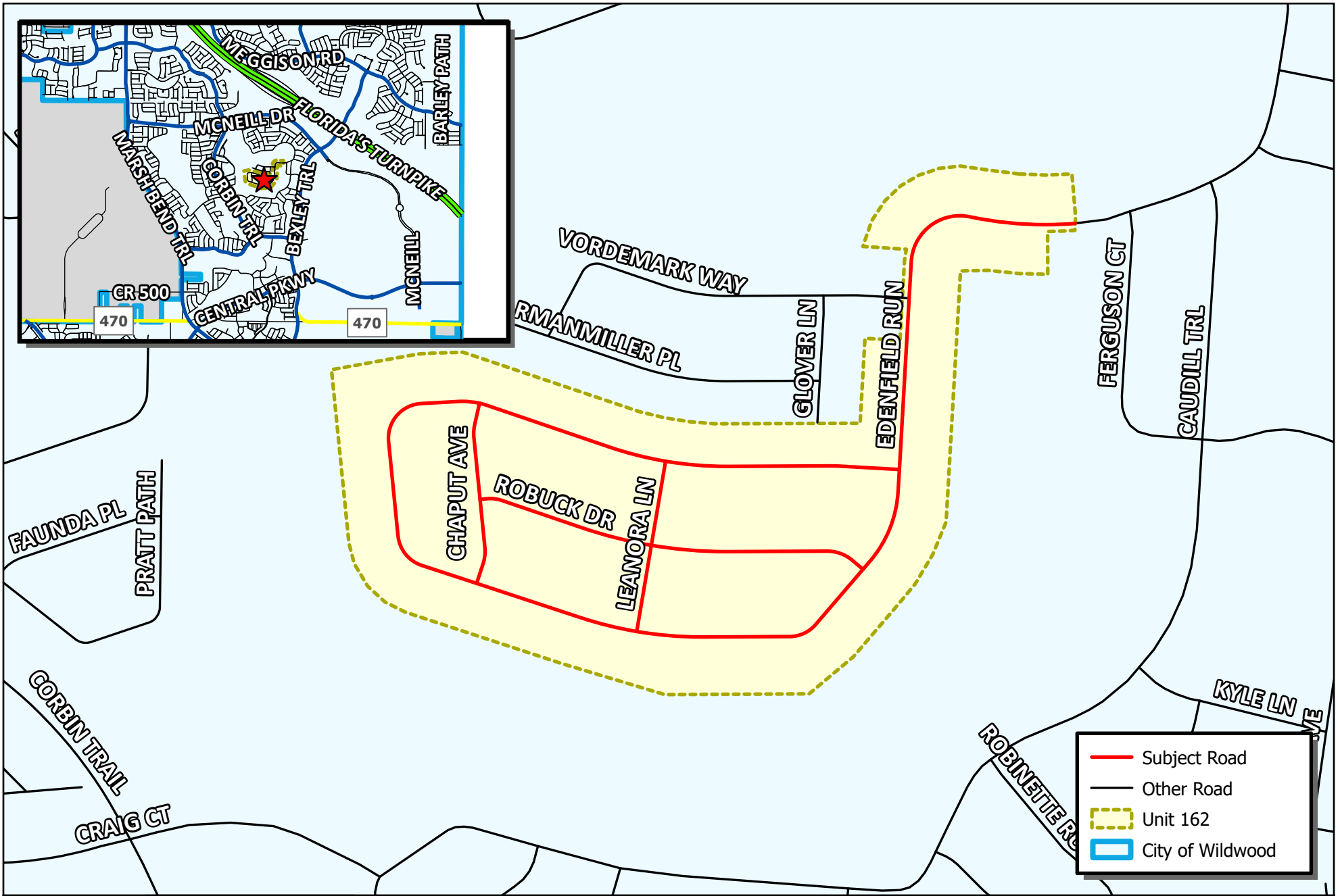
Case Number	A25-0481 VOSO Unit 162 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	27.55 +/-
Property Location	The subject property is generally located 0.45 miles south of McNeill Drive and 0.29 miles east of Corbin Trail.
Parcel(s)	K03-005
Date	April 30, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 162 Final Plat, a subdivision consisting of 138 lots and 1 tract, per the attached plans.

A25-0481 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



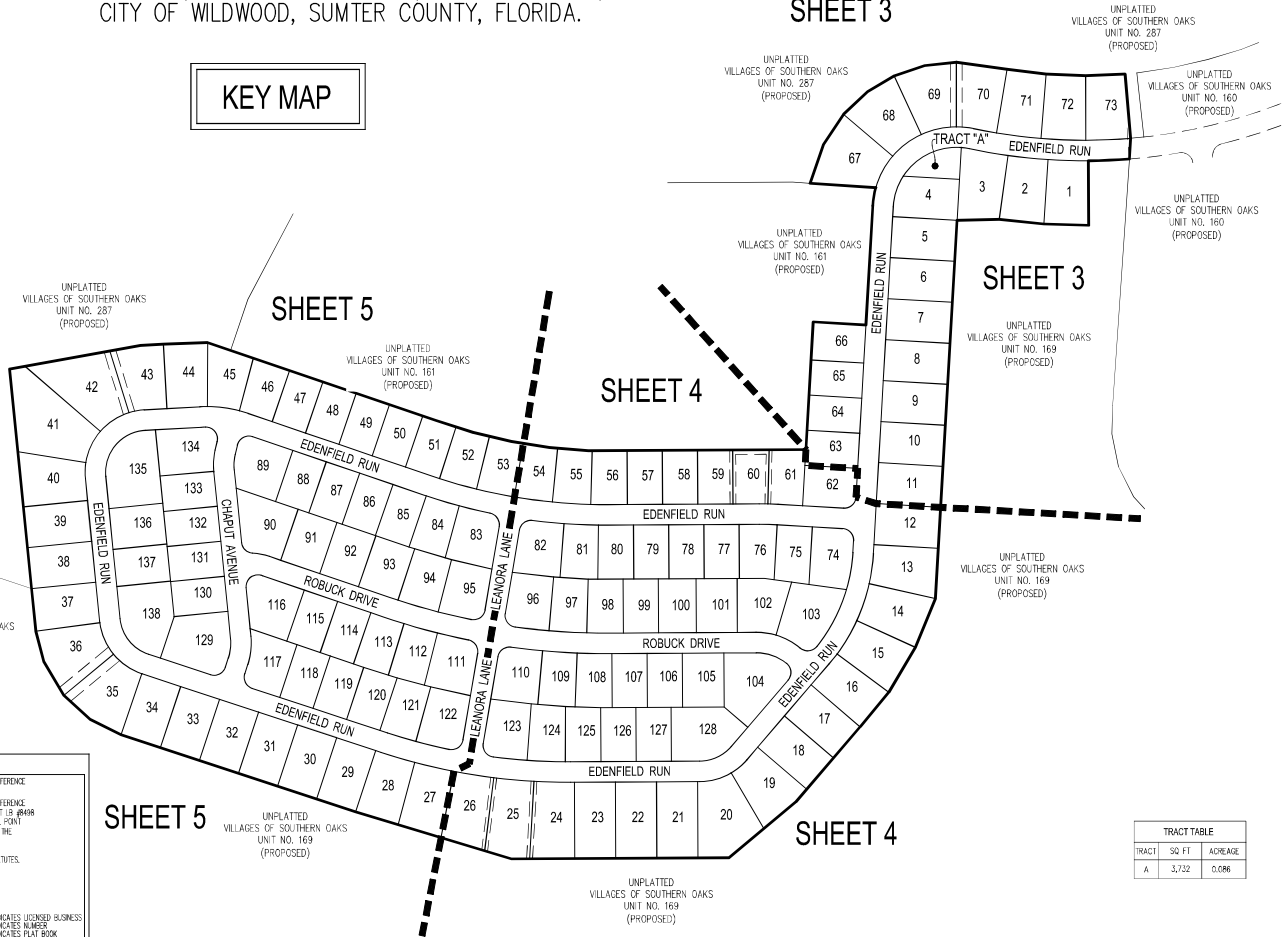
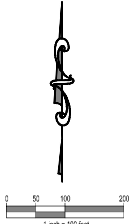
VILLAGES OF SOUTHERN OAKS UNIT NO. 162

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 5

PLAT BOOK _____
PAGE _____

KEY MAP



LEGEND

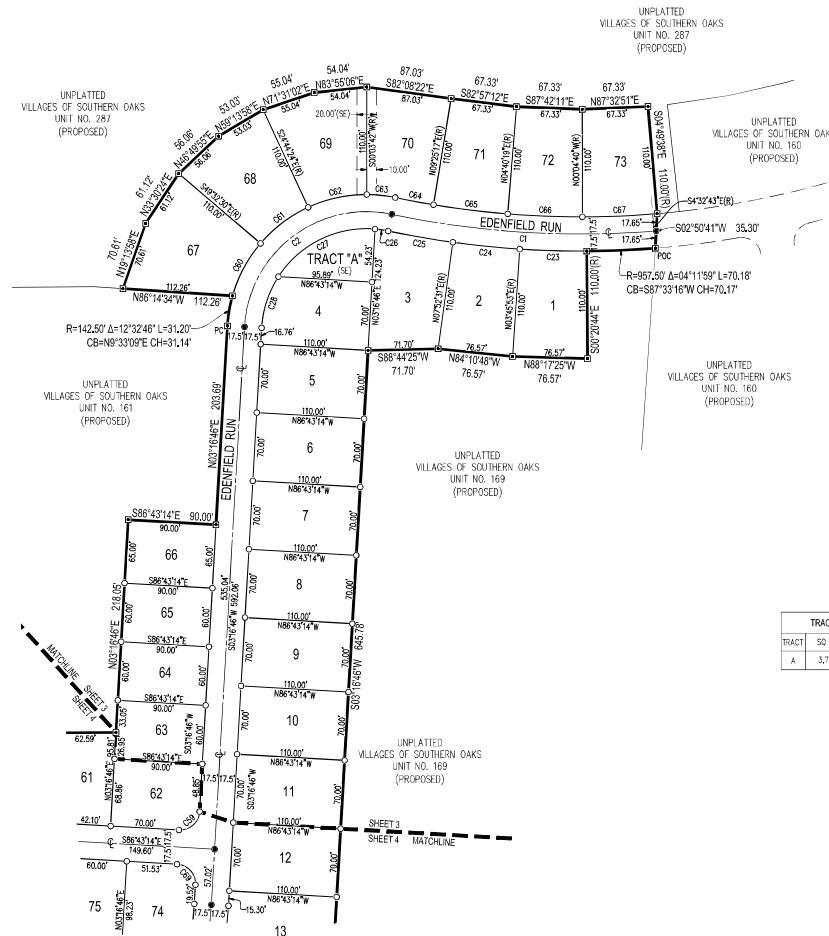
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FORM 15 NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (I.P. & C.)
- INDICATES P.L. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) (I.P. & C.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1)(9) FLORIDA STATUTES. (SEE NOTE #5)
- CR INDICATES CURVE NUMBER IN CURVE TABLE
- CP INDICATES CURVE POINT IN CURVE TABLE
- Y INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- LI INDICATES CHORD BEARING
- NO INDICATES LICENSED BUSINESS
- NO INDICATES NAME
- RP INDICATES PLAT BOOK
- OR INDICATES OFFICIAL RECORDS BOOK
- PS INDICATES PAGE
- PC INDICATES POINT OF CURVATURE
- PS INDICATES POINT
- POC INDICATES POINT ON CURVE
- PS INDICATES SQUARE FEET
- R INDICATES RADIUS LENGTH
- R/W INDICATES RIGHT-OF-WAY
- (R) INDICATES RADIUS LINE
- PC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- PSA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- QTE INDICATES GATE FACILITIES EXISTING (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR UNDERCUTTING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR SPANAGE FACILITIES AND/OR WALL TENCING AND/OR GATE FACILITIES. DEVELOPER CONTINGUATES PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EXISTENT AREA. UTILITY PROVIDERS UTILIZING SUCH EXEMPTION AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EXEMPTION, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENT AREA.
- SME INDICATES SOIL MAINTENANCE EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE.

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	3,732	0.086

PREPARED BY:  **CFB** CLYMER FARMER BARLEY SURVEYING
7413 ALFORD AVENUE • MOBILE, AL 36688
(205) 665-1000

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	940.00'	16°34'30"	271.98'	N86°23'47"W	271.02'
C2	125.00'	88°36'50"	215.14'	S52°26'11"W	189.35'
C3	957.50'	4°06'38"	68.69'	N88°17'25"W	68.68'
C4	957.50'	4°06'38"	68.69'	N88°10'45"W	68.68'
C5	957.50'	4°06'38"	68.69'	N87°06'57"W	68.65'
C6	1067.00'	7°10'53"	13.66'	N84°39'54"W	13.13'
C7	1071.50'	61°38'34"	115.66'	S63°37'42"W	110.06'
C8	1071.50'	29°41'23"	55.70'	S18°07'27"W	55.08'
C9	200.00'	90°00'00"	31.42'	N68°46'46"E	28.28'
D01	142.50'	24°37'58"	16.28'	N28°38'31"E	61.29'
D02	142.50'	24°48'06"	61.68'	N52°25'13"E	61.29'
D03	142.50'	24°48'06"	61.68'	S77°39'39"E	61.29'
D04	142.50'	11°49'54"	24.45'	S84°01'21"E	23.30'
D05	922.50'	2°28'18"	39.80'	S79°02'35"E	39.79'
D06	922.50'	4°44'59"	76.47'	S82°57'12"E	76.45'
D07	922.50'	4°44'59"	76.47'	S87°42'11"E	76.45'
D08	922.50'	4°44'59"	76.47'	N87°23'29"E	76.45'
D09	200.00'	90°00'00"	31.42'	N41°43'14"W	28.28'



TRACT TABLE		
TRACT	SQ FT	ACRES
A	3,732	0.086

IN	INDICATES 1/4" x 1/4" 24" CONCRETE PERMANENT FETTERING	
MO	MODIFIED (P. 104) USED AS NOTED.	
OF	OFF (P. 104) CONCRETE PERMANENT FETTERING	
OR	ORIENTED (P. 104) USED AS NOTED. SEE P. 460#8	
PC	POURED IN PLACE AND USH PERMANENT CONTROL JOINT	
PL	PLAIN (P. 104) USED AS NOTED.	
PS	POURED IN PLACE AND USH TO BE STAMPED	
RE	REINFORCED (P. 104) USED AS NOTED.	
RI	REINFORCED (P. 104) USED AS NOTED.	
RT	REINFORCED (P. 104) USED AS NOTED.	
SE	SEALANT (P. 104) USED AS NOTED.	
SH	SHOULDER (P. 104) USED AS NOTED.	
SI	SIDE (P. 104) USED AS NOTED.	
SP	SPALL (P. 104) USED AS NOTED.	
ST	STAMPED (P. 104) USED AS NOTED.	
TH	THICK (P. 104) USED AS NOTED.	
TR	TRIM (P. 104) USED AS NOTED.	
US	USH (P. 104) USED AS NOTED.	
W	WALL (P. 104) USED AS NOTED.	
W/	WITH (P. 104) USED AS NOTED.	
W/O	WITHOUT (P. 104) USED AS NOTED.	
Y	YIELD (P. 104) USED AS NOTED.	
Z	ZONE (P. 104) USED AS NOTED.	
1	1/4" (P. 104) USED AS NOTED.	
2	2" (P. 104) USED AS NOTED.	
3	3" (P. 104) USED AS NOTED.	
4	4" (P. 104) USED AS NOTED.	
5	5" (P. 104) USED AS NOTED.	
6	6" (P. 104) USED AS NOTED.	
7	7" (P. 104) USED AS NOTED.	
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9	9" (P. 104) USED AS NOTED.	
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12	12" (P. 104) USED AS NOTED.	
13	13" (P. 104) USED AS NOTED.	
14	14" (P. 104) USED AS NOTED.	
15	15" (P. 104) USED AS NOTED.	
16	16" (P. 104) USED AS NOTED.	
17	17" (P. 104) USED AS NOTED.	
18	18" (P. 104) USED AS NOTED.	
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45	45" (P. 104) USED AS NOTED.	
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58	58" (P. 104) USED AS NOTED.	
59	59" (P. 104) USED AS NOTED.	
60	60" (P. 104) USED AS NOTED.	
61	61" (P. 104) USED AS NOTED.	
62	62" (P. 104) USED AS NOTED.	
63	63" (P. 104) USED AS NOTED.	
64	64" (P. 104) USED AS NOTED.	
65	65" (P. 104) USED AS NOTED.	
66	66" (P. 104) USED AS NOTED.	
67	67" (P. 104) USED AS NOTED.	
68	68" (P. 104) USED AS NOTED.	
69	69" (P. 104) USED AS NOTED.	
70	70" (P. 104) USED AS NOTED.	
71	71" (P. 104) USED AS NOTED.	
72	72" (P. 104) USED AS NOTED.	
73	73" (P. 104) USED AS NOTED.	
74	74" (P. 104) USED AS NOTED.	
75	75" (P. 104) USED AS NOTED.	
76	76" (P. 104) USED AS NOTED.	
77	77" (P. 104) USED AS NOTED.	
78	78" (	

PREPARED BY



CFB | CLYNER
FARMER
BARLEY
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34206
(362) 748-3126 LB5498

PLAT BOOK _____
PAGE _____

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 169
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 169
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 169
(PROPOSED)

EDENFIELD RUN

ROBUECK DRIVE

LEANORA LANE

MATCHLINE

POINT OF BEGINNING

CURVE TAG	RADIUS
C79	117.50'
C80	117.50'
C81	20.00'
C82	282.50'
C83	20.00'
C84	955.50'
C85	1139.50'
C86	20.00'
C87	1174.50'
C88	1174.50'
C89	1174.50'
C90	20.00'
C91	20.00'
C92	982.50'
C93	982.50'
C94	982.50'
C95	20.00'
C96	82.50'
C97	1174.50'
C98	1174.50'
C99	1174.50'
C100	20.00'
C101	20.00'
C102	982.50'
C103	982.50'
C104	982.50'
C105	71.50'
C106	20.00'
C107	1174.50'
C108	982.50'
C109	982.50'
C110	982.50'
C111	982.50'
C112	982.50'
C113	982.50'
C114	982.50'
C115	982.50'

CURVE TABLE					
CURVE TABLE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C97	117.50	165°10'51"	34.56	S81°51'40"E	34.43
C98	117.50	223°01'31"	47.14	S61°56'37"E	46.81
C99	20.00	90°55'21"	3.74	N84°05'23"E	28.51
C100	283.50	221°46'54"	110.01	N27°28'25"E	109.33
C101	20.00	87°47'49"	3.66	N34°54'42"E	27.94
C102	955.50	37°41'51"	53.97	N76°32'31"W	53.96
C103	1139.50	25°34'48"	57.61	S76°59'42"E	57.60
C104	20.00	91°55'11"	32.09	N5°05'45"E	28.85
C105	20.00	92°10'43"	32.18	N05°29'04"W	28.72
C106	82.50	37°44'52"	55.74	N70°50'52"W	54.69
C107	1174.50	23°06'50"	53.33	N88°59'15"E	53.33
C108	1174.50	25°52'56"	59.08	N87°41'14"E	59.08
C109	1174.50	27°38'32"	54.16	N83°29'00"E	54.16
C110	20.00	88°17'03"	30.79	S53°44'44"W	28.84
C111	20.00	92°15'28"	32.18	S42°28'31"E	28.83
C112	952.50	37°42'39"	58.06	S84°16'46"E	58.05
C113	952.50	37°40'54"	58.87	S87°02'26"E	58.87
C114	952.50	37°40'51"	65.82	N85°50'27"E	65.82
C115	71.50	49°06'24"	61.28	N65°09'30"E	59.42
C116	20.00	88°17'03"	30.79	S43°29'47"W	28.84
C117	1174.50	27°38'32"	54.16	N77°43'56"E	54.16
C118	20.00	92°12'39"	32.06	S76°25'44"E	28.85
C119	20.00	92°47'29"	32.07	N55°40'52"E	28.03

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N49°23'43"W	35.12'

PREPARED BY:



CFB | CLYDE
FARNER
BARLEY
SURVEYING

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SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L2	S84°18'01"W	18.09'

[illegible]

PREPARED BY:



CFB | CLYMER
FARNER
BARLEY
SURVEYING

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-0757 VOSO UNIT 154 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

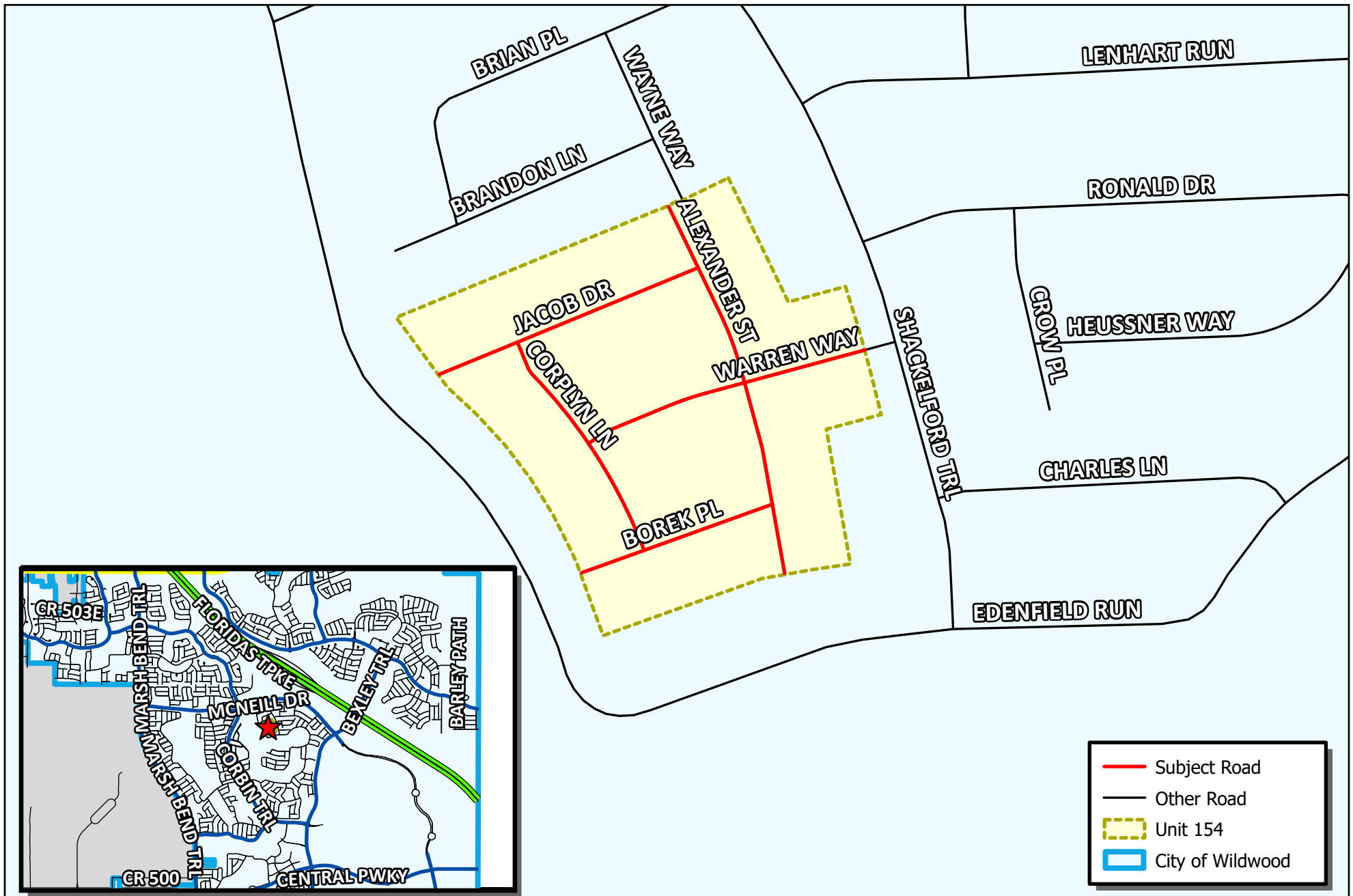
Case Number	A25-0757 VOSO Unit 154 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	7.26 +/-
Property Location	The subject property is generally located 0.28 miles south of McNeill Drive, 0.30 miles east of Corbin Trail.
Parcel(s)	K03-005
Date	April 30, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 154 Final Plat, consisting of 60 lots and 6 tracts on 7.26 acres MOL, per the attached plans.

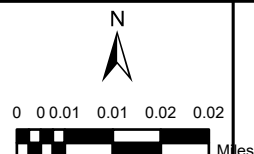
A25-0757 meets the criteria set forth within the F.S. 177, The Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is in line with the goals, policies, and objectives within the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



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



FINAL PLAT
VOSO - UNIT 154
 #A25-0757

MAP 1AV
LOCATION
MAP
MAR 2025

COMMENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION ARE SET FORTH IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VILLAGES OF SOUTHERN OAKS UNIT NO. 154

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 3

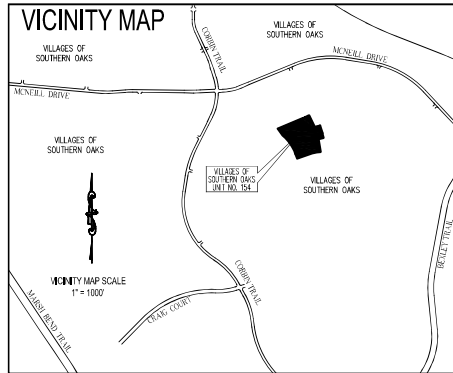
PLAT BOOK
PAGE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'40"W, 431.16 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°49'20"W, 425.74 FEET TO THE POINT OF BEGINNING; THENCE S89°50'00"W, 65.54 FEET; THENCE S79°52'00"W, 78.89 FEET; THENCE S00°04'50"W, 208.19 FEET; THENCE N19°55'30"W, 88.00 FEET; THENCE N02°00'00"W, 25.00 FEET; THENCE N04°40'00"W, 18.27 FEET; THENCE N02°28'55"W, 66.91 FEET; THENCE N01°52'52"W, 66.91 FEET; THENCE N01°17'00"W, 66.91 FEET; THENCE N04°02'00"W, 66.91 FEET; THENCE N47°12'43"W, 63.79 FEET; THENCE N30°12'35"W, 137.41 FEET; THENCE N67°37'50"E, 440.82 FEET; THENCE S29°44'30"E, 123.11 FEET; THENCE N04°02'27"E, 35.00 FEET; THENCE S29°44'30"E, 2.00 FEET; THENCE N04°05'00"E, 88.00 FEET; THENCE S29°44'30"E, 279.00 FEET; THENCE N74°50'44"E, 94.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTWARD, HAVING A RADIUS OF 1,775.00 FEET AND A CHORD BEARING AND DISTANCE OF S00°22'00"E, 150.99 FEET TO WHICH A RADIAL LINE BEARS N70°00'00"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°21'40", AN ARC DISTANCE OF 135.11 FEET TO THE POINT OF TANGENCY; THENCE S14°07'00"E, 75.96 FEET; THENCE S70°50'14"W, 30.29 FEET; THENCE S33°07'50"E, 277.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.26 ACRES, MORE OR LESS.



60 LOTS - 6 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL VERSION 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:

- BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING N00°04'40"W.
- 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.
- ALL DISTANCES SHOWN ARE IN FEET.
- WITH REFERENCE TO CURVILINEAR RADIAL LINES, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 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.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- TRACTS "C", "D", "E", "F", "G", AND "H" 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.
- THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.
- THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.08, 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
RONALD M. HERR, P.L.S.
MACE SURVEYING, INC.

DATE
4/9/27
REGISTRATION NO.

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 154 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", "F", "G", "H" AND "I" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 154, 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
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

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: _____

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. 154, 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", "F", "G", "H" AND "I" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

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

WITNESSES:
VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15
BY: ELIZABETH RODRIGUEZ, CHAIR
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS
BY: MARTIN L. DZIRO, MANAGER
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: _____

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 ELIZABETH RODRIGUEZ, 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: _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 154, 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 FARMER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 8498

DATE

REGISTRATION NO. 5912

FILE NUMBER

PLAT BOOK

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA
PRINT NAME
DEPUTY CLERK
SIGNATURE
DEPUTY CLERK

PREPARED BY:



CFB | CLYMER FARMER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 768-3271 (850) 768-3272

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,622	0.037
B	1,671	0.038
C	70	0.002
D	72	0.002
E	70	0.002
F	70	0.002

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	834.50'	2°58'59"	43.45'	N42°30'30"W	43.44'
C55	25.00'	111°37'29"	48.71'	N11°48'46"E	41.36'
C56	25.00'	86°37'50"	37.80'	S69°03'34"E	34.30'
C57	482.50'	17°3'42"	10.34'	S25°07'48"E	10.34'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S55°48'34"W	23.63'
L2	N150°16'W	23.75'
L3	N22°22'30"W	42.50'
L4	N74°50'44"E	49.04'
L5	S74°37'22"W	89.54'
L6	S64°15'21"W	40.22'

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 2-20-23

PREPARED BY:

By:  **CFB** | CLYDE
FARMER
BARRE
SURVEYING

7413 ALFORD AVENUE • MIDDLETON, FL 34762
(352) 740-3400 • 128408

VILLAGES OF SOUTHERN OAKS

UNIT NO. 154

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 3

PLAT BOOK _____
PAGE _____

DETAIL "A"
SEE SHEET 2
SCALE: 1"=10'

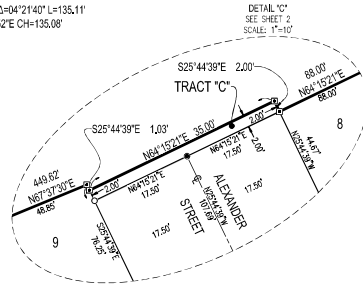


DETAIL "B"
SEE SHEET 2
SCALE: 1"=10'

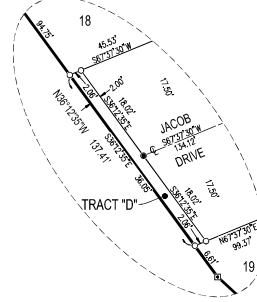


R=1775.00' Δ=04°21'40" L=135.11'
CB=816°22'52"E CH=135.08'

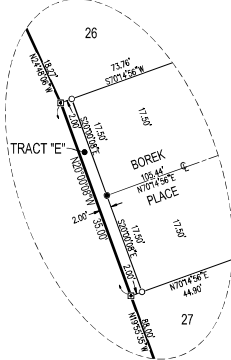
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SCALE: 1"=10'



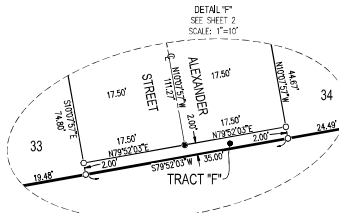
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SCALE: 1"=10'



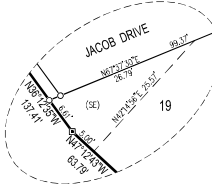
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SCALE: 1"=10'



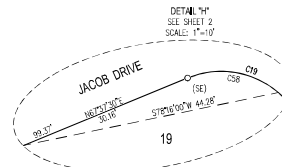
DETAIL "F"
SEE SHEET 2
SCALE: 1"=10'



DETAIL "G"
SEE SHEET 2
SCALE: 1"=10'



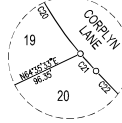
DETAIL "H"
SEE SHEET 2
SCALE: 1"=10'



LEGEND

- INDICATES 4" x 4" x 1/4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) (FORM 30 NOTED).
- INDICATES 4" x 4" x 1/4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (I.P.A.C.) (FORM 30 NOTED).
- INDICATES P.L. NAIL AND COIN PERMANENT CONTROL POINT (P.C.P.) (I.P.A.C.) 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(1)(9) FLORIDA STATUTES. (SEE NOTE #5)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE.
- 19 INDICATES LINE NUMBER IN LINE TABLE.
- INDICATES CENTERLINE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CB INDICATES CHORD BEARING.
- CH INDICATES CHORD LENGTH.
- L INDICATES ARC LENGTH.
- DBH INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- PCC INDICATES POINT ON CURVE.
- R INDICATES RADIUS LENGTH.
- (R) INDICATES RADIUS LINE.
- PCC INDICATES POINT OF COMPOUND CURVATURE.
- PAC INDICATES POINT OF REVERSE CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- SHA INDICATES SHADOWN RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
- COT INDICATES GATE FACILITIES EQUIPMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR UNDERPASSING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR SPRAWLAGE FACILITIES AND/OR WALL TENCING AND/OR GOLF CART PARKING. DEVELOPER CONTINGUATES PUTTING IN PLACE 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 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.

DETAIL "I"
SEE SHEET 2
SCALE: 1"=10'



DETAIL "J"
SEE SHEET 2
SCALE: 1"=10'



DETAIL "K"
SEE SHEET 2
SCALE: 1"=10'



DETAIL "L"
SEE SHEET 2
SCALE: 1"=10'



DETAIL "M"
SEE SHEET 2
SCALE: 1"=10'



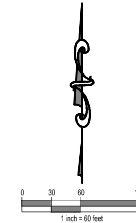
DETAIL "N"
SEE SHEET 2
SCALE: 1"=10'



TRACT	SQ. FT.	ACREAGE
A	1,622	0.037
B	1,671	0.038
C	70	0.002
D	72	0.002
E	70	0.002
F	70	0.002

LINE	BEARING	DISTANCE
14	N74°50'44"E	49.04'
15	S74°37'22"W	89.54'
16	S64°15'21"W	40.22'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	1775.00'	0°5'14"	29.55'	N14°40'38"W	29.55'
C16	517.50'	6°16'50"	56.73'	N20°16'31"W	56.70'
C17	517.50'	2°19'43"	21.03'	N24°34'48"W	21.03'
C19	15.00'	90°00'00"	23.56'	S67°22'30"E	21.21'
C20	60.00'	17°50'09"	18.68'	S31°7'34"E	18.60'
C21	60.00'	3°47'21"	3.97'	S42°06'19"E	3.97'
C22	799.50'	2°06'51"	29.50'	S42°56'33"E	29.50'
C34	20.00'	0°5'14"	0.33'	N75°19'21"E	0.33'
C35	20.00'	90°00'00"	31.42'	S58°12'02"E	28.28'
C36	182.50'	4°32'50"	14.48'	S12°24'22"E	14.48'
C42	482.50'	4°32'56"	38.31'	N69°53'58"E	38.30'
C45	182.50'	0°28'28"	1.51'	S14°56'01"E	1.51'
C58	15.00'	62°56'25"	16.48'	N80°54'17"W	15.66'
C59	517.50'	1°20'58"	12.19'	N24°05'28"W	12.19'



PREPARED BY:



CFB CLYMER
FARMER
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 348-1111 (FAX)

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-0803 VOSO UNIT 152 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

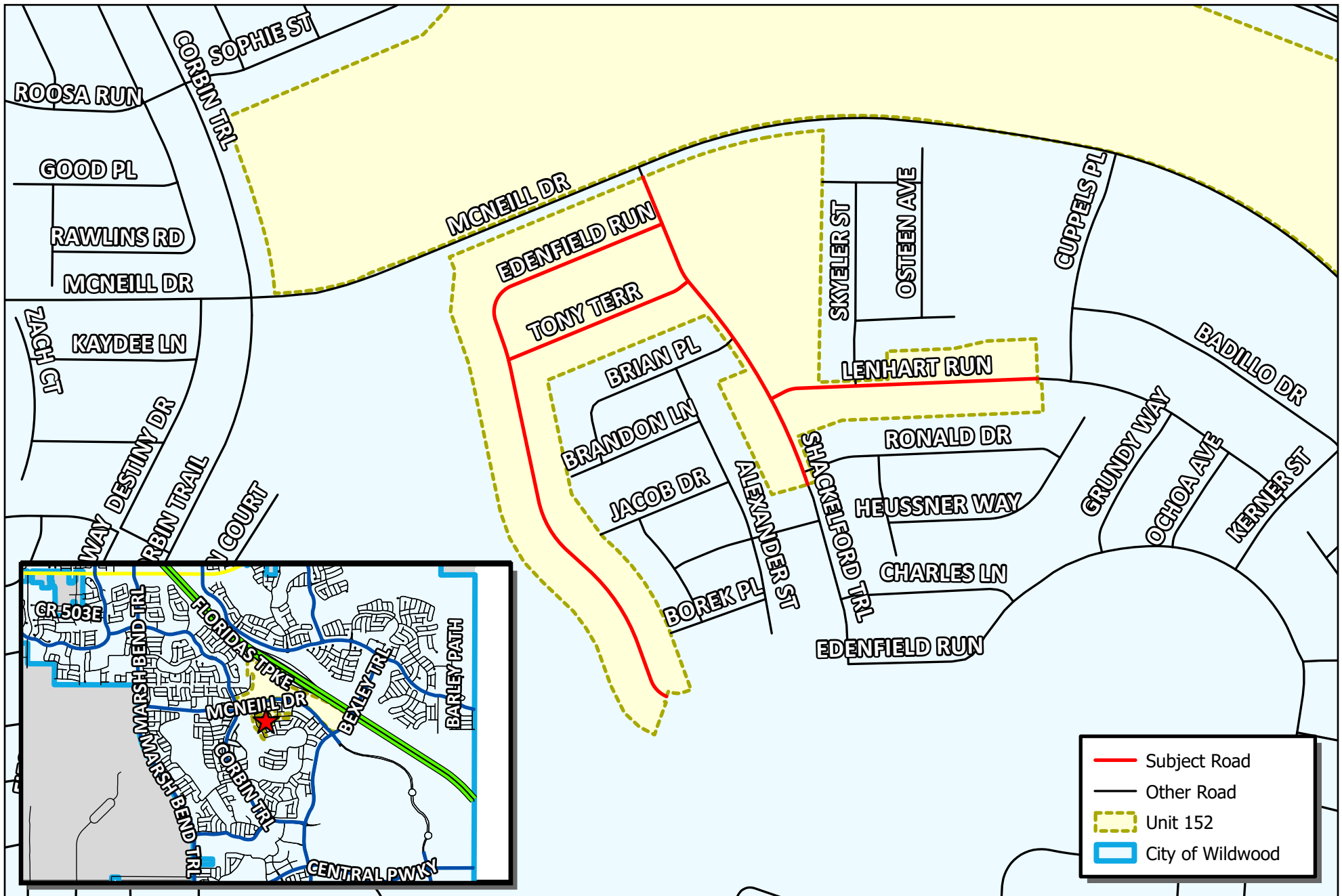
Case Number	A25-0803 VOSO Unit 152 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	147.63 +/-
Property Location	The subject property is generally located south on Florida's Turnpike and in the north corner of the intersection of Bexley Trail and McNeill Drive.
Parcel(s)	K03-005
Date	April 30, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 152 Final Plat, consisting of 110 lots and 11 tracts on 147.63 acres MOL, per the attached plans.

A25-0803 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.



Alex Lammers
Planner I, Development Services



	Subject Road
	Other Road
	Unit 152
	City of Wildwood

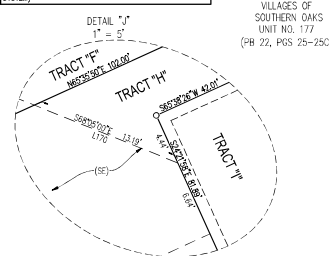
CONTINUED FROM SHEET 1 OF 17

[illegible]

PLAT BOOK _____
PAGE _____

L71	N31°48'12" W	27.05	L127	N85°02'20" W	23.69
L72	N39°23'27" E	26.87	L128	S85°02'20" W	26.88
L73	S63°04'30" W	22.16	L129	N2°27'48" W	29.82
L74	N72°44'09" W	18.67	L130	N22°32'07" E	34.03
L75	N62°54'25" S	35.19	L131	N41°50'31" E	19.61
L76	N51°59'57" S	35.36	L132	N2°02'49" E	27.29
L77	N23°59'17" S	20.04	L133	N19°42'35" W	25.81
L78	N86°52'45" E	22.61	L134	S54°01'00" W	30.76
L79	S33°32'17" E	27.06	L135	N33°58'11" W	37.41
L80	S70°27'26" S	36.89	L136	S29°42'00" W	24.96
L81	S50°30'25" S	32.26	L137	S8°40'46" W	30.24
L82	N79°22'35" E	16.16	L138	N24°01'46" W	30.33
L83	S86°56'06" E	23.02	L139	N20°17'49" E	30.19
L84	N26°24'23" E	30.46	L140	N23°32'05" W	24.96
L85	N33°54'44" E	14.40	L141	N3°45'39" W	21.91
L86	N50°38'15" E	21.22	L142	S58°35'12" E	38.05
L87	N49°34'45" S	33.33	L143	N30°08'50" E	21.86
L88	N10°13'59" W	32.75	L144	S05°59'53" W	32.66
L89	S74°17'48" W	25.42	L145	S23°30'44" E	28.54
L90	N14°14'08" W	20.44	L146	S32°48'54" E	17.19
L91	S44°44'43" W	10.59	L147	S25°25'39" W	21.87
L92	N46°44'14" S	30.62	L148	S42°44'33" W	7.86
L93	N37°21'57" W	14.94	L149	S17°38'44" W	26.83
L94	S32°14'46" E	11.55	L150	N10°30'24" W	25.48
L95	N38°14'22" E	27.55	L151	S86°36'14" W	27.44
L96	N44°44'08" E	34.85	L152	N20°06'16" E	27.53
L97	N48°54'15" S	48.01	L153	N20°01'41" E	13.31
L98	N43°34'57" E	40.20	L154	S19°43'31" W	18.43
L99	N83°37'13" E	55.95	L155	N29°20'53" W	16.05
L100	N45°54'18" E	51.17	L156	N49°01'40" E	33.60
L101	S40°51'15" S	33.09	L157	S55°05'27" E	12.97
L102	S20°07'11" S	31.19	L158	S10°40'27" E	24.86
L103	S31°46'39" E	24.22	L159	S30°35'43" E	159.89
L104	S40°54'37" E	41.96	L160	S08°01'17" W	25.09
L105	S00°25'06" W	23.23	L161	N83°35'43" W	159.07
L106	N75°54'34" W	21.36	L162	S13°15'36" E	99.40
L107	N61°44'24" S	21.95	L163	S19°45'24" W	20.40
L108	S63°01'11" W	19.46	L164	N17°13'36" W	106.56
L109	S11°02'56" W	23.31	L165	S30°55'35" E	10.07
L110	S42°44'05" W	27.27	L166	S20°32'42" E	63.74
L111	S25°32'39" W	28.85	L167	N6°26'00" E	100.77
L112	S58°30'15" S	30.39	L168	S55°54'00" E	10.27
L113	S26°56'57" S	28.53	L169	N6°36'00" E	93.87
L114	S10°48'25" E	36.32	L170	S68°05'00" E	82.08
L115	S40°04'52" E	22.63	L171	S83°34'00" E	135.95
L116	N17°08'23" E	32.52	L172	S20°25'54" W	100.00
L117	N44°38'28" S	35.24	L173	S85°14'00" E	13.07
L118	S76°59'20" E	36.44	L174	S20°22'42" E	145.61
L119	S42°43'38" E	29.75	L175	S60°05'00" E	42.38
L120	S01°34'53" S	28.04	L176	S56°00'00" E	139.22
L121	S23°32'31" W	43.23	L177	N35°50'09" E	124.00
L122	S89°30'21" W	31.66	L178	S33°00'00" E	15.34

NOTE		PL
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)		
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)		
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)		



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

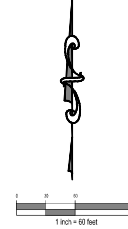
PREPARED BY:

 **CFB** | **CLYNER
FARNER
BARTLEY**
SURVEYING

VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651, (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651, (TEMPORARY STORMWATER RUNOFF & RETENTION)
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TRACT TABLE		
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G	321,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C10	20.00'	90°00'00"	31.42'	N22°37'30"E 28.28'
C11	106.50'	87°06'30"	15.07'	S63°34'15"W 15.06'
C12	106.50'	27°32'33"	51.20'	S45°44'45"W 50.70'
C61	1533.50'	18°10'55"	486.64'	S76°42'58"W 484.60'
C62	1533.50'	1°30'11"	40.23'	S88°22'38"W 40.23'
C63	1533.50'	16°40'44"	446.41'	S77°28'04"W 444.83'
C64	20.00'	90°00'00"	31.42'	N67°22'30"W 28.28'
C65	71.50'	86°53'22"	108.43'	S24°10'47"W 98.34'
C71	20.00'	90°00'00"	31.42'	N67°22'30"W 28.28'
C72	20.00'	90°00'00"	31.42'	S22°37'30"W 28.28'
C73	89.00'	86°53'22"	134.97'	S24°10'47"W 122.40'
C99	1621.50'	10°41'16"	302.47'	S72°58'08"W 302.03'
C104	405.00'	31°15'45"	22.61'	N23°58'27"W 22.61'
C105	395.00'	31°15'45"	22.05'	N23°58'27"W 22.05'
C106	405.00'	31°15'45"	22.61'	N01°28'27"W 22.61'
C116	1636.50'	30°53'15"	882.22'	N83°04'08"E 871.58'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L66	N89°29'50"E	32.82'
L67	S50°30'43"E	23.93'
L68	S06°20'46"W	29.32'
L69	S46°15'50"W	21.07'
L118	S76°59'20"E	36.44'
L119	S42°43'38"E	29.04'
L120	S01°34'53"E	29.75'
L121	S31°32'31"W	41.23'
L166	S26°22'42"E	63.74'
L167	N26°06'20"E	100.77'
L168	S63°53'40"E	10.00'
L169	N26°06'20"E	93.88'
L170	S68°05'00"E	62.07'
L174	S26°22'42"E	145.61'
L175	S00°05'00"E	42.28'
L179	N03°04'24"W	10.00'
L180	N03°04'24"W	19.36'
L181	N48°04'24"W	10.32'
L182	N41°55'36"E	10.00'
L183	S48°04'24"E	10.32'
L184	N41°55'36"E	51.21'
L185	N03°04'24"W	39.31'
L186	N60°55'36"E	1.34'
L187	N03°04'24"W	15.47'
L188	S03°04'24"E	54.78'
L189	N60°55'36"E	13.55'
L190	S25°34'24"E	21.16'
L191	S22°22'30"E	63.28'
L192	S67°37'30"W	10.00'
L193	S22°22'30"E	63.28'
L194	S25°34'24"E	19.17'
L195	N41°55'36"E	11.63'
L196	S48°04'24"E	10.00'
L197	S41°55'36"W	11.63'
L198	S48°04'24"E	18.32'
L199	N03°04'24"W	40.94'
L200	S00°07'30"W	17.86'

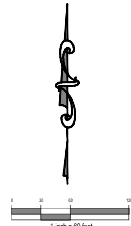
PREPARED BY:
 **CFB** CLYMER
FARMER
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 486-1818

VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SHEET 5 OF 17

PLAT BOOK _____
PAGE _____

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



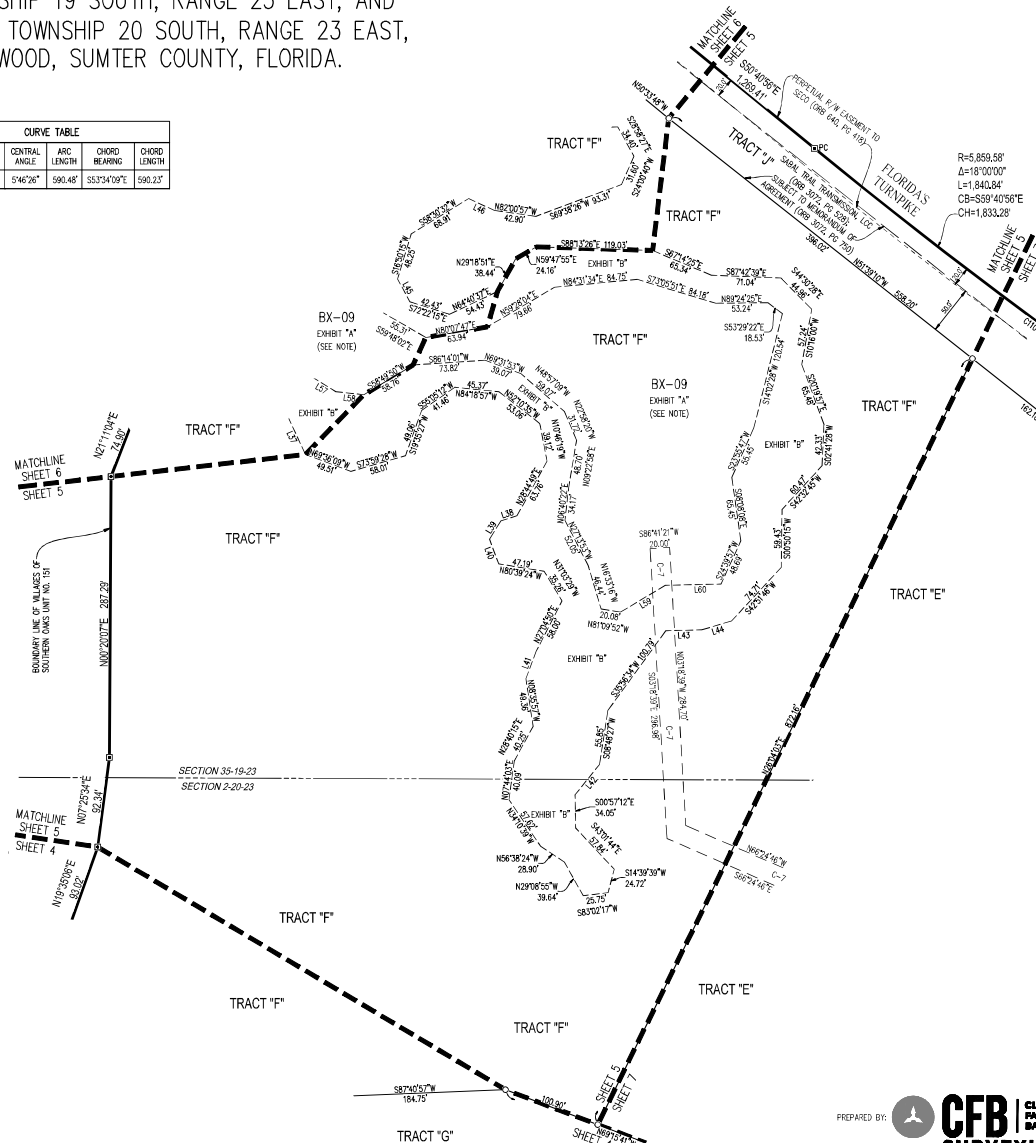
LINE TAG	BEARING	DISTANCE
L37	N25°06'04"W	43.67'
L38	N72°29'42"E	17.28'
L39	N31°51'49"E	22.05'
L40	N20°21'23"W	26.94'
L41	N20°57'43"E	29.83'
L42	S38°50'50"W	39.76'
L43	S88°40'48"W	36.92'
L44	S73°21'28"W	31.71'
L45	S28°12'28"E	26.42'
L46	N65°15'51"W	28.93'
L57	N58°35'15"W	27.91'
L58	N83°51'21"W	28.83'
L59	S59°12'56"W	53.39'
L60	S88°40'04"W	56.91'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C110	5859.58'	5°46'26"	590.48'	S53°34'09"E	590.23'

TRACT	SQ. FT.	ACREAGE
A	28,959	0.66
B	75,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.85
G	327,843	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 631. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 631. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 631. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

LEGEND	
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) (FORM IS NOTED).
□	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (S. #4048).
●	INDICATES P.S. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) IS #4048 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(1)(9) FLORIDA STATUTES. (SEE NOTE #5)
CR	INDICATES CURVE NUMBER IN CURVE TABLE.
CR	INDICATES LINE NUMBER IN LINE TABLE.
CR	INDICATES CENTERLINE.
CR	INDICATES DELTA (CENTRAL ANGLE OF CURVE).
CR	INDICATES CHORD BEARING.
CR	INDICATES CHORD BEARING.
CR	INDICATES ARC LENGTH.
CR	INDICATES OFFICIAL RECORDS BOOK.
CR	INDICATES POINT OF CURVATURE.
CR	INDICATES POINT ON CURVE.
CR	INDICATES RADII LENGTH.
CR	INDICATES SPAN LINE.
CR	INDICATES POINT OF COMPOUND CURVATURE.
CR	INDICATES POINT OF REVERSE CURVATURE.
CR	INDICATES POINT OF TANGENCY.
CR	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING TRENCHES.
CR	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
CR	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR UNDERCUTTING 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 TRENCH AND/OR GATE CHASE PAVING. DEVELOPER CONTINGUATES PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS USING SUCH EASEMENT AREA COORDINATE, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
CR	INDICATES SOON MAINTENANCE EASEMENT (RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE).



R=5,859.58'
Δ=18°00'00"
L=1,840.84'
CB=S59°40'50"E
CH=1,833.28'

PREPARED BY:
CFB CLYMER
FARMER
SARLEY
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 336-1111

VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

SHEET 6 OF 17

VILLAGES OF SOUTHERN OAKS
UNIT NO. 38
PLAT BOOK 17, PAGES 40-40H

EAST BOUNDARY LINE OF
TRACT "A", VILLAGES OF
SOUTHERN OAKS UNIT NO. 38
(PG 17, PGS 40-40H)

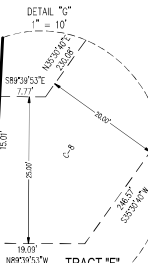
VILLAGES OF
SOUTHERN OAKS
UNIT NO. 38
PLAT BOOK 17,
PAGES 40-40H

VILLAGES OF
SOUTHERN OAKS
UNIT NO. 38
PLAT BOOK 17,
PAGES 40-40H

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4586,
PAGE 637 AND O.R. BOOK 4586, PAGE 651 (STORMWATER
RUNOFF & RETENTION)
EXHIBIT B - EASEMENTS SET FORTH IN O.R. BOOK 4586,
PAGE 651 (TEMPORARY STORMWATER RUNOFF &
RETENTION)
EXHIBIT C - EASEMENT SET FORTH IN O.R. BOOK 4586,
PAGE 651 (UNDERGROUND STORMWATER TRANSMISSION
SYSTEM)

TRACT	SQ. FT.	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,609,232	34.65
G	322,643	7.52
H	67,882	1.56
I	3,436	0.08
J	689,121	15.13
K	1,181	0.03

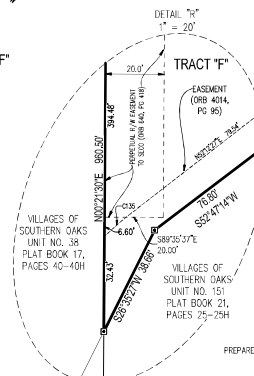
1 inch = 60 feet



LINE TAG	BEARING	DISTANCE
L16	N55°40'39"E	22.57'
L17	N48°55'04"E	23.00'
L18	N02°05'29"E	35.30'
L19	S08°30'26"W	16.17'
L20	S46°47'20"E	25.24'
L21	S21°13'33"W	16.76'
L22	S00°37'24"W	16.82'
L23	S64°40'20"W	15.47'
L24	S58°50'15"W	27.03'
L25	N81°52'33"W	33.04'
L26	N38°20'19"E	36.92'
L27	N85°36'14"E	42.65'
L28	N14°51'18"E	40.11'
L29	N86°28'55"W	19.03'
L30	S28°22'27"W	20.91'
L31	S85°27'45"W	18.47'
L32	N60°16'06"W	23.56'
L33	N06°20'39"E	15.87'
L34	N42°02'54"E	39.03'
L35	S78°35'44"W	40.00'
L36	N62°22'20"W	24.86'
L37	N25°06'04"W	43.67'
L45	S28°12'28"E	26.42'
L46	N65°15'51"W	28.93'
L47	S33°28'05"E	25.00'
L48	S31°34'19"E	40.22'
L49	S58°25'17"E	33.07'

LINE TAG	BEARING	DISTANCE
L50	N57°23'00"E	37.70'
L51	N59°16'06"W	57.36'
L52	N21°02'52"W	42.98'
L53	N15°15'45"E	34.67'
L54	N70°59'12"W	40.59'
L55	N23°35'08"W	26.45'
L56	N16°49'41"E	19.80'
L57	N58°35'15"W	27.97'
L58	N83°51'21"W	38.83'
L59	N54°16'59"W	45.57'
L220	N42°45'38"W	54.18'
L221	N24°05'23"E	24.11'
L222	N29°55'41"E	46.83'
L234	S64°51'31"W	28.55'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C132	32.00'	78°15'15"	43.71'	S76°01'07"E	40.39'
C133	22.00'	81°45'03"	31.39'	S19°11'48"E	28.79'
C134	75.00'	44°10'20"	57.82'	S74°17'37"W	56.40'
C135	100.00'	63°3'52"	115.57'	S48°53'39"W	115.57'



PREPARED BY: **CFB** CLYDE PARKER & BARILEY
SURVEYING
7413 ALFORD AVENUE - MODERON, FL 34026
(850) 485-1212 (FAX)

VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

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.) OF 5/8" IRON PIN AND CAP SET 18" ABOVE GROUND (P.A.) AND 1/2" PERMANENT CONTROL POINT (P.C.P.) 18" ABOVE 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 17(3)(b)(9) FLORIDA STATUTES. (SEE NOTE J.S.)
- CL INDICATES CURVE NUMBER IN CURVE TABLE.
- LP INDICATES LINE NUMBER IN LINE TABLE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CB INDICATES CHORD BEARING.
- CH INDICATES CHORD CHORD BEARING.
- AS INDICATES ARC LENGTH.
- SR INDICATES SLOPE RATIO.
- PC INDICATES POINT OF CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- R INDICATES RADIUS LENGTH.
- PC INDICATES POINT OF COMPOUND CURVATURE.
- PR INDICATES POINT OF REVERSE CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- DR INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONCERNING 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 FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL TOWING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING IN V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONTRACT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
- IR INDICATES IRONED BUSINESS.
- NO INDICATES NUMBER.
- PS INDICATES PLAT BOOK.
- PR INDICATES PLOT.
- PS INDICATES PAGES.
- SO FT INDICATES SQUARE FEET.
- 8/4 INDICATES NORTH-TO-SOUTH.

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651, (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651, (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651, (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT TABLE		
TRACT	SO. FT.	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,652	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	658,121	15.13
K	1,81	0.03

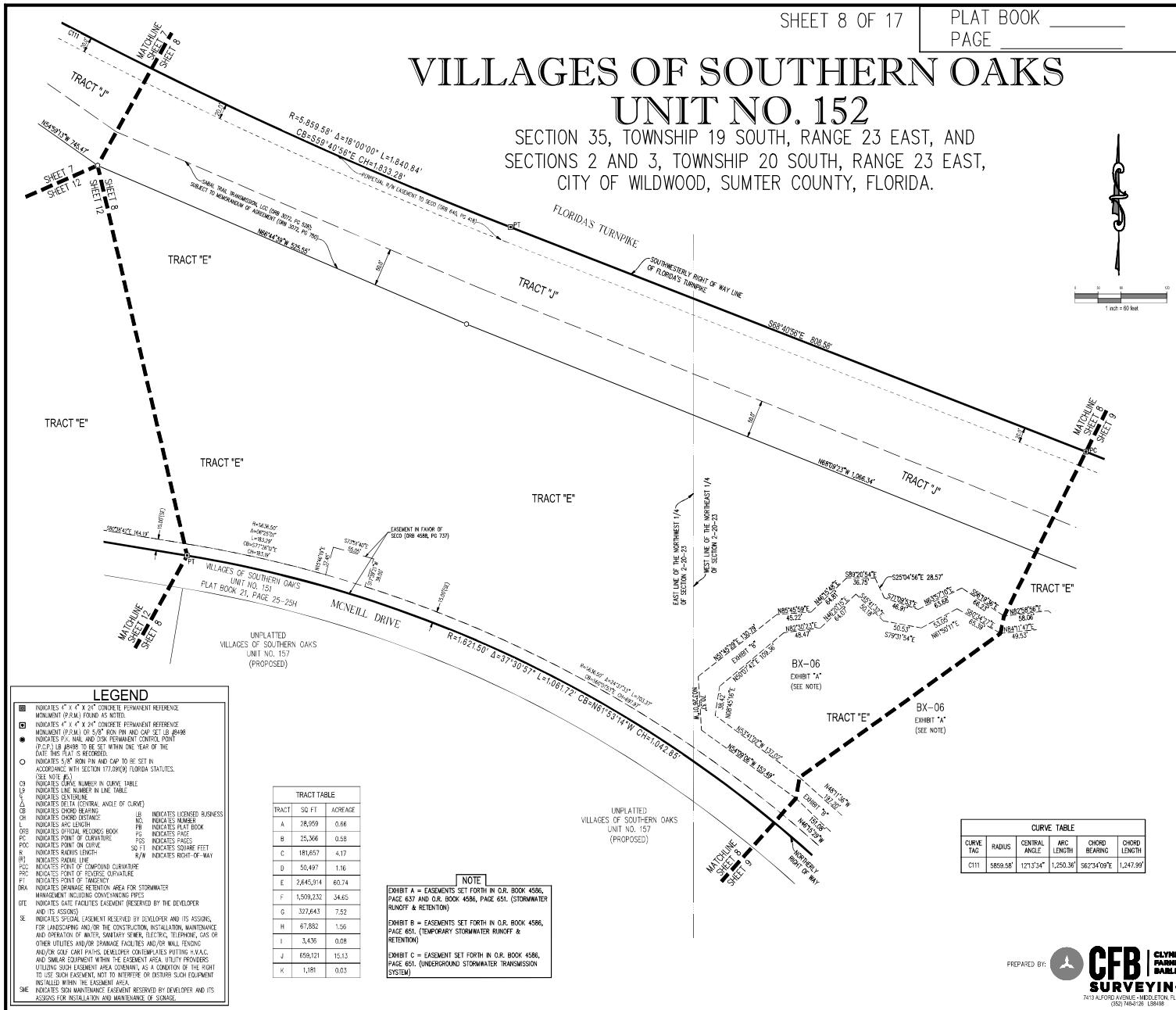
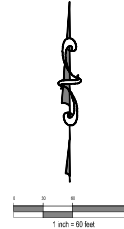
CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C110	5859.58'	57°42'26"	590.48'	553°34'09"E
C111	5859.58'	121°33'4"	1,250.36'	562°34'09"E

PREPARED BY:



VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LEGEND

- INDICATES 4" X 4" X 20" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OF 5/8" IRON PIN AND CAP SET (BY 4/4/48)
- INDICATES P.A. NAIL AND OAK PERMANENT CONTROL POINT (P.C.P.) IS 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 171.09(4) FLORIDA STATUTES. (SEE NOTE #5.)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES OPTIMAL RECORDS BOOK
- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES RADIUS LENGTH
- 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 CONTAINING FENCE
- INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- 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 TENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN VAC. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA OVERLAP, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	26,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

NOTE

- EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 657 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)
- EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)
- EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C111	5859.58'	121°34'	1,250.36'	58°23'40" E

PREPARED BY:



CFB CLYMER
FARMER
BARILEY
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34052
(888) 744-1111 (FLORIDA)

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L12	N40°52'32"E	105.22'
L13	S40°52'32"W	105.75'

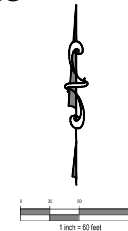
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

NOTE	
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)	
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)	
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)	

[illegible]BY: 

CFB | **CLYMER
FARMER
BARLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34788
(352) 748-3126 LB8498

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACRES
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

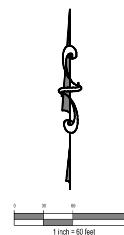
CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C88	1090.00'	65°43'32"	131.44'	N65°11'15"E	131.44'
C89	196.25'	43°02'51"	148.95'	N88°30'49"E	145.45'
C97	1090.00'	19°15'55"	366.50'	N42°06'02"E	364.00'
C100	1090.00'	17°51'12"	20.04'	N50°48'12"E	20.04'
C101	1090.00'	0°24'11"	7.67'	N51°31'54"E	7.67'

- [illegible]

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03



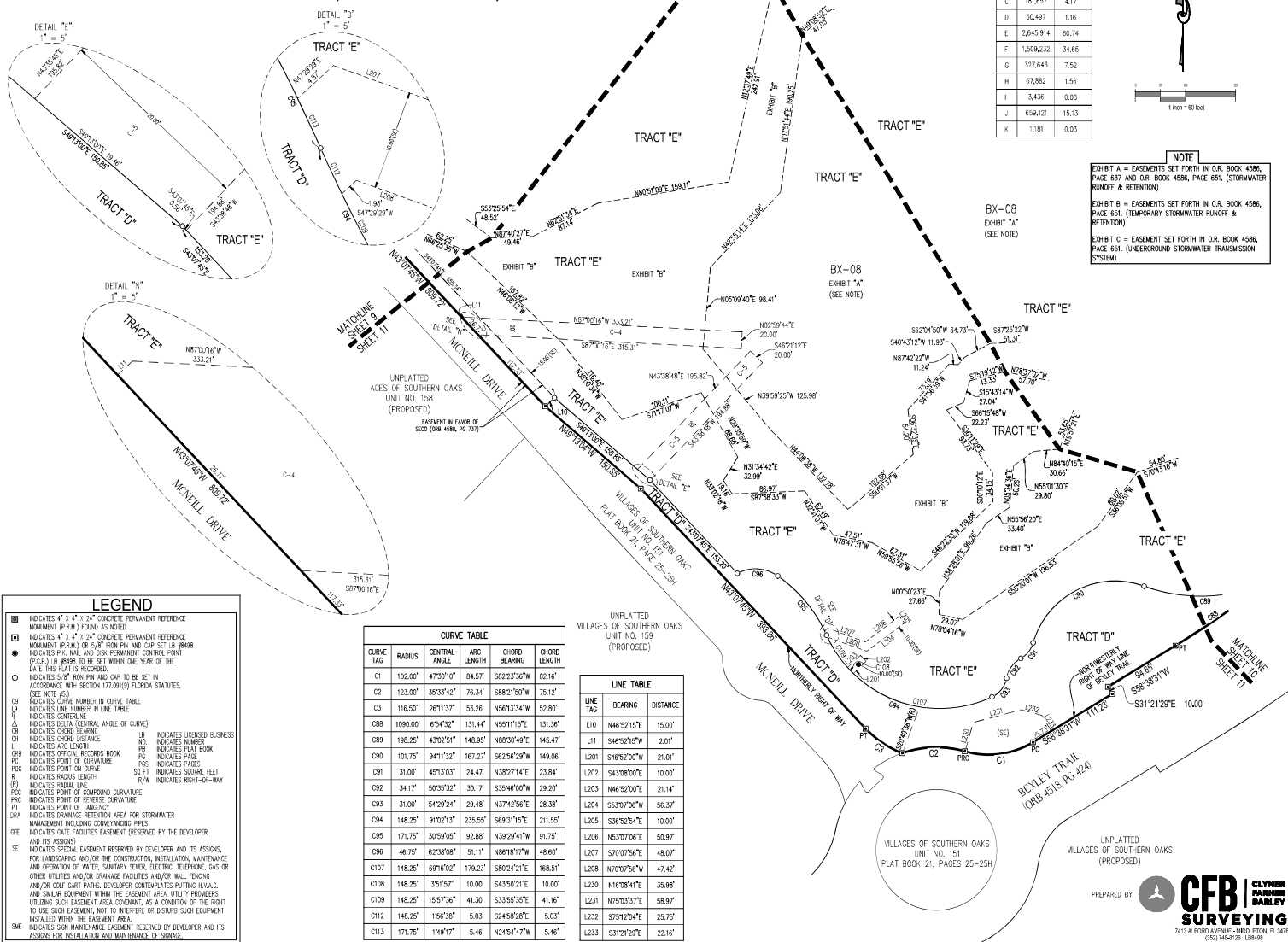
NOTE

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

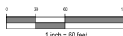


VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SHEET 12 OF 17

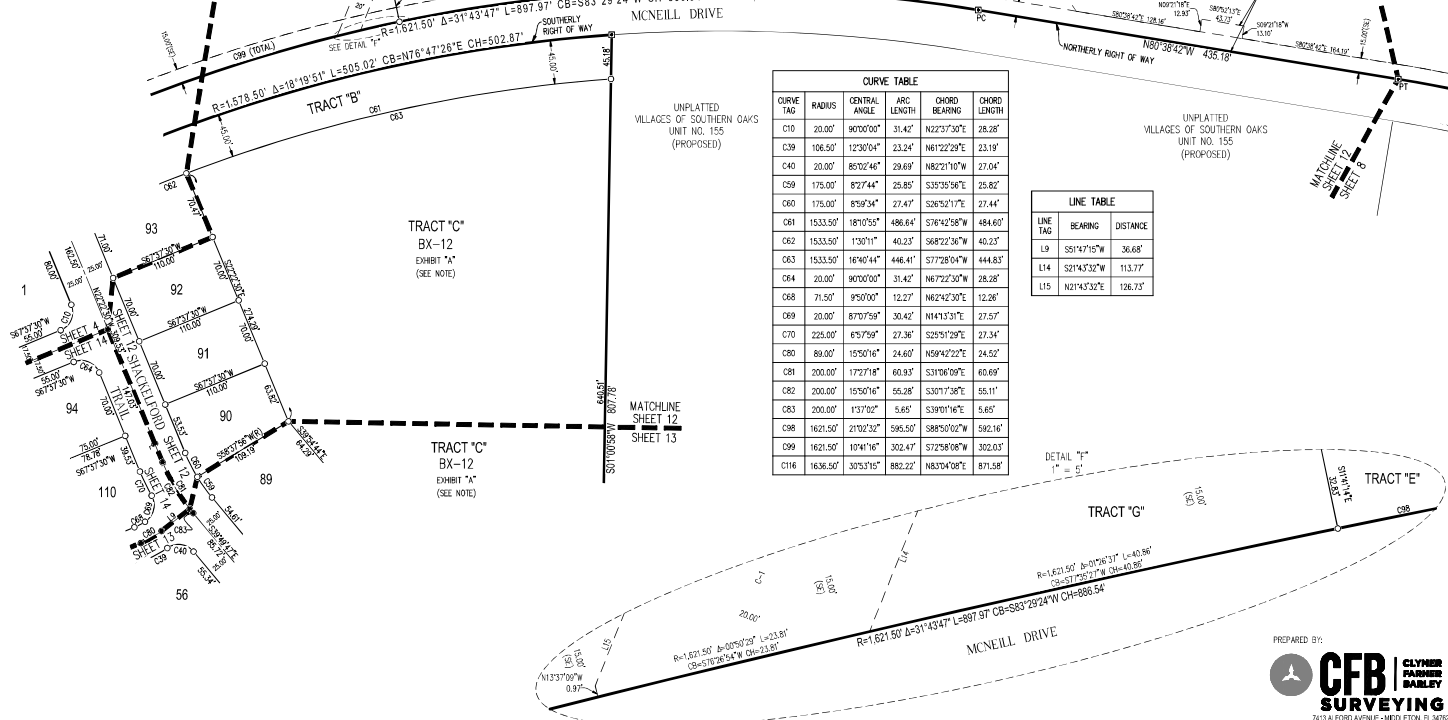
PLAT BOOK _____
PAGE _____

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651, (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651, (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651, (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT	SQ. FT.	ACREAGE
A	28,559	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03



CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	20.00'	90°00'00"	31.42'	N22°37'30"E	28.28'
C39	106.50'	12°30'04"	23.24'	N61°22'29"E	23.19'
C40	20.00'	85°02'46"	29.69'	N82°31'10"W	27.04'
C59	175.00'	82°7'44"	25.80'	S3°35'54"E	25.82'
C60	175.00'	85°58'34"	27.47'	S26°52'17"E	27.44'
C61	1533.50'	181°03'55"	486.64'	S76°42'58"W	484.60'
C62	1533.50'	13°01'11"	40.23'	S68°22'30"W	40.23'
C63	1533.50'	16°40'44"	446.41'	S77°28'04"W	444.83'
C64	20.00'	90°00'00"	31.42'	N67°22'30"W	28.28'
C68	71.50'	9°50'00"	12.27'	N62°42'30"E	12.28'
C69	20.00'	87°07'58"	30.42'	N14°13'31"E	27.57'
C70	225.00'	6°57'59"	27.36'	S25°51'29"E	27.34'
C80	89.00'	15°50'16"	24.60'	N59°42'22"E	24.52'
C81	200.00'	17°27'18"	60.93'	S31°06'09"E	60.89'
C82	200.00'	15°50'16"	55.28'	S30°17'38"E	55.11'
C83	200.00'	13°37'02"	5.65'	S39°01'46"E	5.65'
C98	1621.50'	21°02'32"	595.50'	S88°50'02"W	592.16'
C99	1621.50'	10°41'16"	302.47'	S72°58'08"W	302.03'
C116	1636.50'	30°53'15"	882.22'	N83°04'08"E	871.58'

LINE TAG	BEARING	DISTANCE
L9	S51°47'15"W	36.68'
L14	S21°43'32"E	113.77'
L15	N21°43'32"E	126.73'

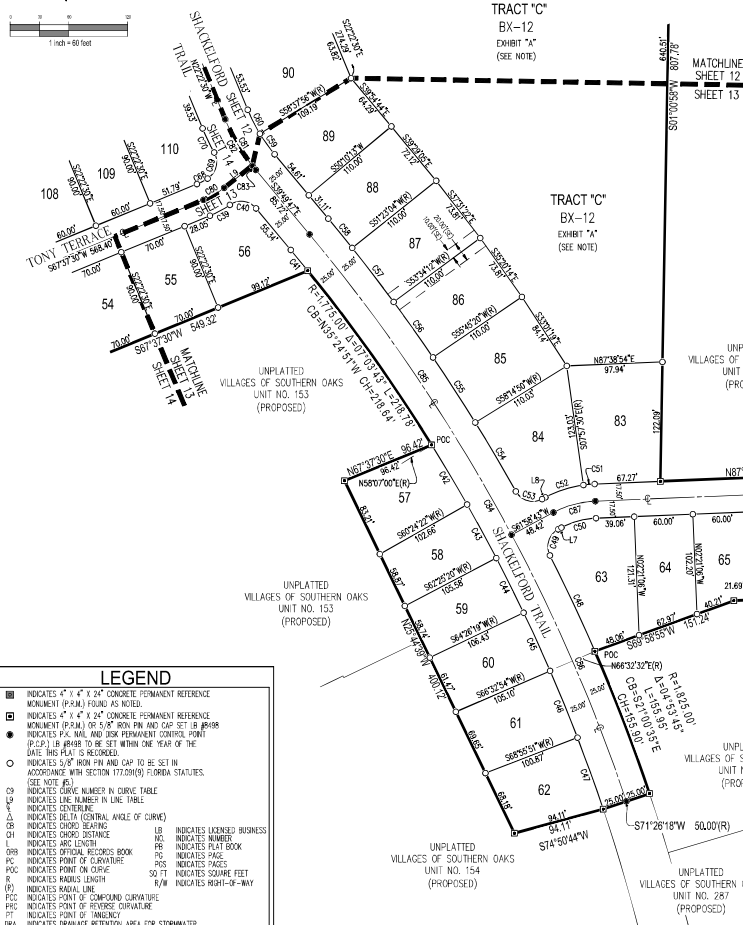
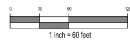
PREPARED BY:
CFB CLYMER
FARMER
SARLEY
SURVEYING
7419 ALFORD AVENUE - MIDDLETON, FL 34052
(888) 746-1010 (TOLL FREE)

VILLAGES OF SOUTHERN OAKS UNIT NO. 152

SHEET 13 OF 17

PLAT BOOK
PAGE

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND
SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	106.50'	123°04'	23.24'	N61°22'29"E	23.19'
C40	20.00'	85°02'46"	29.69'	N82°21'07"W	27.04'
C41	1775.00'	0°53'05"	27.41'	N39°23'19"W	27.41'
C42	1775.00'	21°7'21"	70.92'	N30°44'19"W	70.92'
C43	1775.00'	2°00'59"	62.46'	N28°25'09"W	62.46'
C44	1775.00'	2°00'59"	62.46'	N26°34'10"W	62.46'
C45	1775.00'	2°06'35"	65.36'	N24°30'23"W	65.35'
C46	1775.00'	2°22'57"	73.81'	N22°15'38"W	73.80'
C47	1775.00'	2°30'27"	77.68'	N19°48'56"W	77.67'
C48	1825.00'	3°23'57"	108.27'	N25°09'26"W	108.25'
C49	20.00'	88°50'07"	31.01'	S17°33'39"W	28.00'
C50	82.50'	25°40'11"	36.96'	S74°48'48"W	36.65'
C51	117.50'	5°36'23"	11.50'	S84°50'42"W	11.49'
C52	117.50'	2°03'48"	41.14'	S72°00'37"W	40.93'
C53	20.00'	88°50'07"	31.01'	S73°36'13"E	28.00'
C54	1825.00'	2°34'01"	81.76'	N30°28'10"W	81.75'
C55	1825.00'	2°29'30"	79.36'	N32°59'55"W	79.36'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C56	1825.00'	2°11'08"	69.61'	N35°00'14"W	69.61'
C57	1825.00'	2°11'08"	69.61'	N37°31'22"W	69.61'
C58	1825.00'	1°12'51"	38.68'	N39°17'22"W	38.68'
C59	175.00'	8°27'44"	25.85'	S35°35'56"E	25.85'
C60	175.00'	8°59'34"	27.47'	S28°52'17"E	27.44'
C68	71.50'	9°50'00"	12.27'	N62°42'30"E	12.28'
C69	20.00'	8°07'59"	30.42'	N14°33'31"E	27.57'
C70	225.00'	6°57'59"	27.36'	S25°51'29"E	27.34'
C80	89.00'	1°50'16"	24.80'	N59°42'22"E	24.52'
C81	200.00'	1°27'18"	60.93'	S31°06'09"E	60.69'
C82	200.00'	1°50'16"	55.28'	S30°17'38"E	55.11'
C83	200.00'	1°37'02"	5.65'	S39°01'46"E	5.65'
C84	1800.00'	2°16'05"	66.16'	N39°11'45"W	66.433'
C85	1800.00'	1°14'30"	370.97'	N33°55'32"W	370.32'
C86	1800.00'	9°27'35"	297.18'	N23°17'30"W	296.85'
C87	100.00'	2°54'01"	44.80'	S74°48'48"W	44.45'

- 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.) OF 5/8" IRON PIN AND CAP SET IN 8" HOOR INDICATES P.A. NAIL AND 20# PERMANENT CONCRETE POINT (P.C.P.) IS TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
 - INDICATES 3/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
 - 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
 - Δ INDICATES CHORD DISTANCE
 - L INDICATES ARC LENGTH
 - OP INDICATES OPTICAL SIGHTING BOOM
 - PC INDICATES POINT OF CURVATURE
 - POC INDICATES POINT ON CURVE
 - R INDICATES RADIUS LENGTH
 - (P) INDICATES RADIAL LINE
 - PC INDICATES POINT OF COMPOUND CURVATURE
 - PRC INDICATES POINT OF REVERSE CURVATURE
 - INDICATES POINT OF TANGENCY
 - DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYINGWAYS
 - CFE INDICATES CAFE FACILITIES AGREEMENT OBSERVED 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 WALK CYCLING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN 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.
 - SNE INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,045,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
I	5,436	0.08
J	659,121	15.13
K	1,181	0.03

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L7	S61°58'43"W	3.80'
L8	S61°58'43"W	3.80'
L9	S51°47'15"W	36.68'

NOTE

EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B - EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C - EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

PREPARED BY: **CFB** CLYMER PARKER BARILEY SURVEYING
7419 ALFORD AVENUE - MOBILE, AL 36688
(205) 948-1000

PLAT BOOK _____
PAGE _____

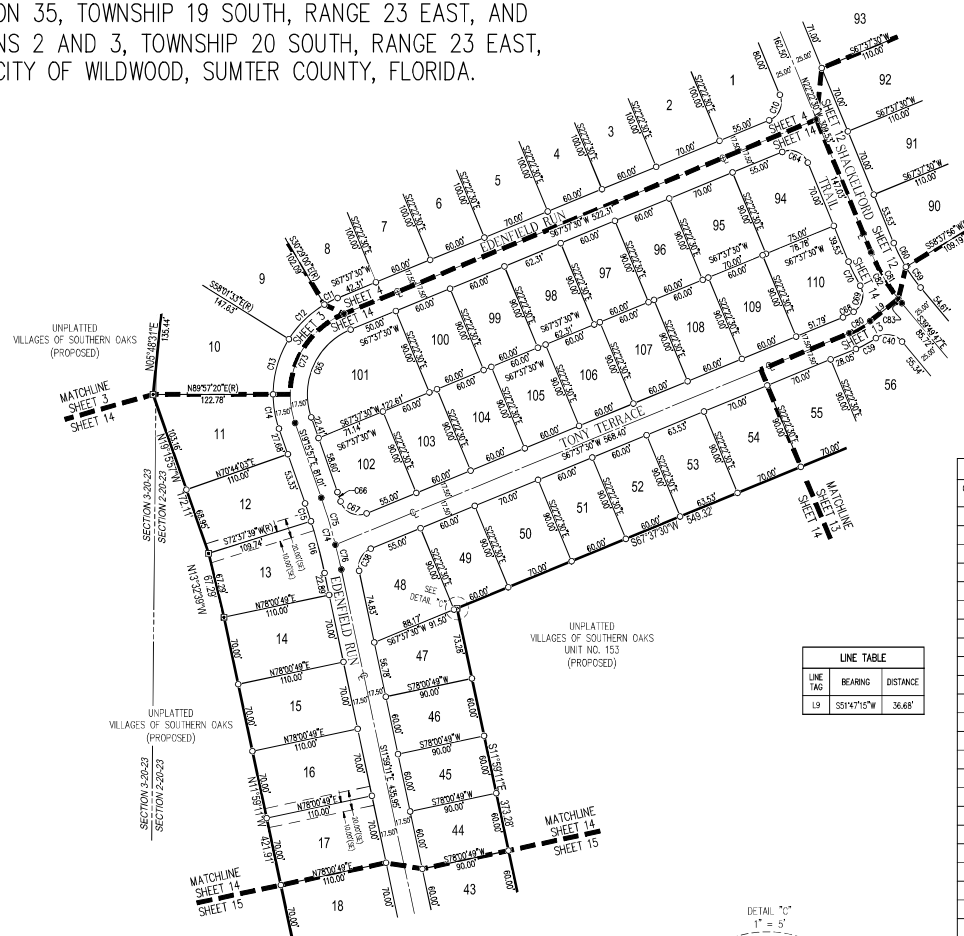
TRACT TABLE		
TRACT	SQ FT	ACREAGE
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B	25,366	0.58
C	181,657	4.17
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NOTE

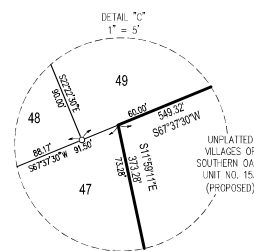
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EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

[illegible]

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	200.00'	90°00'00"	31.42'	N22°37'30"E	28.18'
C11	106.50'	80°06'30"	16.97'	S83°03'45"E	15.00'
C12	106.50'	27°32'35"	5.91'	S45°45'43"E	5.87'
C13	106.50'	32°00'00"	59.65'	S57°03'51"E	50.70'
C14	106.50'	19°13'16"	35.73'	S59°03'18"E	33.95'
C15	582.50'	15°33'30"	147.86'	N11°40'00"E	19.25'
C16	582.50'	52°51'05"	59.76'	N41°00'00"E	54.67'
C18	200.00'	70°36'42"	37.19'	S27°40'00"E	23.81'
C19	106.50'	12°30'04"	23.24'	N61°22'29"E	23.16'
C40	200.00'	85°02'46"	29.69'	N82°01'20"E	27.00'
C50	175.00'	82°17'44"	25.85'	S33°05'20"E	23.16'
C51	175.00'	85°59'34"	27.43'	S26°56'21"E	27.14'
C64	200.00'	90°00'00"	31.42'	N67°22'30"E	28.18'
C65	71.50'	86°53'27"	108.43'	S24°10'47"E	98.93'
C66	617.50'	0°56'11"	10.99'	N18°47'50"E	10.00'
C67	200.00'	94°02'44"	32.83'	S65°01'07"E	29.12'
C68	71.50'	95°00'00"	12.87'	N62°00'00"E	12.00'
C69	200.00'	87°07'59"	30.42'	N41°31'57"E	27.15'
C70	225.00'	67°59'59"	37.36'	S50°51'28"E	27.50'
C73	89.00'	86°53'27"	134.97'	N18°47'50"E	122.40'
C74	600.00'	71°46'45"	76.23'	N15°57'34"E	70.16'
C75	600.00'	44°33'50"	58.18'	S10°31'00"E	56.10'
C76	600.00'	22°59'16"	26.05'	N31°17'40"E	24.65'
C80	89.00'	15°01'16"	26.60'	N64°22'24"E	26.20'
C81	200.00'	17°27'18"	69.63'	S23°10'09"E	60.68'
C82	200.00'	15°01'16"	55.38'	S30°13'00"E	55.11'
C83	200.00'	13°00'02"	46.01'	S33°03'58"E	5.65'



PREPARED BY:



CFB | **CLYMER FARMER BAILEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34601
(352) 748-3126 LBB498

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	28,959	0.66
B	25,366	0.58
C	181,657	4.17
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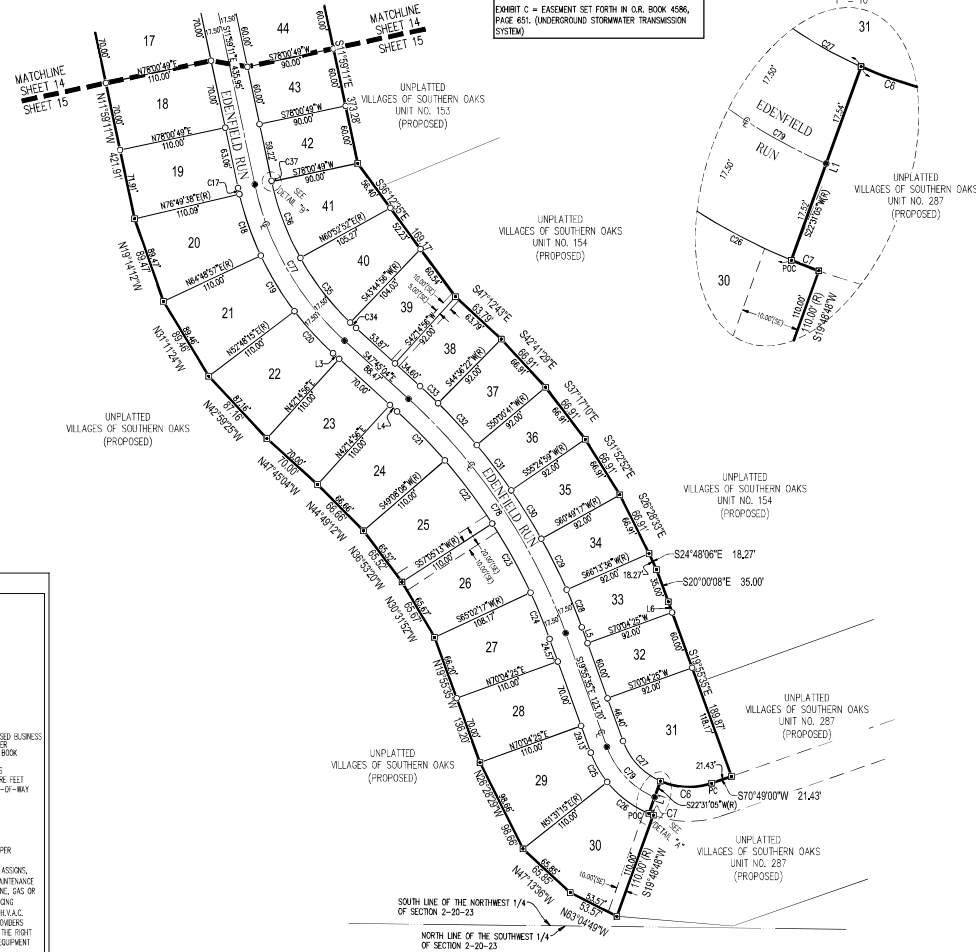
SECTION 3-20-23

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S19°47'27"W	35.06'
L3	S47°45'04"E	8.55'
L4	S47°45'04"E	9.92'
L5	S19°55'35"E	17.30'
L6	N19°55'35"W	11.70'

CURVE TAG	RADIUS	CURVE TABLE			
		CHORD ANGLE	CHORD LENGTH	BEARING	CHORD Bearing
C8	71.50'	47.0117°	53.71	087D50'50"	52.04
C7	106.50'	2'42'16"	5.03	58S05'04"E	5.03
C17	317.50'	11'11'0"	67.56	5123'44"E	67.57
C18	317.50'	12'00'42"	66.56	5120'19"E	66.51
C19	317.50'	12'00'42"	66.56	5120'19"E	66.54
C20	317.50'	10'33'50"	58.49	542'29'24"E	58.44
C21	582.50'	6'53'12"	70.01	04418'28"E	69.9
C22	582.50'	7'57'05"	80.84	0685'05"E	80.7
C23	582.50'	7'57'05"	80.84	0685'05"E	80.7
C24	582.50'	5'02'08"	51.49	02222'30"E	51.18
C25	106.50'	18'33'10"	11.19	122'01'37"E	34.3
C26	106.50'	29'00'11"	53.91	552'59'55"E	53.53
C27	71.50'	46'13'08"	57.68	542'41'29"E	57.61
C28	617.50'	3'03'49"	4.46	0251'00"E	4.45
C30	617.50'	52'41'48"	58.25	0628'33"E	58.2
C31	617.50'	52'41'48"	58.25	0628'33"E	58.2
C32	617.50'	52'41'48"	58.25	04371'50"E	58.2
C33	617.50'	52'41'48"	58.25	04371'49"E	58.2
C34	617.50'	22'28"	25.41	0462'49"E	25.41
C35	282.50'	13'08'28"	81.67	546'02'50"E	81.7
C36	282.50'	16'38'50"	83.69	537'03'12"E	83.65
C37	282.50'	16'38'50"	83.69	537'03'15"E	83.65
C38	282.50'	07'09'28"	31.69	5120'55"E	31.78
C39	300.00'	35'45'51"	187.26	5120'55"E	187.26
C76	600.00'	2'49'29"	23.38	033520'20"E	23.38
C79	88.00'	47'10'08"	71.04	04371'50"E	71.00

DETAIL "B"
1" = 5'

42

41

90.00

C37

C38

CENTERLINE

RIGHT-OF-WAY

[illegible]

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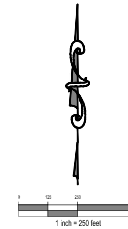
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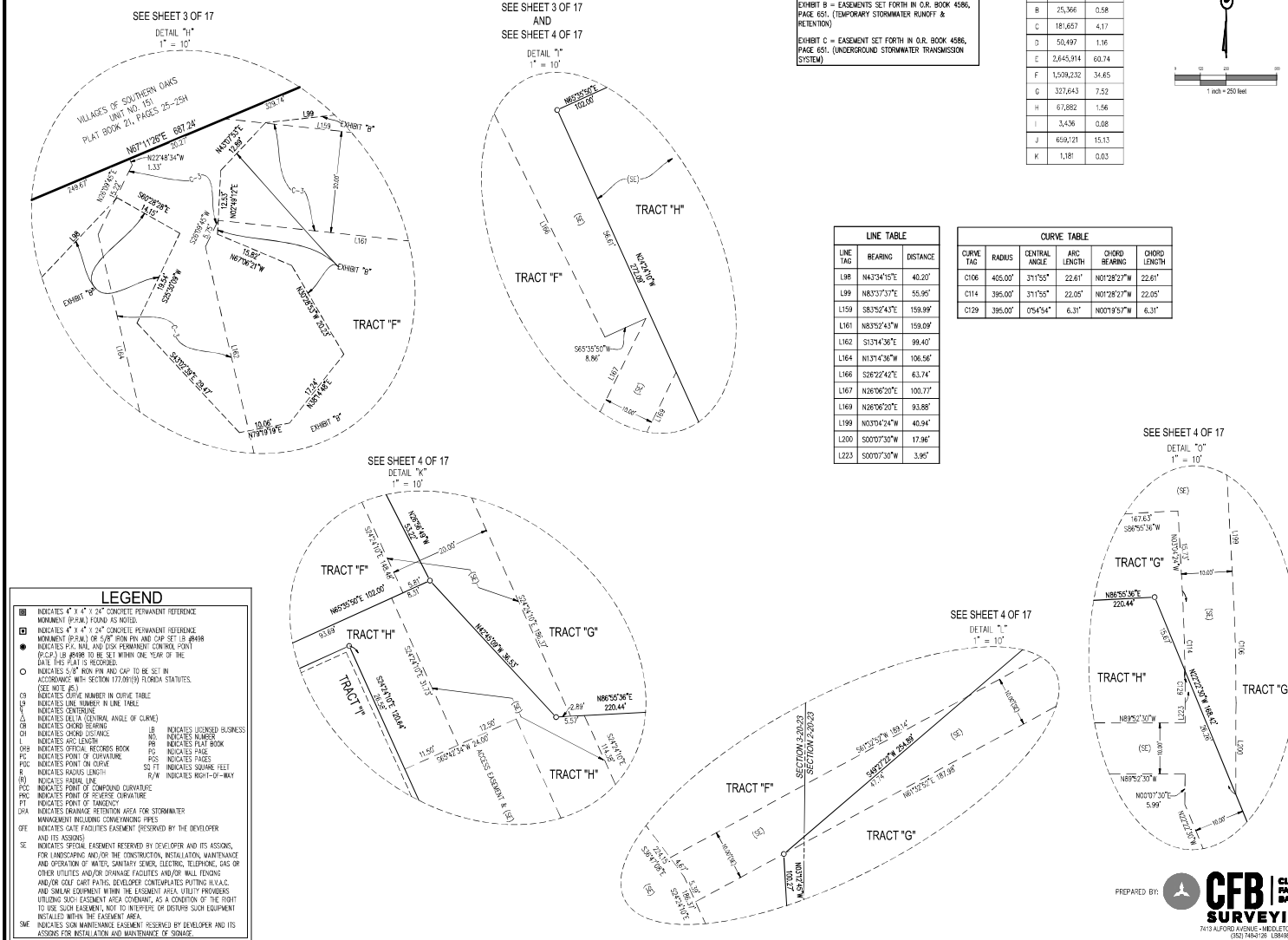
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TRACT TABLE		
TRACT	SQ FT	ACREAGE
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H	67,882	1.56
I	3,436	0.08
J	659,121	15.13
K	1,181	0.03



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L98	N43°34'15"E	40.20'
L99	N83°37'37"E	55.95'
L159	S83°52'43"E	159.99'
L161	N83°52'43"W	159.09'
L162	S131°4'36"E	99.40'
L164	N131°4'36"W	106.56'
L166	S26°22'42"E	63.74'
L167	N26°06'20"E	100.77'
L169	N26°06'20"E	93.88'
L199	S00°04'24"W	40.94'
L200	S00°07'30"W	17.96'
L223	S00°07'30"W	3.95'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C106	405.00'	3°11'55"	22.61'	N01°28'27"W	22.61'
C114	395.00'	3°11'55"	22.05'	N01°28'27"W	22.05'
C129	395.00'	0°54'54"	6.31'	N001°9'57"W	6.31'



PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	28,359	0.66
B	25,366	0.58
C	181,657	4.17
D	50,497	1.16
E	2,645,914	60.74
F	1,509,232	34.65
G	327,643	7.52
H	67,882	1.56
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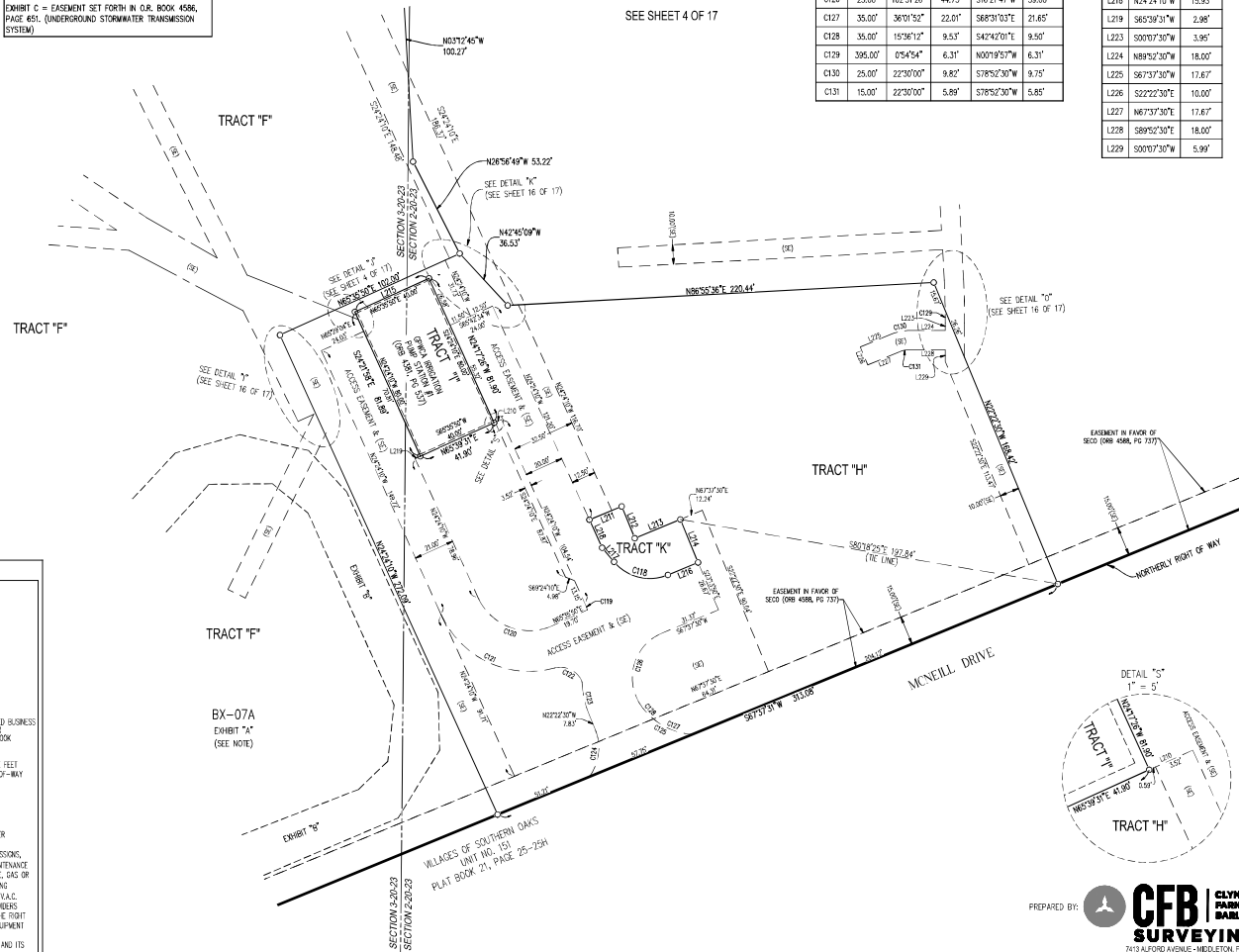
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 637 AND O.R. BOOK 4586, PAGE 651. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4586, PAGE 651. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4586, PAGE 651. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

CURVE TABLE					
CURVE TABLE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C118	24.35	72°06'44"	30.62	S76°19'01"	28.08
C119	30.00	62°32'30"	33.85	N210°12'36"W	3.38
C120	29.00	90°00'00"	45.55	S69°24'01"E	41.03
C121	50.00	80°40'55"	70.41	S64°44'39"E	64.71
C122	32.00	83°28'59"	17.48	N63°20'33"E	15.90
C123	51.00	19°58'59"	17.78	S122°30'35"E	17.78
C124	25.00	59°19'00"	25.85	N071°00'01"E	24.74
C125	35.00	51°38'03"	35.54	S60°42'57"E	30.48
C126	25.00	102°31'26"	44.73	S162°14'17"E	39.08
C127	30.00	36°01'55"	22.01	S68°51'01"E	21.85
C128	35.00	15°56'12"	9.57	S42°42'01"E	9.57
C129	395.00	0°54'54"	6.31	N00°19'57"E	6.31
C130	25.00	22°30'00"	8.82	S78°52'30"E	9.75
C131	15.00	22°30'00"	5.89	S78°52'30"E	5.89

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L210	S65°42'34"W	4.11'
L211	N67°37'30"E	18.04'
L212	S222°23'0"E	17.78'
L213	N67°37'30"E	25.48'
L214	S222°23'0"E	24.04'
L215	S65°38'26"W	42.01'
L216	S67°37'30"W	16.88'
L217	N40°15'46"W	8.50'
L218	N42°42'10"W	25.93'
L219	S65°39'31"W	19.95'
L223	S00°07'30"W	3.95'
L224	N89°52'30"W	18.61'
L225	S67°37'30"W	17.00'
L226	S222°23'0"E	10.00'
L227	N67°37'30"E	17.61'
L228	S89°52'30"E	17.61'
L229	S00°07'30"W	5.99'



PREPARED BY:

BY:  **CFB** | **CLYMER
FARMER
BARLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34206
(352) 748-3126 158498

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1001 VOSO Unit 155 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

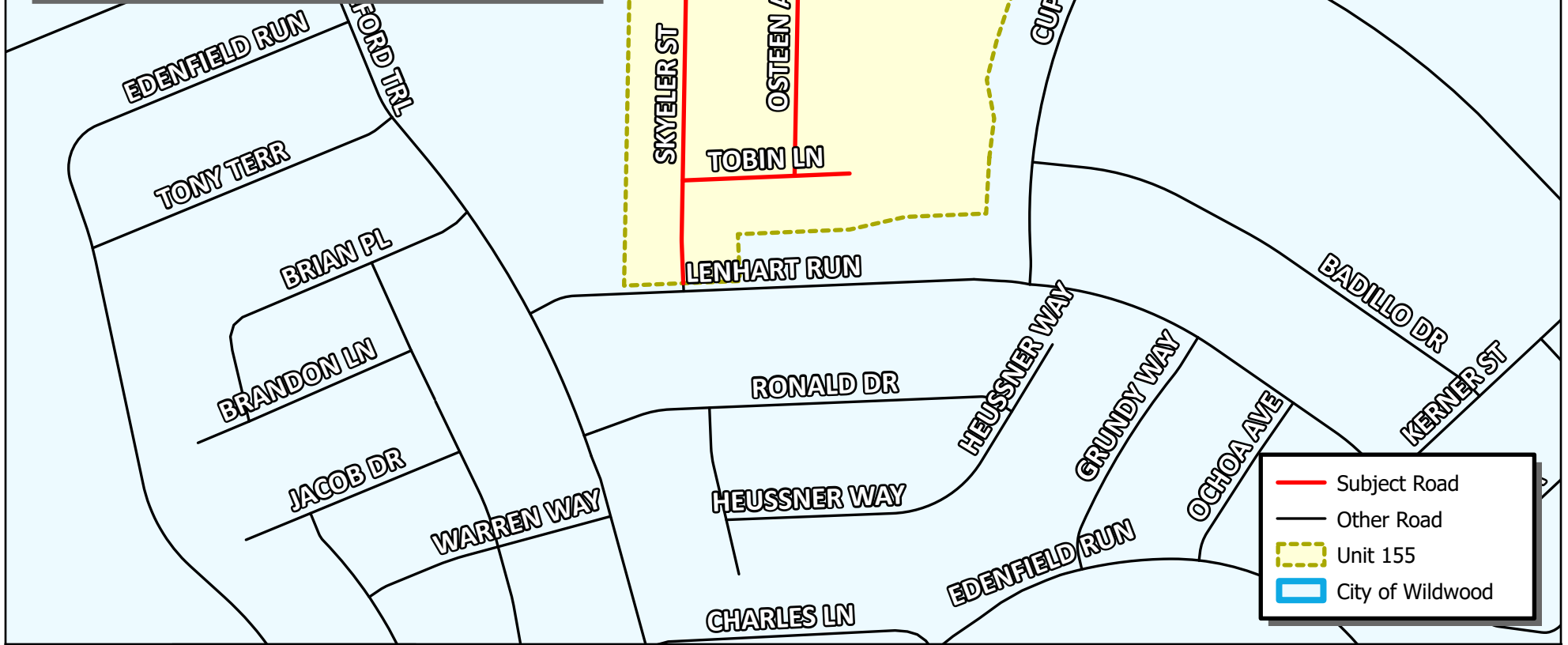
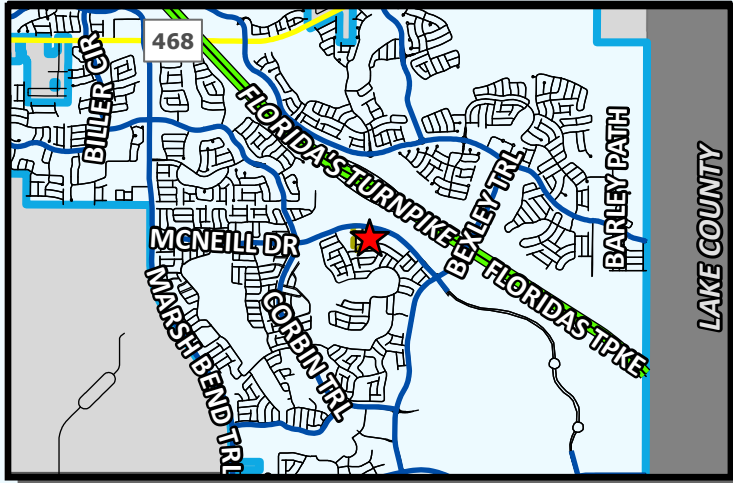
Case Number	A25-1001 VOSO Unit 155 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	11.80 +/-
Property Location	The subject property is generally located 0.18 miles south of the Turnpike, 0.35 miles east of the intersection of McNeill Drive and Corbin Trail, and 0.45 miles northwest of the intersection of Bexley Trail and McNeill Drive.
Parcel(s)	K03-005
Date	April 30, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 155 Final Plat, a subdivision consisting of 40 lots and 7 tracts, per the attached plans.

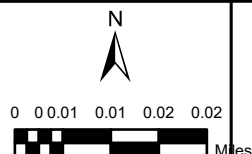
A25-1001 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



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



FINAL PLAT
VOSO - UNIT 155
 PJ #A25-1001

MAP 1AV
LOCATION
MAP
MAR 2025

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. 155

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 3

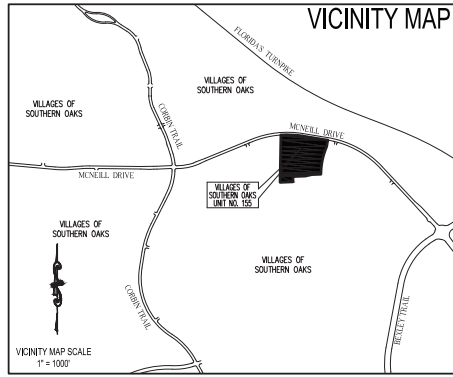
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 1 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151, AS RECORDED IN PLAT BOOK 21, PAGES 25, 25A THROUGH 25H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF TRACT "B" PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151 AND ALSO BEING ON THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 866.50 FEET AND A CURVE BEARING AND DISTANCE OF S21°28'16"E, 64.24 FEET TO WHICH A RADIAL LINE BEARS N66°37'28"E; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY BOUNDARY LINE OF TRACT "B": RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'32", A DISTANCE OF 64.25 FEET TO THE POINT OF TANGENCY; THENCE S19°34'00"E, 141.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 867.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'50", AN ARC DISTANCE OF 37.30 FEET TO THE POINT OF TANGENCY; THENCE S17°06'11", 117.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'14", AN ARC DISTANCE OF 226.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N67°30'04"E, 28.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 878.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°57'37", AN ARC DISTANCE OF 239.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°52'02", 50.44 FEET; THENCE N69°47'52", 165.37 FEET; THENCE N67°37'30"E, 85.56 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE RUN S22°22'30"E, 43.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N67°37'30"E, 765.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'51", AN ARC DISTANCE OF 505.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°23'56", A DISTANCE OF 369.14 FEET TO THE POINT OF TANGENCY; THENCE S80°38'42"E, 436.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'56", AN ARC DISTANCE OF 1.35 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN S02°41'41"W, 109.26 FEET; THENCE S10°36'50"W, 75.84 FEET; THENCE S15°17'20"W, 75.84 FEET; THENCE S14°19'23"W, 75.84 FEET; THENCE S10°39'18"W, 75.84 FEET; THENCE S07°00'13"W, 75.84 FEET; THENCE S02°10'06"W, 75.84 FEET; THENCE S02°07'06"W, 31.26 FEET; THENCE S87°04'54"W, 158.00 FEET; THENCE S77°02'24"W, 109.49 FEET; THENCE S87°04'54"W, 215.03 FEET; THENCE S02°21'06"E, 80.00 FEET; THENCE S87°38'54"W, 222.35 FEET; THENCE N01°00'56"E, 807.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.80 ACRES, MORE OR LESS.



40 LOTS - 7 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL VERSION 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 THAT PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER VILLAGES OF SOUTHERN OAKS UNIT NO. 151 PLAT RECORDED IN PLAT BOOK 21, PAGES 25, 25A-25H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING N69°47'52" AS INDICATED HEREON.
- 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 DERIVED 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" AND "C" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9) TRACTS "D", "E", "F" AND "G" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO NORESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OIL-DE-SAKS LOCATED WITHIN THE ROADWAYS; (E) 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, B, AND C OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS, FENCES, AND RAILINGS LOCATED ON OR ADJACENT TO TRACTS E, F, AND G OF THE SUBDIVISION.
- 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. 4/8/07
MUE SURVEYING, INC. REGISTRATION NO. _____



4807

REGISTRATION NO.

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 155 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", "F", "G" AND "H" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 155, IS HEREBY SOLELY 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, INVEES, 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

SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS APPROVED 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. 155, 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", "F", "G" AND "H" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

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

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

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: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

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

BY: ELIZABETH RODRIGUEZ, CHAIR

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

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS APPROVED 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 APPROVED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY ELIZABETH RODRIGUEZ, 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. 155, 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 _____ DAY OF _____, 20____, AT _____ FILE NUMBER _____

PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME: _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

SEAL

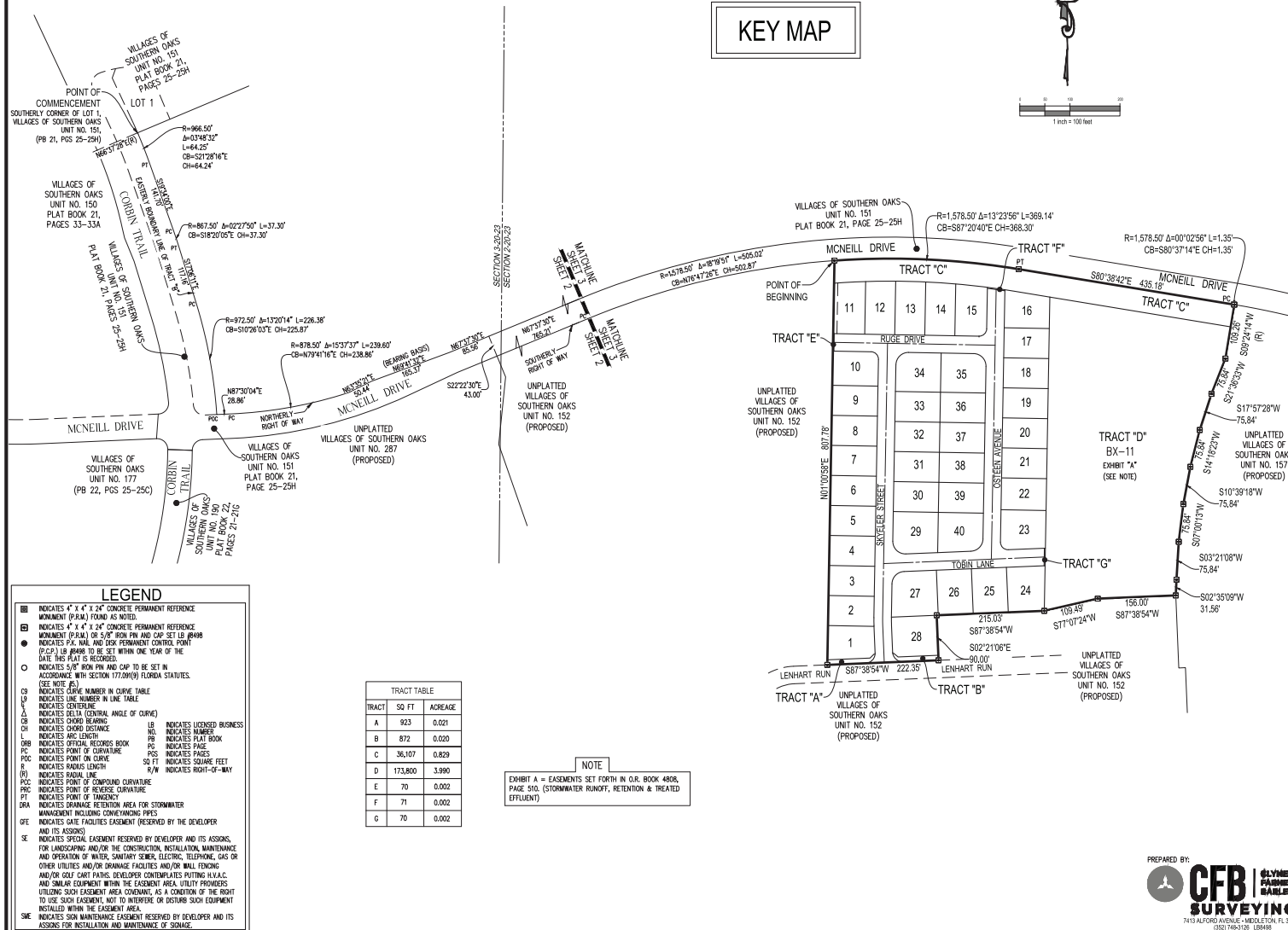
SEAL

PREPARED BY: CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-5272 159698

SHEET 2 OF 3

PLAT BOOK _____
PAGE _____

KEY MAP



PREPARED BY:

 **CFB** | **CLYMER
FARMER
BARLEY**
SURVEYING
7413 ALFORD AVENUE • MIDDLETON, FL 34705
(352) 748-3126 LB8498

SHEET 3 OF 3

PLAT BOOK

SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1074 VOSO Unit 287 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

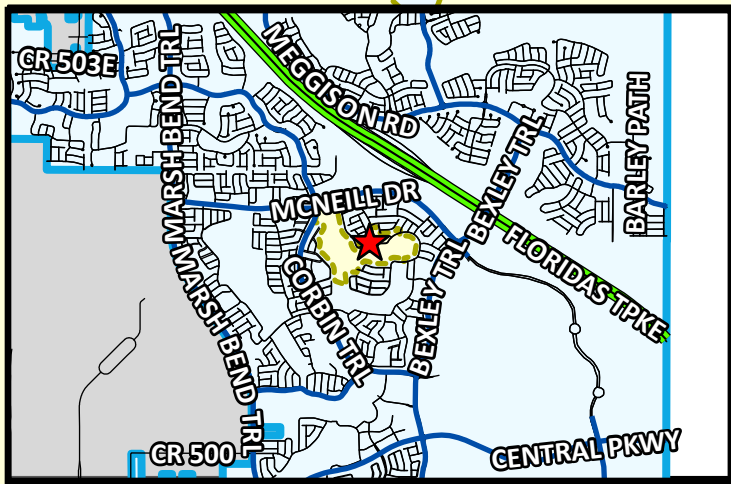
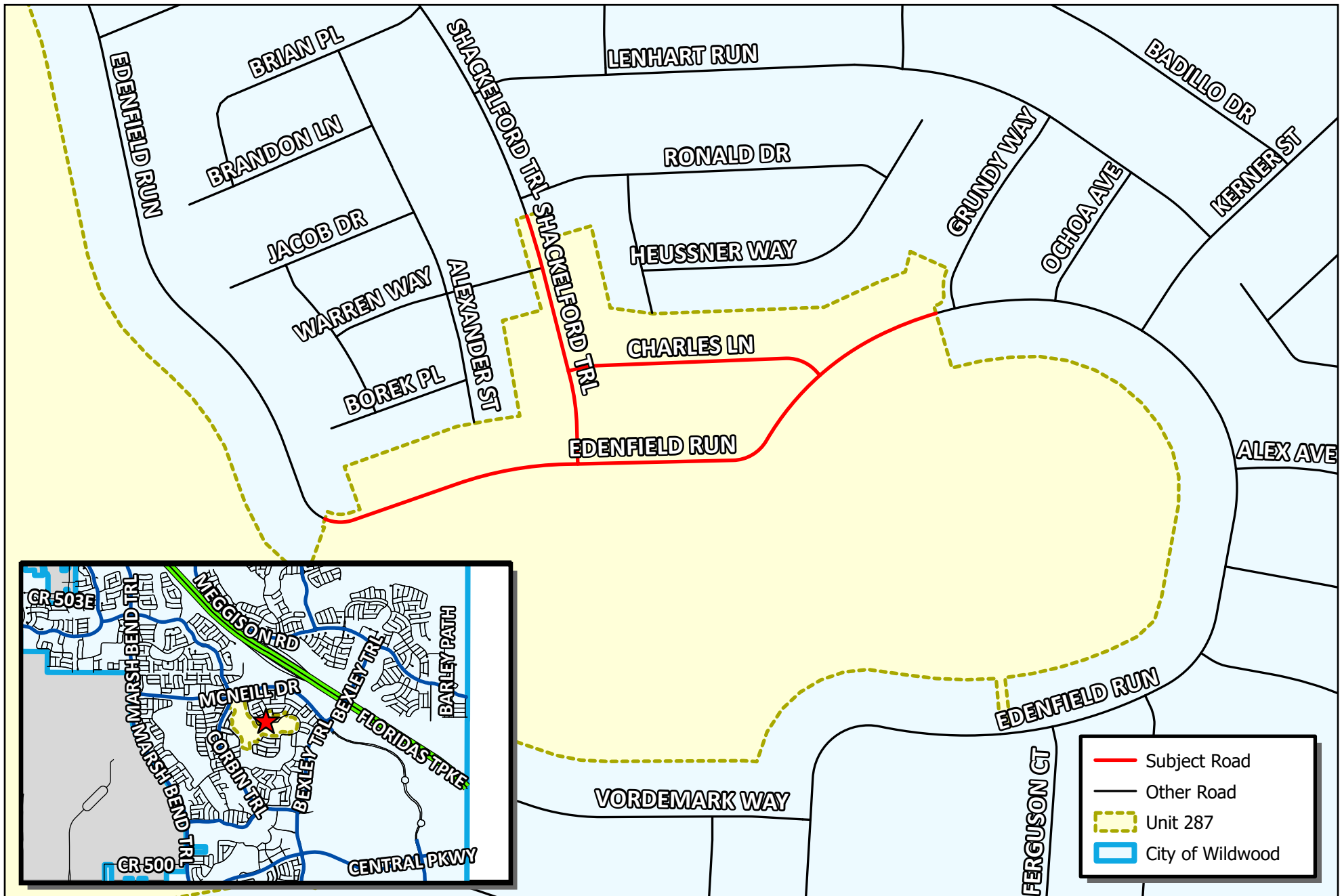
Case Number	A25-1074 VOSO Unit 287 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	79.48 +/-
Property Location	The subject property is generally located approximately 1 mile east of Marsh Bend Trail and 0.61 miles west of the Florida Turnpike.
Parcel(s)	K03-005
Date	April 29, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 287 Final Plat, a subdivision consisting of 60 lots and 3 tracts, per the attached plans.

A25-1074 meets the criteria set forth within the F.S. 177, The Villages Chapter 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



CONVEYANCE, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF THE SUBDIVISION ARE SET FORTH IN THE VILLAGES OF SOUTHERN OAKS, SUMTER COUNTY, FLORIDA, OF BOOK _____ PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 10

PLAT BOOK _____
PAGE _____

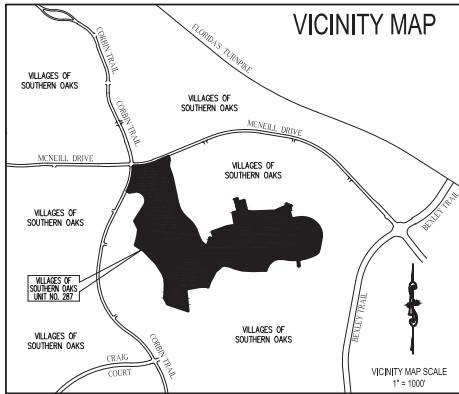
DEDICATION

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. 287, A SUBDIVISION OF LAND HEREN DESCRIBED AND JOINS WITH VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A" AND "B" TO VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 15.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 1 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151, AS RECORDED IN PLAT BOOK 21, PAGES 25, 25A THROUGH 25H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF TRACT "B" PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151 AND ALSO BEING ON THE ARC OF A CURVE WESTERLY, HAVING A RADIUS OF 968.50 FEET AND A CHORD BEARING AND DISTANCE OF S212°16'E, 64.24 FEET TO WHICH A RADIAL LINE BEARS N68°37'28"E; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY BOUNDARY LINE OF TRACT "B": RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 0°34'32", A DISTANCE OF 64.25 FEET TO THE POINT OF TANGENCY; THENCE S19°34'07", 141.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 807.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°27'25", AN ARC DISTANCE OF 37.50 FEET TO THE POINT OF TANGENCY; THENCE S17°01'11", 111.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°32'04", AN ARC DISTANCE OF 226.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N67°30'47", 28.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 678.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°57'37", AN ARC DISTANCE OF 239.60 FEET TO THE POINT OF TANGENCY; THENCE N67°35'21", 50.44 FEET; THENCE N68°41'32", 165.37 FEET; THENCE N67°37'07", 85.56 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE RUN S22°23'37", 45.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID PLATTED BOUNDARY AND SAID SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE RUN S22°23'37", 45.00 FEET; THENCE S08°48'31", 135.44 FEET; THENCE S19°55'57", 172.11 FEET; THENCE S13°32'30", 67.29 FEET; THENCE S11°59'17", 42.91 FEET; THENCE S19°47'12", 89.47 FEET; THENCE S11°14'12", 89.46 FEET; THENCE S42°59'25", 87.61 FEET; THENCE S47°45'41", 70.00 FEET; THENCE S44°49'12", 66.66 FEET; THENCE S36°53'30", 65.52 FEET; THENCE S20°31'52", 65.67 FEET; THENCE S19°55'57", 136.30 FEET; THENCE S28°28'25", 98.66 FEET; THENCE S47°32'58", 45.86 FEET; THENCE S02°04'07", 53.57 FEET; THENCE N18°48'48", 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N65°04'16", 5.03 FEET TO WHICH A RADIAL LINE BEARS S19°47'12", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°42'46", AN ARC DISTANCE OF 5.03 FEET; THENCE ALONG A NON-TANGENT LINE RUN N19°47'12", 35.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET AND A CHORD BEARING AND DISTANCE OF S87°39'52", 52.45 FEET TO WHICH A RADIAL LINE BEARS S23°51'17", THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°32'17", AN ARC DISTANCE OF 53.71 FEET TO THE POINT OF TANGENCY; THENCE N70°49'00", 21.43 FEET; THENCE N19°55'35", 101.87 FEET; THENCE N70°14'58", 268.19 FEET; THENCE N79°52'07", 78.96 FEET; THENCE N87°29'57", 63.54 FEET; THENCE N10°07'57", 217.33 FEET; THENCE N12°45'41", 85.29 FEET; THENCE N14°22'07", 78.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,175.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 0°47'40", AN ARC DISTANCE OF 135.11 FEET; THENCE ALONG A RADIAL LINE RUN N72°18'01", 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,485.00 FEET AND A CHORD BEARING AND DISTANCE OF S17°33'07", 63.41 FEET TO WHICH A RADIAL LINE BEARS N72°18'01", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°19'27", AN ARC DISTANCE OF 63.41 FEET; THENCE ALONG A RADIAL LINE RUN N72°25'47", 108.88 FEET; THENCE S13°07'28", 189.11 FEET; THENCE S82°55'58", 96.31 FEET; THENCE N87°47'27", 381.59 FEET; THENCE N65°54'35", 68.00 FEET; THENCE N4°48'57", 65.71 FEET; THENCE N6°03'40", 65.41 FEET; THENCE N14°04'16", 47.09 FEET; THENCE S65°39'37", 91.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,355.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°03'16", 0.50 FEET TO WHICH A RADIAL LINE BEARS N65°54'40", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°00'16", AN ARC DISTANCE OF 0.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'59", AN ARC DISTANCE OF 60.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°57'57", AN ARC DISTANCE OF 28.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 790.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°33'58", AN ARC DISTANCE OF 0.88 FEET; THENCE ALONG A RADIAL LINE RUN S16°15'37", 145.00 FEET; THENCE N74°21'47", 66.71 FEET; THENCE N82°35'47", 66.71 FEET; THENCE N88°40'14", 65.77 FEET; THENCE S81°38'21", 63.95 FEET; THENCE S70°55'32", 63.95 FEET; THENCE S80°12'43", 63.95 FEET; THENCE S47°29'47", 63.95 FEET; THENCE S38°47'07", 63.95 FEET; THENCE S27°04'37", 63.95 FEET; THENCE S13°41'23", 62.29 FEET; THENCE S00°31'58", 61.97 FEET; THENCE S10°27'40", 208.64 FEET; THENCE S18°46'19", 57.83 FEET; THENCE S48°50'39", 52.40 FEET; THENCE S64°07'19", 67.36 FEET; THENCE S84°01'59", 61.68 FEET; THENCE S70°28'09", 59.64 FEET; THENCE S77°10'57", 59.64 FEET; THENCE S81°31'50", 63.44 FEET; THENCE S86°14'47", 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 922.50 FEET AND A CHORD BEARING AND DISTANCE OF S84°28'03", 22.71 FEET TO WHICH A RADIAL LINE BEARS S06°14'16", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°14'38", AN ARC DISTANCE OF 22.71 FEET; THENCE ALONG A RADIAL LINE RUN N64°04'38", 110.00 FEET; THENCE S87°35'18", 67.33 FEET; THENCE N87°42'11", 67.33 FEET; THENCE N82°57'12", 67.33 FEET; THENCE N82°08'22", 87.03 FEET; THENCE S85°50'50", 54.04 FEET; THENCE S71°50'19", 54.04 FEET; THENCE S69°15'48", 53.03 FEET; THENCE S46°49'57", 56.06 FEET; THENCE S33°30'24", 61.12 FEET; THENCE S19°15'58", 70.61 FEET; THENCE N84°14'34", 29.47 FEET; THENCE S89°42'44", 305.75 FEET; THENCE N87°28'26", 59.22



NOTES:
1) BEARINGS ARE BASED ON THAT PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER VILLAGES OF SOUTHERN OAKS UNIT NO. 151 PLAT RECORDED IN PLAT BOOK 21, PAGES 25, 25A-25H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING N68°41'32"E AS INDICATED HEREON.
2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3) ALL DISTANCES SHOWN ARE IN FEET.
4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
6) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
8) TRACT "B" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
9) TRACT "B" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER, NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
10) TRACT "C" IS RESERVED BY THE DEVELOPER.
11) THE DISTRICT JOINS 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 GRESON 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 GRESON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OIL-SE-CAGES LOCATED WITHIN THE ROADWAYS, IF ANY.
12) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYORS CERTIFICATE

PURSUANT TO SECTION 177.08, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 287 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A" AND "B" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 287, IS HEREBY SOLELY CONVEYED AND SET OVER TO VILLAGES 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, STORAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT NO ADDITIONS OF, REMOVAL OF, OR 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
SIGNATURE _____ BY: VDC MANAGER, LLC, ITS MANAGER
PRINT NAME _____
7580 MIDDLTON DRIVE, WILDLWOOD, FLORIDA 34762
MAILING ADDRESS _____

WITNESSES: THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
SIGNATURE _____ BY: MARTIN L. DZIRO, MANAGER
PRINT NAME _____
7413 ALFORD AVENUE, WILDLWOOD, 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.

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

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.
FLORIDA STATUTES
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 _____ SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY
DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. STROCKLAND JEREMY HOKENBURY
PRINT NAME _____ SIGNATURE _____
CITY OF WILDWOOD, ENGINEER CITY OF WILDWOOD, ENGINEER

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

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

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

WITNESSES: VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 15
BY: ELIZABETH RODRIGUEZ, CHAIR

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

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

STATE OF FLORIDA
COUNTY OF SUMTER
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STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY 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.

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.

STATE OF FLORIDA
COUNTY OF SUMTER
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STATE OF FLORIDA
COUNTY OF SUMTER
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STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY 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.

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.

CONTINUED ON SHEET 2 OF 10

PREPARED BY: **CFB** CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - WILDLWOOD, FL 34762
(850) 764-5272 (5986)

PLAT	BOOK
PAGE	

CONTINUED FROM SHEET 1 OF 10

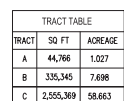


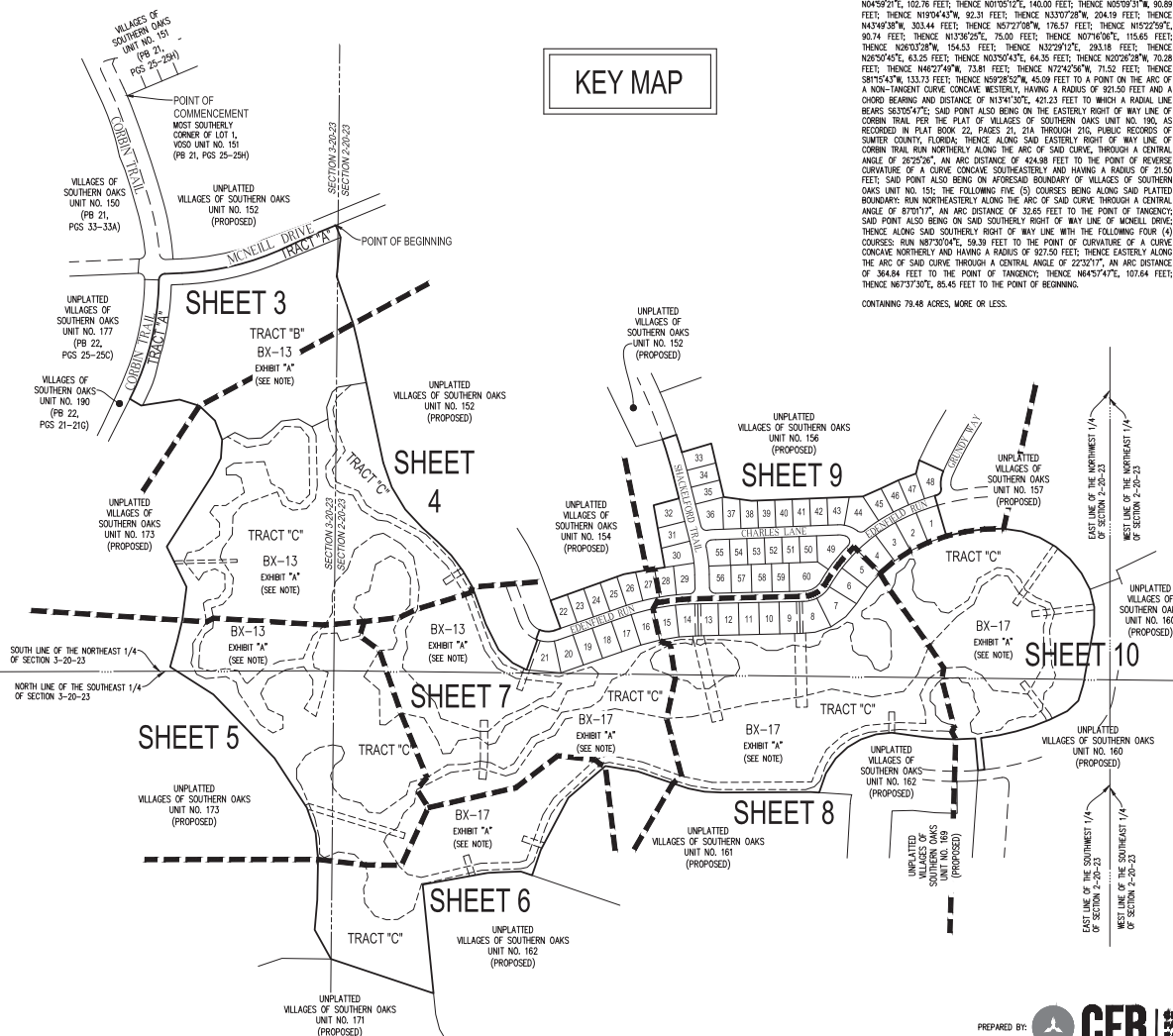
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

N	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
PE	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED. CAP SETTER MARK.
PO	INDICATES P.W. MARK AND PERMANENT CONTROL POINT (C.P.) IN ADJACENT SECTION 177(00) OF THE DATE THIS PLAT WAS RECORDED.
PS	INDICATES 5/8" IRON PIPE OR 6" BEAM TO BE SET IN ACCORDANCE WITH SECTION 177(00) OF THE FLORIDA STATUTES. (SEE NOTE #5.)
CU	INDICATES CURVE NUMBER IN CURVE TABLE.
LI	INDICATES LINE NUMBER IN LINE TABLE.
CH	INDICATES CHORD (CENTRAL ANGLE OF CURVE).
AL	INDICATES DELTA (CENTRAL ANGLE OF CURVE).
OR	INDICATES ORIGIN (START OF CURVE).
DB	INDICATES ORIGIN (START OF CURVE).
PO	INDICATES POINT OF CURVATURE.
PC	INDICATES POINT OF BEGINNING.
R	INDICATES RADIUS LENGTH.
PCO	INDICATES POINT OF COMPOUND CURVATURE.
PC	INDICATES POINT OF COMPOUND CURVATURE.
PT	INDICATES POINT OF TANGENCY.
PI	INDICATES POINT OF TANGENCY.
DR	INDICATES DRIVEWAY OR ACCESS FOR STORMWATER MANAGEMENT INCLUDING CONCERNING PAVES.
GFE	INDICATES GAS FACILITIES EXISTING (RESERVED BY THE DEVELOPER).
SS	INDICATES SPECIAL EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF WATERS, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR PAVE FENCING.
OR	AND/OR GAS CPT PAINS. DEVELOPER CONTINGUATES PLACING H.V.A.C. AND/OR GAS CPT PAINS. DEVELOPER CONTINGUATES PLACING H.V.A.C. AND/OR GAS CPT PAINS. DEVELOPER CONTINGUATES PLACING H.V.A.C. AND/OR GAS CPT PAINS.
SM	INDICATES SPECIAL EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF WATERS, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR PAVE FENCING.
SM	INDICATES SPECIAL EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF WATERS, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR PAVE FENCING.

[illegible]

CONTAINING 79.48 ACRES, MORE OR LESS

PREPARED BY:

BY:  **CFB** | **CLYMER
FARMER
BARLEY**
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34766

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	966.50'	3°46'30"	64.25'	S37°26'16"E
C2	867.50'	2°27'50"	37.30'	S18°20'06"E
C3	970.50'	6°06'23"	104.00'	N23°49'57"E

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S22°22'30"E	43.00'



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	44,766	1.027
B	335,345	7.698
C	2,555,369	58.663

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125, (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42, (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42, (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-13

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510, (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 (B.#488) (P.C.P.) (B.#488 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 #6).
- C# INDICATES CURVE NUMBER IN CURVE TABLE
- L# INDICATES LINE NUMBER IN LINE TABLE
- Δ# INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB# INDICATES CHORD BEARING
- CH# INDICATES CHORD DISTANCE
- L# INDICATES ARC LENGTH
- DB# INDICATES OFFICIAL RECORDS BOOK
- PC# INDICATES POINT OF CURVATURE
- POC# INDICATES POINT ON CURVE
- R# INDICATES RADIAL LENGTH
- R/W# INDICATES SQUARE FEET
- PC# INDICATES POINT OF COMMENCEMENT
- PRC# INDICATES POINT OF REVERSE CURVATURE
- PT# INDICATES POINT OF TANGENCY
- DR# INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES 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 CONTINGENTLY 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 OBTAIN SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SM# INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

PREPARED BY:



CFB SURVEYING
7410 ALFORD AVENUE - MIAMI, FL 33156
(305) 750-1000

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

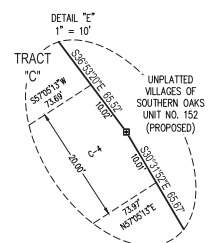
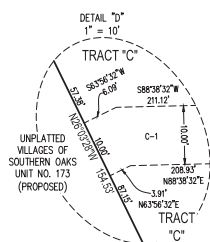
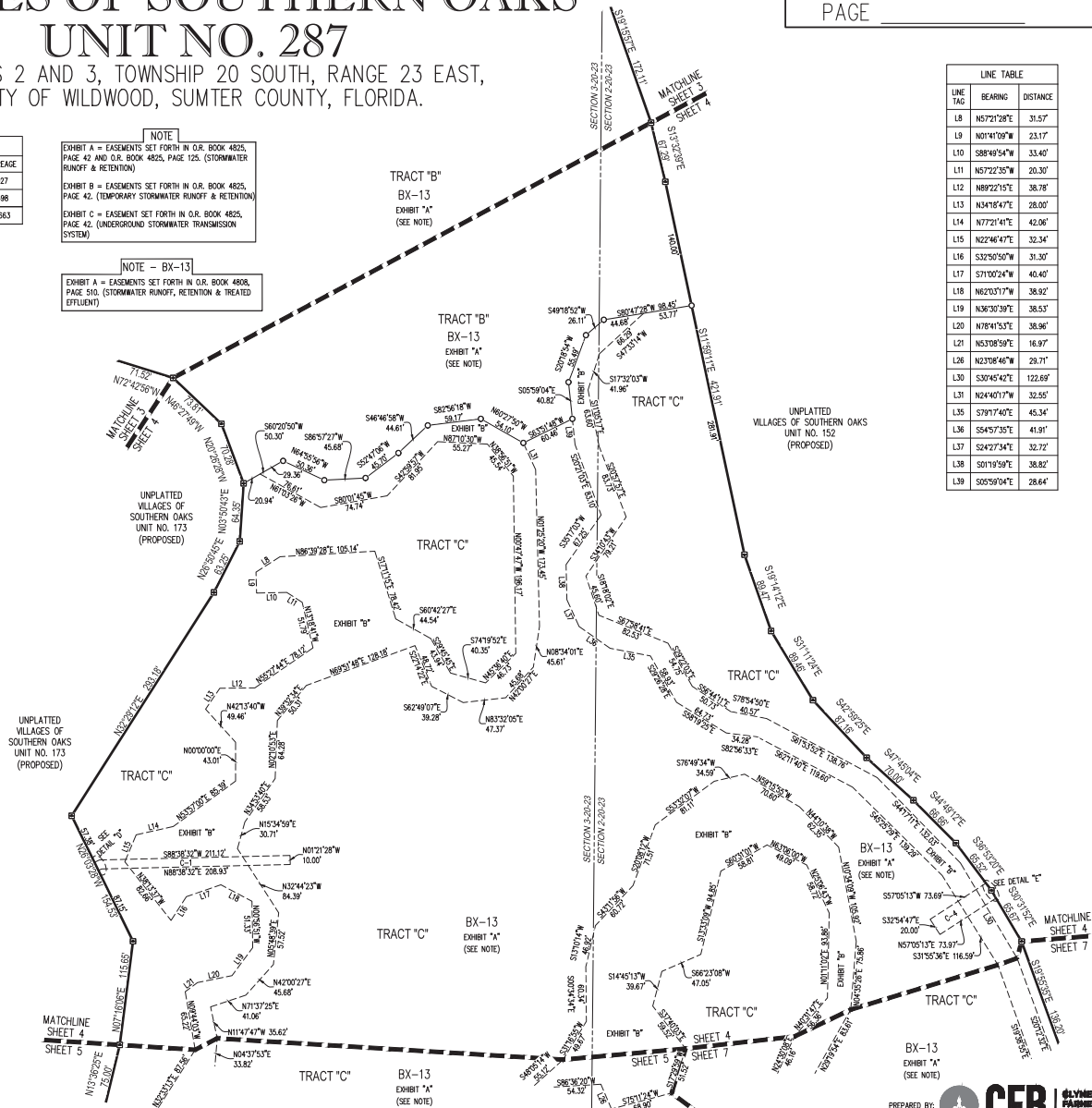
PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	44,766	1.027
B	335,345	7.698
C	2,555,369	58.663

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)
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EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-13

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

[illegible]

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L8	N51°21'28"E	31.57
L9	N01°40'09"W	23.17
L10	S88°49'54"W	33.40
L11	S57°22'35"W	20.30
L12	N89°21'22"E	36.78
L13	N34°16'47"E	28.00
L14	N77°21'41"E	42.06
L15	N22°46'47"E	32.34
L16	S32°50'55"W	31.30
L17	S71°05'24"W	38.40
L18	N02°03'17"W	30.92
L19	N36°30'39"E	38.53
L20	N78°15'51"E	38.96
L21	N53°08'59"E	36.91
L26	N23°06'58"E	22.78
L30	S30°45'40"E	129.65
L31	N24°40'17"W	32.58
L35	S79°17'40"E	45.34
L36	S45°35'37"E	41.91
L37	S24°27'34"E	32.72
L38	N01°19'59"E	38.82
L39	S05°05'41"E	28.64

PREPARED BY:



CFB | CLYDE
FARMER
BAILEY
SURVEYING

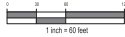
7413 ALFORD AVENUE - MIDDLETON, FL 3
(352) 748-3126 1B8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 10

PLAT BOOK _____
PAGE _____

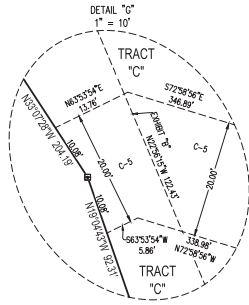
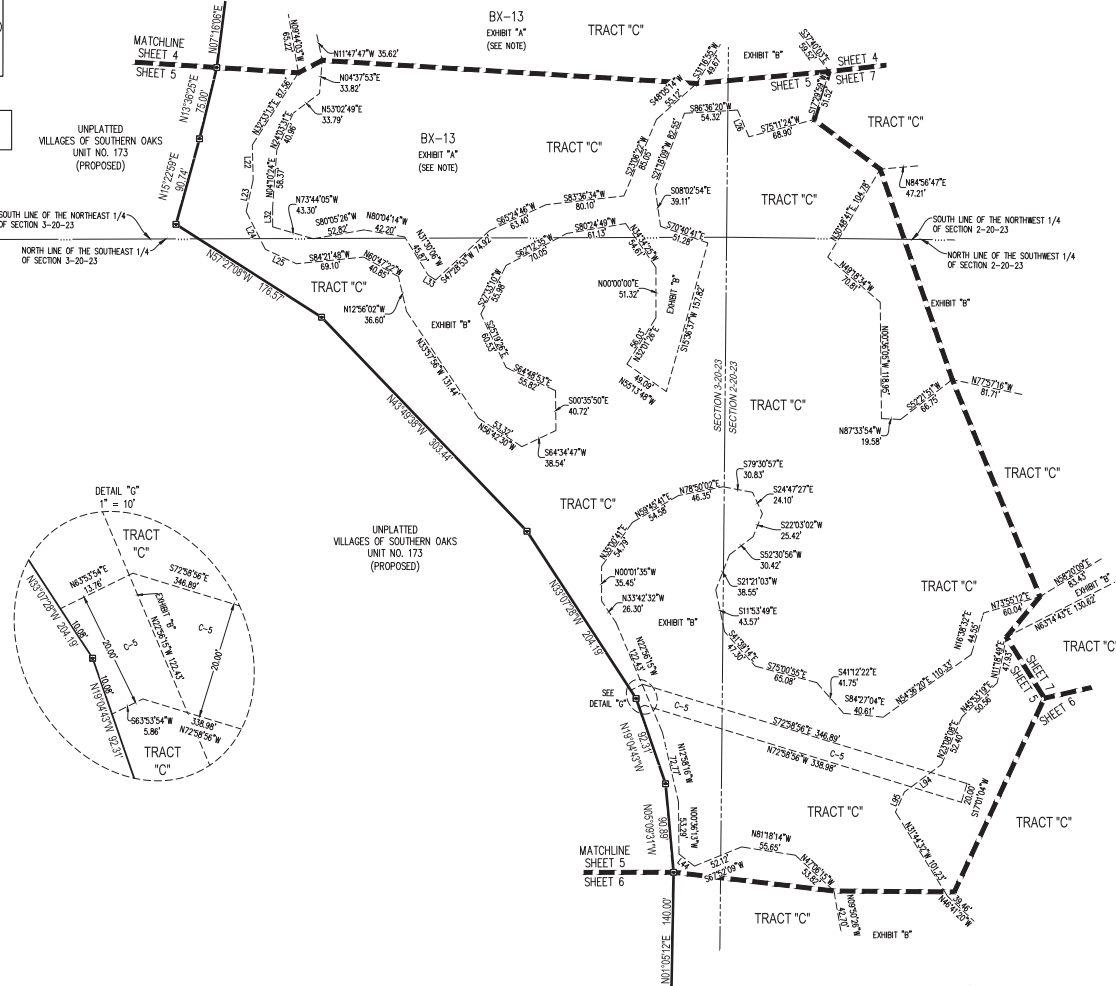


TRACT	SQ. FT.	ACREAGE
A	44,766	1.027
B	335,345	7.696
C	2,555,369	58.663

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-13
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE	BEARING	DISTANCE
L22	N01°21'54"W	35.64'
L23	N12°26'45"E	33.16'
L24	N26°49'58"W	43.28'
L25	N64°59'56"W	35.13'
L26	N23°08'46"W	29.71'
L32	N00°00'00"E	20.82'
L33	N57°23'58"W	9.00'
L44	N51°51'46"W	19.98'
L84	N53°24'45"E	47.23'
L95	N24°07'03"E	22.54'



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 BRASS.
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) IN BRASS 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).
- CB INDICATES CHORD BEARING.
- CL INDICATES CHORD LENGTH.
- CR INDICATES CHORD BEARING.
- DB INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- POC INDICATES POINT ON CURVE.
- R INDICATES RADIUS LENGTH.
- SQ FT INDICATES SQUARE FEET.
- R/W INDICATES RIGHT-OF-WAY.
- (R) INDICATES RADIAL LINE.
- PC 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 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
7410 ALFORD AVENUE - MOBILE, AL 36688
(251) 336-1000

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 6 OF 10

PLAT BOOK _____
PAGE _____

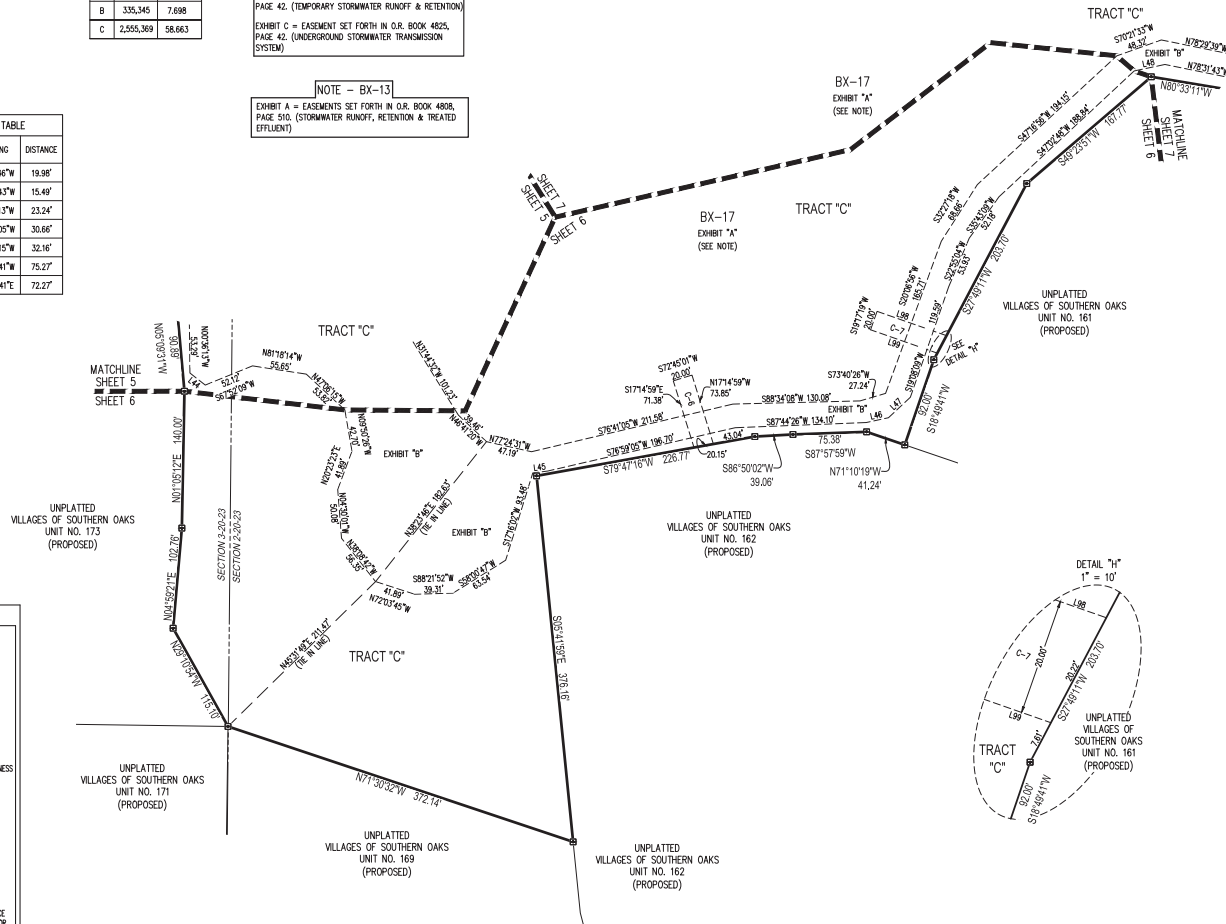


TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	44,766	1.027
B	335,345	7.698
C	2,555,369	58.663

NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B - EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C - EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-13
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L44	N51°51'46"W	19.98'
L45	S82°40'43"W	15.49'
L46	S77°51'13"W	23.24'
L47	S46°52'05"W	30.66'
L48	S78°05'15"W	32.16'
L98	N70°42'41"W	75.27'
L99	S70°42'41"E	72.27'



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 (R.A.B.)
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) OR (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 #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- CP INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (GENERAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- INDICATES ARC LENGTH
- DBS INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- INDICATES RADIUS LENGTH
- INDICATES RADIUS LENGTH
- INDICATES RADIAL LINE
- INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF TANGENCY
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- QTE 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 RESERVE 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

7410 ALFORD AVENUE - MOBILE, AL 36688
(205) 336-1000

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 7 OF 10

PLAT BOOK _____
PAGE _____



TRACT	SQ FT	ACREAGE
A	44,766	1.027
B	335,345	7.699
C	2,555,369	58.663

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)
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NOTE - BX-13

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	106.50'	2°42'16"	5.03'	N68°50'04"W	5.03'
C4	71.50'	43°02'17"	53.71'	S87°59'52"E	52.45'
C16	782.50'	5°42'29"	77.96'	S80°49'18"W	77.93'
C17	782.50'	5°42'29"	77.96'	S78°06'49"W	77.93'
C18	782.50'	12°26'34"	19.71'	S71°32'17"W	19.70'
C19	106.50'	7°17'21"	13.55'	N74°27'41"E	13.54'
C20	106.50'	31°42'27"	58.94'	S80°02'25"E	58.19'
C21	817.50'	1°00'49"	14.46'	S71°19'24"W	14.46'
C22	817.50'	4°07'17"	58.81'	S73°53'38"W	58.79'
C23	817.50'	4°07'17"	58.81'	S78°00'45"W	58.79'
C24	817.50'	4°07'17"	58.81'	S82°06'02"W	58.79'
C57	800.00'	17°51'31"	249.35'	S79°44'45"W	248.34'
C58	89.00'	42°41'17"	65.61'	S88°03'52"E	64.13'

LINE TAG	BEARING	DISTANCE
L27	S86°28'52"W	27.10'
L28	N63°28'29"W	44.02'
L29	S73°18'43"W	26.07'
L30	S30°45'42"E	122.89'
L34	N89°25'39"W	30.34'
L40	N00°05'42"W	136.39'
L41	N05°07'31"E	67.49'
L42	S05°07'31"W	66.35'
L43	S00°05'42"E	135.25'
L48	S78°05'10"W	32.16'
L86	S31°40'10"W	29.85'
L87	S83°37'23"W	53.26'
L91	N79°12'20"E	60.48'
L92	S63°09'44"E	49.12'
L93	S81°53'36"E	36.48'

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 1/4" IRON PIN AND CAP SET IN 18" (P.C.P.) 18" IRON PIN 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.)
- C3 INDICATES CURVE NUMBER IN CURVE TABLE
- L3 INDICATES LINE NUMBER IN LINE TABLE
- A INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CH INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- CH INDICATES CHORD LENGTH
- OB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT OF CURVATURE
- R INDICATES RADIUS LENGTH
- R INDICATES RADIAL LINE
- 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 CONVEYING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT RESERVED BY THE DEVELOPER AND ITS ASSIGNS
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY:



VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 8 OF 10

PLAT BOOK _____
PAGE _____

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C9	582.50'	75°05'	80.84°	549°32'13"W
C10	582.50'	75°05'	80.84°	541°35'08"W
C11	582.50'	72°14'	74.86°	533°55'44"W
C12	106.50'	143°09'	3.20°	N31°06'22"E
C13	106.50'	31°44'30"	59.00°	N47°50'12"E
C14	106.50'	24°58'04"	46.41°	N76°11'29"E
C15	782.50'	45°58'	68.28°	S86°10'33"W
C16	782.50'	54°22'29"	77.96°	S80°40'16"W
C17	782.50'	54°22'29"	77.96°	S75°06'49"W
C22	817.50'	40°17'17"	58.81°	S73°53'28"W
C23	817.50'	40°17'17"	58.81°	S78°00'45"W
C24	817.50'	40°17'17"	58.81°	S82°08'02"W
C25	817.50'	30°33'	45.08°	S85°40'28"W
C26	20.00'	88°40'44"	30.95°	N43°00'53"E
C42	817.50'	9°50'04"	105.99°	S39°33'05"W
C43	20.00'	114°50'41"	40.12°	N13°01'47"W
C49	20.00'	90°00'00"	31.42°	S46°18'30"E
C50	71.50'	58°25'43"	72.91°	N59°27'39"E
C51	817.50'	42°16'	46.93°	S32°25'25"W
C53	800.00'	33°19'12"	348.92°	S46°54'23"W
C55	800.00'	18°08'16"	189.94°	S39°18'55"W
C56	86.00'	58°25'43"	90.76°	N59°27'39"E
C57	800.00'	17°51'31"	249.35°	S79°44'45"W

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L2	N88°40'30"E	15.39'	L80	N79°10'50"E	26.27'
L3	N88°40'30"E	8.72'	L81	N59°28'13"E	24.66'
L7	S41°36'56"E	11.11'	L82	S89°33'59"E	91.94'
L49	S71°27'07"W	31.59'	L83	N11°40'47"E	15.29'
L50	S45°01'13"W	28.12'	L84	N71°34'39"W	15.42'
L51	S19°50'43"W	56.66'	L85	S62°22'15"W	16.51'
L52	S30°37'39"W	41.23'	L86	S31°40'10"W	29.85'
L53	S42°29'25"W	42.79'	L87	S83°37'23"W	53.26'
L54	N87°21'19"W	37.04'	L88	N73°15'45"W	22.91'
L55	S36°53'22"W	15.29'	L89	S10°00'54"W	18.02'
L56	S18°05'43"E	11.26'	L90	S89°02'45"E	41.79'
L57	S81°22'08"E	17.47'	L91	N79°12'20"E	60.48'
L58	S69°09'33"E	24.56'	L100	S00°03'42"E	71.40'
L59	S43°17'05"E	30.61'	L101	N00°03'42"E	72.69'
L60	S01°59'54"E	31.09'			
L61	S46°30'30"E	23.80'			
L62	S00°52'07"W	28.84'			
L63	S47°56'44"W	21.20'			
L75	N05°50'37"E	17.24'			
L76	N48°02'00"W	14.05'			
L77	S08°32'12"E	21.11'			
L78	S74°29'11"E	19.52'			
L79	N56°44'38"E	39.98'			

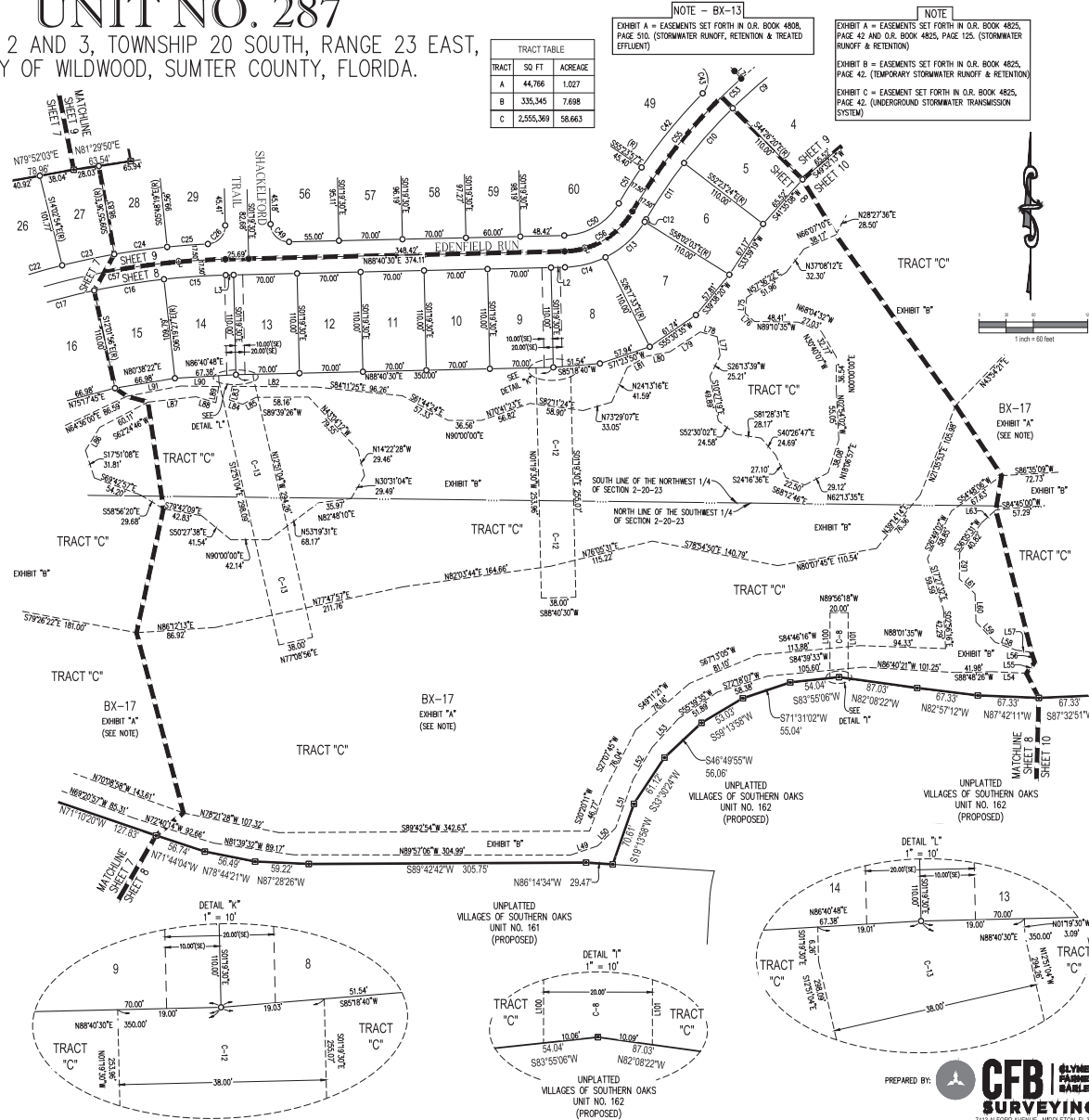
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	44,766	1.027
B	335,345	7.698
C	2,555,369	58.663

NOTE - BX-13

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



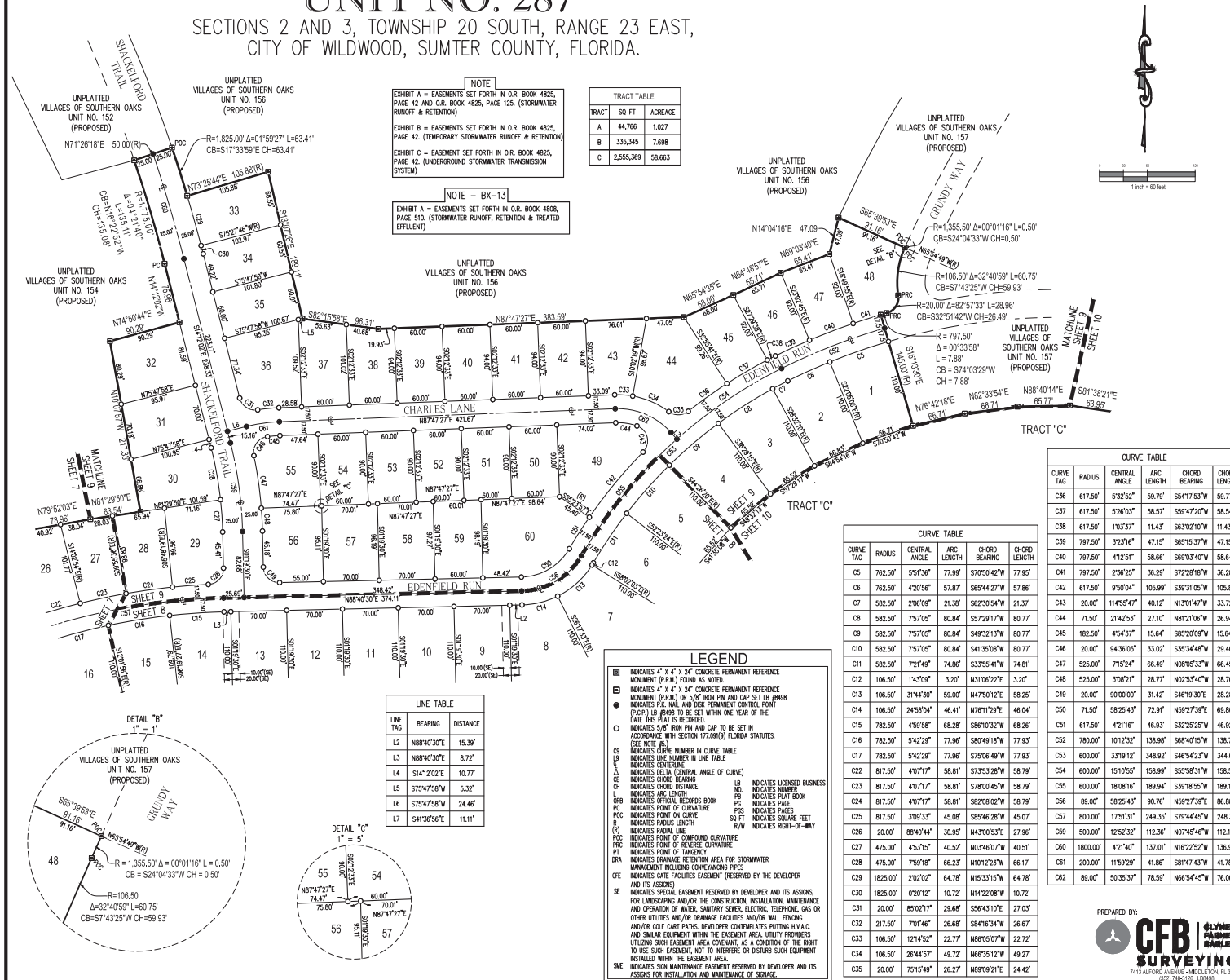
PREPARED BY: **CFB** **CLYMER FARMER BARILEY SURVEYING**
7410 ALFORD AVENUE - MOBILE, AL 36688
(205) 763-1234

VILLAGES OF SOUTHERN OAKS UNIT NO. 287

SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 9 OF 10

PLAT BOOK _____
PAGE _____



PLAT BOOK _____
PAGE _____

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42 AND O.R. BOOK 4825, PAGE 125. (STORMWATER RUNOFF & RETENTION)

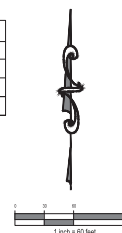
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4825, PAGE 42. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4825, PAGE 42. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

NOTE - BX-13

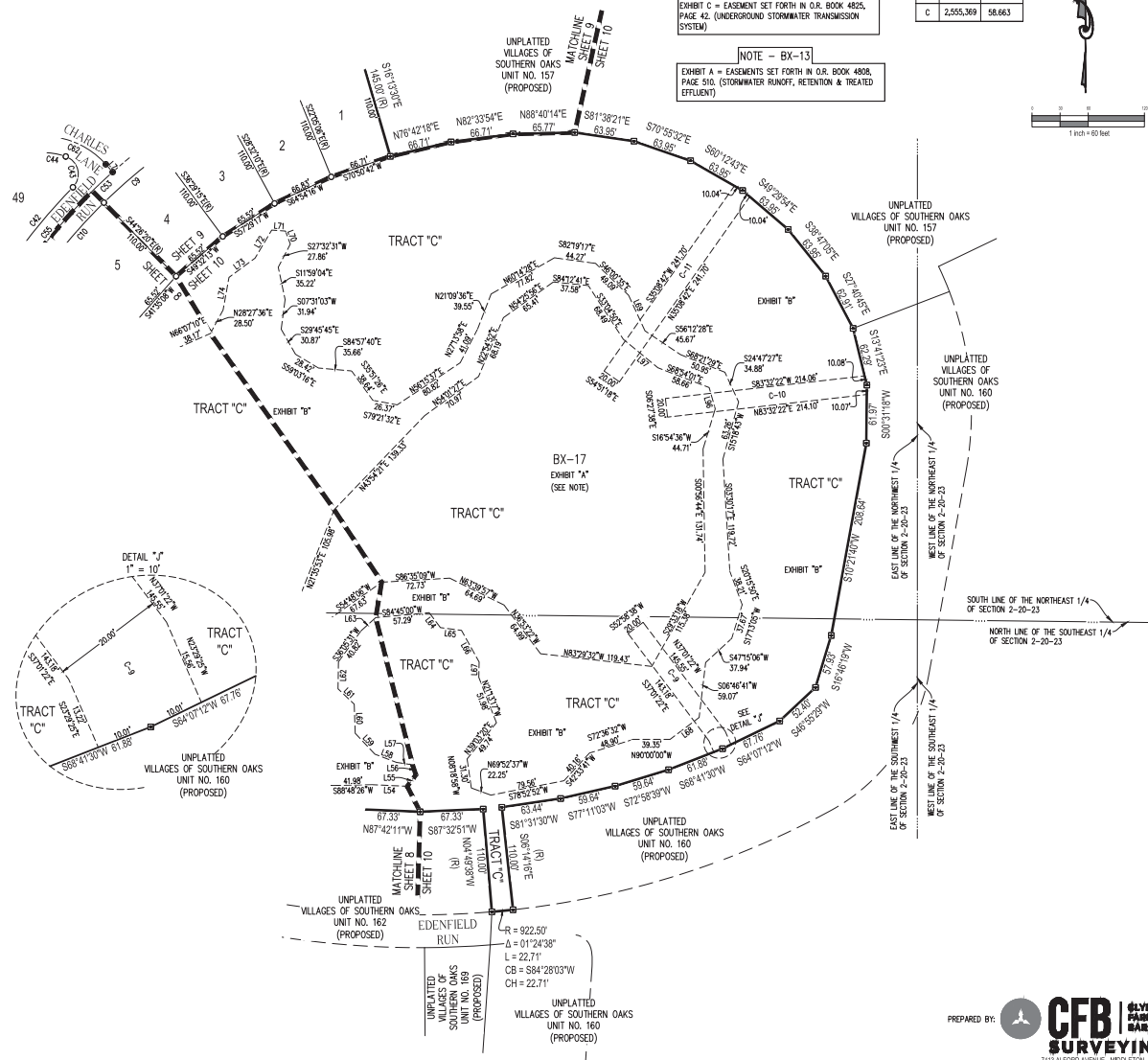
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 480B, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACRES
A	44,766	1.027
B	335,345	7.698
C	2,555,369	58.663



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L57	84°34'56"E	11.11'
L54	N87°21'19"W	37.04'
L55	S53°52'22"W	15.29'
L56	S18°55'45"E	11.26'
L57	S8°22'08"E	17.47'
L58	S89°03'33"E	24.56'
L59	S47°15'05"E	30.61'
L60	S0°59'34"E	31.89'
L61	S0°59'34"E	23.00'
L62	S0°52'07"E	28.84'
L63	S43°56'44"W	21.25'
L64	N70°00'54"W	19.97'
L65	N82°32'25"W	22.68'
L66	N2°59'20"E	38.64'
L67	N53°02'12"E	16.36'
L68	S53°02'49"W	38.78'
L69	S24°39'26"E	41.74'
L70	S30°34'01"E	14.67'
L71	S85°50'15"E	14.88'
L72	N30°44'13"E	34.61'
L73	N53°36'39"E	34.80'
L74	N10°21'40"E	35.36'
L75	S15°57'22"E	23.61'
L96	S25°32'52"E	27.95'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	582.50'	75°705"	80.84'	S49°32'13"W	80.77'
C10	582.50'	75°705"	80.84'	S41°35'08"W	80.77'
C42	617.50'	95°04"0"	105.99'	S33°03'105"W	105.86'
C43	20.00'	114°55'47"	4.10'	N130°14'7"W	33.72'
C44	71.50'	214°2'33"	27.10'	N81°21'06"W	26.94'
C53	600.00'	33°19'12"	348.92'	S46°23'37"W	344.03'
C55	600.00'	18°08'16"	189.94'	S39°8'55"W	189.15'
C62	89.00'	50°35'37"	76.59'	S69°54'45"W	76.06'

[illegible]

PREPARED BY:  **CFB** | **CLYMER
FARMER
BARTLEY**
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34701
(352) 748-3126 LB8488

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1164 VOSO Unit 166 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

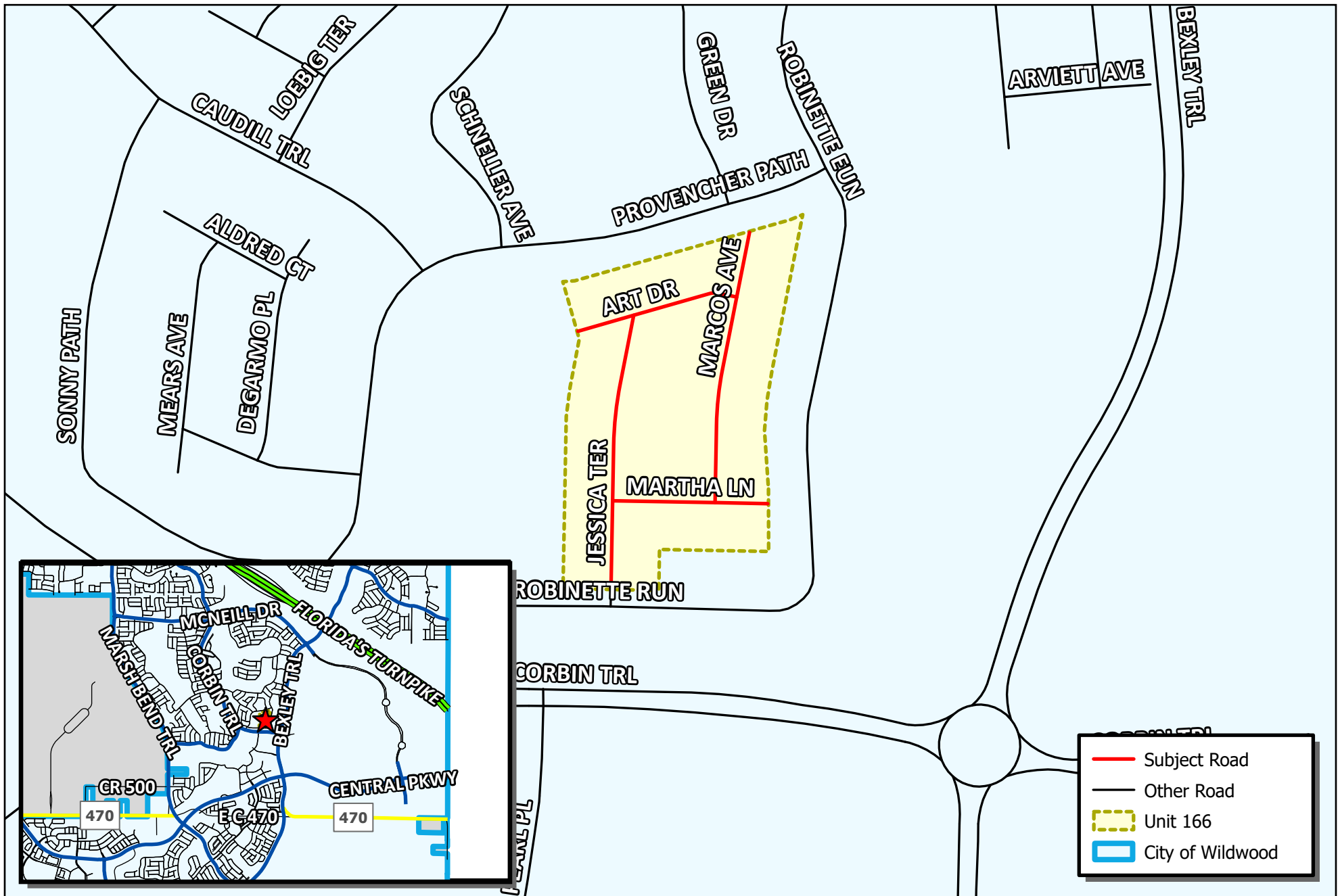
Case Number	A25-1164 VOSO Unit 166 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	7.59 +/-
Property Location	The subject property is generally located approximately 0.89 miles east of Marsh Bend Trail and approximately 1.78 miles west of the Florida Turnpike.
Parcel(s)	K11-001
Date	April 29, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 166 Final Plat, a subdivision consisting of 44 lots and 3 tracts, per the attached plans.

A25-1164 meets the criteria set forth within the F.S. 177, The Villages Chapter 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



—	Subject Road
—	Other Road
	Unit 166
	City of Wildwood

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 166

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

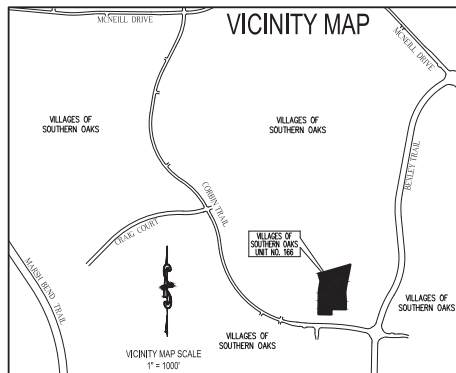
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N00°06'14"W, 537.52 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S00°06'14"E, 1003.66 FEET; THENCE DEPARTING SAID LINE RUN N89°53'46"E, 1691.19 FEET TO THE POINT OF BEGINNING; THENCE N01°04'48"E, 387.03 FEET; THENCE N07°24'28"E, 65.52 FEET; THENCE N10°39'48"E, 110.74 FEET; THENCE N15°50'04"W, 133.76 FEET; THENCE N85°10'07"E, 27.06 FEET; THENCE N75°19'52"E, 65.48 FEET; THENCE N74°10'56"E, 436.56 FEET; THENCE N67°44'29"E, 31.05 FEET; THENCE S11°09'35"W, 358.56 FEET; THENCE S09°27'50"W, 66.25 FEET; THENCE S04°39'23"W, 68.31 FEET; THENCE S03°56'17"E, 131.51 FEET; THENCE S00°05'31"E, 140.32 FEET; THENCE N85°52'12"W, 245.00 FEET; THENCE S01°04'48"W, 92.00 FEET; THENCE N85°52'12"W, 215.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.59 ACRES, MORE OR LESS.



44 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRODUCTION 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 SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE LINE, FROM THE NORTHWEST CORNER OF SECTION 11-20-23 TO THE SOUTHWEST CORNER OF SECTION 11-20-23 HAS A BEARING OF N00°06'14"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", "B", AND "C" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 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 GARAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICES 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, ON THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO THE REAR OF HOMESITES 2 THROUGH 10 OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS, FENCES, AND/OR RAILINGS LOCATED ON OR ADJACENT TO TRACT A 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. 166 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" AND "C" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 166, 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 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: VOC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

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

WITNESSES:

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VOC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS 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 VOC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

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

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

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

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROCKLAND

PUBLIC WORKS DIRECTOR
JEREMY 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. 166, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B" AND "C" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

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

(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:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

(1) SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
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 VOC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

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

SEAL

STATE OF FLORIDA

COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY ELIZABETH RODRIGUEZ, 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. 166, 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

SEAL

PREPARED BY:



7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-3472 (850) 764-3473

VILLAGES OF SOUTHERN OAKS

UNIT NO. 166

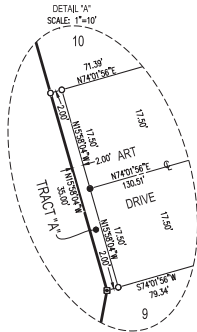
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	10°04'48"	140.74'	N06°07'12"E	140.56'
C2	42.50'	27°07'39"	20.12'	N87°35'46"E	19.93'
C3	720.00'	10°04'48"	126.67'	S08°07'12"W	126.50'
C4	25.00'	90°00'00"	39.27'	N48°04'48"E	35.36'
C5	817.50'	3°51'02"	54.94'	N03°00'19"E	54.93'
C6	817.50'	4°07'42"	58.90'	N06°59'41"E	58.89'
C7	817.50'	2°06'03"	29.98'	N10°06'34"E	29.97'
C8	15.00'	11°07'39"	30.66'	N47°24'14"W	25.60'
C9	60.00'	27°07'39"	28.41'	N87°35'46"E	28.14'
C10	15.00'	90°00'00"	23.56'	N56°09'35"E	21.21'
C11	702.50'	1°59'44"	24.47'	S10°09'43"W	24.47'
C12	702.50'	5°31'08"	67.67'	S06°24'17"W	67.64'
C13	702.50'	2°33'56"	31.46'	S02°21'46"W	31.45'
C14	15.00'	90°00'00"	23.56'	S43°55'12"E	21.21'
C15	25.00'	90°00'00"	39.27'	S46°04'48"W	35.36'
C16	25.00'	90°00'00"	39.27'	S43°55'12"E	35.36'
C17	25.00'	90°00'00"	39.27'	N43°55'12"W	35.36'
C18	782.50'	2°44'52"	37.53'	N02°27'14"E	37.52'
C19	782.50'	4°31'37"	61.83'	N06°05'28"E	61.81'
C20	782.50'	2°48'19"	38.31'	N09°45'26"E	38.31'
C21	25.00'	62°52'21"	27.43'	N42°35'46"E	26.08'
C22	25.00'	11°07'39"	51.11'	S47°24'14"E	42.68'
C23	737.50'	3°21'51"	43.30'	S09°28'40"W	43.30'
C24	737.50'	4°11'14"	53.90'	S05°42'07"W	53.88'
C25	737.50'	2°31'42"	32.55'	S02°20'39"W	32.54'
C26	25.00'	90°00'00"	39.27'	S46°04'48"W	35.36'

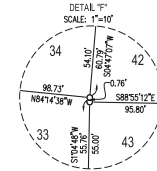
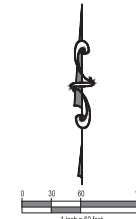
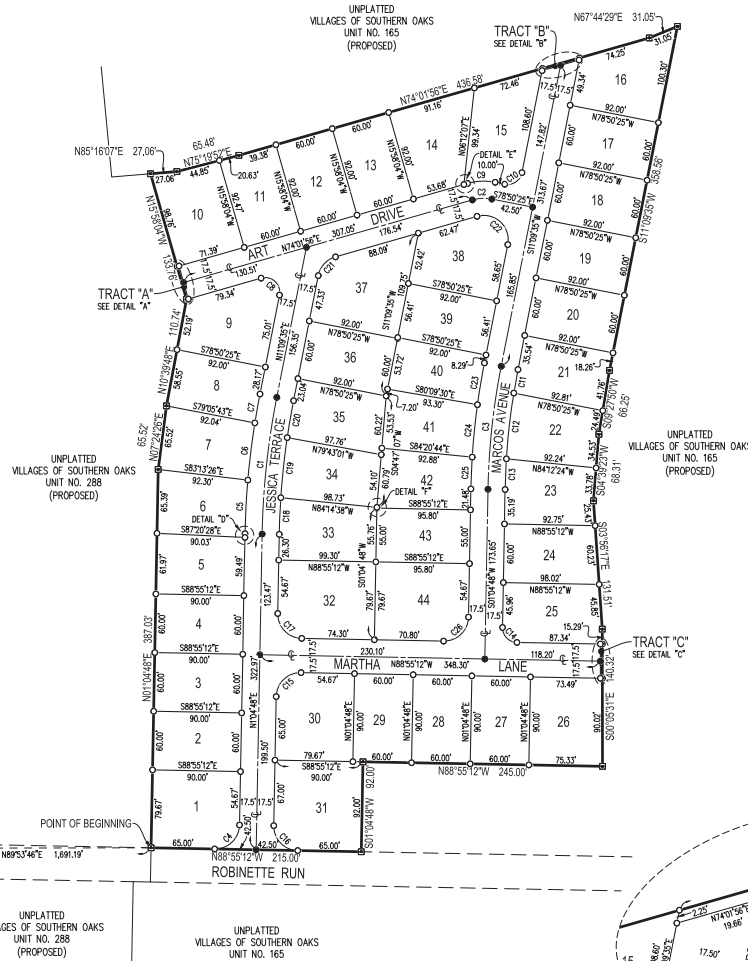
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	70	0.002
B	79	0.002
C	70	0.002



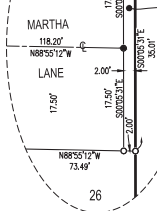
POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 11-20-23

(BEARING BASED)
N08°55'12"W
1,691.19'

SOUTHWEST CORNER OF
SECTION 11-20-23



POINT OF BEGINNING
N08°55'12"W 215.00'



POINT OF BEGINNING
N08°55'12"W 215.00'



POINT OF BEGINNING
N08°55'12"W 215.00'

POINT OF BEGINNING
N08°55'12"W 215.00'

LEGEND	
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) (FORM 45 NOTED).
●	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN (R.H.B.)
○	INDICATES P.S. NAIL AND O.S. PERMANENT CONTROL POINT (P.C.P.) OR (R.H.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)
C1	INDICATES CURVE NUMBER IN CURVE TABLE
L	INDICATES LINE NUMBER IN LINE TABLE
CB	INDICATES CHORD BEARING
CA	INDICATES CHORD ANGLE OF CURVE
CB	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 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 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** **CLYMER**
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 716-1118 (FAX)

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim May 11-17, 2025, as National Police Week

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation declaring May 11-17, 2025, as National Police Week.



Proclamation

WHEREAS, in 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week; and,

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Wildwood Police Department; and,

WHEREAS, the dedicated men and women of the Wildwood Police Department dedicate themselves to protecting the lives, property, and rights of our residents, upholding the law with courage, integrity, and professionalism; and,

WHEREAS, it is important that all citizens know and understand the duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, defending them against violence or disorder, and guarding the innocent against deception and the weak against oppression; and,

WHEREAS, our police department has grown to be a modern and well-respected law enforcement agency which unceasingly provides a vital public service.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the week of May 11–17, 2025 is hereby proclaimed as

NATIONAL POLICE WEEK

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 12th day of May 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 May 18-24, 2025, as National Public Works Week

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation declaring May 18-24, 2025, as National Public Works Week.



Proclamation

WHEREAS, the delivery of public works services in our community is fundamental to the daily lives of our citizens; and,

WHEREAS, fostering an informed and supportive citizenry is crucial for an effective operation of public works systems, including critical programs such as water production and distribution, wastewater collection and treatment, road maintenance, stormwater management, fleet management, and maintenance of public facilities; and,

WHEREAS, the well-being, safety, and convenience of our community are greatly dependent on these essential facilities and services; and,

WHEREAS, the effectiveness of the skilled and committed personnel within our public works departments is substantially influenced by public perceptions and appreciation of the significance of their contributions; and,

WHEREAS, recognizing the often-overlooked unsung heroes of our society, this year's theme, "*People, Purpose, Presence*", seeks to enhance the recognition of the dedicated professionals who diligently serve the public with quiet resolve and unwavering commitment.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the week of May 18–24, 2025 is hereby proclaimed as

NATIONAL PUBLIC WORKS WEEK

in Wildwood, Florida, and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works, and to recognize the contributions which public works personnel make every day to our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 12th day of May 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: Swear in City Staff and Public Speakers

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2404-003 Johary Real Estate

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number CP 2404-003 Johary Real Estate Services

Ordinance Number O2025-8

Owner(s) Johary Real Estate Services, LLC

Applicant(s) C.F. Johary

Property Location	The subject property is located at 4176 Warm Springs Ave. Wildwood, FL 34785, approximately 900 feet east of the intersection of CR 515 and Warm Springs Ave, and approximately 230 feet east of the intersection of CR 513 and Warm Springs.
-------------------	---

Parcel (s) G29-008

Date 5/5/2025

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 Agriculture (Sumter County) to Commercial (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2404-002 (O2025-9).

ANALYSIS:

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 Agriculture (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan. The proposed land use amendment would allow

for the existing structure to be used as a commercial office, on 2 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 Agriculture (Sumter County) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 43,560 square feet and the development is proposing to repurpose the existing 2,686 square foot building into a small office which meets the criteria of the proposed land use.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along Warm Springs Ave. Potable water is available on the south side of Warm Springs Ave. However, sanitary sewer is not available to the subject parcel. The applicant has indicated that the existing septic system has the capacity to support the proposed small office use. When sanitary sewer is available to the subject parcel connection will be required. 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. The surrounding land uses are agriculture in the County with several single-family residences in the area. The Warm Springs Ave corridor is expected to see an increase in neighborhood commercial uses. This land use change conforms with Objective 1.2 of the Comprehensive Plan by discouraging the proliferation of urban sprawl and promoting the efficient use of public infrastructure. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey was not required as the property had been previously developed.

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

Transportation: The property has access off of Warm Springs Ave. The applicant has applied for an exemption for the TIA submittal which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day. In the event that the applicant proposes a medical/dental office, since it will produce more trips when compared to the small office building land use, a revised TIA will be required. The daily trips for a 2,304 sf medical/dental building would be 83, which is above the exemption limit of 50 daily trips.

Potable Water & Sewer: City potable water is available on the south side of Warm Springs Ave. City sewer is not available to the subject property. The proposed project will continue to use the existing septic system to service the new use of a small office. Based on the most

recent analysis of utility capacity, staff is unable to verify adequate wastewater treatment plant capacity for new applications which result in an increase in density or intensity. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy."

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

The applicant seeks approval from the City Commission of Ordinance Number O2025-8.

A handwritten signature in black ink, appearing to read 'MP', located below the text of the ordinance request.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-8

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:

G29-008
JOHARY REAL ESTATE SERVICES LLC
2 +/-

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN EAST 210 FEET TO THE POINT OF BEGINNING, THENCE NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, LESS THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 468, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AND

BEGIN 210 FEET NORTH AND 210 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Agricultural (County) to Commercial (City).

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

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

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

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

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

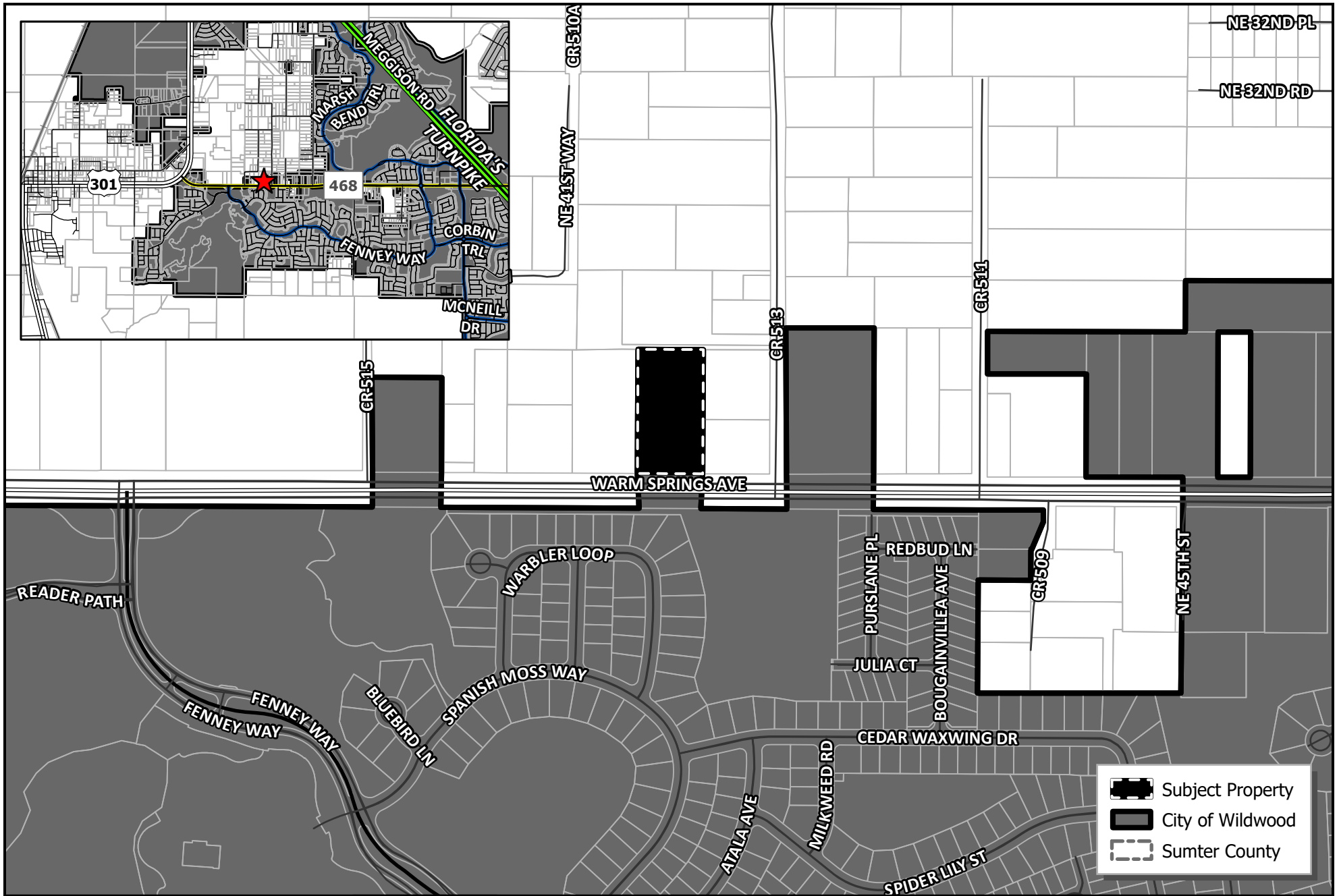
First Reading: _____

Second Reading: _____

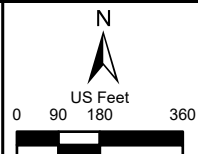
Approved as to form:

City Attorney

EXHIBIT A

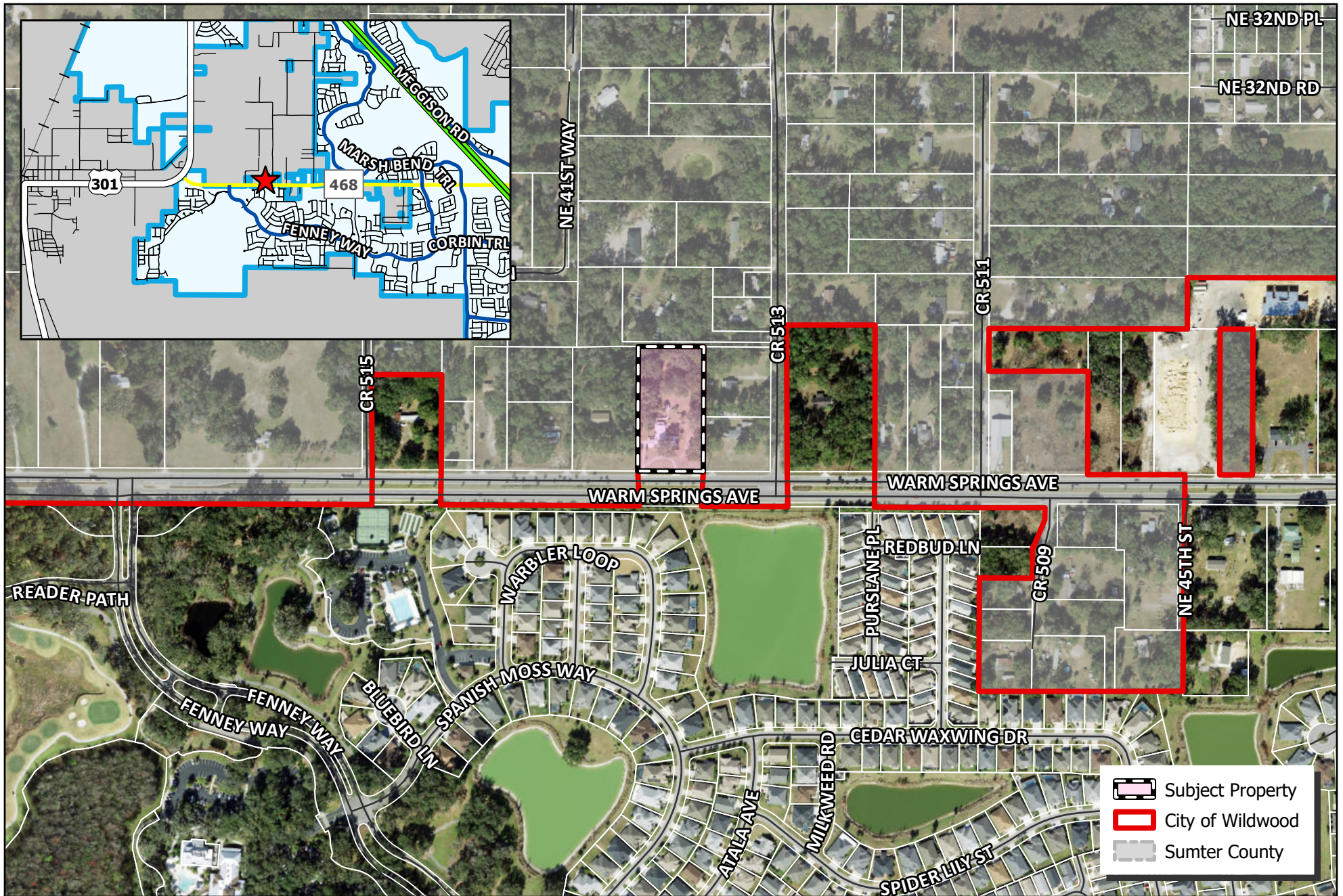


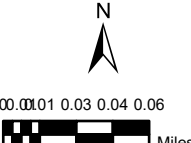
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

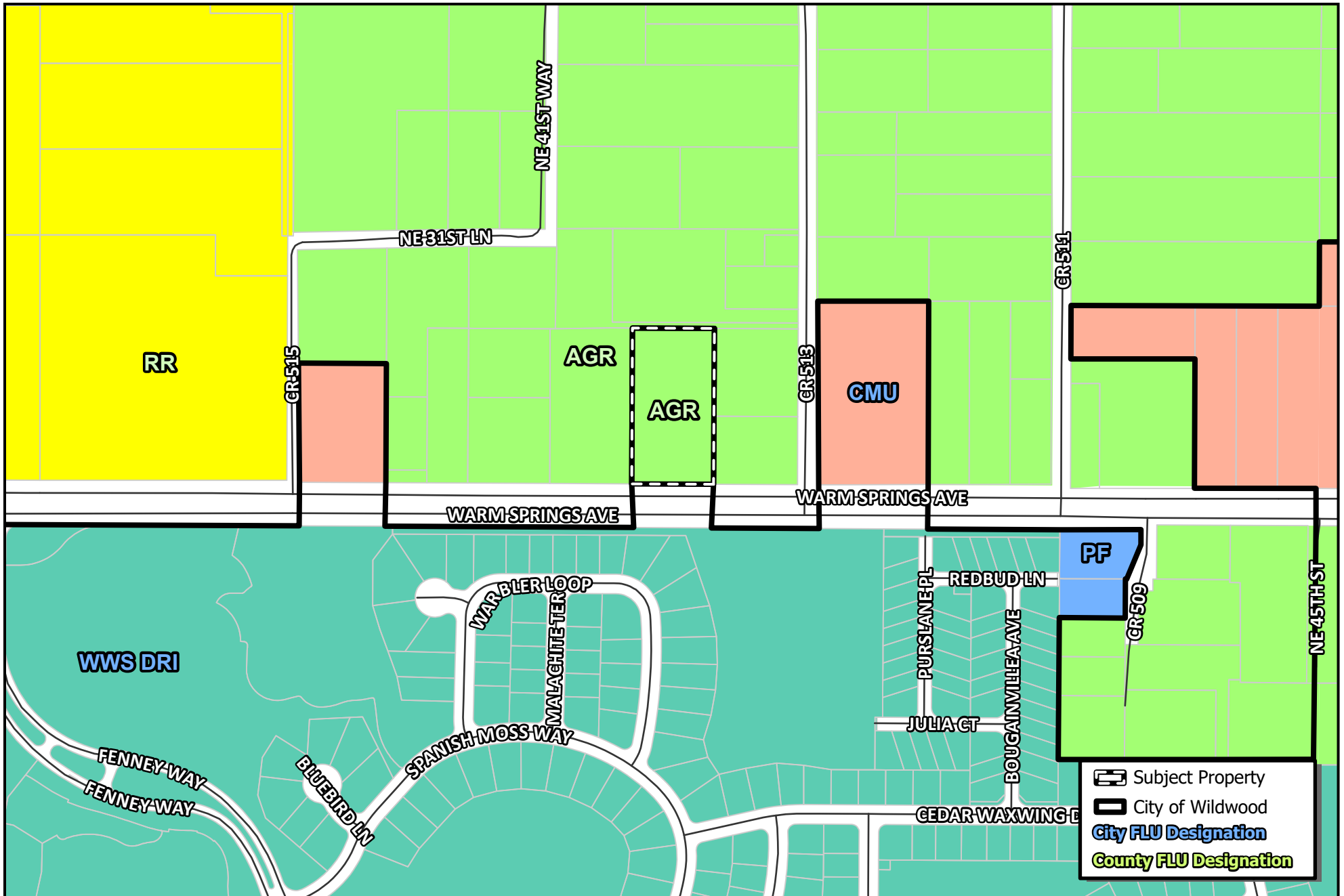


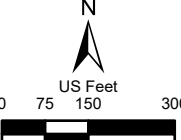
CP 2404-003
JOHARY REAL ESTATE SERVICES
 PARCEL G29-008

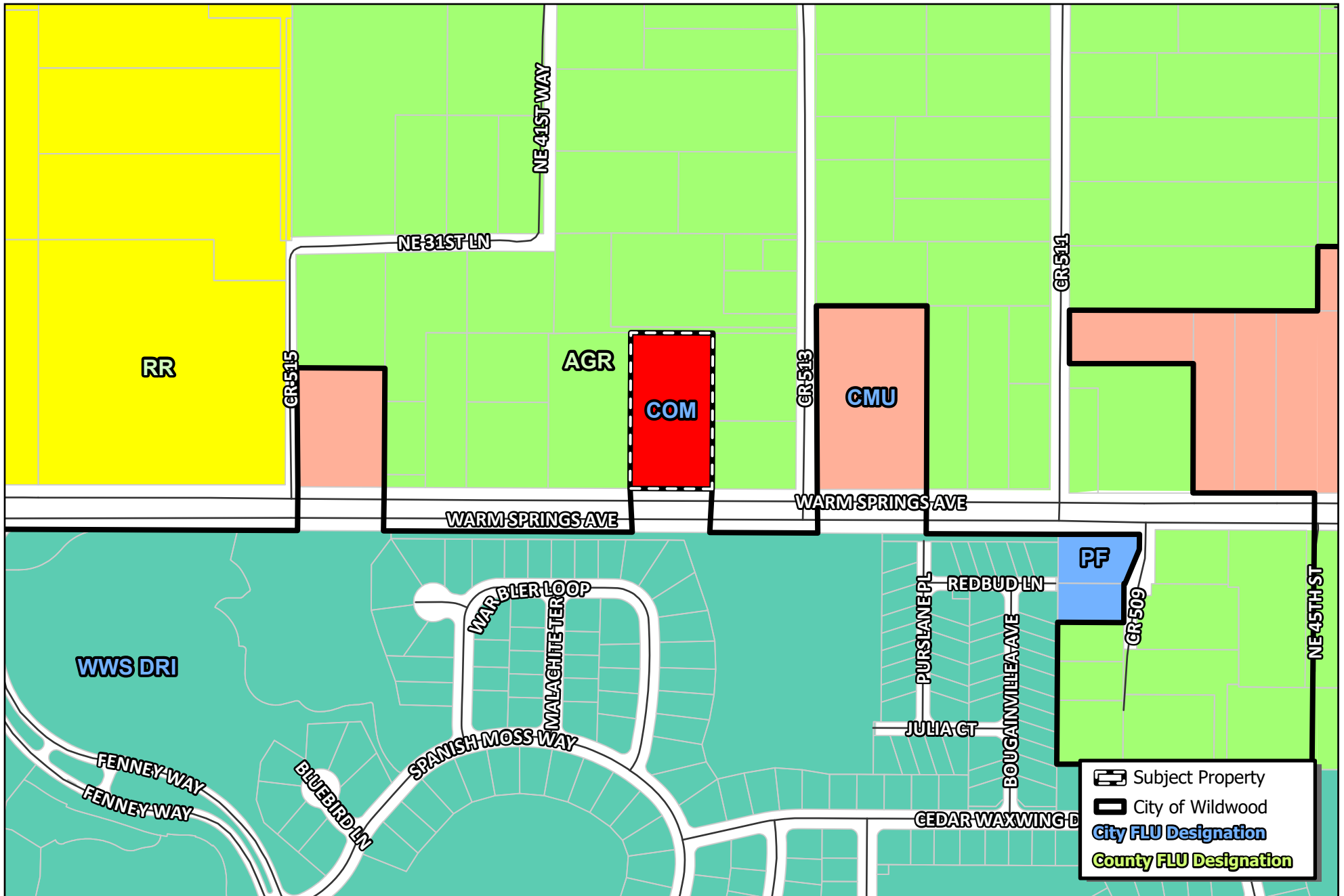
MAP 1A
LOCATION
MAP
MAR 2025

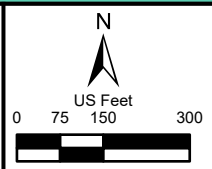


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06 Miles	CP 2404-003 JOHARY REAL ESTATE SERVICES PARCEL G29-008	MAP 1B LOCATION MAP MAR 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 75 150 300	CP 2404-003 JOHARY REAL ESTATE SERVICES PARCEL G29-008	MAP 2A EXISTING LAND USE MAR 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 75 150 300 US Feet	CP 2404-003 JOHARY REAL ESTATE SERVICES PARCEL G29-008	MAP 2B PROPOSED LAND USE MAR 2025
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Business Impact Estimate

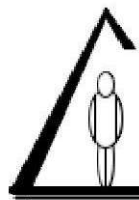
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-8

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.



Design / Build Specialists

SENATORE INC.

JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION
Architect FL License No. AR0006808 • Certified Contractor FL License No. CB C060129

1317 Sumter Street, Leesburg, Florida 34748 • Phone 352.787.1121 Fax: (352) 728-8292

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785



RE: **4176 Warm Springs Ave – Trip Generation Letter**

Dear Mr. Tadlock

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for Small Office Building (LUC 712), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 2,304 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	14.39 trips/1,000 SF	33	17	16
Weekday AM Peak Hour	1.67 trips/ 1,000 SF	4	3	1
Weekday PM Peak Hour	2.16 trips/ 1,000 SF	5	2	3

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any questions, please do not hesitate to ask.

Sincerely,

Senatore Inc.

Nicholas Brantley

Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building

(712)

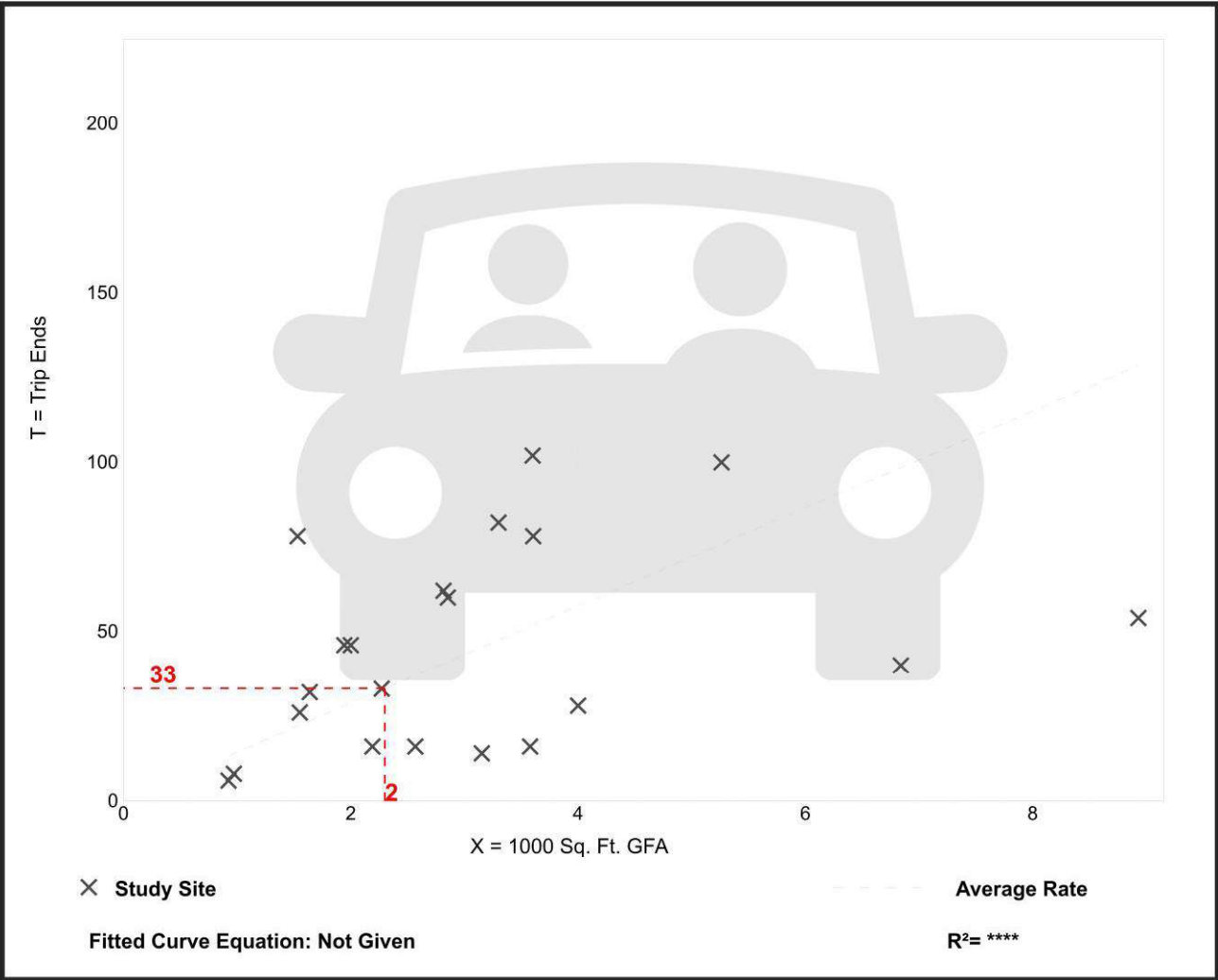
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

712



LAND USE GROUP:

(700-799) Office

LAND USE :

712 - Small Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

TRIP TYPE:

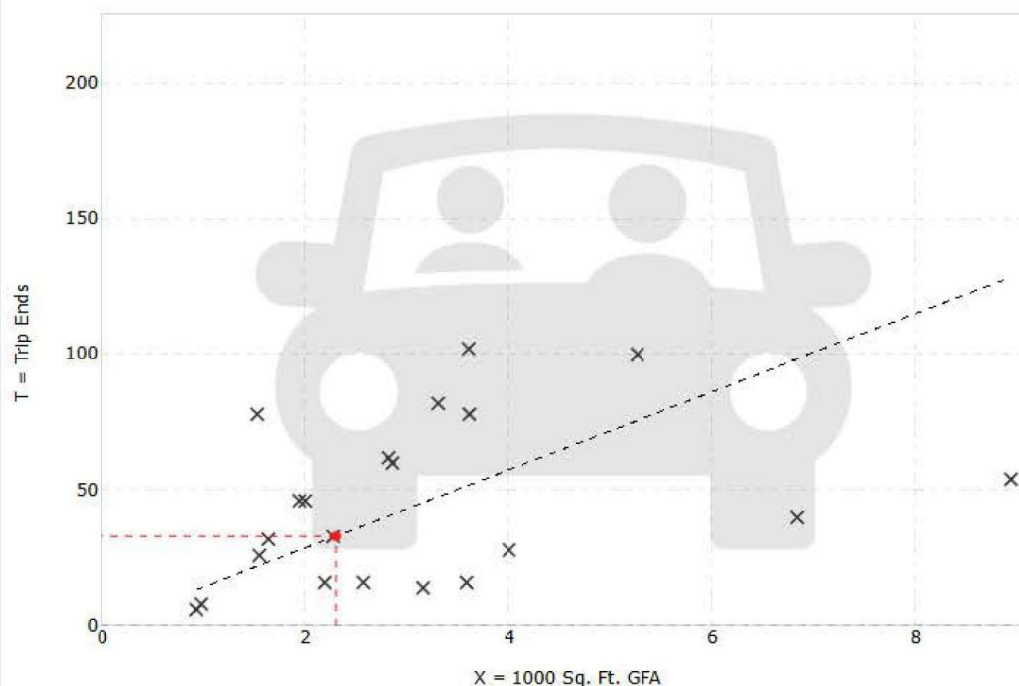
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

2.3

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Small Office Building (712) [Click for Description](#)
[Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

21

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

14.39

Range of Rates:

4.44 - 50.91

Standard Deviation:

10.16

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 33 (Total), 17 (Entry), 16 (Exit)

Small Office Building (712)

Vehicle Trip Ends vs:

1000 Sq. Ft. GFA

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

21

Avg. 1000 Sq. Ft. GFA:

3

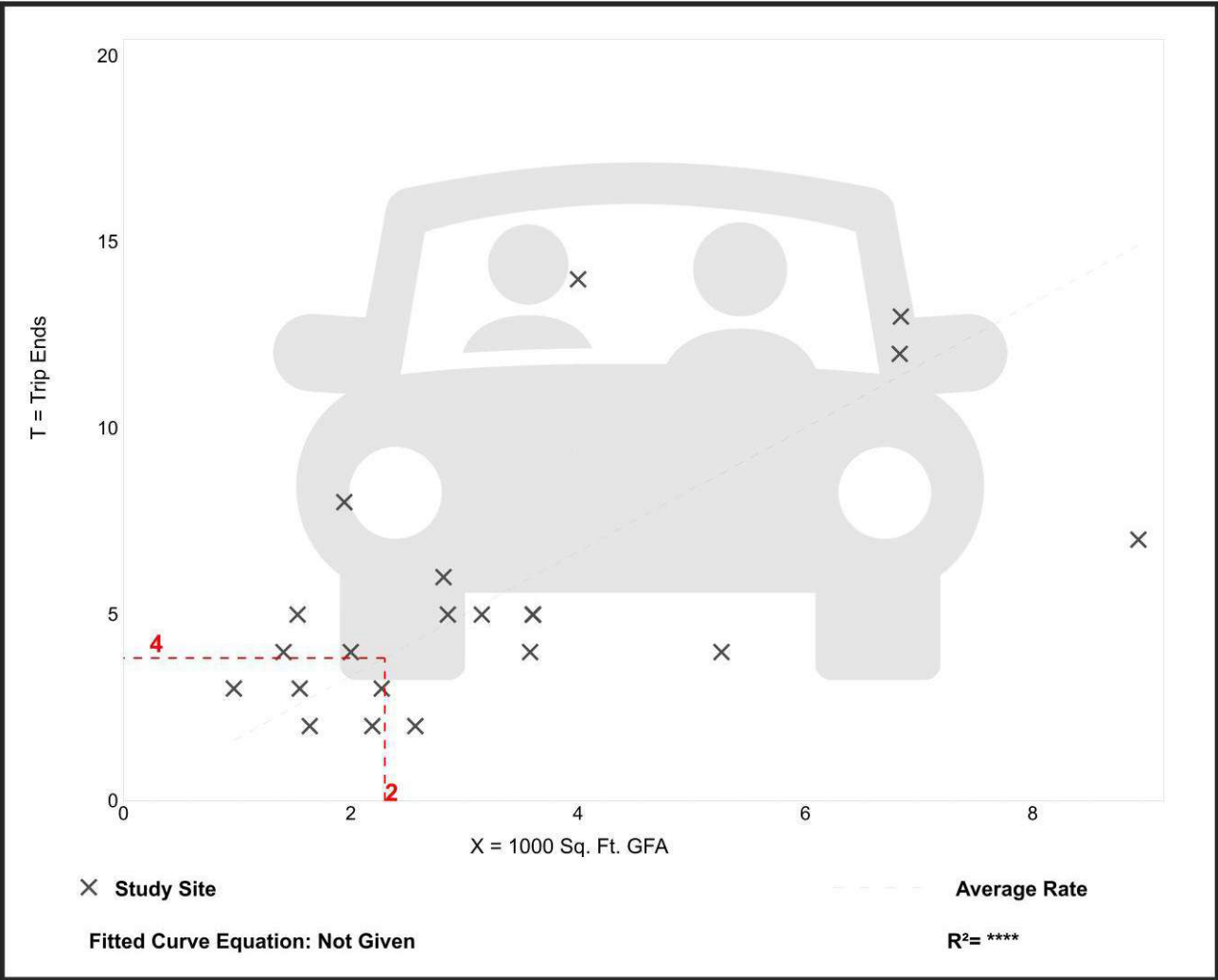
Directional Distribution:

82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



 Graph Look Up

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
712

LAND USE GROUP:
(700-799) Office

LAND USE :
712 - Small Office Building

LAND USE SUBCATEGORY:
All Sites

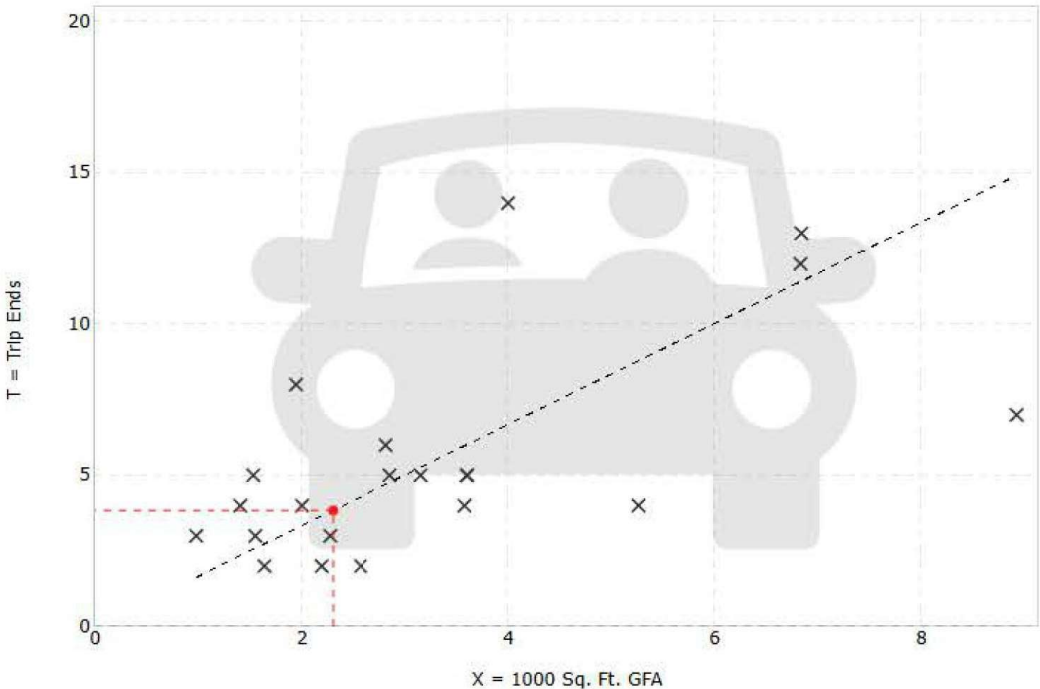
SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
2.3 Calculate



Reset Zoom Restore

X Study Site --- Average Rate

Land Use:
Small Office Building (712) [Click for Description](#)
[Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
21

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
1.67

Range of Rates:
0.76 - 4.12

Standard Deviation:
0.88

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
82% entering, 18% exiting

Calculated Trip Ends:
Average Rate: 4 (Total), 3 (Entry), 1 (Exit)

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

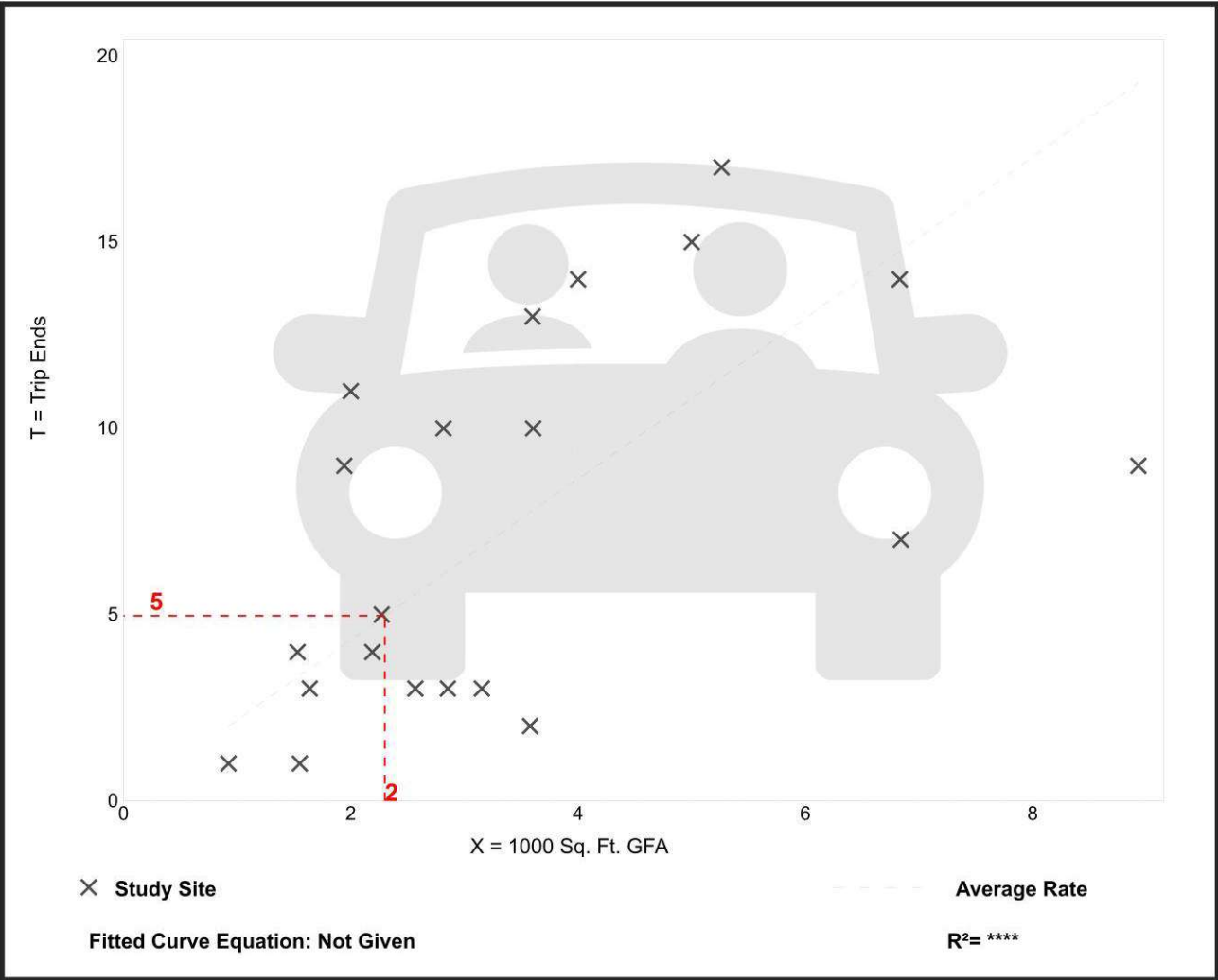
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Graph Look Up

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

712

LAND USE GROUP:

(700-799) Office

LAND USE :

712 - Small Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

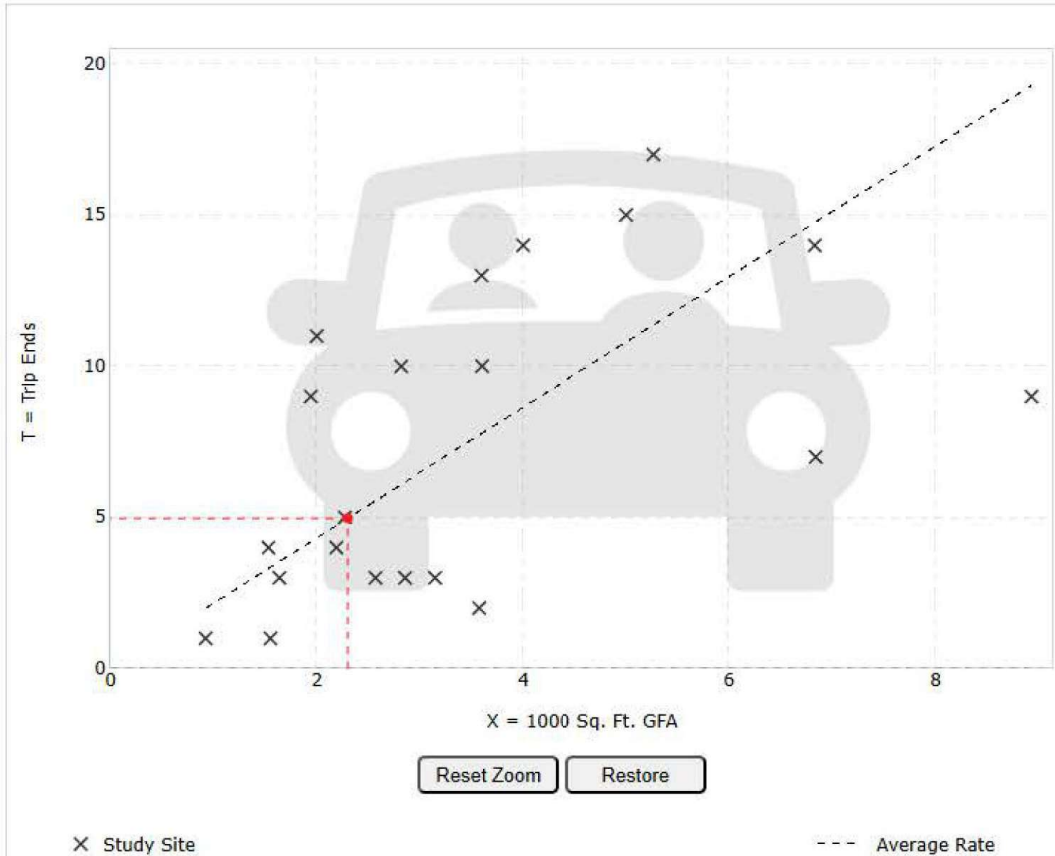
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

2.3

Calculate



Land Use:
Small Office Building (712) [Click for Description](#)
[Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
21

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
2.16

Range of Rates:
0.56 - 5.50

Standard Deviation:
1.26

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
34% entering, 66% exiting

Calculated Trip Ends:
Average Rate: 5 (Total), 2 (Entry), 3 (Exit)

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

The case below was heard on Tuesday, April 8, 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 Agriculture (Sumter County) to Commercial (City) on 2 acres MOL. The subject property is generally located fronting the north side of Warm Springs Ave, approximately 900 feet west of the intersection of CR 515 and Warm Springs Ave, and approximately 230 feet east of the intersection of CR 513 and Warm Springs.

Case Number: CP 2404-003 Johary Real Estate

Applicant(s): C.F. Johary

Owner(s): Johary Real Estate Services, LLC

Parcel(s): G29-008

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

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

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: April 8, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0821 - SSCP - 5127 CR 169

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 No.	A25-0821 – SSCP – 5127 CR 169
Ordinance No.	O2025-13
Applicant	Dorothy Joy Messenger-Young, TTEE
Owner	The Young Family Revocable Trust
Property Location	The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169
Parcel Number	G15A098
Date	April 28, 2025

The applicant seeks approval from the City of Wildwood City Commission to amend the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.286 acre MOL. This request is accompanied by rezoning request A25-0821 – Rezoning – 5127 CR 169 (O2025-14).

ANALYSIS: The applicant seeks to establish a future land use within the City of Wildwood to address setback discrepancies resulting from after-the-fact building permits for an existing single-family dwelling unit.

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

(1) Justification of the proposed amendment has been adequately presented;
At this time, the applicant intends to bring into compliance an existing single family residence. The subject parcel is located within the City's Joint Planning Area with Sumter County and

upon the applicant submitting to renew an expired building permit, the property owner was notified of the requirement for annexation.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Mobile Home Park (MHP) Future Land Use designation accommodates single-family dwelling units. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 10 units per acre for the proposed FLU designation. However, the proposed scale and the layout of the site are designated to accommodate just one existing single-family dwelling unit on the premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

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

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

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The subject property is located within Lots 9 and 10 Block E of the Orange Home Subdivision, an established community featuring manufactured homes and single-family residences.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. As per Housing Policy 3.1.5, the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multifamily homes, and innovative housing types.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not an isolated or strip development. The site encompasses a parcel within a well-established neighborhood.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property does not contain Wetland/Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant,

unique, and prime farmlands and soils. The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water/sewer lines are in the vicinity of SR 44 of the Orange Home Subdivision, but they are not available to the subject parcel.

(VII) Fails to maximize use of future public facilities and services.

City sewer lines are in the vicinity of SR 44, and when utilities become available, upon notification, the applicant shall connect to public utilities facilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, healthcare, fire and emergency response, and general government.

As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses.

The area exhibits urban development patterns within the subdivision and surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcel G15A098 was annexed into the city on November 11, 2024. The proposal is consistent with Policy 1.2.7., "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

(XI) Fails to encourage a functional mix of uses.

The area exhibits primarily residential communities, and within the communities, there is a mix of single-family residences and manufactured home products.

(XII) Results in poor accessibility among linked or related land uses.

Access to the site can be provided either via CR 169 or CR 152; both of which are public county roads.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Mobile Home Park Land Use Designation (0.3 Floor Area Ratio, Minimum Open Space of 15 percent).

None of the surrounding areas have a future land use of Agricultural (County). The parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be residential should they be annexed into the City of Wildwood. The Orange Home Subdivision has been in existence since September 8, 1925. As such, the lots have been built and developed over the years.

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

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

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

Transportation: Access to the property has been accommodated along CR 152.

Potable Water & Sewer: Water and Sewer are not available to the property at this time. The existing home is served by a well for potable water and septic for waste disposal.

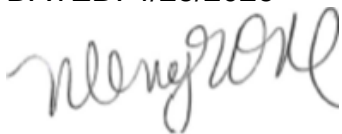
Schools: With the proposal of up to one dwelling unit on this parcel, the expected number of Sumter County Generated Students is one (1) student. Breakdown is as follows:

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

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a. This is the second and final reading of Ordinance O2025-13.

DATED: 4/28/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-13

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G15A098

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

0.286 +/-

LEGAL DESCRIPTION

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

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

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held

to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

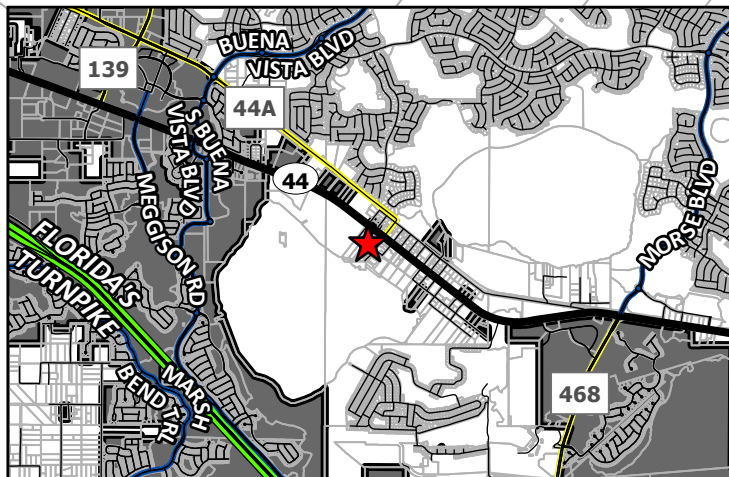
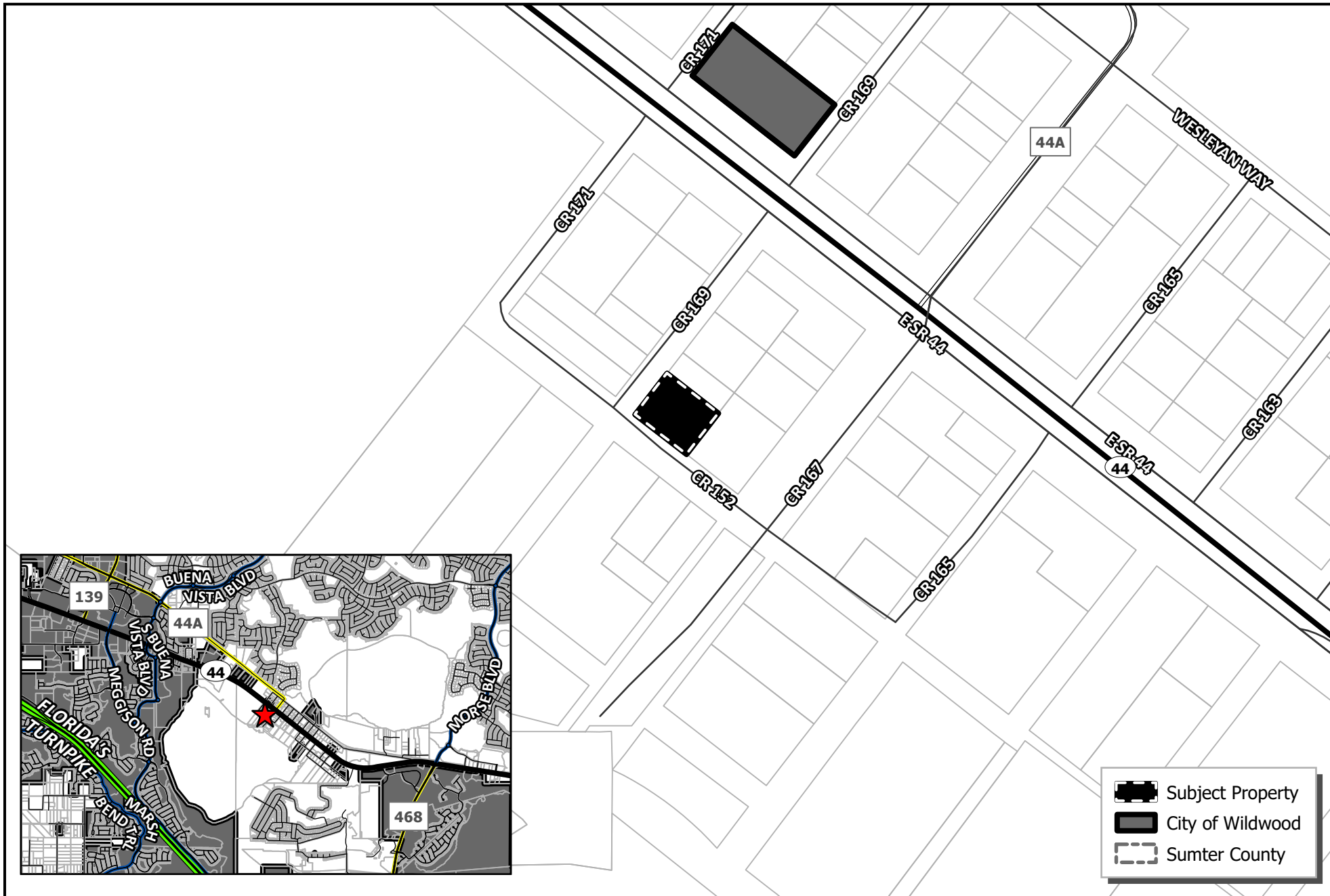
First Reading: _____

Second Reading: _____

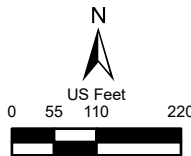
Approved as to form:

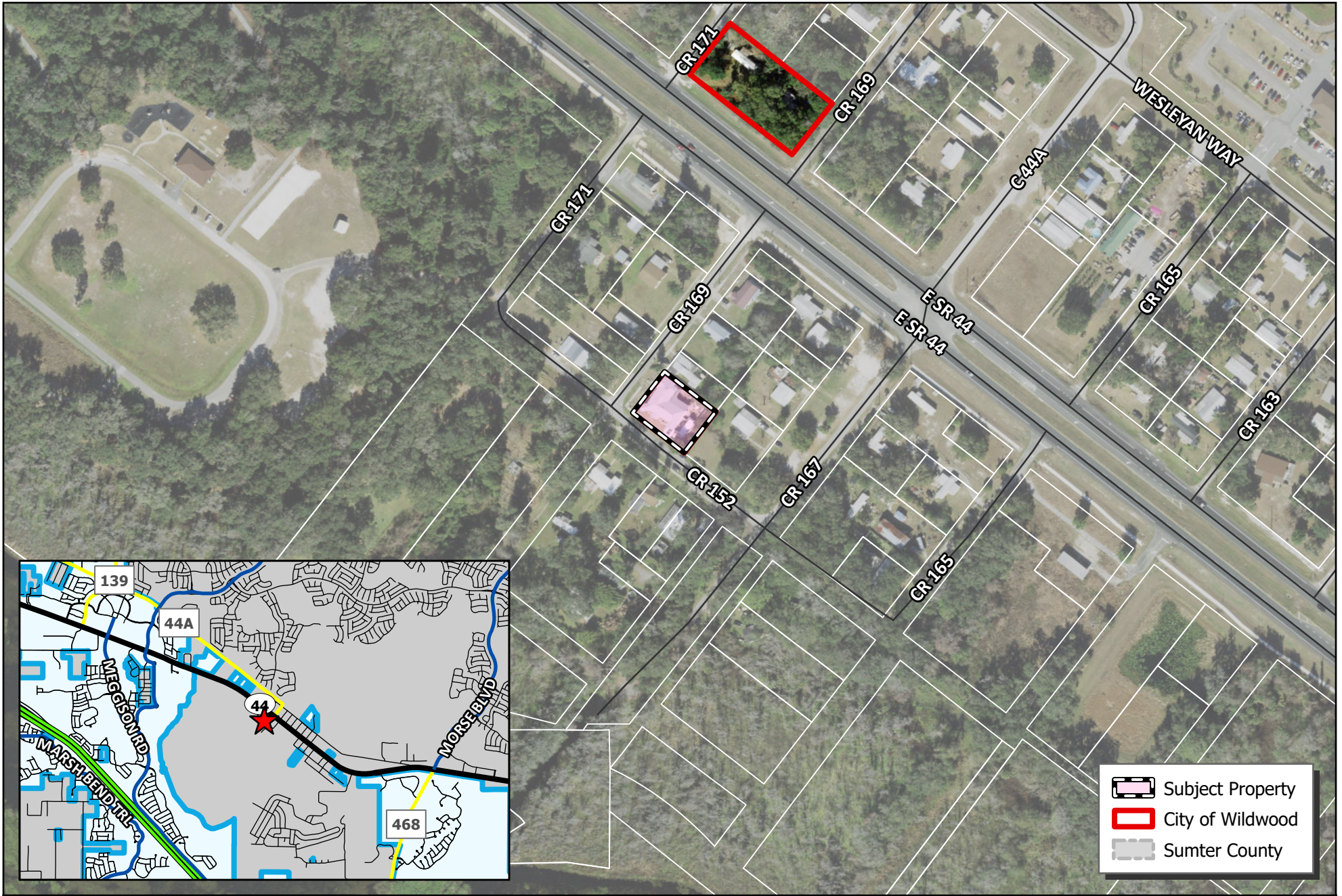
City Attorney

EXHIBIT A



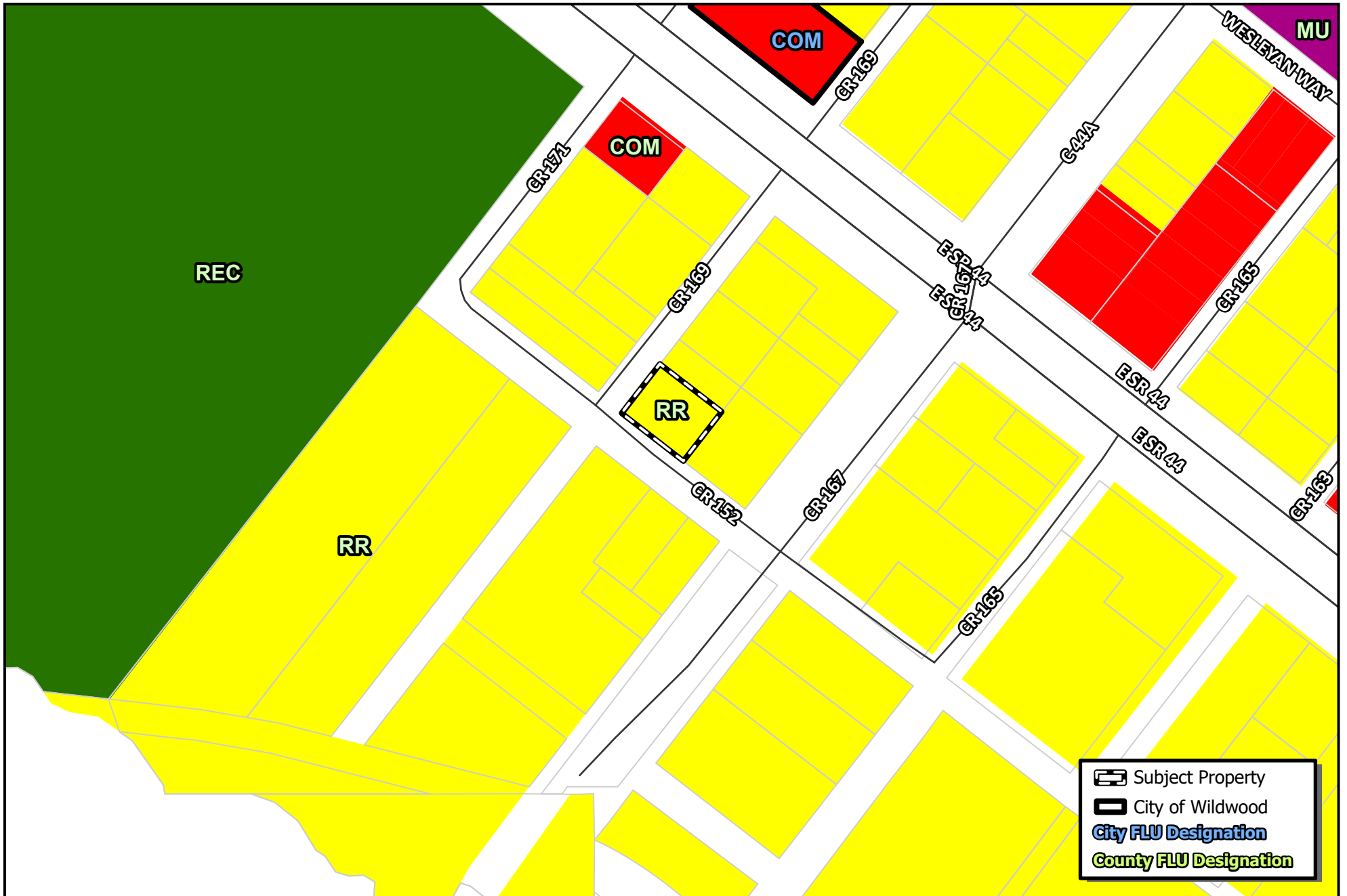
- Subject Property
- City of Wildwood
- Sumter County

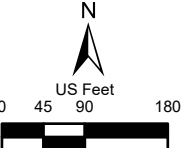
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PJ #A25-0821 5127 CR 169 PARCEL G15A098	MAP 1A LOCATION MAP MAR 2025
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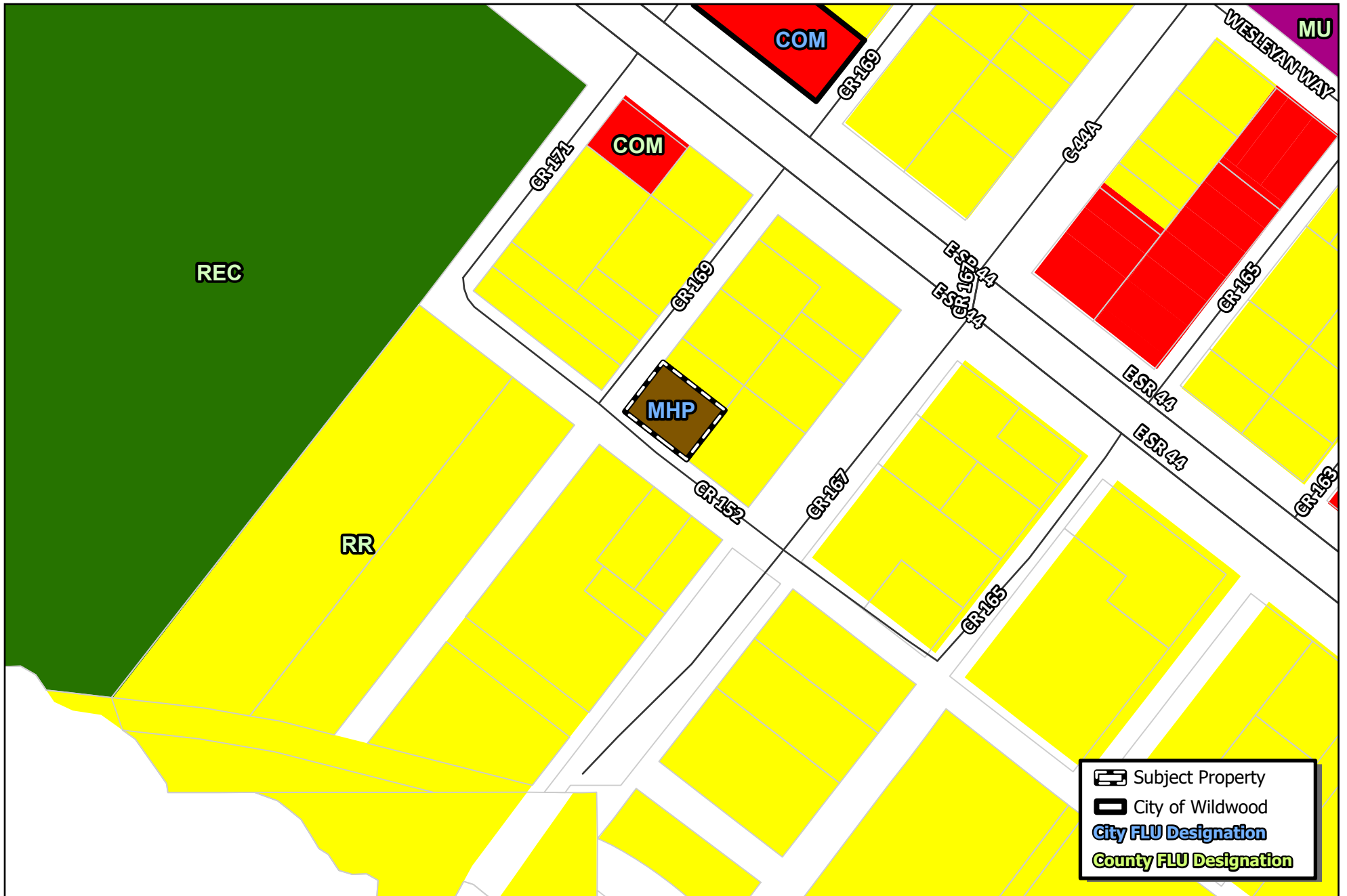


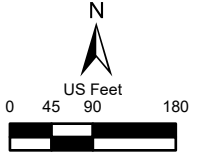
-  Subject Property
-  City of Wildwood
-  Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 0.01 0.02 0.03 0.04  Miles	PJ #A25-0821 5127 CR 169 PARCEL G15A098		MAP 1B LOCATION MAP MAR 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	PJ #A25-0821 5127 CR 169 PARCEL G15A098		MAP 2A EXISTING LAND USE MAR 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	PJ #A25-0821 5127 CR 169 PARCEL G15A098	MAP 2B PROPOSED LAND USE MAR 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-13

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.

Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust – PJ #A25-0821 - 5127 CR 169 (Comp. Plan Amendment and Rezoning).

Parcel G15A098

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust on parcel G15A098 on .286 acres more less to annex a property into the City so that they can come under the City's zoning regulations since they are out of compliance with the Sumter County's R6M zoning district.

The proposed zoning is MHP with a Future Land Use of Mobile Home Park for a maximum allowable use of 10 units per acre or 2.86 dwelling units. However, the home has already been constructed, and the site is maxed out on the allowable square footage.

For Comprehensive Plan purposes and worst-case scenario using the ITE Land Use Code of Single-Family Detached Housing (210), due to the .286 acres of land with up to 10 dwelling units per acre, the future land use change could generate up to 27 daily trips with 2 AM Peak Hour trips and 3 PM Peak hour trips.

Based on the current conditions of the existing one single family residence without any expected changes, the generation would be 10 daily trips with 1 AM Peak hour trip and 1 PM hour trip.

Thank you for your consideration.

Wendy Then, AICP, CFM

DSD Department

City of Wildwood



Average daily trips for Single-Family Detached- Based on the 11th Edition

Multiple the Average Rate by the number of Units.

Daily Trips

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

AM Peak Hours

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

PM Peak Hours

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 178
Avg. Num. of Dwelling Units: 203
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

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

The case below was heard on Tuesday, April 8, 2025, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) on 0.286 acres MOL. The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169.

Case Number: PJ #A25-0821 – SSCP – 5127 CR 169

Applicant(s): Dorothy Joy Messenger-Young, TTEE

Owner(s): The Young Family Revocable Trust

Parcel(s): G15A098

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate, as it respects to O2025-13

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: April 8, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Amendments to City of Wildwood Code of Ordinances

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City of Wildwood Code of Ordinances contains certain regulations on the sale and consumption of alcohol, and regulations and restrictions of other uses and activities within the City. Although such regulations and restrictions exist city-wide, it has been determined that these types of regulations and restrictions should not be applicable in the ARD (Age-Restricted Development) zoning district and other zoning districts or areas adopted by resolution by the City Commission.

The proposed Ordinance includes amendments to and exemptions from certain sections of the Code of Ordinances pertaining to the posting of bills or advertising, the placement of banners across streets, regulations governing the sale and consumption of alcoholic beverages, permits for temporary uses and special events, coin-operated skill devices, transient merchants, and uses within City rights-of-way.

Additionally, the proposed Ordinance extends the hours during which alcoholic beverages may be sold, served, or consumed in any establishment holding a state-permitted alcoholic beverage license pursuant to F.S. Chapter 561.

As the ARD zoning district and other areas within the city limits often provide unique services and experiences to residents and visitors, along with the additional and unnecessary burden that would befall city staff to continue to enforce the current regulations in certain areas, staff recommends approval of the amendments as outlined in O2025-17.

ORDINANCE NO. O2025-17

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CHAPTER 3 OF THE MUNICIPAL CODE, AMENDING SECTION 3-2 AND SECTION 3-3 AS TO AREAS EXEMPT FROM ADVERTISING REQUIREMENTS; AMENDING CHAPTER 4 OF THE MUNICIPAL CODE, AMENDING SECTION 4-2 AS TO THE AREAS EXEMPT FROM ALCOHOL CONSUMPTION AND USE PROHIBITIONS, AMENDING SECTION 4-5 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND AMENDING SECTION 4-8 BUSINESS HOURS, DELETING CERTAIN PROVISIONS, AND ADDING AN EXEMPTION; AMENDING CHAPTER 11 OF THE MUNICIPAL CODE, AMENDING SECTION 11-14 ADDING EXEMPTION, AMENDING SECTION 11-73 ADDING EXEMPTION, AMENDING SECTION 11-218 DELETING A SUBSECTION; AMENDING CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-57 IN ITS ENTIRETY; AMENDING CHAPTER 16 OF THE MUNICIPAL CODE, AMENDING SECTION 16-1 FOR CLARITY, AND AMENDING SECTION 16-10 AS TO AREAS EXEMPT FROM CERTAIN SUBSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has an interest in controlling the sale and consumption of alcohol and in regulating certain other uses and restrictions within the City; and,

WHEREAS, the City seeks to remove certain uses and restrictions and exempt property within the ARD zoning designation and other areas adopted by resolution by the City from certain provisions related to advertising, temporary uses, special events, coin operated skill devices, peddler and solicitors, parade and processions, and street and sidewalk.

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

SECTION 1. §3-2 of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec 3-2. – Posting bills, etc.

It shall be unlawful for any person to post any bills or other advertising matter upon any permanent or temporary structure or building, pole or tree or other location in any street,

park, or other public way or public place within the corporate limits of the city without first having obtained permission from the city. This section will not be applicable to ARD and other areas adopted by resolution by the City.

§3-3 of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec 3-3. – Placing banners, etc., across streets.

It shall be unlawful for any person to extend any banner or canvas sign across any public street, park or other way of the city without first having obtained permission from the city. This section will not be applicable to ARD and other areas adopted by resolution by the City.

SECTION 2. §4-2(a) of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 4-2. – Consumption and use in public places and on private property.

- (a) It shall be unlawful for any person to consume, or to have, hold, carry or possess, in any open or unsealed container, any alcoholic beverage (including beer, wine and whisky) while in, on or about any public park, public street, public sidewalk, public parking lot, public alley or other public places within the municipal limits of the city.
- (b) This subsection will not be applicable to non-residential areas and uses, recreational areas and uses, and areas of mixed use within ARD zoning and other areas as may be adopted by resolution by the City. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from this subsection. This exemption shall not be construed to exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.
- (c) This Section is not applicable to special events sponsored by the City.

§4-5 of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 4-5. – Sale prohibited near church or school.

- (a) No liquor, beer or wine shall be sold within 300 feet in a straight line from any church, public or private school operated for the instruction of minors in the common branches of learning measured from building to building at their closest points, except such places of business as are already established.
- (b) This section does not apply to vendors holding solely off-premises sales licenses.
- (c) This section does not apply to churches located in leased premises.

- (e) This section does not apply to areas under ARD zoning and other areas adopted by resolution by the City. This exemption shall not be construed to exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

§4-8 of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 4-8. – Business hours.

- (a) No alcoholic beverages may be sold, consumed, served or permitted to be served or consumed in any place holding a state alcoholic beverage license pursuant to F.S. ch. 561, between the hours of 12:00 midnight ~~2:00 a.m.~~ and 7:00 a.m. of the following day except as provided herein. It shall also be unlawful for any person to consume any alcoholic beverages within premises licensed to sell or dispense alcoholic beverages, during the hours prohibited by this section. The presence within premises licensed to sell or dispense alcoholic beverages of any drink or beverage which has been poured from its original container shall be prima facie evidence of a violation of this section.
- ~~(b) Business hours beginning on December 31 of any and every year may extend until 1:00 a.m., on certain holiday known as New Year's Eve, and alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding a state alcoholic beverage license pursuant to F.S. ch. 561 until 1:00 a.m., for that day only. These extended hours are applicable solely upon that holiday generally known as New Year's Eve and shall not be construed to allow extended hours on any other day.~~
- ~~(c) Alcoholic beverages may be sold, consumed, served and permitted to be served in any place holding a state alcoholic beverage license pursuant to F.S. ch. 561, between the hours of 12:00 midnight and 2:00 a.m. under the following circumstances:~~
- ~~(1) The place where the alcoholic beverages are served is a restaurant having at least 2,500 square feet of service area equipped to serve at least 150 persons full course meals at tables at one time and deriving at least 51 percent of its gross revenue from the sale of food and nonalcoholic beverages.~~
- ~~(2) The place where alcoholic beverages are sold does not operate as a package store.~~
- ~~(3) Alcoholic beverages are not sold after the hours of serving full course meals at tables have elapsed.~~
- (b) This section does not apply to areas under ARD zoning and other areas adopted by resolution by the City. This shall not be construed to exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

SECTION 3. §11-14(b)(1) of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 11-14. – Issuance of permits for temporary uses and special events.

(b) *Applicability.*

(1) This section shall not apply to:

- a. Agricultural stands that sell produce raised or produced on the farmland of which they are a part.
- b. The sale of immediately consumable prepared food products, such as ice cream and non-alcoholic beverages, from a mobile vendor vehicle. Sales shall be oriented to pedestrians, not motorists, and the vehicle is to keep moving except for the purpose of making a sale and normal traffic operation considerations.
- c. Property that has an approved site plan allowing temporary uses.
- d. Motion photography production, musical or entertainment festivals, events permitted in public parks, and public forum uses.
- e. Areas under ARD zoning and other areas adopted by resolution by the City.

11-73(2) of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 11-73. – Specific regulations for skill machines.

Any and all coin-operated skill devices as defined in this article shall be subject to the following provisions:

- (1) *Orderly operation.* All machines must be operated and maintained at all times in an orderly manner and the operation thereof shall be conducted with the same dignity as any other well regulated business.
- (2) *Certain areas restricted.* No machines shall be maintained or operated within 300 feet of any public or parochial school or church. This shall not apply to any machines operated or maintained in any hotel. This subsection does not apply to areas under ARD zoning and other areas adopted by resolution by the City.
- (3) *Unlawful conduct.* It shall be unlawful for any person in direct charge or supervision of such machines to permit disorderly or other unlawful conduct on the premises.
- (4) *Secretive location.* It shall be unlawful for any person in direct charge or supervision of such machines to place or maintain such machines behind any blind, screen, or in any hidden or secretive location, except when such machines are not open to play.

§11-218(b)(3) of the Code of Ordinances of the City of Wildwood is deleted in its entirety and reserved to read as set forth below:

Sec. 11-218. – Transient merchants prohibited; exceptions.

- (b) Exceptions to the prohibition of transient merchants are as follows:
- (1) A transient merchant may set up a temporary food vendor operation at an active and permitted construction site if invited to do so by the developer or owner or of the property.
 - (2) A transient merchant may set up for "special events" such as carnivals, parades, farmers markets, festivals and other planned and organized events that would be a benefit to the city and the general community.
 - (3) ~~Any transient merchant must obtain a special permit from the city providing for location, specific hours of operation and limitation of number of days.~~
Reserved.
 - (4) Any transient merchant must also demonstrate it has any required state or county license or permit.

SECTION 4. §12-57 of the Code of Ordinances of the City of Wildwood is deleted in its entirety and reserved to read as set forth below:

Sec. 12-57. – Parades, processions; permits required; exception.

- a. No procession or parade, excepting the forces of the United States Armed Services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the city and such other regulations as are set forth in this chapter which may apply.
- b. No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the city.
~~No funeral, procession or parade containing 200 or more persons or 50 or more vehicles, excepting the military forces of the United States, the military forces of this state, and the forces of the police and fire departments, shall occupy, march or proceed along any street, except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this chapter which may apply.~~
- c. This Section shall not apply to any streets or roadways within or adjacent to areas under ARD zoning.

SECTION 5. §16-1 of the Code of Ordinances of the City of Wildwood is deleted in its entirety and reserved to read as set forth below:

Sec. 16-1. – Excavations in streets—Permit required.

It shall be unlawful for any person, firm, corporation or agent thereof to do any construction or repair work involving the tearing up and relaying of any street or part of street or to obstruct, dig up or into or in any way disturb any street or part of street, including removal of earth from ditches, in the city without first procuring from the city a written permit therefor. The permit provided for in this section shall be issued under such conditions as may be prescribed by the city commission, or its designee for purposes of this section, and shall accurately describe the portion of the street to be affected and shall make provision for the replacement of that part of the street which is to be replaced in the same condition as when disturbed and shall state a definite time within which the permit shall be operative.

§16-10(a)(1), (a)(2), (a)(5), (b) and (c) of the Code of Ordinances of the City of Wildwood is amended to read as set forth below:

Sec. 16-10. – Prohibited uses within road right-of-way; permits; temporary road closings.

(a) The following are prohibited uses within any road right-of-way in the city:

- (1) Free distribution or sale or display or solicitation for free distribution or sale of any merchandise, goods, property or services;
- (2) Solicitation for charitable purposes;
- (3) Servicing or repairing of any vehicle, except the rendering of emergency service;
- (4) Storage of vehicles being serviced or repaired on abutting property or elsewhere; and
- (5) Display of advertising of any sort, except that a portion of the roadway may be used for an art festival, parade, fair, or other special event if permitted by the city.

(b) The city may issue permits of limited duration for the temporary use of right-of-way of any city, county, or state road within the city for any of the uses prohibited by this section if it is determined: (i) that the use will not interfere with the safe and efficient movement of traffic and the use will cause no danger to the public.

(c) Before any road in the city may be closed temporarily for a special event, the city must determine that the temporary closure of the road is necessary. If the road is a state road, the city must obtain prior written approval for the temporary road closure from the department of transportation.

(d) Subsections (a)(1), (a)(2), (a)(5), (b) and (c) shall not apply to areas under ARD zoning and other areas adopted by the City.

SECTION 6. All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION 7. If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the Ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION 8. This Ordinance shall become effective upon its passage and adoption according to law.

SECTION 9. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

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



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:

ORDINANCE NO. O2025-17

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CHAPTER 3 OF THE MUNICIPAL CODE, AMENDING SECTION 3-2 AND SECTION 3-3 AS TO AREAS EXEMPT FROM ADVERTISING REQUIREMENTS; AMENDING CHAPTER 4 OF THE MUNICIPAL CODE, AMENDING SECTION 4-2 AS TO THE AREAS EXEMPT FROM ALCOHOL CONSUMPTION AND USE PROHIBITIONS, AMENDING SECTION 4-5 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND AMENDING SECTION 4-8 BUSINESS HOURS, DELETING CERTAIN PROVISIONS, AND ADDING AN EXEMPTION; AMENDING CHAPTER 11 OF THE MUNICIPAL CODE, AMENDING SECTION 11-14 ADDING EXEMPTION, AMENDING SECTION 11-73 ADDING EXEMPTION, AMENDING SECTION 11-218 DELETING A SUBSECTION; AMENDING CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-57 IN ITS ENTIRETY; AMENDING CHAPTER 16 OF THE MUNICIPAL CODE, AMENDING SECTION 16-1 FOR CLARITY, AND AMENDING SECTION 16-10 AS TO AREAS EXEMPT FROM CERTAIN SUBSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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.

In accordance with the provisions of controlling law, the City of Wildwood hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance encourages increased patronage of local establishments and the accommodation of city residents and visitors while retaining regulations necessary to protect the health, safety, and welfare of the general public.

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



2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Wildwood, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Wildwood's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The Ordinance includes no compliance costs, no new charges or fees imposed on businesses, and no regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

While difficult to identify the number of businesses likely to be impacted by the proposed ordinance, the proposed amendments will have no negative financial impact on any business in any zoning district or areas identified in the Ordinance.

4. Additional information the governing body deems useful (if any):

N/A

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2404-002 Johary Real Estate**

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 2404-002
Ordinance Number	O2025-9
Applicant	C.F. Johary
Owners	Johary Real Estate Services, LLC
Property Location	The subject property is located at 4176 Warm Springs Ave. Wildwood, FL 34785, approximately 900 feet east of the intersection of CR 515 and Warm Springs Ave, and approximately 230 feet east of the intersection of CR 512 and Warm Springs.
Parcel Number	G29-008
Date	5/5/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2404-003 (O2025-8).

ANALYSIS: The applicant is proposing to repurpose the existing single-family structure as a small office.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map

designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is residential and mixed use. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents.

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

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

Potable Water & Sewer: City potable water is available on the south side of Warm Springs Ave. City sanitary sewer is not available to this parcel, however, the existing septic system will be used to support the small office use. Based on the most recent analysis of utility capacity, staff is unable to verify adequate wastewater treatment plant capacity for new applications which results in an increase in density or intensity. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy."

Streets: The applicant has submitted an exemption to the required traffic impact analysis due to the project generating less than 50 daily trips. The property is accessible by Warm Springs Avenue. In the event that the applicant proposes a medical/dental office, since it will produce more trips when compared to the small office building land use, a revised TIA will be required. The daily trips for a 2,304 sf medical/dental building would be 83, which is above the exemption limit of 50 daily trips.

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

This rezoning is necessary to accommodate the proposed use of the property into compliance with the proposed Future Land Use designation. The property owner's intention is to utilize the existing single-family home as a small commercial office.

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

The proposed change will not create or excessively increase traffic congestion as it is projected to generate less than 50 daily trips. In the event that the applicant proposes a medical/dental office, since it will produce more trips when compared to the small office building land use, a revised TIA will be required. The daily trips for a 2,304 sf medical/dental building would be 83, which is above the exemption limit of 50 daily trips.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR-1 (County)
SOUTH	Warm Springs Ave & PUD (City)

EAST	RR1 & R2M (County)
WEST	RR-1 (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks approval from the City Commission for Ordinance O2025-9 to be forwarded to the City Commission for further action, subject to the approval of O2025-8, which establishes a future land use appropriate for the proposed zoning.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-9

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:

G29-008
JOHARY REAL ESTATE SERVICES LLC
2 +/-

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN EAST 210 FEET TO THE POINT OF BEGINNING, THENCE NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, LESS THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 468, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AND

BEGIN 210 FEET NORTH AND 210 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1 (County) to C-2 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby

amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

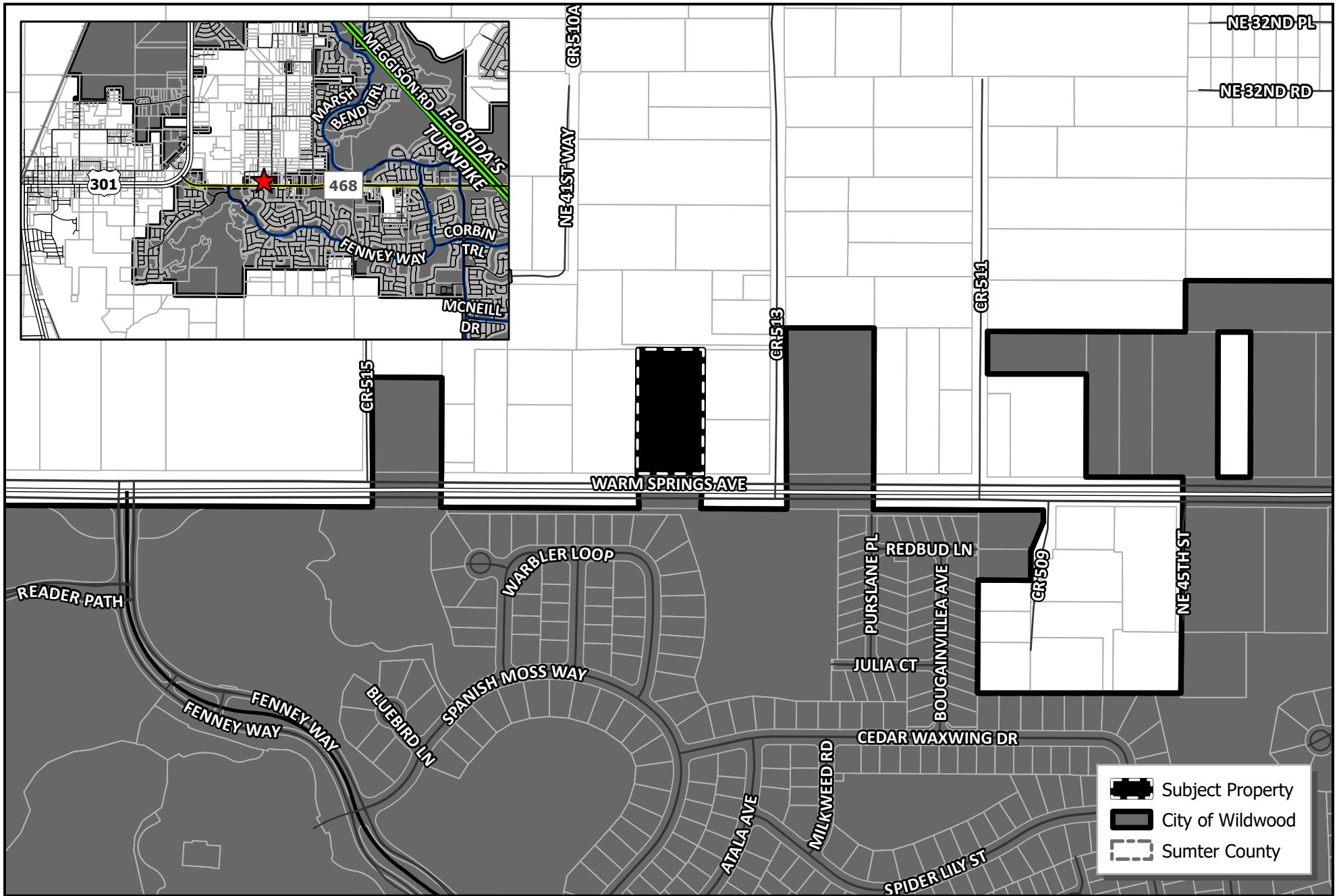
First Reading: _____

Second Reading: _____

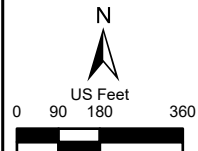
Approved as to form:

City Attorney

EXHIBIT A

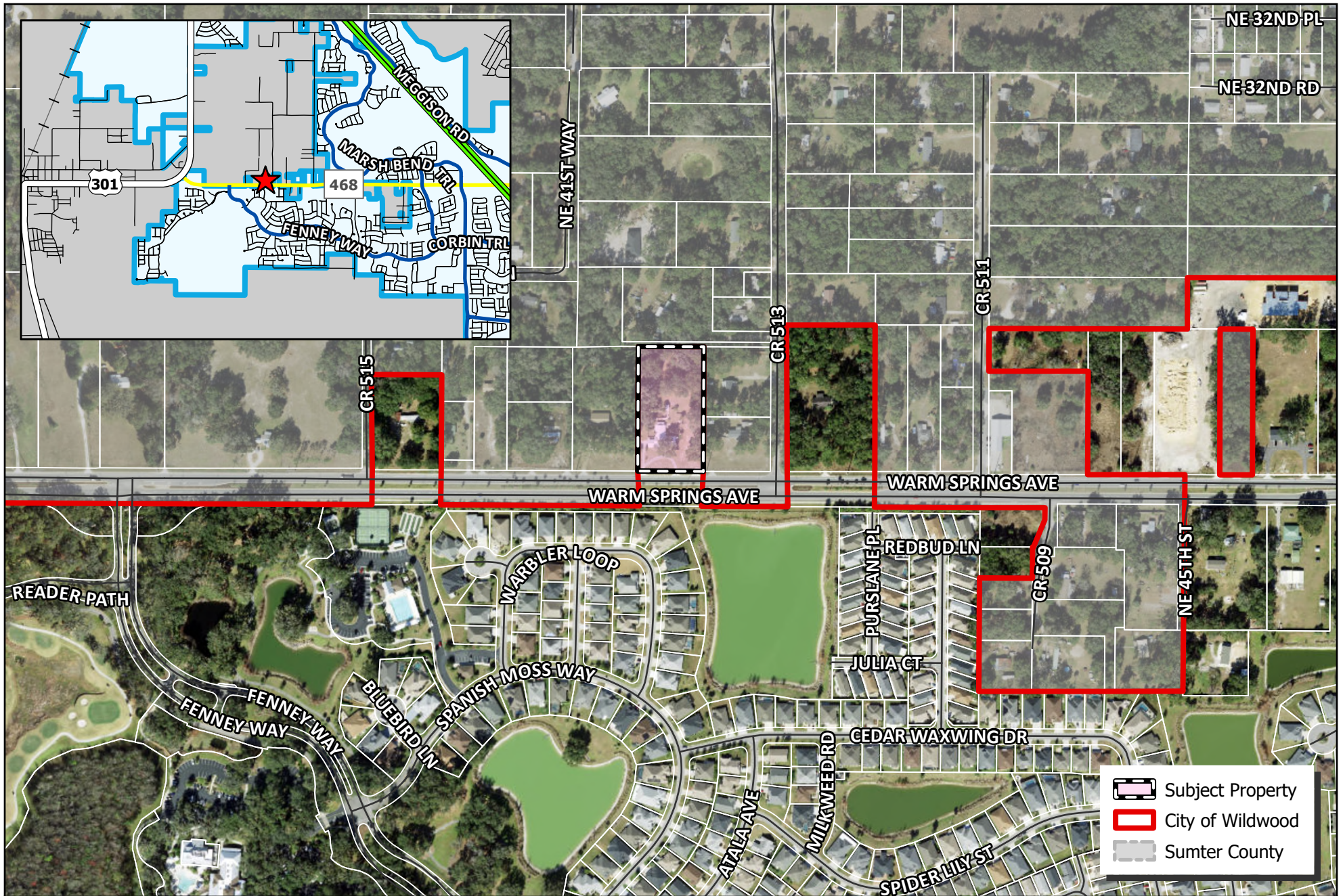


CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

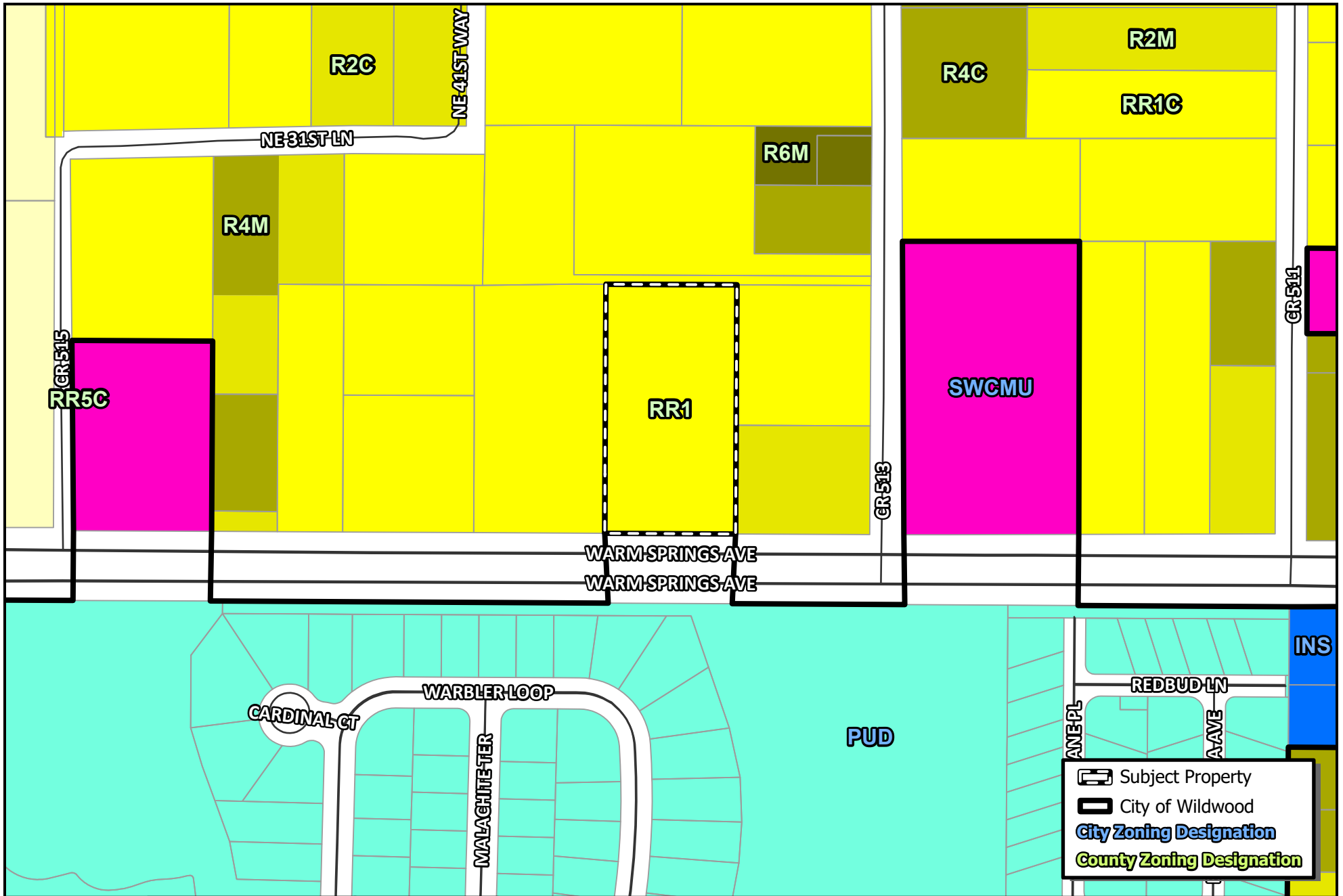


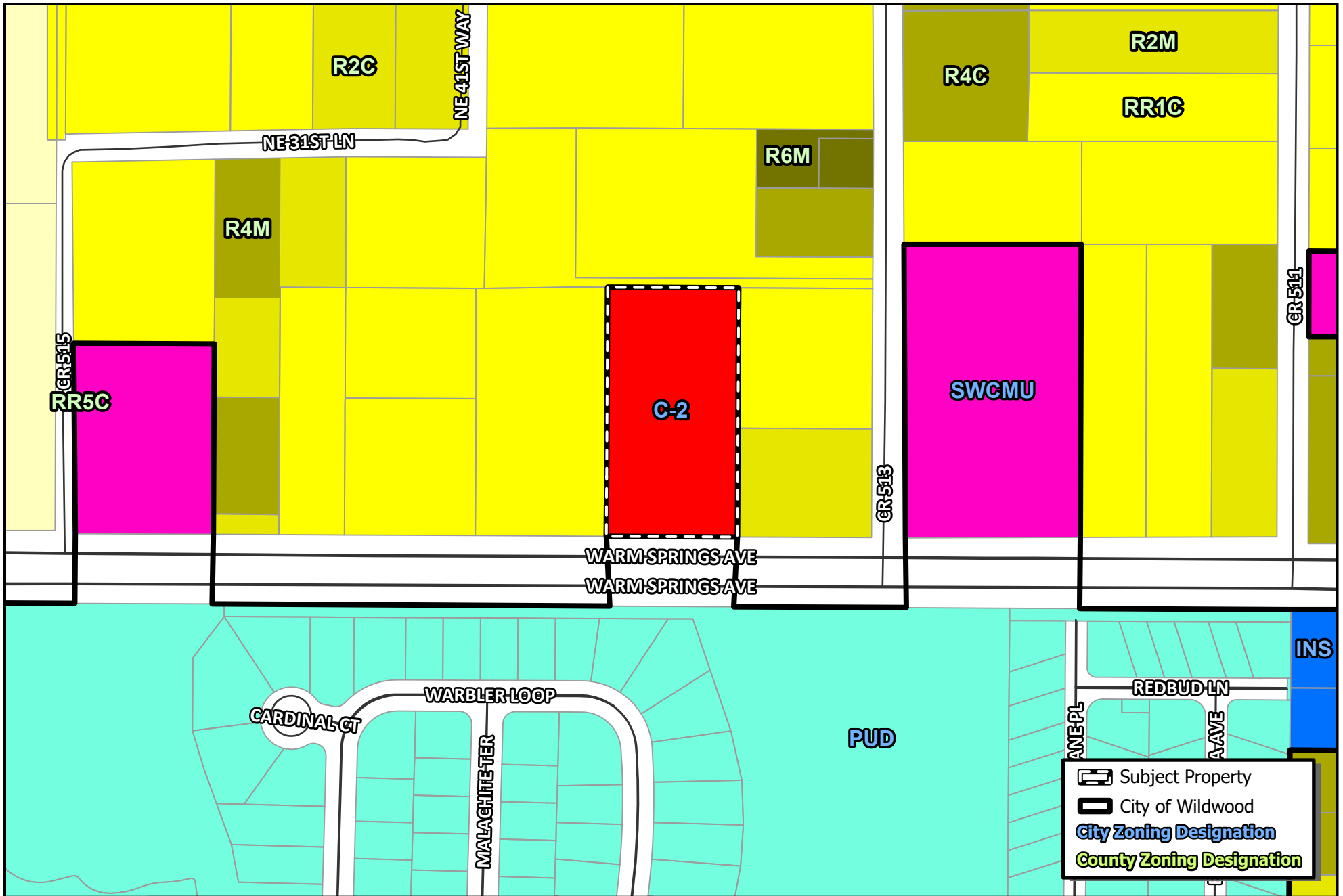
RZ 2404-002
JOHARY REAL ESTATE SERVICES
PARCEL G29-008

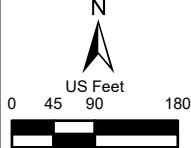
MAP 1A
LOCATION
MAP
MAR 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.03 0.04 0.06 Miles	RZ 2404-002 JOHARY REAL ESTATE SERVICES PARCEL G29-008	MAP 1B LOCATION MAP MAR 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	RZ 2404-002 JOHARY REAL ESTATE SERVICES PARCEL G29-008	MAP 3B PROPOSED ZONING MAR 2025
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Business Impact Estimate

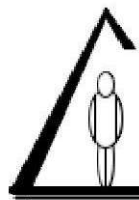
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-9

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.



Design / Build Specialists

SENATORE INC.

JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION
Architect FL License No. AR0006808 • Certified Contractor FL License No. CB C060129

1317 Sumter Street, Leesburg, Florida 34748 • Phone 352.787.1121 Fax: (352) 728-8292

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785



RE: **4176 Warm Springs Ave – Trip Generation Letter**

Dear Mr. Tadlock

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for Small Office Building (LUC 712), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 2,304 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	14.39 trips/1,000 SF	33	17	16
Weekday AM Peak Hour	1.67 trips/ 1,000 SF	4	3	1
Weekday PM Peak Hour	2.16 trips/ 1,000 SF	5	2	3

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any questions, please do not hesitate to ask.

Sincerely,

Senatore Inc.

Nicholas Brantley

Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building (712)

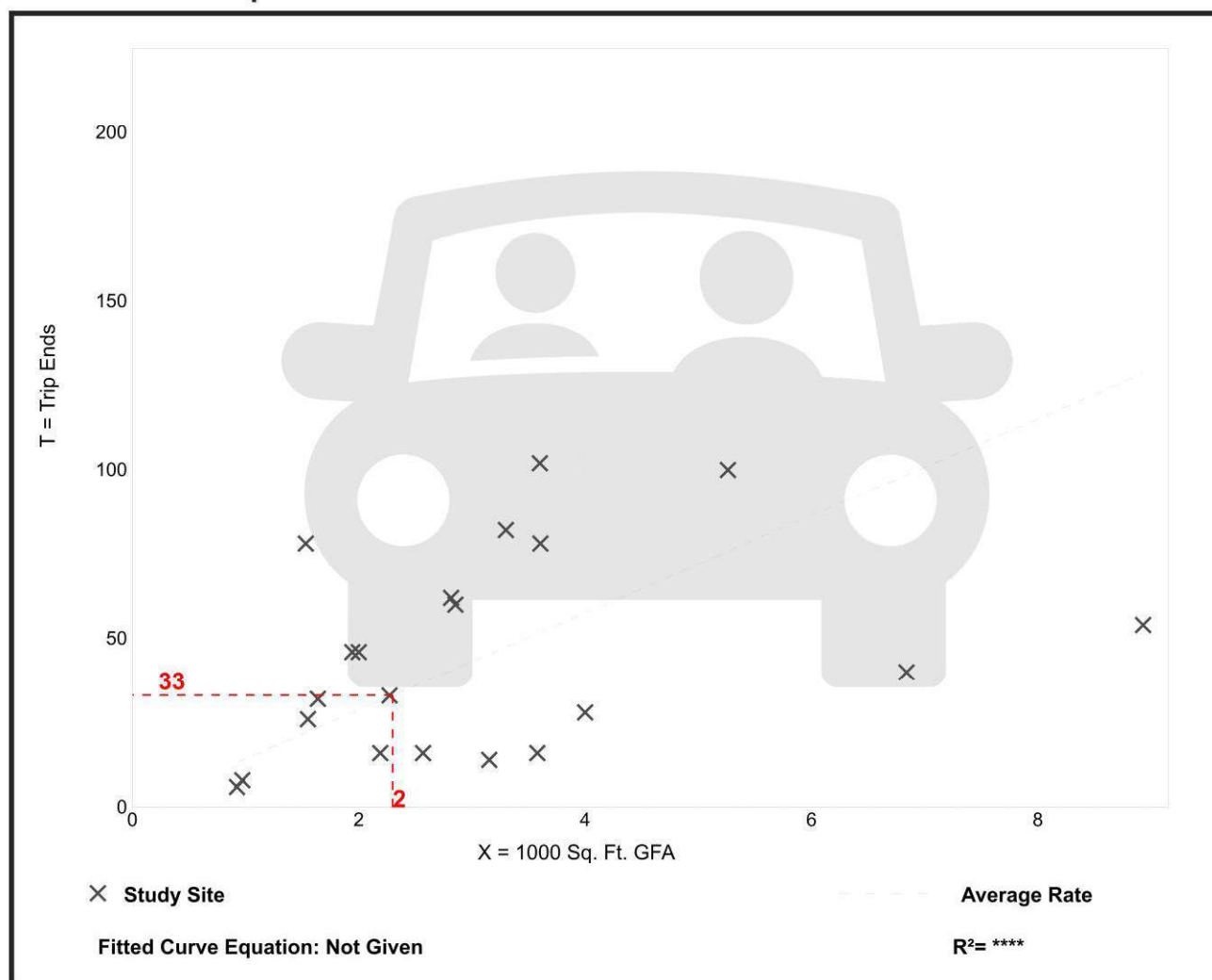
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

712



LAND USE GROUP:

(700-799) Office

LAND USE :

712 - Small Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

TRIP TYPE:

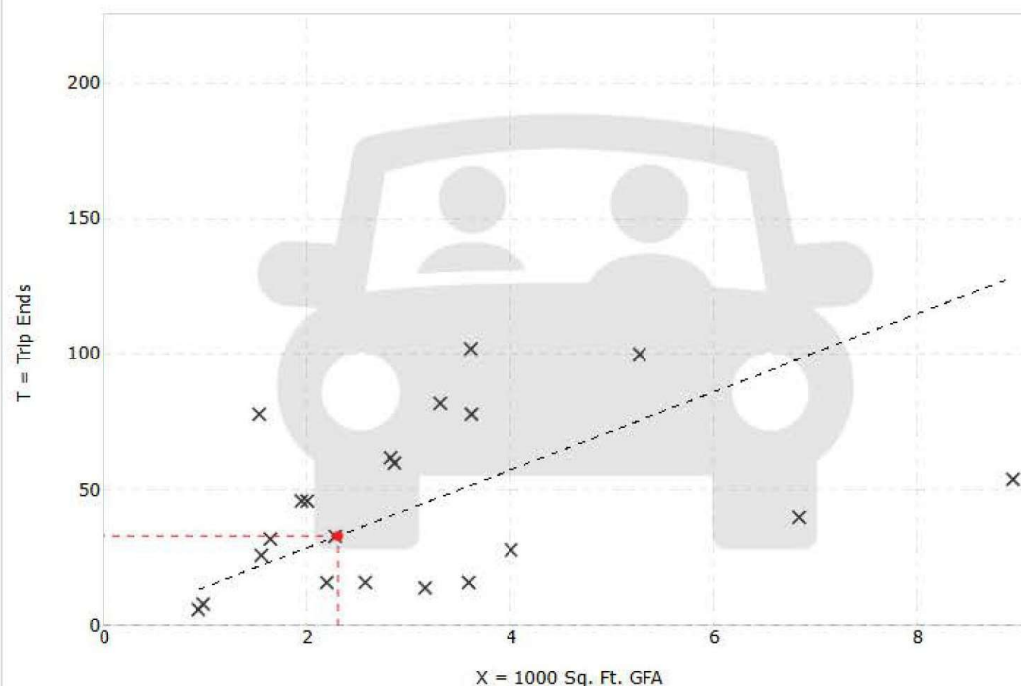
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

2.3

Calculate

Data Plot and Equation



Reset Zoom

Restore

X Study Site

- - - Average Rate

DATA STATISTICS

Land Use:

Small Office Building (712) [Click for Description](#)

[Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

21

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

14.39

Range of Rates:

4.44 - 50.91

Standard Deviation:

10.16

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 33 (Total), 17 (Entry), 16 (Exit)

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

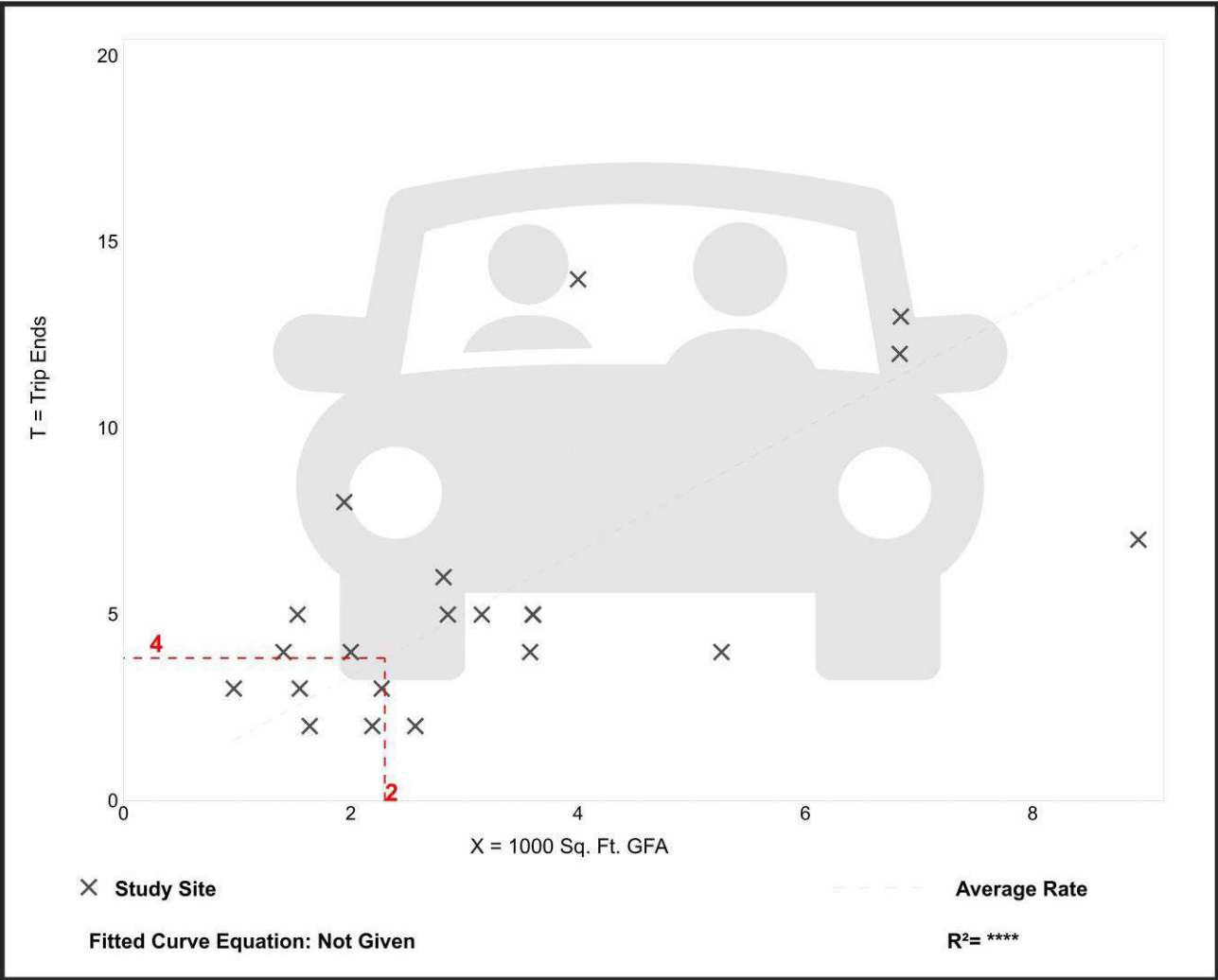
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Graph Look Up

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
712

LAND USE GROUP:
(700-799) Office

LAND USE :
712 - Small Office Building

LAND USE SUBCATEGORY:
All Sites

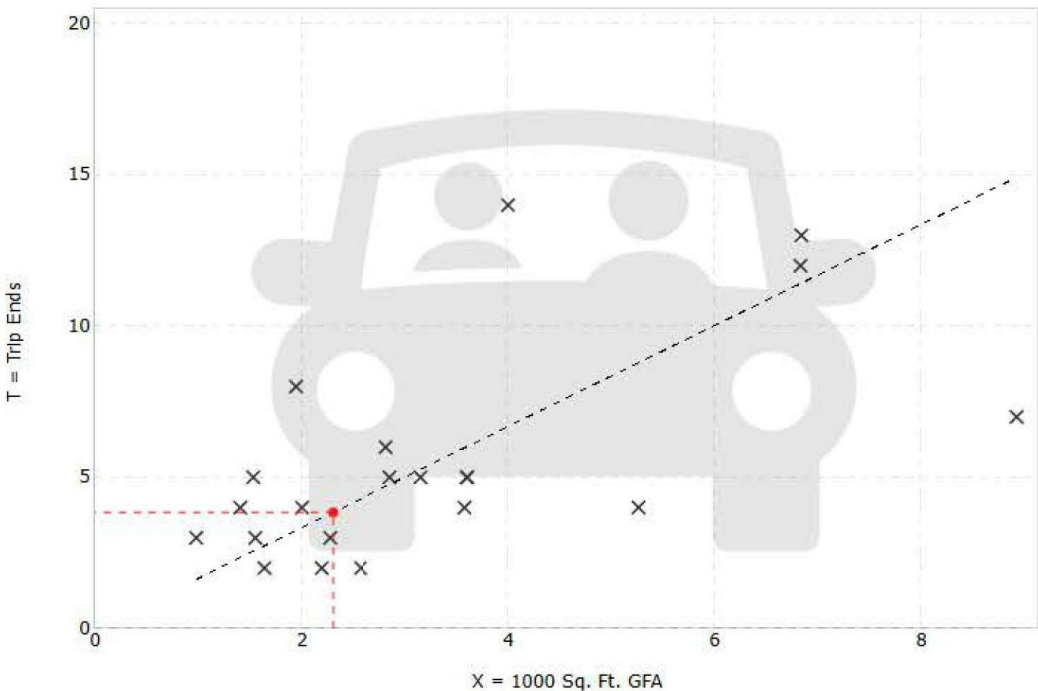
SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
2.3 Calculate



Reset Zoom Restore

x Study Site --- Average Rate

Land Use:	Small Office Building (712) Click for Description
	Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday
	Peak Hour of Adjacent Street Traffic
	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	21
Avg. 1000 Sq. Ft. GFA:	3
Average Rate:	1.67
Range of Rates:	0.76 - 4.12
Standard Deviation:	0.88
Fitted Curve Equation:	Not Given
R ² :	****
Directional Distribution:	82% entering, 18% exiting
Calculated Trip Ends:	Average Rate: 4 (Total), 3 (Entry), 1 (Exit)

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

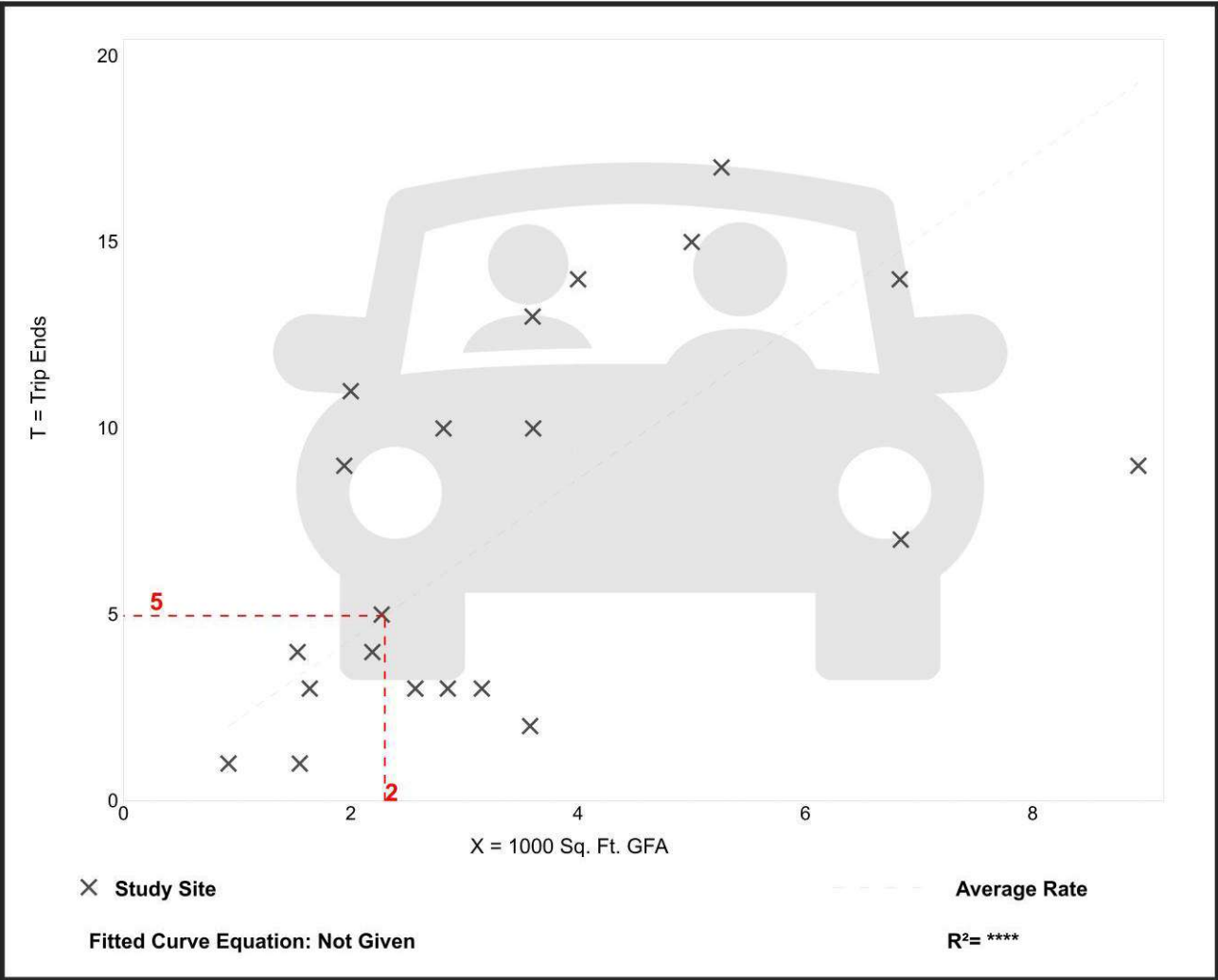
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Graph Look Up

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

712

LAND USE GROUP:

(700-799) Office

LAND USE :

712 - Small Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

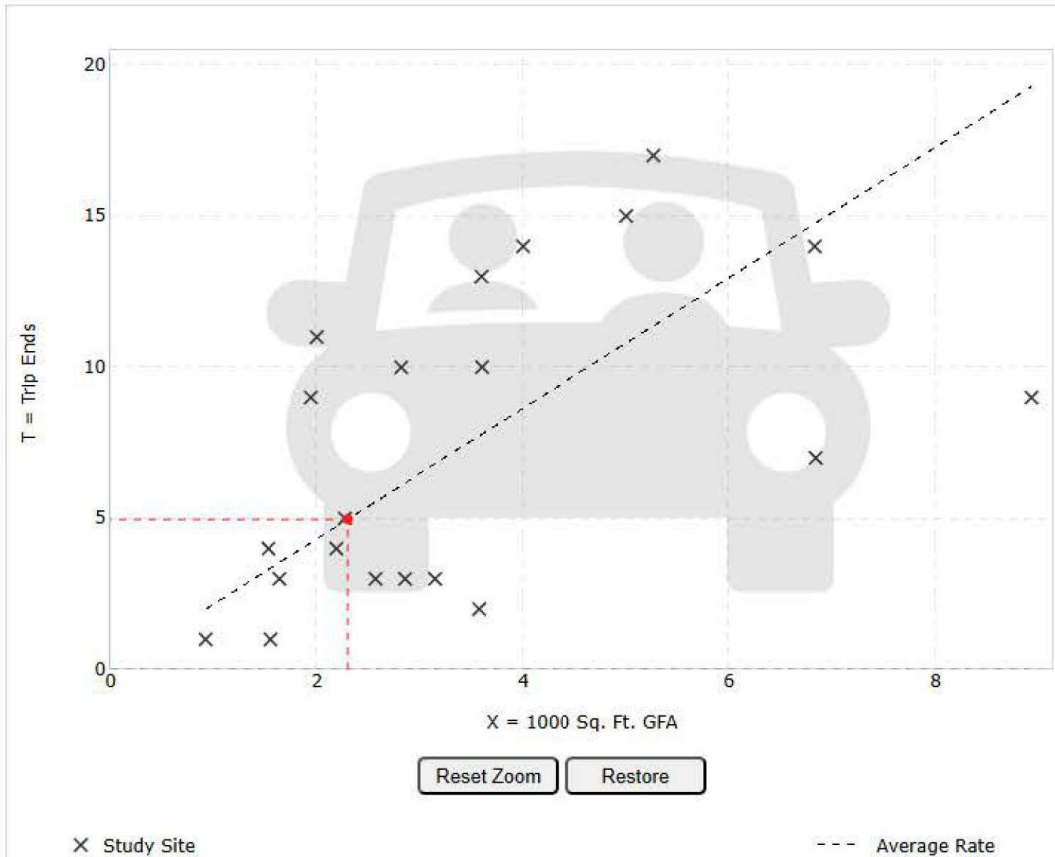
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

2.3

Calculate



Land Use:
Small Office Building (712) [Click for Description](#)
[Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
21

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
2.16

Range of Rates:
0.56 - 5.50

Standard Deviation:
1.26

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
34% entering, 66% exiting

Calculated Trip Ends:
Average Rate: 5 (Total), 2 (Entry), 3 (Exit)

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

The case below was heard on Tuesday, April 8, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-2 (City) on 2 acres MOL. The subject property is generally located fronting the north side of Warm Springs Ave, approximately 900 feet west of the intersection of CR 515 and Warm Springs Ave, and approximately 230 feet east of the intersection of CR 513 and Warm Springs.

Case Number: RZ 2404-002 Johary Real Estate

Applicant(s): C.F. Johary

Owner(s): Johary Real Estate Services, LLC

Parcel(s): G29-008

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: April 8, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0823 - Rezoning - 5127 CR 169

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	A25-0823 – Rezoning – 5127 CR 169
Ordinance Number	O2025-14
Applicant	Dorothy Joy Messenger-Young, TTEE
Owner	The Young Family Revocable Trust
Property Location	The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169
Parcel	G15A098
Date	April 29, 2025

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from R6M (Sumter County) to MHP (City of Wildwood) for the parcel listed above on 0.286 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request A25-0821 - SSCP – 5127 CR 169 (O2025-13).

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

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

At this time, the applicant intends to bring into compliance an existing single-family residence due to some after-the-fact addition building permits. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon the applicant submitting a Building Permit to the Sumter County Building Department, the property owner was notified of the requirement for annexation. The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed

changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to MHP is compatible with the current zoning in this area and the existing character of the subdivisions within this community. The subject property is located within Lots 9 and 10 Block E of the Orange Home Subdivision, an established community featuring manufactured homes and single family residences. The Orange Home Subdivision has been in existence since September 8, 1925. As such, the lots have been built on over the years.

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

Schools: A single family residence/manufactured home would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: City water/sewer lines are in the vicinity of SR 44 of the Orange Home Subdivision, but they are not available to the subject parcel. The existing home is served by well for potable water and septic for waste disposal.

Streets: Access to the property has been accommodated along CR 152, a public road maintained by Sumter County.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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;

Transportation: For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel. The single-family home is existing; therefore, there is not net new increase in daily trips for this project.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

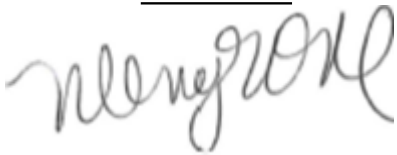
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	R6M (Sumter County)
SOUTH	CR 152 & R6M (Sumter County)
EAST	R6M (Sumter County)
WEST	ROW CR 169 & R6M (City)

The applicant is working with the Sumter County Building Department for the renewal of a building permit for an addition at the subject parcel. The site plan will be required to follow requirements established in the City's Land Development Regulations in accordance to the MHP Zoning District. If any deficiencies are found, it's likely that a variance will be required to address the existing non-confirming zoning discrepancies at the site.

The applicant seeks approval of Ordinance Number O2025-14 (attached) subject to approval of O2025-13, which establishes a Future Land Use appropriate to the proposed zoning. This is the second and final reading of Ordinance O2025-14.

DATED: 4/29/2025

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over the typed name.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-14

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G15A098

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

0.286 +/-

LEGAL DESCRIPTION

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

This property is to be reclassified from R6M (Sumter County) to MHP (City of Wildwood).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding

shall in no way effect the validity of the remaining portions of said Ordinance.

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

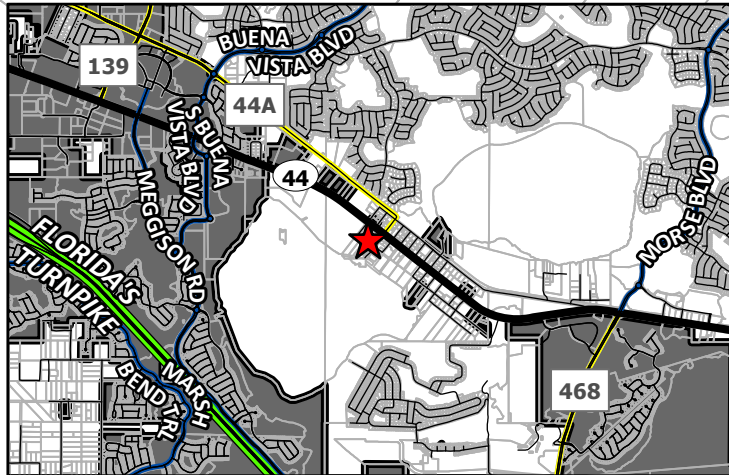
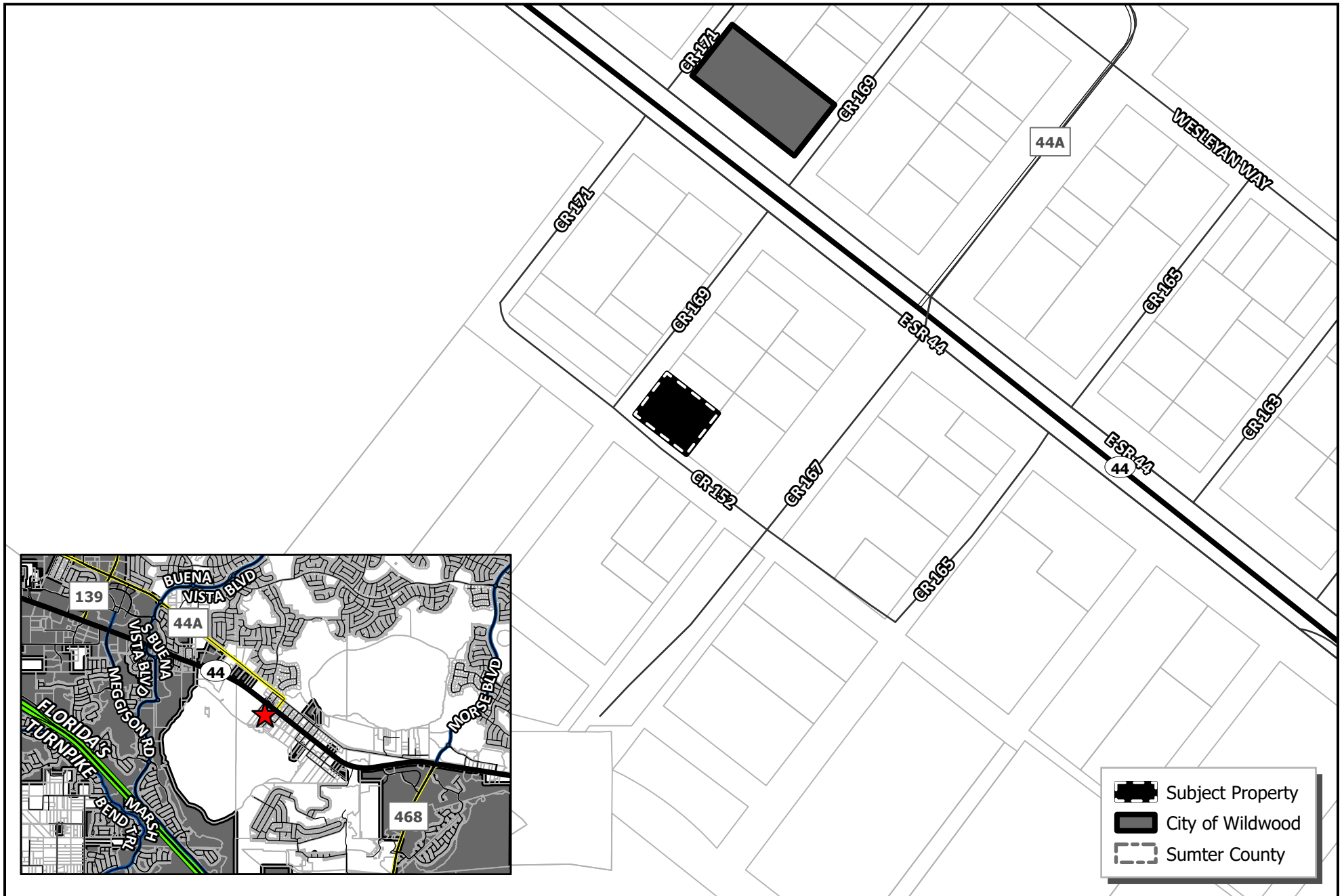
First Reading: _____

Second Reading: _____

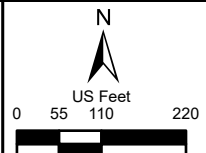
Approved as to form:

City Attorney

EXHIBIT A

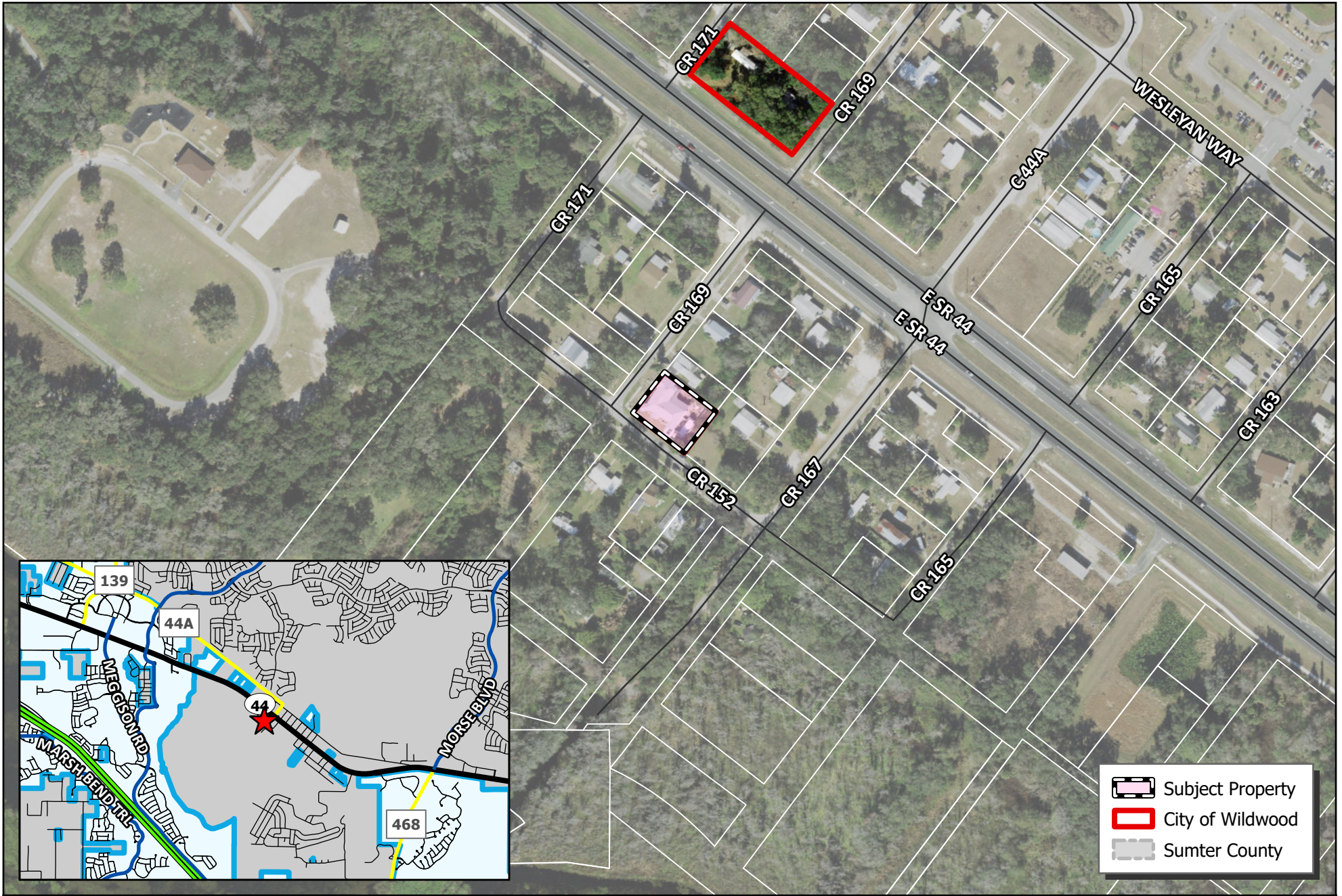


CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



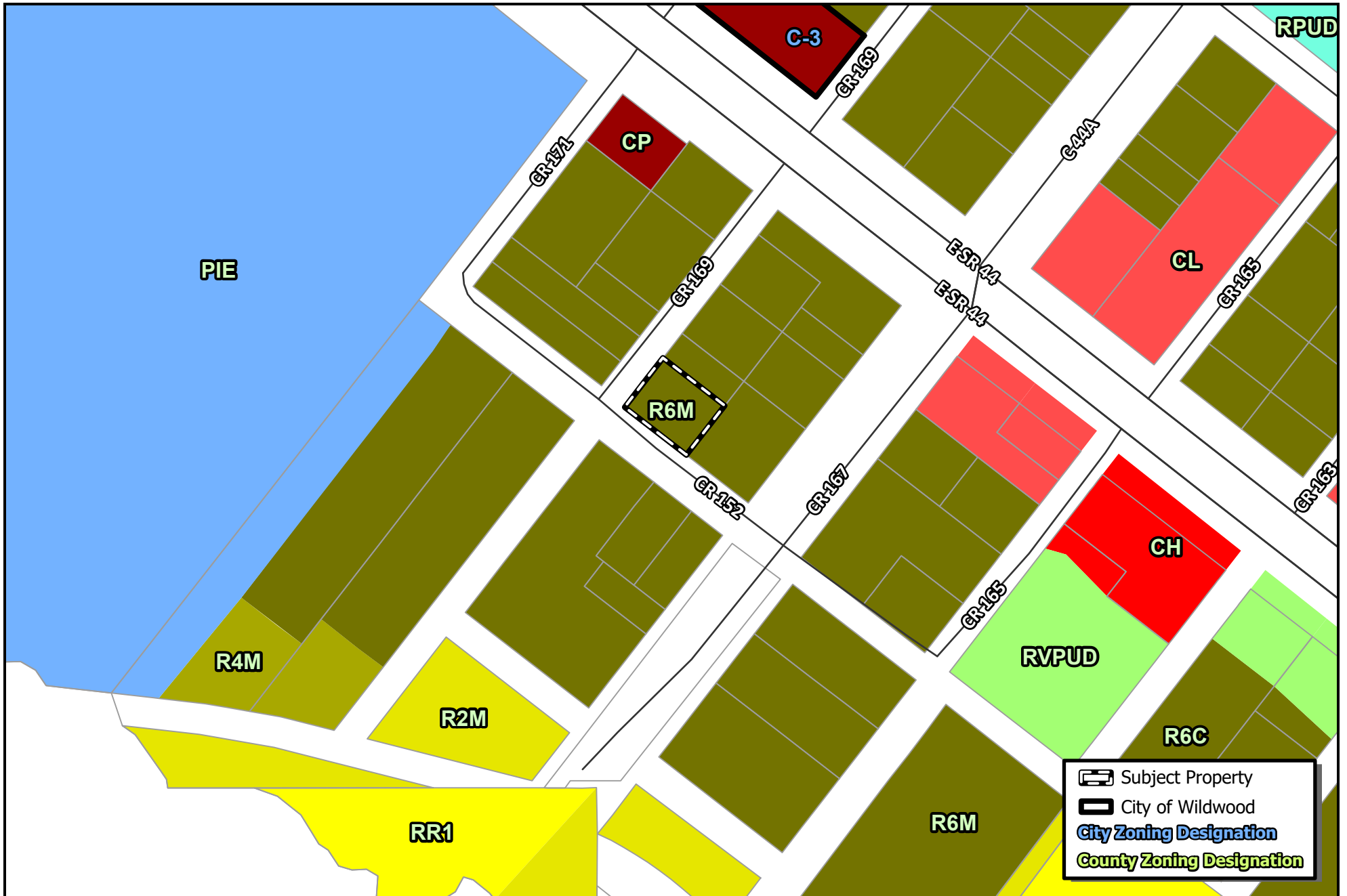
PJ #A25-0823
5127 CR 169
PARCEL G15A098

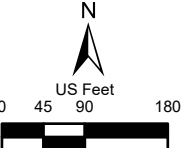
MAP 1A
LOCATION
MAP
MAR 2025

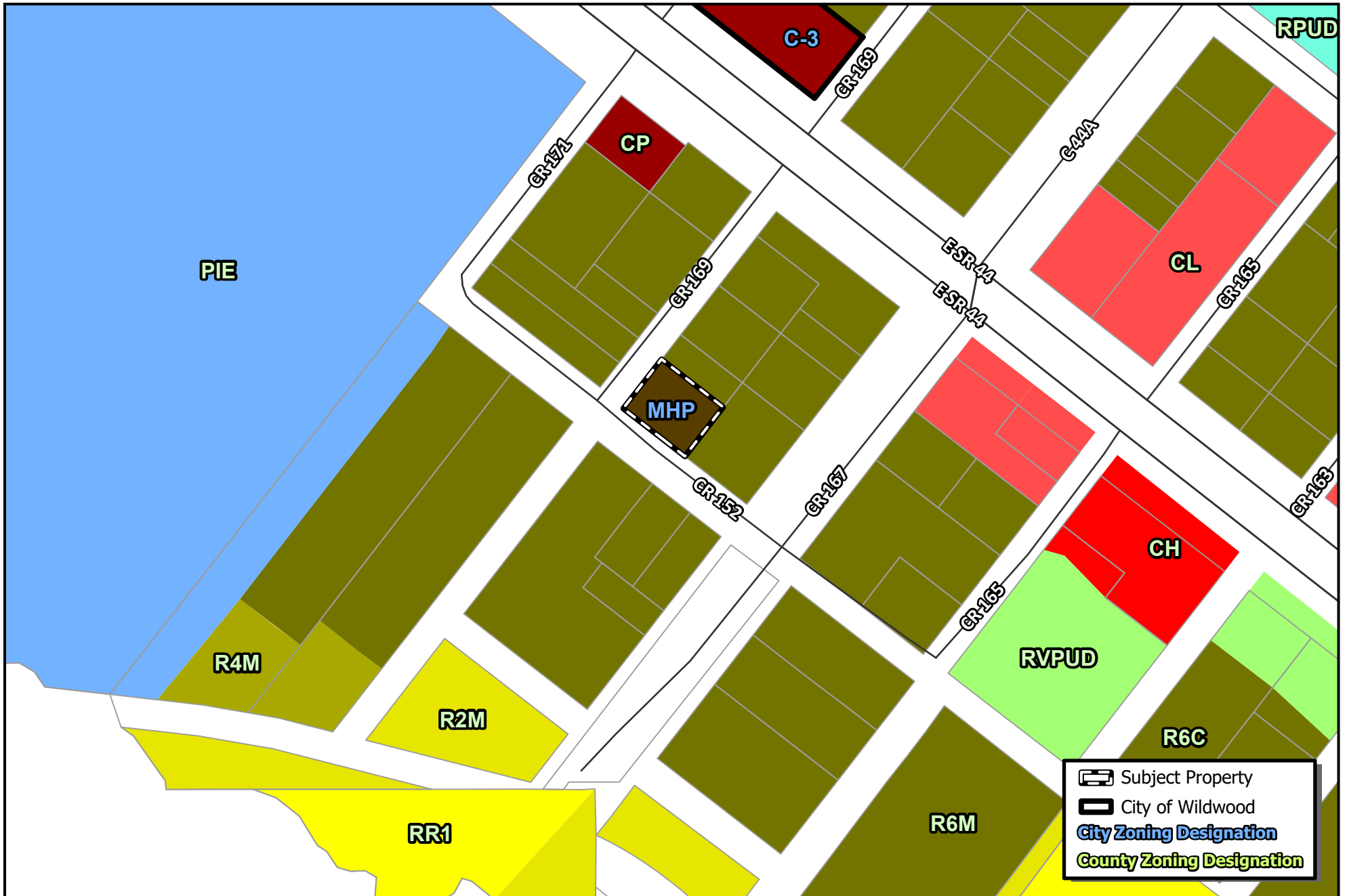


-  Subject Property
-  City of Wildwood
-  Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0.01 0.02 0.03 0.04 Miles	PJ #A25-0823 5127 CR 169 PARCEL G15A098	MAP 1B LOCATION MAP MAR 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PJ #A25-0823 5127 CR 169 PARCEL G15A098		MAP 3A EXISTING ZONING MAR 2025
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	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation

CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	PJ #A25-0823	MAP 3B
		5127 CR 169	PROPOSED ZONING
		PARCEL G15A098	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: O2025-14

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.

Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust – PJ #A25-0821 - 5127 CR 169 (Comp. Plan Amendment and Rezoning).

Parcel G15A098

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust on parcel G15A098 on .286 acres more less to annex a property into the City so that they can come under the City's zoning regulations since they are out of compliance with the Sumter County's R6M zoning district.

The proposed zoning is MHP with a Future Land Use of Mobile Home Park for a maximum allowable use of 10 units per acre or 2.86 dwelling units. However, the home has already been constructed, and the site is maxed out on the allowable square footage.

For Comprehensive Plan purposes and worst-case scenario using the ITE Land Use Code of Single-Family Detached Housing (210), due to the .286 acres of land with up to 10 dwelling units per acre, the future land use change could generate up to 27 daily trips with 2 AM Peak Hour trips and 3 PM Peak hour trips.

Based on the current conditions of the existing one single family residence without any expected changes, the generation would be 10 daily trips with 1 AM Peak hour trip and 1 PM hour trip.

Thank you for your consideration.

Wendy Then, AICP, CFM

DSD Department

City of Wildwood



Average daily trips for Single-Family Detached- Based on the 11th Edition

Multiple the Average Rate by the number of Units.

Daily Trips

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

AM Peak Hours

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

PM Peak Hours

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 178
Avg. Num. of Dwelling Units: 203
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

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

The case below was heard on Tuesday, April 8, 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 R6M (Sumter County) to MHP (City of Wildwood) for the parcel listed below on 0.286 acres of land MOL. The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169.

Case Number: PJ #A25-0823 – Rezoning – 5127 CR 169

Applicant(s): Dorothy Joy Messenger-Young, TTEE

Owner(s): The Young Family Revocable Trust

Parcel(s): G15A098

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

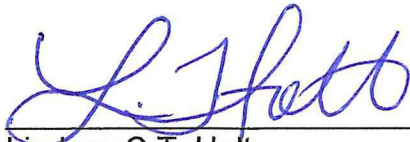
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate, as it respects to O2025-14:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: April 8, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1233 Monarch Ranch North Phase 1

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Applicant, Martin L. Dzuro with 75 Turnpike VDC, LLC, has submitted a voluntary annexation application on behalf of property owners 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC, for portions of parcels F12-033 and F13-005. The property to be annexed totals 49.41 acres MOL and is located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301. Annexation into the City is appropriate because the property is contiguous to the City limits.

City water and wastewater services are available to the subject property. The property will be serviced by City water and wastewater, to be addressed in a Developer's Agreement. The subject Developer's Agreement is anticipated to be submitted at the time of the small-scale comprehensive plan amendment and rezoning applications for this property. The applicant intends to construct industrial buildings at this location and eventually incorporate the parcel into a larger industrial/business park development. The applicant will work with the City Utilities department to connect to water and wastewater services.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-20

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49.406 ACRES LOCATED NORTH OF THE TURNPIKE, SOUTH OF E SR 44, AND 0.5 MILES WEST OF US 301, IN SECTIONS 12 AND 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES; 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 north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by 75 Turnpike BDC LLC & 75 Turnpike VDC LLC (TIC), is more particularly described as follows:

Portions of F12-033 and F13-005
75 TURNPIKE BDC LLC & 75 TURNPIKE VDC LLC (TIC)
49.406 +/-

LEGAL DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13;

THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET;

THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET;

THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET;

THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET;

THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

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

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

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

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

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

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

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

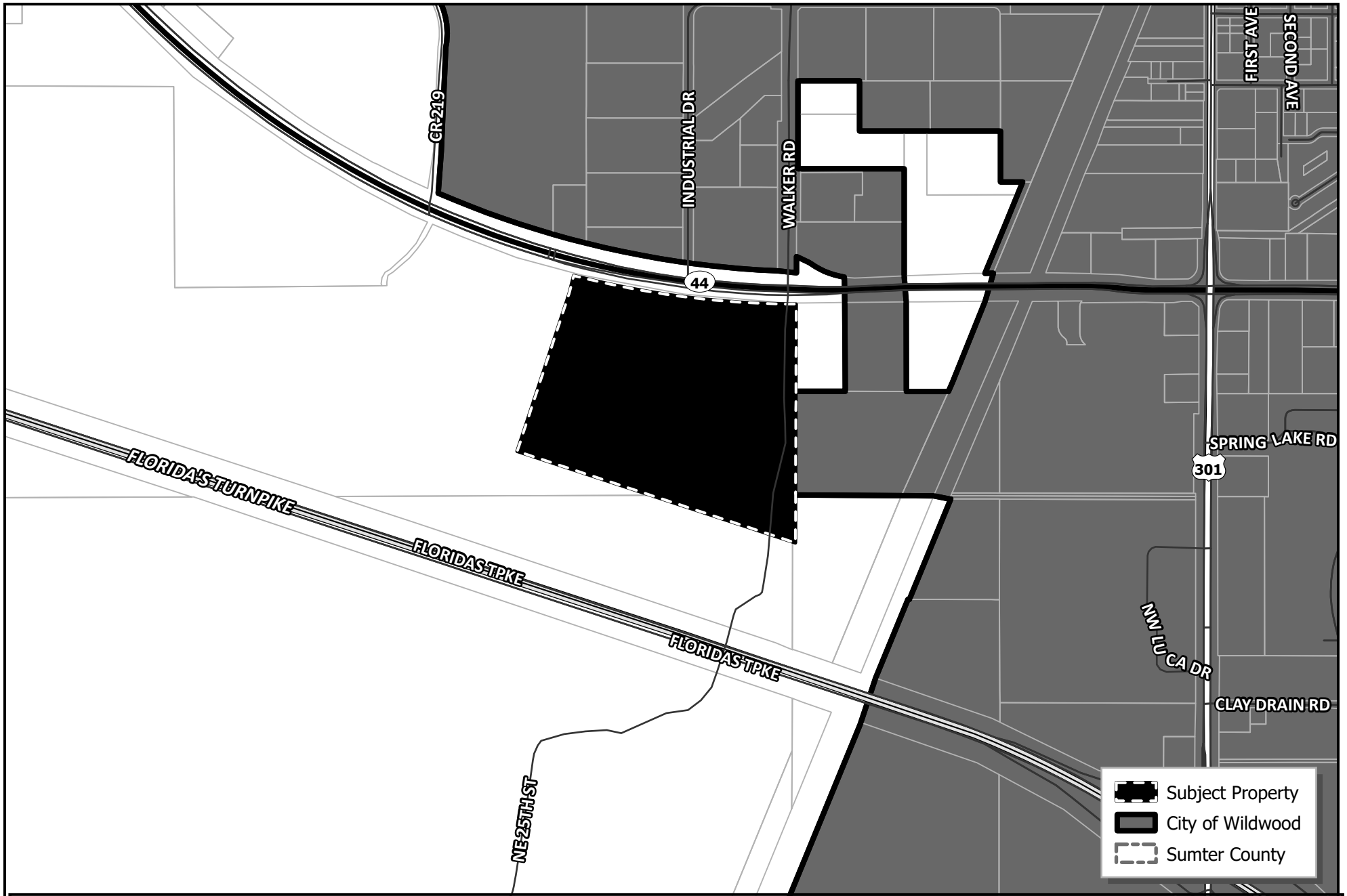
First Reading: _____

Second Reading: _____

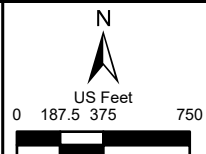
Approved as to form:

City Attorney

EXHIBIT A



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



PJ #A25-1233

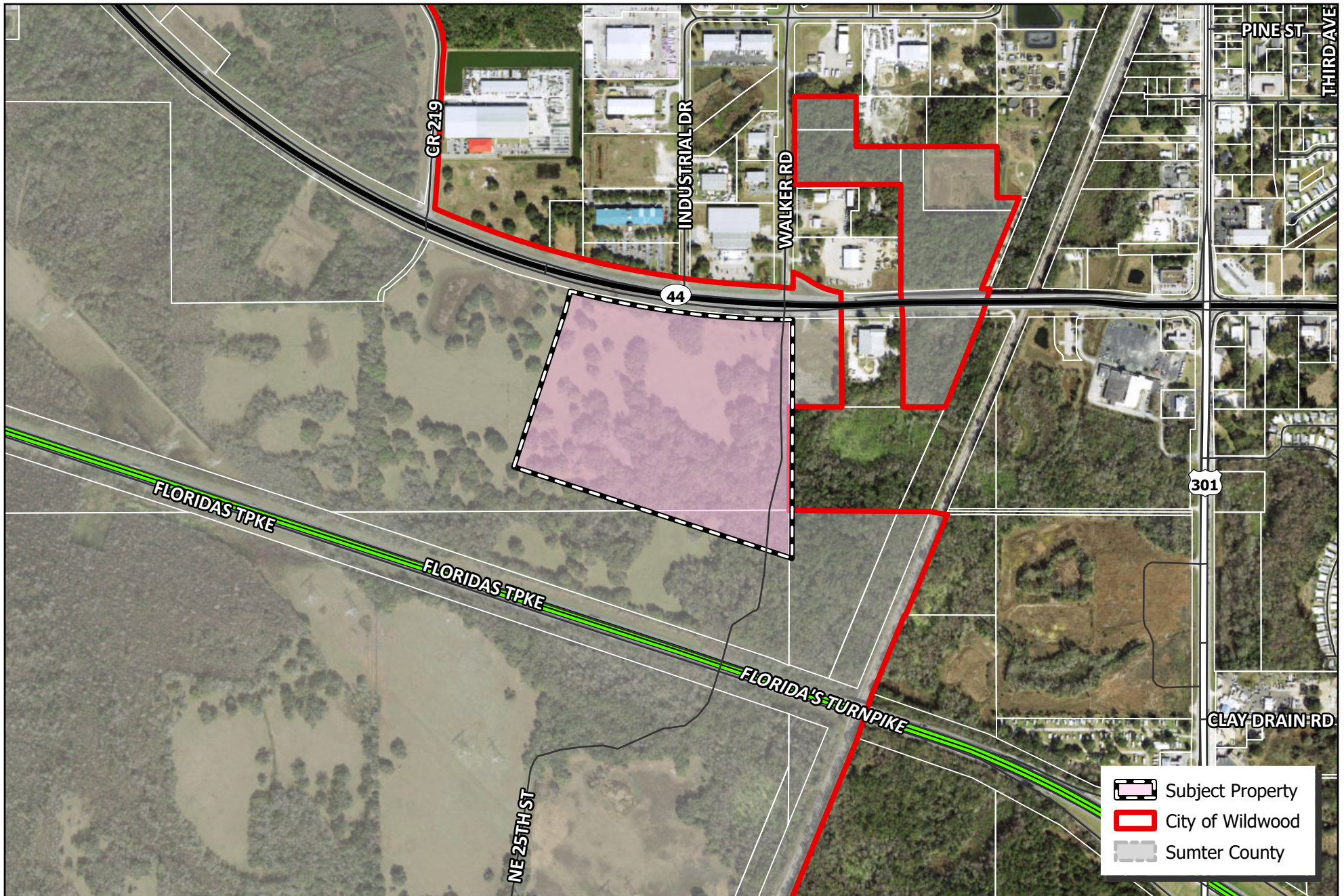
MONARCH RANCH NORTH PHASE 1

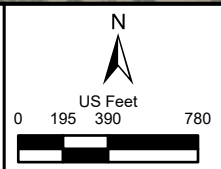
PORTION OF F12-033 & PORTION OF F13-005

MAP 1A

**LOCATION
MAP**

APR 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 195 390 780	PJ #A25-1233 MONARCH RANCH NORTH PHASE 1 PORTION OF F12-033 & PORTION OF F13-005	MAP 1B LOCATION MAP APR 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-20

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.

DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMTER\MONARCH RANCH\ZONING\ANNEXATION\MONARCH RANCH PHASE 1_ANNEXATION.DWG :OT SKETCH 4/5/2025 11:17 AM BY: HBLAIR

SKETCH: MONARCH
RANCH PH 1 ANNEX

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

LEGAL DESCRIPTION

EXHIBIT "B.1"
SHEET 01 OF 02

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

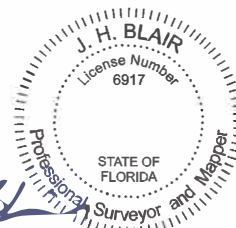
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SKETCH ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE) AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST HAS A BEARING OF SOUTH 00°05'22" WEST.


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



JOB SP2025.00156

SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

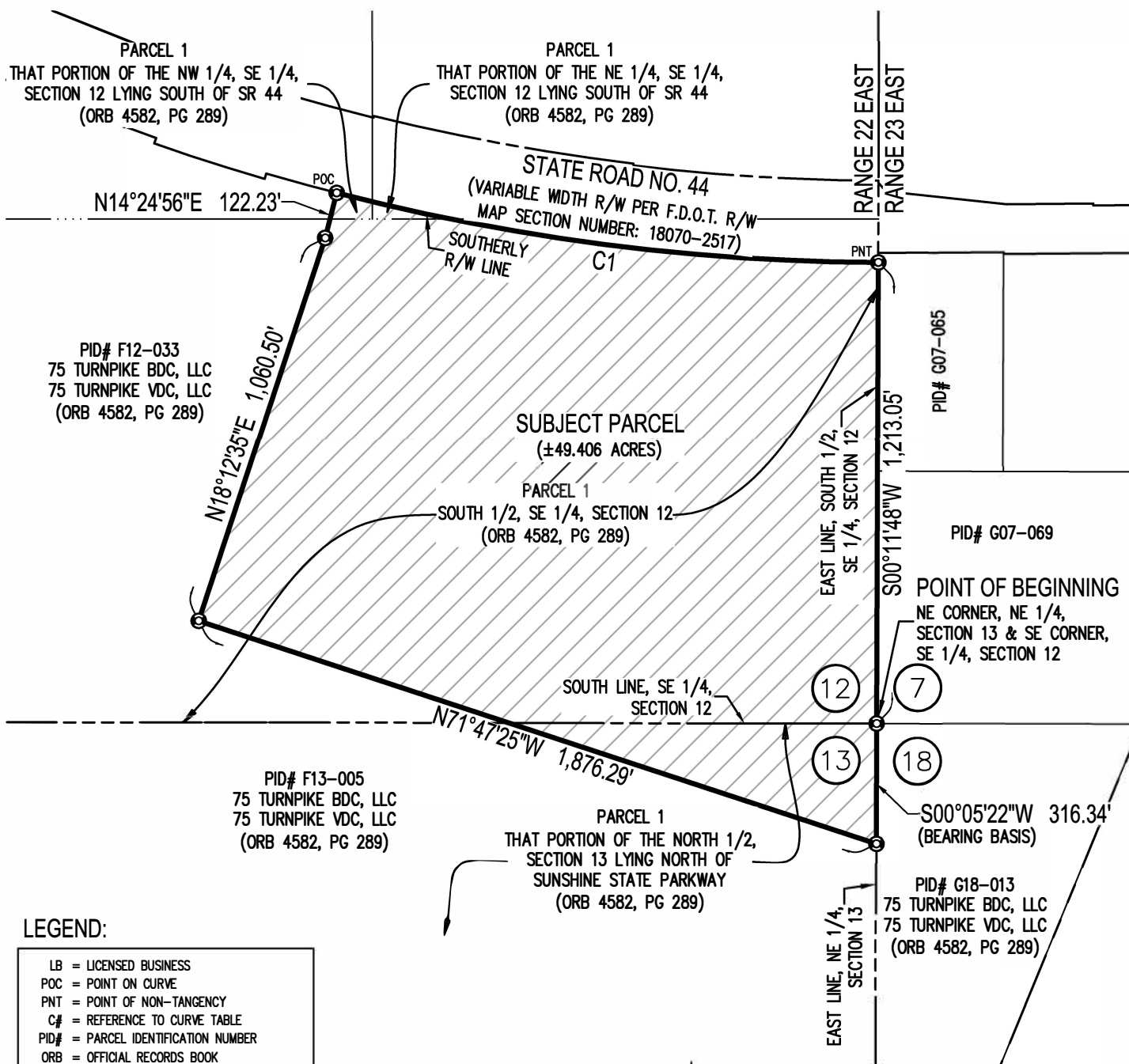


CFB
SURVEYING
CLYMER
FARNER
BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMMIT\ANNEXATION\WOMARCH RANCH PHASE 1\ANNEXATION.DWG - 01 SKETCH 4/5/2025 11:17 AM BY: HELAR

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "B.1"
SHEET 02 OF 02



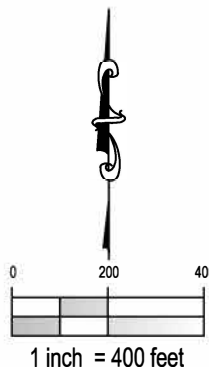
LEGEND:

LB = LICENSED BUSINESS
POC = POINT ON CURVE
PNT = POINT OF NON-TANGENCY
C# = REFERENCE TO CURVE TABLE
PID# = PARCEL IDENTIFICATION NUMBER
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
● = CHANGE IN DIRECTION

12 = SECTION NUMBER

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5804.57'	14°13'08"	1,440.50'	S82°41'38"E	1,436.81'



JOB SP2025.00156
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH



CFB
SURVEYING

CLYMER
FARNER
BARLEY

7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8488

SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT FROM CLIENT:

- 1-4. STANDARD EXCEPTIONS
5. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 48, PAGE 86, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED. (AS TO PARCELS 1, PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
6. DECLARATION OF INTEREST IN SUB-SURFACE, AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 126, PAGE 17, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2, PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
7. NOTICE OF SUB-SURFACE INTEREST AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 126, PAGE 21, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
8. NOTICE OF SUB-SURFACE INTEREST AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 126, PAGE 43, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
9. RESERVATION OF MINERALS IN FAVOR OF THE UNITED STATES OF AMERICA, AS RESERVED IN CERTIFICATE RECORDED IN O.R. BOOK 950, PAGE 291, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
10. RESERVATIONS (EASEMENT) IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 114, PAGE 448, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
11. RESERVATIONS (EASEMENT), AND OIL, GAS AND MINERAL INTERESTS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 118, PAGE 316, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
12. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 74, PAGE 555, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY - PLOTTED).
13. THE INTERESTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (SUCCESSOR AGENCY TO THE STATE ROAD DEPARTMENT OF FLORIDA), AS TO A BORROW PIT, AND HAUL ROAD, AS VESTED BY FINAL ADJUDICATION IN CASE NO. 1910, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, RECORDED IN O.R. BOOK 82, PAGE 133, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ANY LOSS OR DAMAGE ARISING FROM THE AMBIGUITY OF THE INTEREST TAKEN. (AS TO PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY - PLOTTED).
14. TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BY AND BETWEEN J. G. SOLA AND VALERIE J. SOLA, AND A.W. LEE, JR., AND NELLIE T. LEE, HIS WIFE RECORDED IN O.R. BOOK 103, PAGE 708, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, TOGETHER WITH FINAL DECREE IN CASE NO. 3286, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, AS RECORDED IN O.R. BOOK 507, PAGE 177, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (PORTIONS AFFECTING SUBJECT PROPERTY PLOTTED) (AFFECTS SUBJECT PROPERTY - PLOTTED).
15. INTENTIONALLY DELETED AS
16. PERPETUAL GRANTAGE EASEMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN STIPULATED FINAL JUDGMENT, CASE NO. 94-646CA, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, RECORDED IN O.R. BOOK 577, PAGE 686, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1) (AFFECTS SUBJECT PROPERTY - PLOTTED).
17. DEDICATIONS, LOT LINES, BOUNDARIES, ROADS AND RIGHTS OF WAY CONTAINED ON THE PLAT OF PARKLAND ADDITION TO COLEMAN FARM, RECORDED IN PLAT BOOK 2, PAGE 22, AS AFFECTED BY RESOLUTION NO. 89-2 OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, RECORDED IN O.R. BOOK 382, PAGE 225, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - PLOTTED).
18. EASEMENT FOR HIGHWAY, DRIVEWAY AND DRIVEWAY, RECORDED IN O.R. BOOK 389, PAGE 150, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 8700, PAGE 261, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - BLANKET DESCRIPTION).
19. INTENTIONALLY DELETED AS
20. PERPETUAL EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN O.R. BOOK 2708, PAGE 540, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - PLOTTED).
21. PERPETUAL EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN O.R. BOOK 2708, PAGE 549, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY - PLOTTED).
22. GRANT OF EASEMENT TO SABAL TRAIL TRANSMISSION, LLC RECORDED IN O.R. BOOK 3305, PAGE 744, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY - PLOTTED) (EASEMENT AREAS SHOWN, AS OFFSET BY PROPOSED PIPELINE CENTERLINE, HAVE BEEN APPROXIMATED AND CONVERTED FROM UNIVERSAL TRANSVERSE MERCATOR "UTM" ZONE 17 COORDINATES TO STATE PLANE COORDINATE SYSTEM FLORIDA WEST COORDINATES USING COMPSOFT 6.0.1 - U.S. ARMY CORPS OF ENGINEERS CONVERSION TOOL).
23. ACCESS BY MEANS OF THE FLORIDA TURNPIKE, LIMITED ACCESS RIGHT OF WAY EVIDENCED OF RECORD BY US PATENTS RECORDED IN O.R. BOOK 46, PAGE 658, AND MAINTENANCE MAP-STATE ROAD NO. 91-FLORIDA'S TURNPIKE, AS REFERENCED IN INSTRUMENT RECORDED IN O.R. BOOK 3814, PAGE 164, IDENTIFYING MAINTENANCE MAP BOOK 1, PAGE 115, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (LIES ADJACENT TO SUBJECT PROPERTY - LIMITED ACCESS FOR FLORIDA TURNPIKE).
24. ACCESS BY MEANS OF THE PORTION OF STATE ROAD 93, A/K/A I-75, DESCRIBED AS A LIMITED ACCESS RIGHT OF WAY, EVIDENCED BY FINAL JUDGMENT RECORDED IN O.R. BOOK 82, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2, AND PARCEL 4) (LIES ADJACENT TO SUBJECT PROPERTY - LIMITED ACCESS FOR I-75).
25. NOT A SURVEY MATTER

LEGEND OF SYMBOLS AND ABBREVIATIONS:

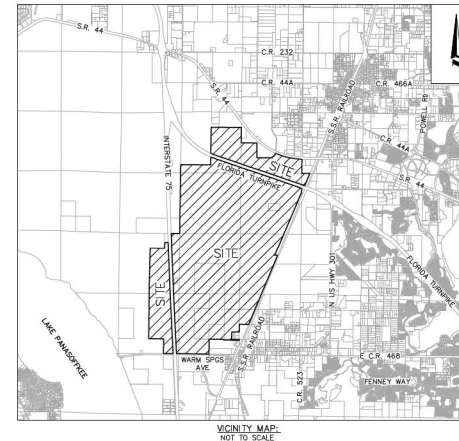
CMF	CONCRETE MONUMENT FOUND	☐	WOODEN POWER POLE
N/D	NAIL AND DISK	⊙	FOUND NAIL AND DISC AS NOTED
PSM	PROFESSIONAL SURVEYOR AND MAPPER	⊞	FOUND CONCRETE MONUMENT AS NOTED
RLS	REGISTERED LAND SURVEYOR	○	FOUND IRON ROD OR PIPE AS NOTED
R/W	RIGHT OF WAY	▲	SET TRAVERSE POINT OR BENCHMARK
I.D.	IDENTIFICATION	●	SET 1/2" IRON ROD OR NAIL & DISK LB#6723
PID	PROPERTY IDENTIFICATION	⦿	WELL
IRC	IRON ROD AND CAP	+	SINGLE STAND SIGN
L.S.	LICENSED SURVEYOR	✕	CERTIFIED CORNER RECORD
D.O.T.	DEPARTMENT OF TRANSPORTATION	PC	POINT OF COMMENCEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	NT	NOT TANGENT
PKWY	PARKWAY	PT	POINT OF TANGENCY
SWFMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	P.B.	PLAT BOOK
F.P.I.D.	FINANCIAL PROJECT IDENTIFICATION	C.R.	COUNTY ROAD
ORL	OFFICIAL RECORDS BOOK	NR	NOT RADIAL
PG.	PAGE	(M)	MEASURED DISTANCE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	(D)	RECORDED DISTANCE
LB	LICENSED BUSINESS		
PLS	PROFESSIONAL LICENSED SURVEYOR		
R	RADIUS		
L	ARC LENGTH		
Δ	DELTA		
CD	CHORD DISTANCE		
CB	CHORD BEARING		
HWF	HOG WIRE FENCE		
BWF	BARB WIRE FENCE		
CLF	CHAIN LINK FENCE		
WRF	WOOD RAIL FENCE		
—x—	FENCE LINE AS NOTED		
—OW—	OVERHEAD WIRE		

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 75 AS BEING NORTH 02°55'02" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1444163 AS, EFFECTIVE DATE OF OCTOBER 30, 2023.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION Delineated HEREON WAS OBTAINED FROM THE SUMTER COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. MINIMAL INTERIOR IMPROVEMENTS WERE LOCATED PER THE CLIENT'S REQUEST. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 54-17.062.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCRUSTATIONS. THE DISPOSITION OF ANY POTENTIAL ENCRUSTATIONS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
12. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE "X" AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN, ZONE "A" AREAS WITH NO BASE FLOOD ELEVATION DETERMINED AND ZONE "AE" BASE FLOOD ELEVATION DETERMINED 44.3' (NAVD88), ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBERS 1219002120, EFFECTIVE DATE 09/27/2013, 1219003100, EFFECTIVE DATE 09/27/2013, 1219003300, EFFECTIVE DATE 09/27/2013, 1219002000, EFFECTIVE DATE 09/27/2013, 1219002100, EFFECTIVE DATE 09/27/2013, 1219002300, EFFECTIVE DATE 09/27/2013, AND 1219002370, EFFECTIVE DATE 09/27/2013. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAPS.
13. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SURVEY) 1 FOOT IN 5,000 FEET
14. LAST DATE IN FIELD: MAY 17TH, 2024.
15. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HATUS, OR OVERLAPS.
16. THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.

SHEET INDEX:

- SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V
EXCEPTIONS, LEGEND,
SHEET 2: LEGAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT



CERTIFIED TO:

75 TURNPIKE BDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 75 TURNPIKE VDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BENDERSON DEVELOPMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 75 TURNPIKE BDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 75 TURNPIKE VDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ARNOLD, MATHENY & EAGAN, P.A.



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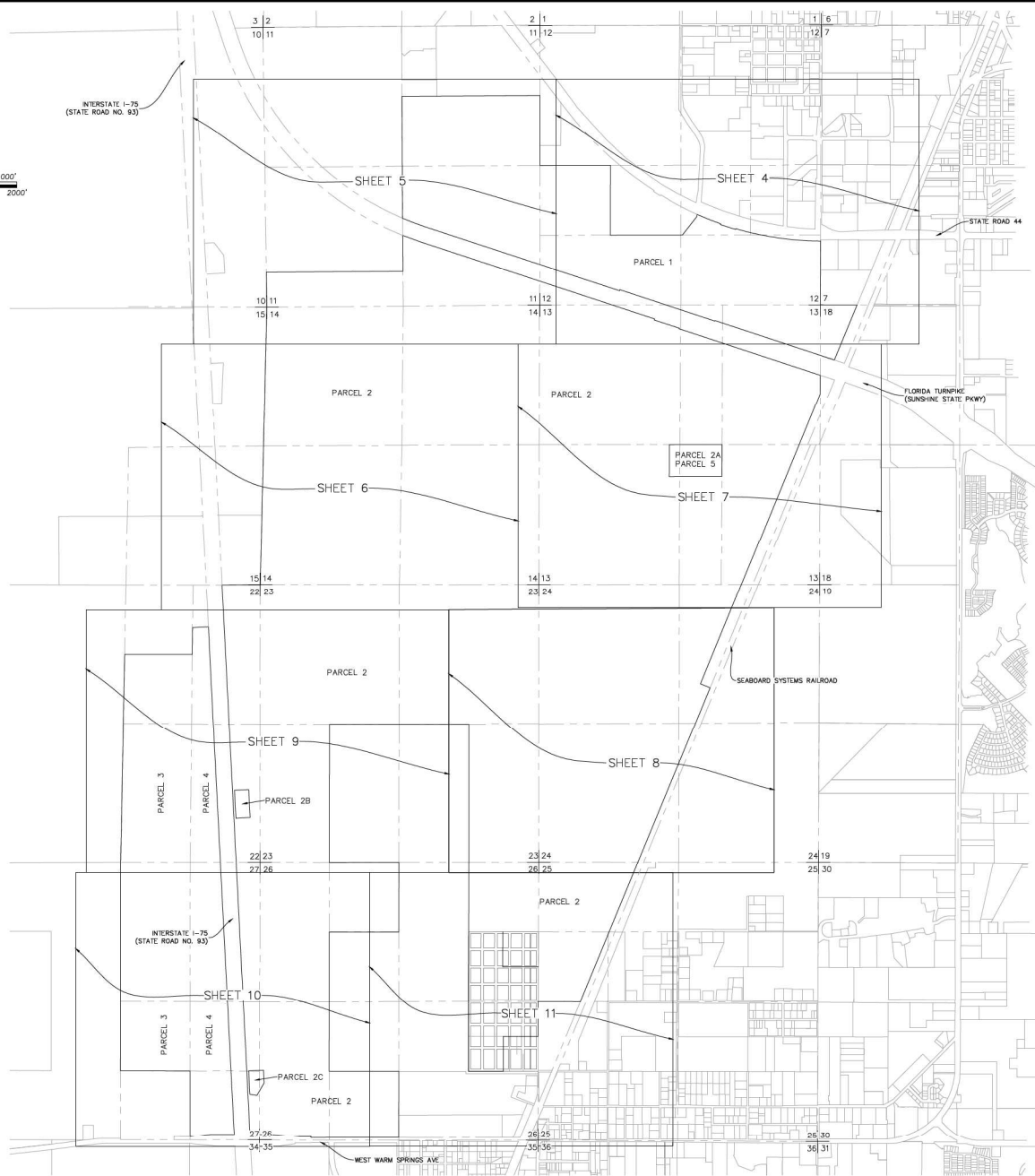
BOUNDARY SURVEY
OF
MONARCH RANCH
SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27,
TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR:
AVISON YOUNG

DATE: 2024.07.01 10:10:08 -0400
Digitally signed by James L. Rickman
Date: 2024.07.01 10:10:08 -0400
JAMES L. RICKMAN, P.E.S.M. #65133

DATE: 12/15/2023
SCALE: N/A
CALC BY: MCD/EJ
FIELD BY: N/A
DRAWN BY: MCD
CHECKED BY: HE

SHEET 1 OF 13



SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V
EXCEPTIONS, LEGEND,
SHEET 2: LEGAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT

Growing from: L:\Data\20230227\20230227_March_FINAL 0.5'



BOUNDARY SURVEY
OF
MONARCH RANCH
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26 & 27,
TOWNSHIP 19 SOUTH 1/4, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR:

[illegible]

JOB #: 20230227
DATE: 12/15/2023
SCALE: 1" = 1000'
CALC BY: MCD/EJ
FIELD BY: NW
DRAWN BY: MCD
CHECKED BY: HF

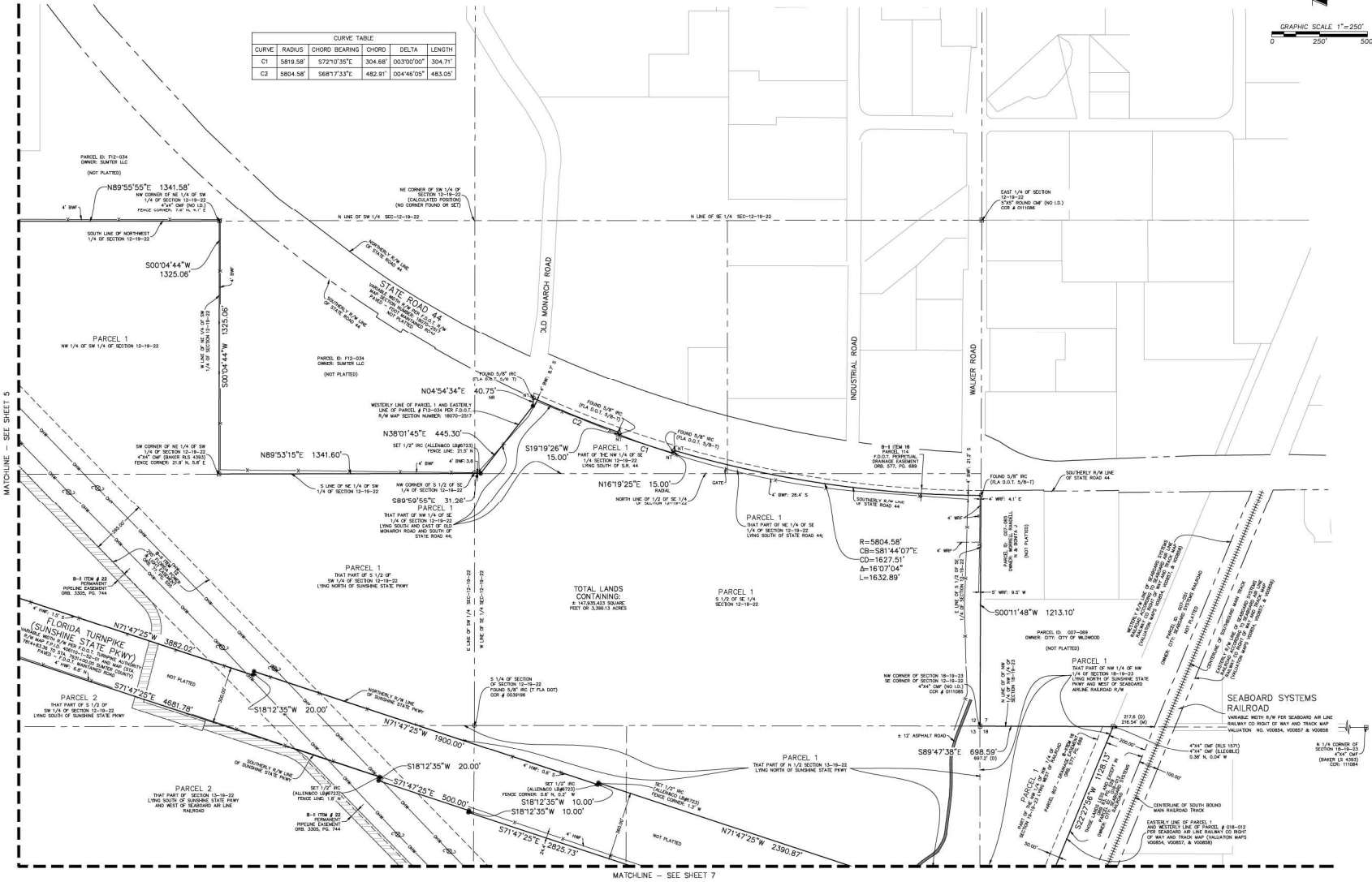
SHEET 3 OF 13

SHEET INDEX:

SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V
 EXCEPTIONS, LEGEND
 SHEET 2: LEGAL DESCRIPTION
 SHEET 3: KEY MAP
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 SHEET 12: FEMA FLOOD ZONES EXHIBIT
 SHEET 13: OVERALL BOUNDARY EXHIBIT

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	5819.58	S72°07'35"E	304.68'	003°00'00"
C2	5804.58	S68°17'33"E	482.91'	004°46'05"

GRAPHIC SCALE 1"=250'
 0 250 500'



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**BOUNDARY SURVEY
 OF
 MONARCH RANCH**
 SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26, & 27,
 TOWNSHIP 18 SOUTH, RANGE 22 EAST
 & SECTION 18, TOWNSHIP 9 SOUTH, RANGE 23 EAST
 SUMTER COUNTY, FLORIDA

FOR:
AVISON YOUNG

DATE	REVISIONS
12/15/2023	1

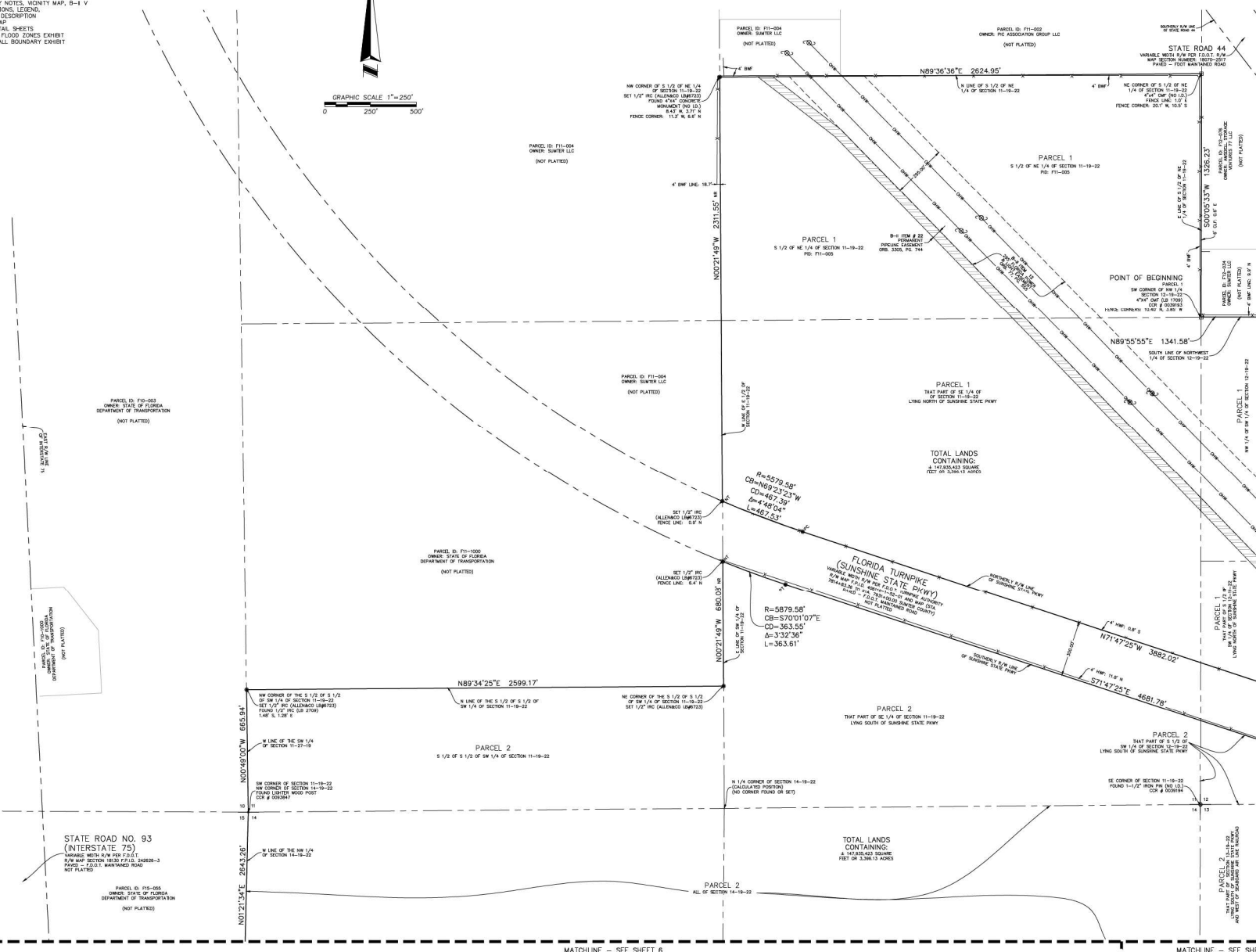
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 FIELD BY: ME
 DRAWN BY: MCD
 CHECKED BY: HE

SHEET 4 OF 13

Drawing Name: L:\Users\jason.1\OneDrive\Documents\2023\20230227_Monarch_Ranch_Final.dwg

SHEET INDEX

SHEET 1: SURVEY NOTES, MONY MAP, B-1 V
 EXCEPTIONS, LEGEND
 SHEET 2: LEGAL DESCRIPTION
 SHEET 3: KEY MAP
 SHEET 4-11: DETAIL SHEETS
 SHEET 12: FEMA FLOOD ZONES EXHIBIT
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BOUNDARY SURVEY
 OF
 MONARCH RANCH
 SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27,
 TOWNSHIP 19 SOUTH, RANGE 22 EAST
 & SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
 SUMTER COUNTY, FLORIDA

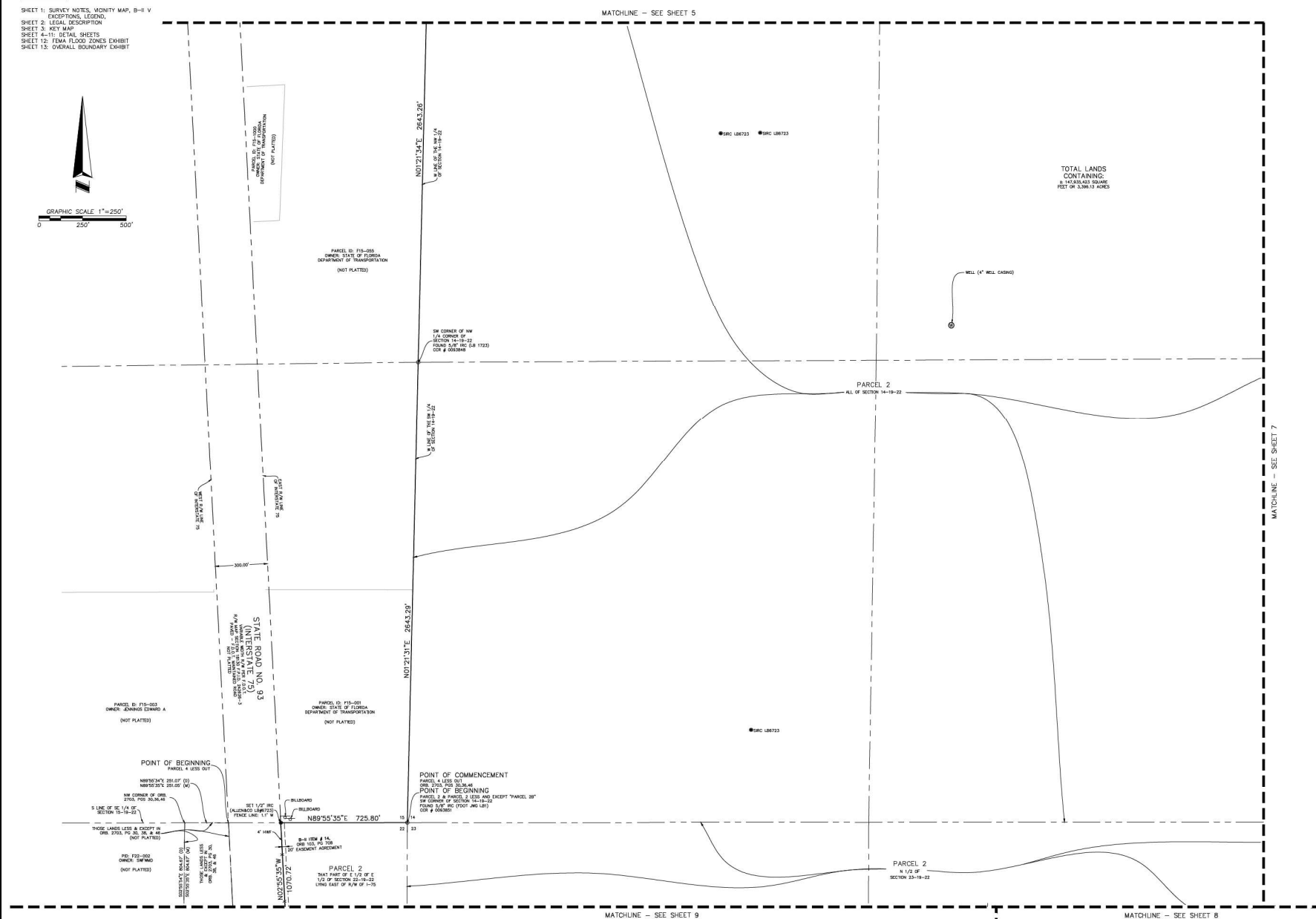
FOR:
 AVISON YOUNG

DATE	REVISIONS
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12/15/2022	99
12/15/2022	100

JOB # 20230227
 DATE: 12/15/2023
 SCALE: 1" = 250'
 CALC BY: MCD/EJ
 FIELD BY: MCD
 DRAWN BY: MCD
 CHECKED BY: HE

SHEET 5 OF 13

SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V
EXCEPTIONS, LEGEND,
SHEET 2: LEGAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT



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BOUNDARY SURVEY
OF
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SECTIONS 11, 12, 13, 14, 23, 24, 25, 26 & 27,
TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR:

		5/17/24	UPDATED SURVEY
		5/17/23	UPDATED TITLE
			DEVISIONS
			DATE

JOB #: 20230227
DATE: 12/15/2023
SCALE: 1" = 250'
CALC BY: MCD/EJ
FIELD BY: NW
DRAWN BY: MCD
CHECKED BY: HF

SHEET 6 OF 13



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BOUNDARY SURVEY
OF
MONARCH RANCH
SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27,
TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

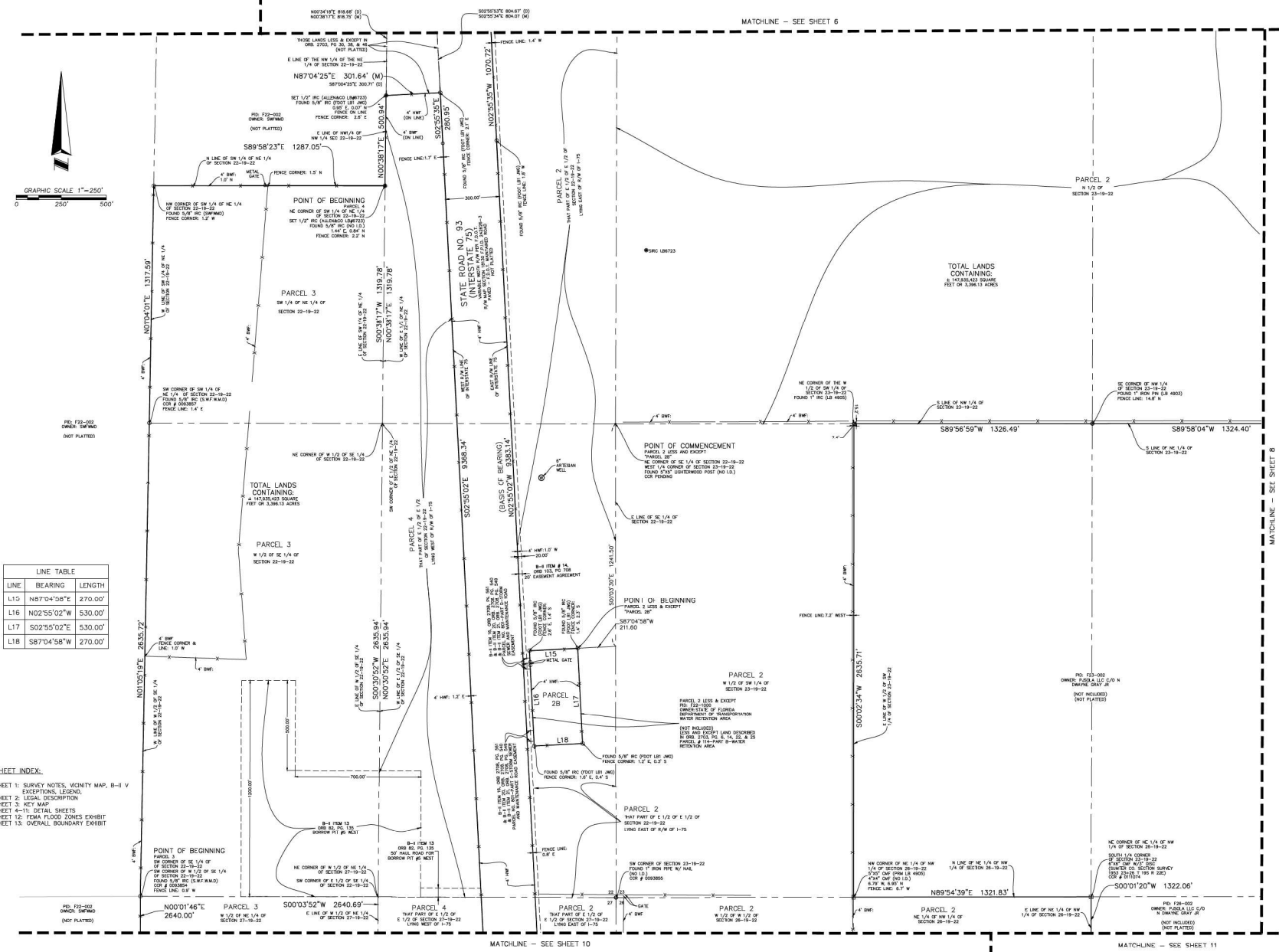
FOR:
AVISON YOUNG

DATE	12/15/2022
SCALE	1" = 250'
CALC BY	MDG/EL
FIELD BY	HE
DRAWN BY	MDG
CHECKED BY	HE

DATE	12/15/2022
SCALE	1" = 250'
CALC BY	MDG/EL
FIELD BY	HE
DRAWN BY	MDG
CHECKED BY	HE

JOB # 20230227
DATE: 12/15/2022
SCALE: 1" = 250'
CALC BY: MDG/EL
FIELD BY: HE
DRAWN BY: MDG
CHECKED BY: HE

SHEET 9 OF 13



LINE	BEARING	LENGTH
L15	N87°04'25"E	270.00'
L16	N02°55'02"W	530.00'
L17	S02°55'02"E	530.00'
L18	S87°04'58"W	270.00'

SHEET INDEX:
SHEET 1: SURVEY NOTES, VICINITY MAP, B-H I-V
EXCEPTIONS, LEGEND
SHEET 2: LOCAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT



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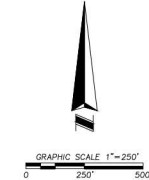
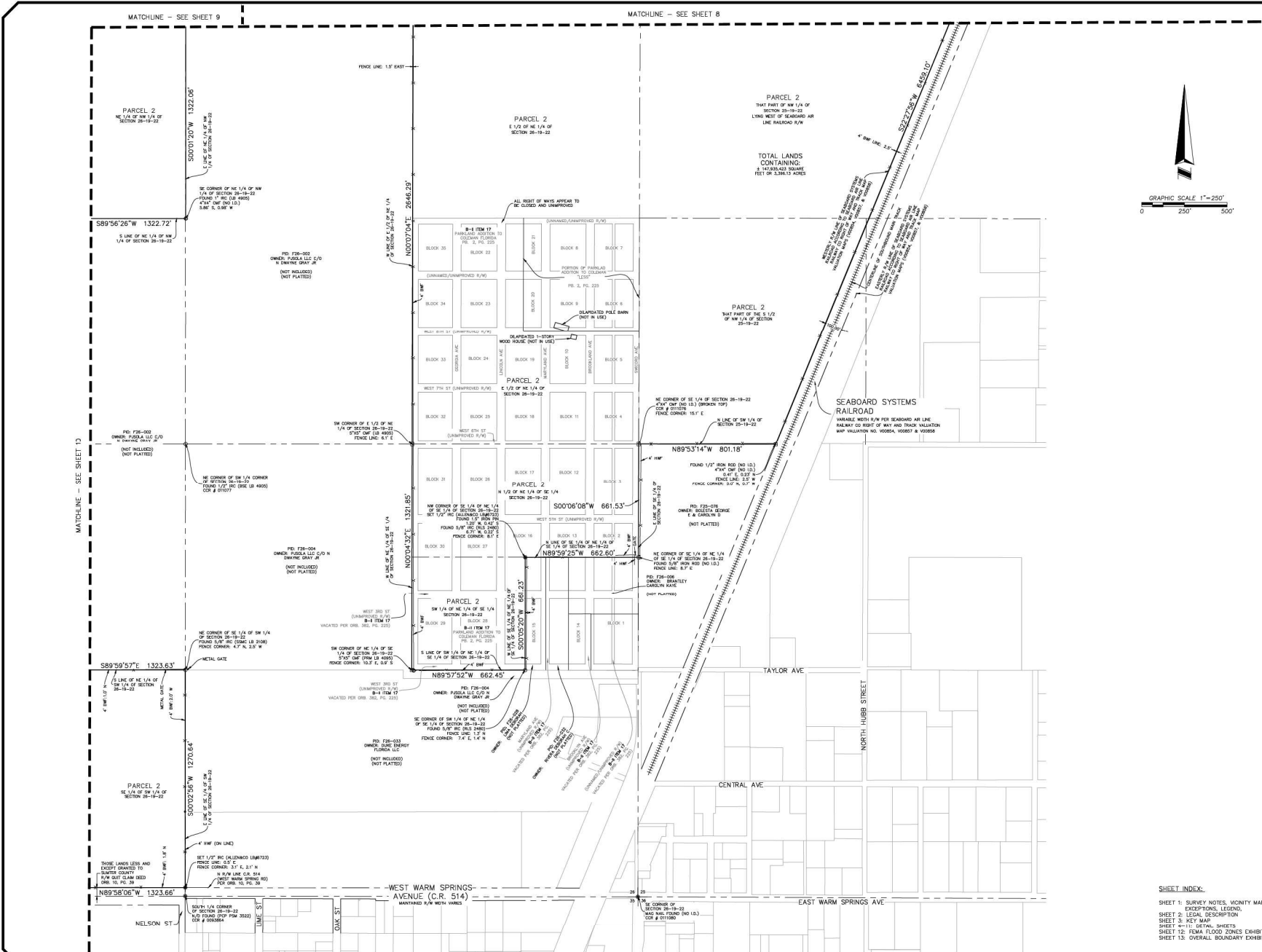
BOUNDARY SURVEY
OF
MONARCH RANCH
SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26, 27,
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR:
AVISON YOUNG

DATE	REVISIONS
12/15/2023	1

JOB # 20230227
DATE: 12/15/2023
SCALE: 1" = 250'
CALC BY: MCD/EJ
FIELD BY: HE
DRAWN BY: MCD
CHECKED BY: HE

SHEET 11 OF 13



SHEET INDEX:
SHEET 1: SURVEY NOTES, VICINITY MAP, B-H V
EXCEPTIONS, LEGEND,
SHEET 2: LOCAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT

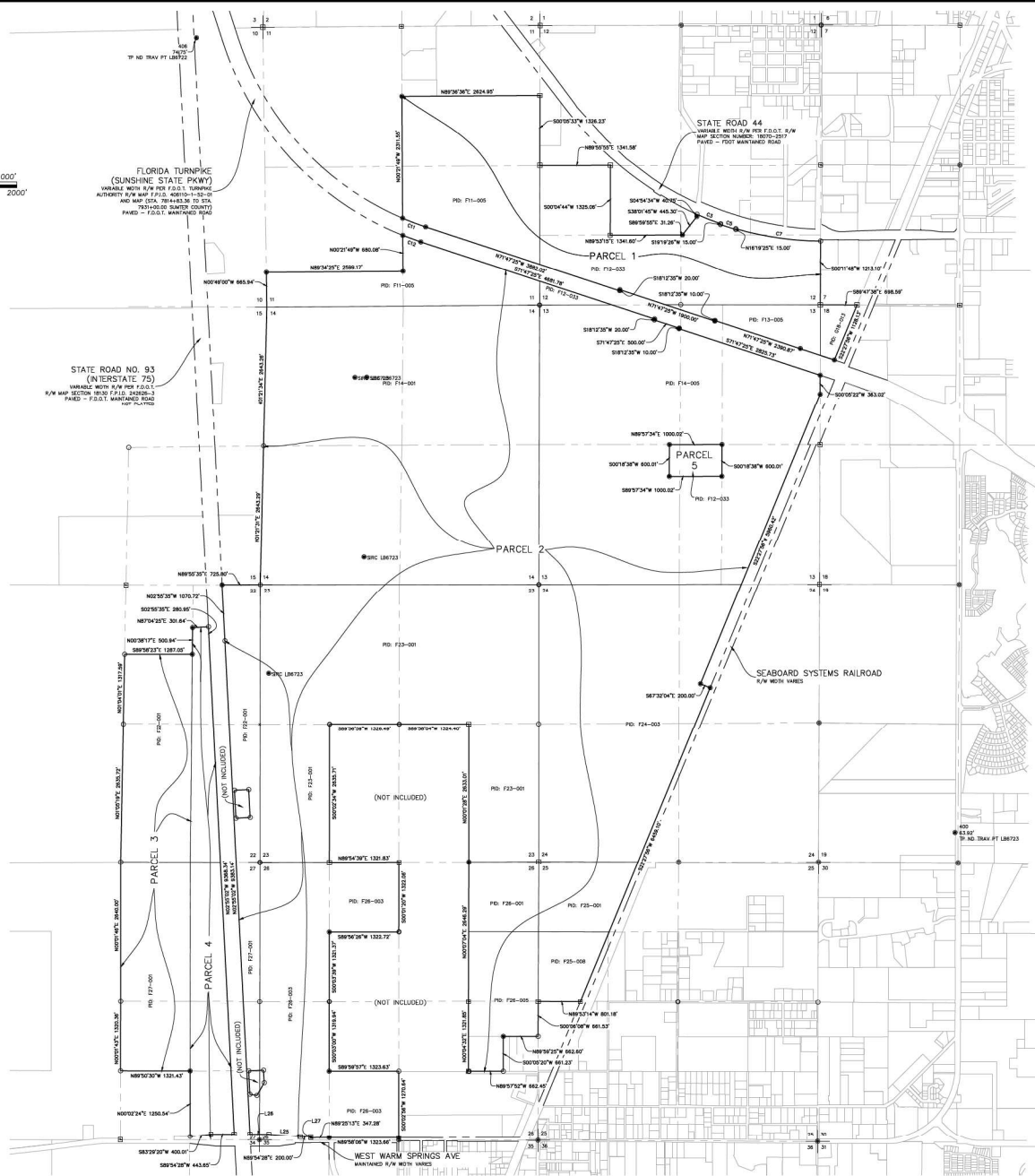


CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C3	5804.58'	S68°17'33"E	482.91'	004°46'05"
C5	5819.58'	S72°10'35"E	304.68'	003°00'00"
C7	5804.58'	S81°14'07"E	163.75'	018°07'04"
C11	5579.58'	N69°23'23"W	467.38'	004°48'04"
C12	5879.58'	N70°01'07"W	363.55'	003°32'36"

LINE TABLE		
LINE	BEARING	LENGTH
L25	N85°19'43"W	602.08'
L26	S88°14'58"W	VVL 60'
L27	N00°05'32"W	25.00'

SHEET INDEX:

SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V
 EXPOSITIONS, LEGEND
 SHEET 2: LEGAL DESCRIPTION
 SHEET 3: KEY MAP
 SHEET 4-11: DETAIL SHEETS
 SHEET 12: FORM PLANS, EXHIBIT
 SHEET 13: OVERALL BOUNDARY EXHIBIT



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BOUNDARY SURVEY
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 & SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
 SUMTER COUNTY, FLORIDA

FOR:
 AVISION YOUNG

DATE	REVISIONS
12/15/2023	1

JOB # 20230227
 DATE: 12/15/2023
 SCALE: 1" = 1000'
 CALC BY: MCD/EJ
 FIELD BY: HE
 DRAWN BY: MCD
 CHECKED BY: HE

SHEET 13 OF 13

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Pre-Engineered Metal Building Materials for the Amount of \$318,041.76**

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction (Kingdom) on February 13, 2025. To maximize cost savings, it was determined that the City would procure the pre-engineered metal building (PEMB) separately through an Owner Direct Purchase (ODP) with Steel Craft Builders in the amount of \$318,041.76, resulting in a tax savings of \$19,132.51. The PEMB will serve as a canopy for the Airtorium Gym. Although the PEMB was originally included in the scope of work and lump-sum contract with Kingdom, its full contract value—including applicable taxes—will now be deducted from Kingdom's contract, resulting in a net decrease of \$337,174.27.

Staff is requesting authorization to proceed with the ODP process, including issuance of a purchase order (PO) to Steel Craft Builders and payments up to the full PO amount of \$318,041.76.

Owner Direct Purchase Summary Log

[illegible]



INVOICE
DRAW 1-
DEPOSIT
24-0924

1612 NE 6th Ave, Ocala FL 34470
 (352) 804-8636
jamie@steelcraftbuilders.com

Date:
 03/17/2025

To: City of Wildwood
 100 N Main St
 Wildwood, FL 34785-4047
Millennium Park Phase 1 & 2
 1300 Huey Street
 Wildwood FL 34785

PEMB Building Furnish and Erect 110'X160'X28'-4"

Salesperson	Job	Payment terms	Notes
Jamie Kingsley	Millennium Park Phase 1&2	20% Material Deposit	Furnish and Erection

Qty	Description	Unit price	Line total
1	SCB PEMB Building Gable Roof 110'-0"x160'-0"x28'-4" Eave 26ga.STD Color PBR Roof 2:12 Roof Pitch 26ga.STD Color PBR Walls Total SQFT-17,600	\$63,608.35	\$63,608.35
	*Materials Total Cost: \$318,041.76		
	Tax 6%= \$19,082.51		
	1%= \$50.00		
	*Estimated Total Tax Savings = \$19,132.51		
Subtotal			
Sales Tax Est-0%			N/A
Labor/Equipment			
Total			\$63,608.35

Payment Milestones (Unless otherwise specified)	Percentage of Costs
Due when placing Order. (NO RETAINAGE HELD)	20% of Building Cost
Building cost and Insulation cost due upon delivery. (NO RETAINAGE HELD)	80% Building 100% Insulation
Due Upon Red Iron and Wall Sheeting completion	50% of Total Erection/Labor Costs
Due Upon Completion of Erection and Completion of Scope	Remaining Balance of Erection/Labor Costs
<i>(Scope Defined in Page 1 of this Proposal)</i>	

Payment Clarifications

1. This proposal does NOT include any applicable sales taxes required by law unless listed in the specific inclusions and clarifications listed above. All applicable taxes will be added upon acceptance unless a current tax exemption certificate is provided.
2. Should the Customer wish to utilize a separate sub-contract agreement provided by the Customer, Steel Craft Builders LLC will agree to the terms outlined in said agreement only upon full execution of the agreement. including a copy of this proposal, in its entirety, as an attachment of provided agreement. Inclusions of only portions of this proposal in a customer provided sub-contract agreement will NOT be accepted.
3. Unless prior arrangements are made, agreed upon by both parties involved and documented in writing, all payments. must be received within 15 days of billing and/or project completion or interest penalties of 1.5% of the total billable amount will apply per month.
4. In the event of any action by Steel Craft Builders LLC. to enforce the provisions of this agreement or any of its right thereunder, Customer shall be liable to reimburse Steel Craft Builders LLC, for all costs and expenses, including reasonable attorney's fees if such actions result in litigation.
5. Steel Craft Builders LLC reserves the right to terminate this agreement at any time. Notice of termination, including cause, shall be submitted to Customer in writing via certified mail. If terminated, Customer agrees to pay the contracted value for all completed labor to the termination notice date. This amount includes all overhead and profit previously included in the contracted labor amounts.
6. ** All buildings materials to be COD unless other payment arrangements have been agreed upon by both parties prior to delivery**
7. **** NO RETAINAGE TO BE HELD ON ANY BUILDING MATERIALS****

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Storm Water Pre-Cast Structures for the Amount of \$117,319.00

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction (Kingdom) on February 13, 2025. To maximize cost savings, it was determined that the City would procure the stormwater precast structures separately through an Owner Direct Purchase (ODP) with Mack Concrete Industries, for a total of \$117,319.00, resulting in a tax savings of \$7,089.14. Although the stormwater precast structures were originally included in the scope of work and lump-sum contract with Kingdom, their full contract value—including applicable taxes—will now be deducted from Kingdom's contract, resulting in a net decrease of \$124,408.14.

Staff is requesting authorization to proceed with the ODP process, including issuance of a purchase order (PO) to Mack Concrete Industries and payments up to the full PO amount of \$117,319.00.

Owner Direct Purchase Summary Log

[illegible]

P.O. Box 157, ASTATULA, FLORIDA 34705
PH: 352-742-2333 / FAX: 352-742-0799
WEB SITE: [HTTP://WWW.MACKCONCRETE.COM](http://www.mackconcrete.com)

Precast Municipal Inlets
D.O.T. Precast Structures
Specialty Precast Items

Date: 3/18/2025
Quote #: QF69380 REV. 3
Bid Date: 7/18/2023

The above prices are F.O.B. jobsite location. The materials are to be unloaded and installed by the purchaser. Should field problems arise to materials covered by this contract, the Purchaser agrees to notify the Seller prior to performing corrective work. Sales tax not included. Prices are based on truck load shipments. Unanticipated supplemental shipments may result in additional freight and handling charges. Demurrage charges may be charged to the purchaser. Prices are firm for thirty (30) days. Prices are contingent upon approval of our design and specifications.

Very Truly Yours,

TIM JONES

tjones@mackconcrete.com

Mack Concrete Industries Inc.

Cell #: 321-247-1575

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Reinforced Concrete Pipe (RCP) for the Amount of \$197,164.24

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction (Kingdom) on February 13, 2025. To maximize cost savings, it was determined that the City would procure the reinforced concrete piping (RCP) separately through an Owner Direct Purchase (ODP) with Rinker Materials, for a total of \$197,164.24, resulting in a tax savings of \$11,879.85. Although the RCP was originally included in the scope of work and lump-sum contract with Kingdom, its full contract value—including applicable taxes—will now be deducted from Kingdom's contract, resulting in a net decrease of \$209,044.10.

Staff is requesting authorization to proceed with the ODP process, including issuance of a purchase order (PO) to Rinker Materials and payments up to the full PO amount of \$197,164.24.

Owner Direct Purchase Summary Log

[illegible]



Order Acknowledgement

Page # 1/3

Order #: 9761476				Customer PO #: Signed Quote	
Date	3/11/2025	Order #	9761476	Reply-To	
				Account Manager	Christopher Sampson
Sold To	495709 ORLANDO CONSTRUCTION LLC 5004 PATCH RD, ORLANDO, FL, 32822	Project Name	Millennium Park	Address	Orlando, FL,
Ordered By	Tina Rosado	Project #	824251	Phone	
Ordered By Phone	(321) 317-2749	Ship To	Wildwood, FL, 34785	Fax	
				Email	Christopher.Sampson@Rinkerpi
A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.					

Item #	Description	Part #	Quantity	Unit	Extended Unit price	Unit Total
10	18x8' CL3 PF RCP	1211946	1752.00	FT	\$34.80	\$60,969.60
15	24x8' CL3 PF RCP	1211959	616.00	FT	\$53.94	\$33,227.04
20	30x8' CL3 PF RCP	1211973	152.00	FT	\$83.60	\$12,707.20
25	36x8' CL3 PF RCP	1211985	496.00	FT	\$114.40	\$56,742.40
30	12x18x8' CL3 PF HERCP	1310102	48.00	FT	\$50.00	\$2,400.00
35	19x30x8' CL3 PF HERCP	1290883	160.00	FT	\$100.00	\$16,000.00
40	18x8' CL3 PF MES 4:1 GB RCP	1211948	6.00	EA	\$652.50	\$3,915.00
45	24x8' CL3 PF MES 4:1 GB RCP	1211960	2.00	EA	\$855.00	\$1,710.00
47	30x16' CL3 PF MES 4:1 GB RCP	1211969	1.00	EA	\$2,250.00	\$2,250.00
50	36x16' CL3 PF MES 4:1 GB RCP	1211982	1.00	EA	\$2,970.00	\$2,970.00
55	19x30x8' CL3 PF MES 4:1 GBHERCP	1310110	4.00	EA	\$950.00	\$3,800.00
60	#711 Lubricant 8LB	1181891	43.00	EA	\$11.00	\$473.00
197,164.24					Total	\$197,164.24
11,829.86 16% State					Freight	\$0.00
50.00 1% County					FSC	\$0.00
209,044.10					(Tax not included) Net Total	\$197,164.24

Standard Notes	
1.Pricing includes delivery based on full truck load quantities as near to the point of use as our trucks can move under their own power. A price escalator of 5% will be added on 07/01/2025 for all products not shipped and an additional 5% for every year thereafter. This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-76, ASTM C-507 and FDOT Specifications for road and bridge construction. Any required deviation after review of plans and specifications will require re-quoting and void the quotation. 2.This Quotation and the pricing contained herein is expressly conditioned upon your acceptance of (i) the exceptions and changes proposed by us (any change to these exceptions and changes by you shall render this Quotation null and void, in our absolute discretion); and (ii) our Standard Terms and Conditions, without addition, deletion or change. 3.Valid for 30 days from the date of quotation.	

Acceptance	
I WARRANT AND REPRESENT THAT I HAVE AUTHORITY TO ENTER INTO THIS ORDER ACKNOWLEDGMENT ON BEHALF OF THE BUYER. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ORDER ACKNOWLEDGMENT AND IN THE RINKER MATERIALS STANDARD TERMS AND CONDITIONS INCLUDED HEREIN AND VIEWABLE AT www.rinkerpipe.com/terms/.	By Christopher Sampson



Order Acknowledgement

Page# 2/3

Order #: 9761476		Customer PO #: Signed Quote	
Company	Orlando Construction	(O)	
By	Tina Rosado	(F)	
Title	Project mgr	(Cell)	
Date	4/15/25	Title	Account Manager

Order #: 9761476

Customer PO #: Signed Quote

STANDARD TERMS AND CONDITIONS

1. AGREEMENT. Buyer ("Buyer") and Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials, for itself and/or on behalf of one or more of its subsidiaries doing business as Rinker Materials ("Seller") acknowledge, understand and agree that the Buyer's Credit Application, if any, the Quotation, if any, the Order Acknowledgment (the "Acknowledgment"), if any, the specifications stated in the Acknowledgment (or the Quotation if there is no Acknowledgment) and these Standard Terms and Conditions (collectively, the "Agreement") shall collectively form the sole and entire agreement by, under and pursuant to which Buyer shall purchase from Seller, and Seller shall manufacture and sell to Buyer, the materials described in the Acknowledgment (or the Quotation if there is no Acknowledgment) (the "Materials"). This Agreement supersedes any and all prior or contemporaneous oral or written agreements between the parties regarding the same.

Any different or additional terms or conditions contained in Buyer's acceptance of the Quotation and/or the Acknowledgment, or any document or instrument constituting this Agreement, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, the terms and conditions of this Agreement. Additional terms, changes, and alleged subsequent agreements shall not be effective unless and until any of the same are in writing and signed by Seller's and Buyer's authorized representatives. Notwithstanding any subsequent changes made to the Quotation or the Acknowledgment, these Standard Terms and Conditions (in the form originally referred to or attached to the Quotation or the Acknowledgment, as the case may be) shall continue in full and unvaried force and effect except to the extent modified by written agreement signed by Seller's and Buyer's authorized representatives.

Buyer's signature to the Quotation and/or the Acknowledgment, direction to manufacture the Materials, acceptance of delivery of the Materials or the payment for the Materials shall be deemed an acceptance of these Standard Terms and Conditions. Seller may elect not to manufacture or deliver any Materials until Buyer returns a signed copy of the Quotation and/or the Acknowledgment.

2. DELIVERY AND ACCEPTANCE. Delivery of the Materials shall be made pursuant to a delivery schedule agreed to by Buyer and Seller. Seller shall not be deemed to have failed to comply with such schedule for any delay where such delay is caused by acts of God, acts of civil or military authority, epidemics, war, riot, scarcity of labor, raw materials or transportation or any other reason or cause beyond Seller's control. In connection with any such delay, the agreed delivery date(s) shall be extended for a period equal to the duration of the delay.

Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB jobsite, at the curbside or street or frontage of the address of delivery. Seller reserves the right to charge Buyer at the applicable rate for any waiting time at the jobsite in excess of one (1) hour.

The type and quantity of Materials delivered and detailed on the delivery ticket must be inspected by Buyer at the time of delivery for compliance with the Agreement. Variations between actual quantities of Materials delivered and those shown on the delivery ticket must be noted on all copies of the delivery ticket signed by Buyer. Invoice charges will be based on the quantities shown on the delivery ticket.

Title and risk of loss of or damage to each of the Materials shall remain with Seller until delivery of such Materials to the delivery location specified in this Agreement. Buyer hereby grants Seller a first priority security interest in all such Materials until such time as Seller is paid in full all amounts due under this Agreement. Buyer further agrees to execute any and all documents that may be required for Seller to perfect such security interest.

Standard Materials sold under this Agreement may be returned by Buyer for credit only with Seller's prior written consent and only if, in Seller's sole opinion, the Materials to be returned are in re-saleable condition. Seller will deduct from any such credit any and all restocking fees, loading and unloading costs and any costs of repair and delivery costs to and from Buyer's jobsite. Custom-designed and special Materials of other than normal and standard design regularly sold by Seller may not be returned. The Buyer will be liable to pay for any custom-designed or special Materials not taken by the Buyer.

In the event of an inspection of any installed reinforced concrete pipe products, the evaluation and acceptance criteria used shall be in accordance with ASTM C1840 unless otherwise agreed to by Buyer and Seller.

3. TECHNICAL ASSISTANCE. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice and assistance provided by Seller is for Buyer's guidance only, and Buyer agrees to rely solely on its own architects, engineers and other technical expert.

4. PRICING AND PAYMENT. Unless stated otherwise herein, prices for the Materials quoted are subject to material availability and shall remain firm for a period of thirty (30) days after the date of the Acknowledgment (or the Quotation if there is no Acknowledgment); thereafter, prices for the Materials are subject to change by Seller. Prices quoted are based on minimum truckload lots and are subject to increase should Buyer request delivery in lots smaller than truckload. Prices are applicable only to the project specified in the Acknowledgment (or the Quotation if there is no Acknowledgment), are available only to the Buyer, and are only for the quantities stated in the Acknowledgment (or the Quotation if there is no Acknowledgment).

Payment terms are net 10th prox., without retention or set-off. Seller will submit invoices to Buyer upon each delivery of Materials pursuant to the Agreement. Buyer's obligation to pay Supplier will not be delayed or conditioned upon installation of the Materials furnished pursuant to the Agreement. Buyer's receipt of payment from any third-party, or any disputes between Buyer and the Owner.

Past due amounts will accrue interest at the rate of eighteen percent (18%) per annum or the maximum rate allowed by law, whichever is less. Should Buyer fail to pay when due any amount payable to Seller under the terms of this Agreement, after ten (10) days written notice without cure, Seller may: (a) make demand upon Buyer for assurances of payment, including but not limited to, requesting immediate payments of all amounts then due and owing to Seller under this Agreement; and/or requesting payment in advance of delivery of all future amounts to become due under this Agreement; (b) suspend future deliveries; (c) file a claim of lien and, if applicable, a claim on bond; (d) terminate this Agreement; or (e) take such other actions as Seller determines are necessary to secure its right to payment.

Seller may exercise the right of set-off under this Agreement as to any sums owed by Seller

and/or its affiliates under any other contract or agreement with Buyer and/or its affiliates. Buyer agrees to pay Seller any and all collection fees, attorneys' fees, and court costs incurred by Seller in collecting any amounts due under this Agreement.

5. TAXES. In the absence of an exemption or resale certificate reasonably acceptable to Seller and to the respective taxing authority, all federal, state and local taxes, assessments, fees, duties and charges levied by reason of this Agreement are in addition to the prices set forth in the Acknowledgment and shall be the sole responsibility of, and paid by, Buyer.

6. LIMITED WARRANTY AND LIABILITY DISCLAIMER. Seller warrants that the Materials sold under this Agreement shall conform to the specifications as described in the Acknowledgment (or the Quotation if there is no Acknowledgment) and shall be free from defects in manufacturing and workmanship provided Buyer provides written notice of any such non-conformance or defects to Seller within one (1) year from the date of delivery of the Materials. The foregoing warranty is subject to standard manufacturing and color variations, efflorescence, tolerances and classifications. Seller is not responsible for installation or defective conditions caused by installation. Buyer's exclusive remedy for breach of this warranty shall be to require Seller, at Seller's option, to refund the purchase price for the defective or nonconforming Materials sold hereunder or to repair or to replace any defective or nonconforming Materials. Seller shall not be responsible for any removal or installation costs. **THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES, AND SELLER HEREBY DISCLAIMS, AND BUYER HEREBY WAIVES, ALL OTHER WARRANTIES, WHETHER WRITTEN, VERBAL, EXPRESS OR IMPLIED, BY LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR HABITABILITY.** Seller makes no warranty whatsoever with respect to goods, products, accessories or parts furnished by Seller but not manufactured by Seller, which carry only the warranty, if any, in the applicable manufacturer's warranties (if any) to the extent permitted by the terms of such warranty between Seller and such manufacturer.

7. LIMITATION OF LIABILITY. Seller's liability on any claim for loss or damage arising from this Agreement, or the fabrication or sale of any of the Materials pursuant to this Agreement, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price of the Materials actually received from Buyer by Seller under this Agreement with regard to which such claim for loss or damage is made. Neither Seller nor Buyer will be liable to the other party, or any third party beneficiary, whether as a result of breach of contract, warranty, tort (including negligence and strict liability) or other grounds, for special, consequential, incidental, punitive (if allowed by law) or other indirect damages of any kind, including, but not limited to loss of data, loss of profits or revenue, loss of use of the Materials furnished by Seller pursuant to this Agreement or any associated product, cost of capital, cost of substitute products, facilities, services, downtime costs, or claims, or for liquidated damages (delay or otherwise) incurred by such party from any third party.

8. INDEMNIFICATION. To the fullest extent permitted by applicable law, each party (the "Indemnifying Party") agrees to indemnify, defend and hold harmless the other party and its affiliated companies along with its respective officers, directors, owners, employees and agents (collectively the "Indemnitees") from and against all claims, damages, losses, liens, causes of action, suits, judgments and expenses (including but not limited to reasonable attorney fees) of any person or entity, to the extent arising out of, any injury, death or destruction of property, but only to the extent caused by or arising from the negligent acts or omission of the Indemnifying Party, its employees, any subcontractor, supplier or person or entity over which it controls or exercises control over (collectively, "Claims"); provided, that the Indemnifying Party shall have no obligation to indemnify for any Claims to the extent caused by or arising from the negligence or willful misconduct of any Indemnitee and provided further that "Claims", for purposes hereof, shall not include damages, compensation or benefits payable under any insurance policies, workers' compensation acts, disability benefit acts, or other employees' benefit acts.

Seller shall indemnify, defend and hold harmless the Indemnitees from and against all claims, damages, losses, liens, causes of action, suits, judgments and expenses (including but not limited to reasonable attorney fees) to the extent arising from any claims made by third parties that the use or sale of the Materials infringes any United States patent covering the Materials. Provided, however, this paragraph will not apply in the event that the infringement results from use of the Materials in combination with other materials, goods, or manufacturing processes.

9. ASSIGNMENT. Neither party shall assign this Agreement or any interest herein without the prior written consent of the other party, and any attempted assignment, whether by operation of law or otherwise, shall be void without such prior written consent.

10. NOTICE. Any notice required to be sent to Seller shall be in writing and sent by Certified Mail, postage prepaid, to the Seller's office set forth on the Quotation and/or Acknowledgment, with a copy to Seller c/o Rinker Materials, 5 Concourse Parkway, Suite 1900, Atlanta, Georgia 30328, Attention: Legal Department. Any notice required to be sent to Buyer shall be in writing and sent by Certified Mail, postage prepaid, to the Buyer's office set forth on the Quotation and/or Acknowledgment.

11. SEVERABILITY. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. The parties agree that each term and provision of this Agreement shall be construed according to its fair meaning and not strictly for or against any party.

12. VENUE AND CHOICE OF LAW. The parties hereto agree that venue for any action brought for the breach of or the enforcement of this Agreement will lie in the county of the Project site described in the Acknowledgment (or the Quotation if there is no Acknowledgment). This Agreement shall be governed by and shall be construed in accordance with the laws of the state of the Project site described in the Acknowledgment (or the Quotation if there is no Acknowledgment), without regard to its conflicts of law provisions. **AS A MATERIAL INDUCEMENT TO ENTER INTO THIS AGREEMENT, BOTH PARTIES WAIVE THE RIGHT TO TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT.**

13. WAIVER. Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

14. CORRECTIONS. Seller reserves the right to correct typographical or clerical errors appearing in the Quotation, the Acknowledgment or other documents constituting the Agreement.

Effective May 2022

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Water and Sanitary Pipes and Accessories for the Amount of \$349,310.72

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction (Kingdom) on February 13, 2025. To maximize cost savings, it was determined that the City would procure the water and sanitary pipes and accessories separately through an Owner Direct Purchase (ODP) with Staline Waterworks, for a total of \$349,310.72, resulting in a tax savings of \$21,008.64. Although the water and sanitary pipes and accessories were originally included in the scope of work and lump-sum contract with Kingdom, their full contract value—including applicable taxes—will now be deducted from Kingdom's contract, resulting in a net decrease of \$370,319.32.

Staff is requesting authorization to proceed with the ODP process, including issuance of a purchase order (PO) to Staline Waterworks and payments up to the full PO amount of \$349,310.72.

Owner Direct Purchase Summary Log

[illegible]



STAline Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAline reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date	Bid ID	Job Name
4/16/2025	BID29257	Millennium Park- City of Wildwood
Quoting Branch	Customer	Job Information
STAline Waterworks - ORL-FL 505 Johns Road Apopka FL 32703	Orlando Construction 5004 Patch Rd Orlando FL 32822	Millennium Park- City of Wildwood 34785



STAline Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAline reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
1			***** JOB NAME: Millennium Park- City of Wildwood LOCATION: City of Wildwood SPEC: City of Wildwood DATE: 10/15/24 ENG: CPH,LLC DATE ON PLANS: 1/23 *****		
2			*PLEASE NOTE- THE PLANS CALL FOR PH1 & 2 BUT THERE ARE NO PHASE LINES PROVIDED ON THE PLANS.. ***STORM***		



STAlone Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAlone reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
3					
4	46	EA	***ERCP FOR REF*** 12"x18" ERCP		
5	78	EA	19"x30" ERCP		
6			Subtotal		.00
7					
8	520	FT	***HP RCP ALTERNATE*** 36" N12 HP PIPE IB	69.44	36,108.80
9	160	FT	30" N12 HP PIPE IB	62.76	10,041.60
10	620	FT	24" N12 HP PIPE IB	39.98	24,787.60
11	1,760	FT	18" N12 HP PIPE IB	24.15	42,504.00
12			Subtotal		113,442.00
13					
14			***YARD DRAIN***		
15	660	FT	***ADS PIPE*** 15" N12 ASTM F2648 PIPE IB / WT NON-DOT	13.89	9,167.40
16	320	FT	12" N12 ASTM F2648 PIPE IB / WT NON-DOT	10.38	3,321.60
17	660	FT	10" N12 ASTM F2648 PIPE IB / WT NON-DOT	10.21	6,738.60
18	100	FT	8" N12 ASTM F2648 PIPE IB / WT NON-DOT	6.99	699.00
19			Subtotal		19,926.60
20					
21	780	FT	***12"PERF*** 12" N12 AASHTO M294 PIPE IB / ST PERF	11.72	9,141.60
22			Subtotal		9,141.60
23					
24	11	EA	***12"x6" TERMINAL C/O*** 12"x6" N12 INJECTION MOLDED WYE WT 1281WT	417.00	4,587.00
25	11	EA	12" N12 PLUG 1233AA	271.00	2,981.00
26	11	EA	6" N12 INJECTION MOLDED 45 WT 0694WT	54.00	594.00
27	11	EA	6" NYLOPLAST CLEAN OUT 0674AG	107.00	1,177.00
28			Subtotal		9,339.00
29					
30	15	EA	***12"x6"INLINE CLEANOUT*** 12"x6" N12 INJECTION MOLDED WYE WT 1281WT	417.00	6,255.00
31	5	EA	12" N12 INJECTION MOLDED 45 WT 1294WT	201.00	1,005.00
32	2	EA	12" N12 INJECTION MOLDED 90 WT 1299WT	229.12	458.24
33	15	EA	6" N12 INJECTION MOLDED 45 WT 0694WT	54.00	810.00
34	15	EA	6" NYLOPLAST CLEAN OUT 0674AG	107.00	1,605.00
35			Subtotal		10,133.24
36					
37	1	EA	***24"x5' DRAIN BASIN*** *STRUCTURE YD31* 24"x5' NYLOPLAST BASIN WITH ROUND GRATE 2824AG5	2,020.00	2,020.00
38			Subtotal		2,020.00

CSR: Drew Peterson

Bid Printed: Apr 16, 2025 11:18:40 AM

SLS: Team 7

ALL quoted prices are subject to review based on current market conditions after 30 days.



STAlone Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAlone reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
39					
40	1	EA	***15"x7' DRAIN BASIN*** *STRUCTURE YD12* 15"x7' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2815AG7	1,479.00	1,479.00
41			Subtotal		1,479.00
42					
43	1	EA	***15"x5' DRAIN BASIN*** *STRUCTURE YD10* 15"x5' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2815AG5	1,373.00	1,373.00
44			Subtotal		1,373.00
45					
46	2	EA	***15"x3' DRAIN BASINS*** *STRUCTURE YD3, YD27* (Structures upsized due to pipe angles) 15"x3' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2815AG3	1,248.00	2,496.00
47			Subtotal		2,496.00
48					
49	1	EA	***12"x7' DRAIN BASINS*** *STRUCTURE YD21* (Structure upsized due to pipe angles) 12"x7' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2812AG7	1,168.00	1,168.00
50			Subtotal		1,168.00
51					
52	1	EA	***12"x5' DRAIN BASIN*** *STRUCTURE YD17* (Structure upsized due to pipe angles) 12"x5' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2812AG5	958.00	958.00
53			Subtotal		958.00
54					
55	1	EA	***12"x3' DRAIN BASIN*** *STRUCTURE YD8* (Structure upsized due to pipe angles) 12"x3' NYLOPLAST BASIN WITH SQUARE HINGED GRATE 2812AG3	901.00	901.00
56			Subtotal		901.00
57					
58	2	EA	***10"x5' DRAIN BASINS*** *STRUCTURES YD15, YD19* 10"x5' NYLOPLAST BASIN WITH ROUND GRATE 2810AG5	652.00	1,304.00
59			Subtotal		1,304.00



STAlone Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAlone reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
60			***10"x3' DRAIN BASIN*** *STRUCTURE YD1*		
61	1	EA	10"X3' NYLOPLAST BASIN WITH ROUND GRATE 2810AG3	585.00	585.00
62			Subtotal		585.00
63					
			8"x3' DRAIN BASINS *STRUCTURES YD6, YD25, YD29*		
64	3	EA	8"X3' NYLOPLAST BASIN WITH ROUND GRATE 2808AG3	464.00	1,392.00
65			Subtotal		1,392.00
66					
			SEWER		
67					
			PIPE & MISC		
68	1,624	FT	8" SDR26 HW SEWER PVC PIPE	12.76	20,722.24
69	2	EA	3"X1000' SEWER DETECTOR TAPE	50.00	100.00
70			Subtotal		20,822.24
71					
			CONNECT TO EXIST MH		
72	1	EA	12"X8" MANHOLE BOOT F/PVC S406-12AWP-EX	75.00	75.00
73			Subtotal		75.00
74					
			WATER		
75					
			PIPE & MISC		
76	1,480	FT	12" C900 DR18 PVC PIPE BLUE	42.97	63,595.60
77	20	EA	12" TRU-DUAL BELL RESTRAINT PVC 1512TD	210.00	4,200.00
78	380	FT	8" C900 DR18 PVC PIPE BLUE	20.33	7,725.40
79	8	EA	8" TRU-DUAL BELL RESTRAINT PVC 1508TD	110.00	880.00
80	20	FT	4" TJ DUCTILE IRON PIPE CL350	40.91	818.20
81	2	EA	3"X1000' WATER DETECTOR TAPE	50.00	100.00
82	2,000	FT	10GA COPPER-CLAD STEEL TRACER WIRE BLUE 500'	.30	600.00
83			Subtotal		77,919.20
84					
			CONNECT TO EXIST VIA MJ SLEEVE		
85	1	EA	12" MJ LONG SLEEVE C153	282.00	282.00
86	2	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	228.00
87	2	EA	12" MJ REGULAR ACC LESS GLAND	37.00	74.00
88			Subtotal		584.00
89					
			12"x12" TAP ASSYS (2)		
90	2	EA	12"X12" FTSS TAP SLEEVE	2,458.00	4,916.00

CSR: Drew Peterson

Bid Printed: Apr 16, 2025 11:18:40 AM

SLS: Team 7

ALL quoted prices are subject to review based on current market conditions after 30 days.



STAlone Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

STAlone reserves the right to review the pricing of products impacted by tariffs after the issuance of this bid

Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
91	2	EA	12" FLGXMJ TAPPING VALVE O/L T2361-19 L/ACC W/ EPDM WEDGE & SS HARDWARE	4,379.00	8,758.00
92	2	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	228.00
93	2	EA	12" MJ REGULAR ACC LESS GLAND	37.00	74.00
94	2	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	270.00
95	2	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	60.00
96	2	EA	3" BRASS ID VALVE MARKER	20.00	40.00
97			Subtotal		14,346.00
98					
			12"x8" TAP ASSY		
99	1	EA	12"X8" FTSS TAP SLEEVE	1,636.00	1,636.00
100	1	EA	8" FLGXMJ TAPPING VALVE O/L T2361-19 L/ACC	1,923.00	1,923.00
101	1	EA	8" MEGALUG MJ RESTRAINT PVC 2008PV	58.00	58.00
102	1	EA	8" MJ REGULAR ACC LESS GLAND	24.00	24.00
103	1	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	135.00
104	1	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	30.00
105	1	EA	3" BRASS ID VALVE MARKER	20.00	20.00
106			Subtotal		3,826.00
107					
			TEMP JUMPERS (3)		
108	5	EA	12"X2" F202 TAPPING SADDLE	119.22	596.10
109	1	EA	8"X2" F202 TAPPING SADDLE 8.63-9.05	77.00	77.00
110	6	EA	2" BALL CORP STOP MIP X FIP B-20046N	315.00	1,890.00
111	6	EA	2" ADAPTER PJCMIP P-15428N	103.00	618.00
112	6	EA	2" BRASS CORED PLUG NO LEAD	13.00	78.00
113			Subtotal		3,259.10
114					
			12" GATE VALVES (2)		
115	2	EA	12" MJ GATE VALVE O/L A2361-23 L/ACC W/ EPDM WEDGE & SS HARDWARE	2,915.00	5,830.00
116	4	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	456.00
117	4	EA	12" MJ REGULAR ACC LESS GLAND	37.00	148.00
118	2	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	270.00
119	2	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	60.00
120	2	EA	3" BRASS ID VALVE MARKER	20.00	40.00
121			Subtotal		6,804.00
122					
			12"x6" HYDRANT ASSYS (2)		
123	40	FT	6" C900 DR18 PVC PIPE BLUE	11.86	474.40
124	2	EA	12"X6" MJ TEE C153	348.00	696.00
125	2	EA	6" MJ GATE VALVE O/L A2361-23 L/ACC W/ EPDM WEDGE & SS HARDWARE	928.00	1,856.00
126	2	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	270.00
127	2	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	60.00
128	2	EA	3" BRASS ID VALVE MARKER	20.00	40.00
129	2	EA	6"X13" SWVLLXSOLID HYDRANT ADPT C153	196.00	392.00
130	2	EA	5-1/4VO 4'0" A423 HYD 6MJ O/L W/CLOSED WEEP HOLE L/ACC SILVER	3,200.00	6,400.00
131	4	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	456.00
132	4	EA	12" MJ REGULAR ACC LESS GLAND	37.00	148.00

CSR: Drew Peterson

Bid Printed: Apr 16, 2025 11:18:40 AM

SLS: Team 7

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STAlone Waterworks Inc.
P.O. Box 242016
Charlotte NC 28224

Bid

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Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
133	4	EA	6" MEGALUG MJ RESTRAINT PVC 2006PV	39.00	156.00
134	8	EA	6" MJ REGULAR ACC LESS GLAND	22.00	176.00
135			Subtotal		11,124.40
136					
BLOW OFF ASSYS (2)					
137	1	EA	12"X2" MJ TAPT CAP C153	179.00	179.00
138	1	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	114.00
139	1	EA	12" MJ REGULAR ACC LESS GLAND	37.00	37.00
140	1	EA	8"X2" MJ TAPT CAP C153	109.00	109.00
141	1	EA	8" MEGALUG MJ RESTRAINT PVC 2008PV	58.00	58.00
142	1	EA	8" MJ REGULAR ACC LESS GLAND	24.00	24.00
143	2	EA	2" THD GATE VALVE O/L A2362-08	444.00	888.00
144	2	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	270.00
145	2	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	60.00
146	2	EA	3" BRASS ID VALVE MARKER	20.00	40.00
147	2	EA	2"X6" GALV NIPPLE	7.00	14.00
148	4	EA	2"X12" GALV NIPPLE	15.00	60.00
149	2	EA	2"X24" GALV NIPPLE	23.00	46.00
150	2	EA	2" GALV 90	11.00	22.00
151	2	EA	2" GALV 45	11.00	22.00
152	2	EA	2" GALV CAP	6.00	12.00
153	2	EA	13"X20"X12" JUMBO BLACK METER BOX WITH SOLID OVERLAPPING LID	100.00	200.00
154			Subtotal		2,155.00
155					
FITTINGS					
Please note- MJ Wyes are not typically used on water lines but this is specifically called out in the plans.					
Please note- The 2ea solid caps are also called out with thrust blocks. No blowoff.					
156	1	EA	12" MJ WYE C153	914.00	914.00
157	1	EA	12" MJ TEE C153	513.00	513.00
158	1	EA	12"X4" MJ TEE C153	348.00	348.00
159	2	EA	12" MJ 90 C153	367.00	734.00
160	2	EA	12" MJ 45 C153	305.99	611.98
161	3	EA	12" MJ 22-1/2 C153	267.00	801.00
162	2	EA	12" MJ CAP C153	150.00	300.00
163	3	EA	8" MJ 45 C153	142.00	426.00
164	2	EA	8" MJ 22-1/2 C153	139.00	278.00
165	24	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	2,736.00
166	24	EA	12" MJ REGULAR ACC LESS GLAND	37.00	888.00
167	10	EA	8" MEGALUG MJ RESTRAINT PVC 2008PV	58.00	580.00
168	10	EA	8" MJ REGULAR ACC LESS GLAND	24.00	240.00
169	1	EA	4" MEGALUG MJ RESTRAINT DIP 1104	26.00	26.00
170	1	EA	4" MJ REGULAR ACC LESS GLAND	16.00	16.00
171			Subtotal		9,411.98
172					
12"CONFLICT					
173	4	EA	12" MJ 45 C153	305.99	1,223.96
174	8	EA	12" MEGALUG MJ RESTRAINT PVC 2012PV	114.00	912.00
175	8	EA	12" MJ REGULAR ACC LESS GLAND	37.00	296.00
176	20	FT	12" C900 DR18 PVC PIPE BLUE	42.97	859.40
177			Subtotal		3,291.36

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Charlotte NC 28224

Bid

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Bid Due Date		Bid ID		Job Name	
4/16/2025		BID29257		Millennium Park- City of Wildwood	
Line	Quantity	UOM	Item	Unit Price	Total Price
178			***12"SERVICE W/ GV @ BLDG (2)***		
179	2	EA	12"x1" F202 SADDLE	116.00	232.00
180	2	EA	1" BALL CORP STOP MIP X PJC P-25028N	90.00	180.00
181	300	FT	1"X300' CTS PE BLUE TUBING 250PSI	.75	225.00
182	2	EA	1" ADAPTER PJCMIP P-15428N	26.00	52.00
183	2	EA	1" BRASS GATE VALVE IPS LEAD FREE 514LF	24.00	48.00
184	2	EA	24"X36" 562S CI VALVE BOX COMPLETE SCREW TYPE	135.00	270.00
185	2	EA	BOXLOK MODEL 2 VALVE BOX ALIGNMENT DEVICE	30.00	60.00
186	2	EA	3" BRASS ID VALVE MARKER	20.00	40.00
187	2	EA	1"X12" BRASS NIPPLE	27.00	54.00
188	2	EA	2" BRASS CAP NO LEAD	20.00	40.00
189			Subtotal		1,201.00
190					
191			***		
192			***IRRIGATION/REUSE BY OTHERS***		
193			***		
194	200	FT	***FIRE*** *Please note- All joints on fire must be restrained, no wire req'd on dip.* 4" TJ DUCTILE IRON PIPE CL350	40.91	8,182.00
195	10	EA	4" FIELD LOK GASKET	93.00	930.00
196	1	EA	3"X1000' FIRELINE DETECTOR TAPE	50.00	50.00
197			Subtotal		9,162.00
198					
199	2	EA	***4" BFP ASSY*** 4" MJ 90 C153	74.00	148.00
200	4	EA	4" MEGALUG MJ RESTRAINT DIP 1104	26.00	104.00
201	4	EA	4" MJ REGULAR ACC LESS GLAND	16.00	64.00
202	2	EA	4" FLGXPE DI SPOOL 6'00"	586.00	1,172.00
203	2	EA	4" FLG 90 C110	135.00	270.00
204	1	EA	4" DCDA BFP WITH OSY 350DA	2,472.00	2,472.00
205	4	EA	4" FLG ACC KIT FF 1/8" RR	17.00	68.00
206	2	EA	2"-12" VALVE TAMPER SWITCH OSY	155.00	310.00
207	1	EA	1/2" FP-45 FREEZE PROTECTION VALVE 43 DEG OPEN LEAD FREE	120.00	120.00
208	2	EA	4" ADJUSTABLE PIPE SUPPORT W/24" BASE, GALVANIZED	90.00	180.00
209			Subtotal		4,908.00
210					
211	2	EA	***FITTINGS*** 4" MJ 90 C153	74.00	148.00
212	2	EA	4" MJ 45 C153	62.00	124.00
213	8	EA	4" MEGALUG MJ RESTRAINT DIP 1104	26.00	208.00
214	8	EA	4" MJ REGULAR ACC LESS GLAND	16.00	128.00

CSR: Drew Peterson

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Charlotte NC 28224

Bid

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Bid Due Date	Bid ID	Job Name
4/16/2025	BID29257	Millennium Park- City of Wildwood

Line	Quantity	UOM	Item	Unit Price	Total Price
215			Subtotal		608.00
216					
			4" FDC ASSY		
			Please note quoting based off of detail W-20		
217	1	EA	4"X2-1/2"X2-1/2" FDC 90	185.00	185.00
218	2	EA	2-1/2" FDC PLASTIC BREAKABLE CAP	10.00	20.00
219	1	EA	4"X36" GALV NIPPLE	145.00	145.00
220	1	EA	4"X9" COMPANION FLANGE C110	58.00	58.00
221	1	EA	4" WAFER CHECK VALVE	250.00	250.00
222	1	EA	1/2" BRASS BALL DRIP VALVE LEAD FREE BDVLF	25.00	25.00
223	8	EA	5/8"X8" ZINC STUD KIT F/WAFER CHECK (8 STUDS,16 HEX NUTS)	88.00	704.00
224	1	EA	4" FLGXPE DI SPOOL 03'00"	360.00	360.00
225	1	EA	4" MJ 90 C153	74.00	74.00
226	2	EA	4" MEGALUG MJ RESTRAINT DIP 1104	26.00	52.00
227	2	EA	4" MJ REGULAR ACC LESS GLAND	16.00	32.00
228			Subtotal		1,905.00
229					
			4" IN BLDG RISERS		
230	2	EA	4" SS IN-BUILD RISER GRVXCIPS	1,125.00	2,250.00
231			Subtotal		2,250.00

Subtotal	\$349,310.72
Tax	\$0.00
Total	\$349,310.72

Tax savings 6% + \$50.00 - \$21,008.64

Original total was: \$370,319.32

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project Payment Application No. 3 for Kingdom Construction in the Amount of \$445,199.72

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-572-60-6302.

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction on January 6th, 2025. Kingdom Construction is requesting Payment Application No. 3 in the amount of \$445,199.72 for pre-construction topographic surveying, silt fencing, demolition, excavation, and earthwork as part of the work performed up to April 25, 2025. CPH's staff reviewed Payment Application 3 and recommended approval.

APPLICATION FOR PAYMENT AND AFFIDAVIT

NAME:	KINGDOM CONSTRUCTION	PROJECT NAME:	WILDWOOD MILLENNIUM PARK
ADDRESS:	1102 N MAIN STREET, SUITE E	PROJECT NO:	252
CITY, ST, ZIP:	WILDWOOD, FL 34785	DRAW NO:	3
		PERIOD TO:	04/25/25

STATEMENT OF CONTRACT AMOUNT:

1.	Original Contract Amount	\$ 10,645,645.08	(1)
2.	Approved Changes	\$ 0.00	(2)
3.	Revised Contract Amount (1 + or - 2)	\$ 10,645,645.08	(3)
4.	Contract Completed to Date:	\$ 1,406,722.54	(4)
5.	Retainage	\$ 70,336.13	(5)
6.	Contract Completed Less Retainage (4 - 5)	\$ 1,336,386.41	(6)
7.	Less Previous Request (line 6 from previous draw)	\$ 891,186.69	(7)
8.	Current Request for Payment (6 - 7)	\$ 445,199.72	(8)
9.	Remaining Contract to Bill (3 - 6)	\$ 9,309,258.67	(9)

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	0.00	
Total approved this month	0.00	
Total	0.00	
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief in 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.

KINGDOM CONSTRUCTION SERVICES, INC.

Company Name

Karrie Fitzgerald

Karrie Fitzgerald/Senior PM

Signature

Print Name/Title

State of FL County of Sumter

The foregoing instrument was acknowledged before me this 25th day of April 2025 by Karrie Fitzgerald as Senior PM for Kingdom Construction

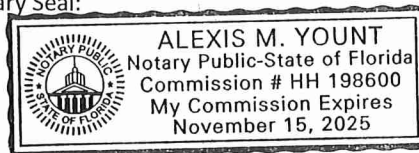
☒ Personally Known
☐ Produced Identification

Notary

My Commission Expires:

11.15.2025

Notary Seal:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising this application, the Architect 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 \$ 445,199.72

Engineer:

~~Architect:~~

By:

Tyler Fitzgerald

Date: 05/05/2025

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.

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Desc. Of Work	Scheduled Value	From Previous Application	This Period	Materials stored (not in D or E)	Total Completed and Stored	% billed	Balance to Finish
								Retainage-5%
A-1	Bonds and Insurance	\$ 401,886.10	\$ 401,886.10	\$ -		\$ 401,886.10	100%	\$ - \$ 20,094.31
A-2	Mobilization	\$ 1,435,793.80	\$ 358,948.45	\$ 358,948.45		\$ 717,896.90	50%	\$ 717,896.90 \$ 35,894.85
A-3	Preconstruction Topographic Surveying	\$ 52,500.00	\$ 52,500.00	\$ -		\$ 52,500.00	100%	\$ - \$ 2,625.00
A-4	Record Drawings	\$ 52,500.00				\$ -	0%	\$ 52,500.00 \$ -
A-5	Demobilization, Cleanup, Project Closeout (Incl. Material and Workmanship Bond)	\$ 25,000.00				\$ -	0%	\$ 25,000.00 \$ -
A-6	Preconstruction Video	\$ 1,404.14	\$ 1,404.14	\$ -		\$ 1,404.14	100%	\$ 0.00 \$ 70.21
A-7	Temporary Traffic Control - Millennium Park	\$ 21,000.00				\$ -	0%	\$ 21,000.00 \$ -
A-8	Temporary Traffic Control - Powell Rd.	\$ 21,000.00				\$ -	0%	\$ 21,000.00 \$ -
A-9	Erosion and Sediment Control	\$ 61,687.50		\$ 12,831.00		\$ 12,831.00	21%	\$ 48,856.50 \$ 641.55
A-10	Silt Fence	\$ 27,431.25	\$ 27,431.25	\$ -		\$ 27,431.25	100%	\$ - \$ 1,371.56
A-11	Clearing and Grubbing	\$ 121,376.33		\$ 30,085.02		\$ 30,085.02	25%	\$ 91,291.31 \$ 1,504.25
A-12	Demolition - Existing Driveway Aprons, Crushed Asphalt Parking Area, Concrete Pad at New Racquetball Court, Misc. Portions of Dirt Trail	\$ 192,353.18		\$ 32,202.82		\$ 32,202.82	17%	\$ 160,150.36 \$ 1,610.14
B-1	Regular Excavation (ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACAD Measurement)	\$ 320,036.59	\$ 95,921.31	\$ -		\$ 95,921.31	30%	\$ 224,115.28 \$ 4,796.07
B-2	Embankment (Fill Placement) ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACAD Measurement)	\$ 151,415.84				\$ -	0%	\$ 151,415.84 \$ -
B-3	Borrow Material (Allowance)	\$ 175,000.00				\$ -	0%	\$ 175,000.00 \$ -
B-4	Allowance - Additional Earthwork (If Needed)	\$ 250,000.00		\$ 22,500.00		\$ 22,500.00	9%	\$ 227,500.00 \$ 1,125.00
B-5	8" Stabilized Subgrade or 4" Crushed Concrete Subgrade (Furnish and Install) (Trail, Cart Path)	\$ 71,659.20				\$ -	0%	\$ 71,659.20 \$ -
B-6	12" Stabilized Subgrade or 6" Crushed Concrete Subgrade (Furnish and Install) (Road, Turn Lane, Parking Lots, Turnaround Area)	\$ 239,234.69				\$ -	0%	\$ 239,234.69 \$ -
B-7	6" Limerock Base or 6" Crushed Concrete Base (Furnish and Install) (Road, Parking Lots, Trail, Cart Path)	\$ 358,260.90				\$ -	0%	\$ 358,260.90 \$ -
B-8	10" Limerock Base or 10" Crushed Concrete Base (Furnish and Install) (Turn Lane)	\$ 18,692.16				\$ -	0%	\$ 18,692.16 \$ -
B-9	Asphalt Surface Course, Type SP 9.5 (1") (Furnish and Install) (Trail, Cart Path)	\$ 149,612.90				\$ -	0%	\$ 149,612.90 \$ -
B-10	Asphalt Surface Course, Type SP 12.5 (1.5") (Furnish and Install) (Road, Turn Lane, Parking Lots)	\$ 352,210.13				\$ -	0%	\$ 352,210.13 \$ -
B-11	Asphalt Friction Course, Type SP 12.5 (1.5") (Traffic) (PG 76-22) (Furnish and Install) (Turn Lane)	\$ 20,697.52				\$ -	0%	\$ 20,697.52 \$ -
B-12	Ditch Bottom Inlet Type C (P-Bottom) (<10') (Furnish and Install)	\$ 55,663.02				\$ -	0%	\$ 55,663.02 \$ -
B-13	Ditch Bottom Inlet Type C (P-Bottom With Sump) (<10') (Furnish and Install)	\$ 3,975.93				\$ -	0%	\$ 3,975.93 \$ -
B-14	Ditch Bottom Inlet Type C (J-Bottom) (<10') (Furnish and Install)	\$ 8,604.54				\$ -	0%	\$ 8,604.54 \$ -
B-15	Ditch Bottom Inlet Type D (P-Bottom) (<10') (Furnish and Install)	\$ 5,717.04				\$ -	0%	\$ 5,717.04 \$ -
B-16	Ditch Bottom Inlet Type D (J-Bottom) (<10') (Furnish and Install)	\$ 26,443.62				\$ -	0%	\$ 26,443.62 \$ -
B-17	Ditch Bottom Inlet Type D (J-Bottom With Sump) (<10') (Furnish and Install)	\$ 11,433.45				\$ -	0%	\$ 11,433.45 \$ -
B-18	Type P-8 Manhole (<10') (Furnish and Install)	\$ 20,317.50				\$ -	0%	\$ 20,317.50 \$ -
B-19	Type J-8 Manhole (<10') (Furnish and Install)	\$ 22,817.97				\$ -	0%	\$ 22,817.97 \$ -
B-20	Nyoplast or Equal Drain Basin (8") (<10') (Furnish and Install)	\$ 5,718.35				\$ -	0%	\$ 5,718.35 \$ -
B-21	Nyoplast or Equal Drain Basin (10") (<10') (Furnish and Install)	\$ 11,436.71				\$ -	0%	\$ 11,436.71 \$ -
B-22	Nyoplast or Equal Drain Basin (12") (<10') (Furnish and Install)	\$ 3,812.24				\$ -	0%	\$ 3,812.24 \$ -
B-23	Nyoplast or Equal Drain Basin (15") (<10') (Furnish and Install)	\$ 3,812.24				\$ -	0%	\$ 3,812.24 \$ -
B-24	Nyoplast or Equal Drain Basin (24") (<10') (Furnish and Install)	\$ 1,906.12				\$ -	0%	\$ 1,906.12 \$ -
B-25	Concrete Mitered End Section (12") (Furnish and Install)	\$ 2,100.00				\$ -	0%	\$ 2,100.00 \$ -
B-26	Concrete Mitered End Section (18") (Furnish and Install)	\$ 15,614.55				\$ -	0%	\$ 15,614.55 \$ -
B-27	Concrete Mitered End Section (24") (Furnish and Install)	\$ 20,750.10				\$ -	0%	\$ 20,750.10 \$ -
B-28	Concrete Mitered End Section (30") (Furnish and Install)	\$ 8,022.00				\$ -	0%	\$ 8,022.00 \$ -
B-29	Concrete Mitered End Section (36") (Furnish and Install)	\$ 9,730.35				\$ -	0%	\$ 9,730.35 \$ -
B-30	Concrete Mitered End Section (12"x18") (Furnish and Install)	\$ 8,494.50				\$ -	0%	\$ 8,494.50 \$ -
B-31	Concrete Mitered End Section (19"x30") (Furnish and Install)	\$ 16,989.00				\$ -	0%	\$ 16,989.00 \$ -
B-32	8" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 5,859.82				\$ -	0%	\$ 5,859.82 \$ -
B-33	10" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 23,228.54				\$ -	0%	\$ 23,228.54 \$ -
B-34	12" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 15,360.28				\$ -	0%	\$ 15,360.28 \$ -
B-35	15" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 50,113.83				\$ -	0%	\$ 50,113.83 \$ -
B-36	18" Storm Sewer (RCP) (Furnish and Install)	\$ 147,917.54				\$ -	0%	\$ 147,917.54 \$ -
B-37	24" Storm Sewer (RCP) (Furnish and Install)	\$ 70,259.41				\$ -	0%	\$ 70,259.41 \$ -
B-38	30" Storm Sewer (RCP) (Furnish and Install)	\$ 23,079.58				\$ -	0%	\$ 23,079.58 \$ -
B-39	36" Storm Sewer (RCP) (Furnish and Install)	\$ 97,754.16				\$ -	0%	\$ 97,754.16 \$ -
B-40	12"x18" Storm Sewer (ERCP) (Furnish and Install)	\$ 4,752.24				\$ -	0%	\$ 4,752.24 \$ -
B-41	19"x30" Storm Sewer (ERCP) (Furnish and Install)	\$ 27,049.18				\$ -	0%	\$ 27,049.18 \$ -
B-42	Underdrain Type II (12" PVC, Aggregate, Filter Fabric) (Furnish and Install)	\$ 32,848.58				\$ -	0%	\$ 32,848.58 \$ -
B-43	Underdrain Header Pipe (12" PVC) (Furnish and Install)	\$ 11,292.47				\$ -	0%	\$ 11,292.47 \$ -
B-44	Underdrain Cleanouts (Furnish and Install)	\$ 35,167.04				\$ -	0%	\$ 35,167.04 \$ -
B-45	Concrete Curb and Gutter, Type 'F' (Furnish and Install)	\$ 12,140.94				\$ -	0%	\$ 12,140.94 \$ -
B-46	Concrete Valley Gutter (Furnish and Install)	\$ 17,743.97				\$ -	0%	\$ 17,743.97 \$ -
B-47	Standard Concrete Sidewalk (Including Ramps and Warning Mats), Bench, and Trash Receptacle Concrete Pads (4") (Furnish and Install)	\$ 6,890.52				\$ -	0%	\$ 6,890.52 \$ -
B-48	Standard Concrete Trail (10' Wide; 4" Thick)	\$ 110,436.59				\$ -	0%	\$ 110,436.59 \$ -
B-49	Concrete Sidewalk (4" With Thickened Edge) (Furnish and Install)	\$ 58,200.00				\$ -	0%	\$ 58,200.00 \$ -
B-50	Misc. Concrete Pads (6") (Furnish and Install)	\$ 54,061.51				\$ -	0%	\$ 54,061.51 \$ -

B-51	Standard Concrete (6") (Furnish and Install) (Trail Crossing at Access Rd)	\$ 12,400.13				\$ -	0%	\$ 12,400.13	\$ -
B-52	Heavy Duty Concrete (7") (Furnish and Install) (Food Truck Parking Area and Driveway and Concession Building and Restroom Concrete)	\$ 220,371.47				\$ -	0%	\$ 220,371.47	\$ -
B-53	Concrete Rip Rap (At Pond Bottom At MES)	\$ 26,381.25				\$ -	0%	\$ 26,381.25	\$ -
B-54	Wheel Stops	\$ 28,231.88				\$ -	0%	\$ 28,231.88	\$ -
B-55	Three Rail Wood Fence (4ft) (Furnish and Install) (Along Powell Rd.)	\$ 17,401.80				\$ -	0%	\$ 17,401.80	\$ -
B-56	Tennis Court Construction (Sub-base, Base, Concrete, Painting, Striping)	\$ 228,800.00				\$ -	0%	\$ 228,800.00	\$ -
B-57	Street Signs and Posts (Furnish and Install)	\$ 11,871.56				\$ -	0%	\$ 11,871.56	\$ -
B-58	Wayfinding Signage	\$ 11,169.38				\$ -	0%	\$ 11,169.38	\$ -
B-59	Painted Pavement Markings(4" White at Parking Stalls) (Furnish and Install)	\$ 4,554.90				\$ -	0%	\$ 4,554.90	\$ -
B-60	Painted Pavement Markings(6" Blue at ADA Parking Stalls) (Furnish and Install)	\$ 430.92				\$ -	0%	\$ 430.92	\$ -
B-61	Painted Pavement Markings(6" White at ADA Parking Stalls) (Furnish and Install)	\$ 526.68				\$ -	0%	\$ 526.68	\$ -
B-62	ADA Parking Aisle Striping and Handicap Symbol (Painted) (Furnish and Install)	\$ 275.63				\$ -	0%	\$ 275.63	\$ -
B-63	Thermoplastic, Std, White, Solid 12"	\$ 318.15				\$ -	0%	\$ 318.15	\$ -
B-64	Thermoplastic, Std, White, Solid, 24"	\$ 4,328.16				\$ -	0%	\$ 4,328.16	\$ -
B-65	Thermoplastic, Standard, White, Arrow	\$ 2,526.56				\$ -	0%	\$ 2,526.56	\$ -
B-66	Thermoplastic, Std-Op, Yellow, Solid, 12"	\$ 1,237.95				\$ -	0%	\$ 1,237.95	\$ -
B-67	Thermoplastic, Std-Op, Yellow, Solid, 6"	\$ 2,898.26				\$ -	0%	\$ 2,898.26	\$ -
B-68	Gravity Retaining Wall	\$ 43,344.00				\$ -	0%	\$ 43,344.00	\$ -
B-69	Pipe Guiderail	\$ 17,653.36				\$ -	0%	\$ 17,653.36	\$ -
C-1	Remove Existing Inactive 6" Force Main	\$ 3,181.50				\$ -	0%	\$ 3,181.50	\$ -
C-2	Remove Existing 12" Water Main	\$ 12,738.60				\$ -	0%	\$ 12,738.60	\$ -
C-3	Remove Existing 8" Sanitary Sewer	\$ 27,518.40				\$ -	0%	\$ 27,518.40	\$ -
C-4	Remove Existing Sanitary Sewer Manhole	\$ 3,780.00				\$ -	0%	\$ 3,780.00	\$ -
C-5	1" Water Service Line(Open Cut or Dir. Drill) (PE) (Furnish and Install)	\$ 1,831.20				\$ -	0%	\$ 1,831.20	\$ -
C-6	4" Water Main (Open Cut) (DI) (Restrained) (Furnish and Install)	\$ 2,218.86				\$ -	0%	\$ 2,218.86	\$ -
C-7	8" Water Main (Open Cut) (PVC) (Unrestrained)(Furnish and Install)	\$ 5,874.28				\$ -	0%	\$ 5,874.28	\$ -
C-8	8" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	\$ 8,402.94				\$ -	0%	\$ 8,402.94	\$ -
C-9	12" Water Main (Open Cut)(PVC) (Unrestrained) (Furnish and Install)	\$ 63,779.35				\$ -	0%	\$ 63,779.35	\$ -
C-10	12" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	\$ 47,157.61				\$ -	0%	\$ 47,157.61	\$ -
C-11	4" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	\$ 13,772.18				\$ -	0%	\$ 13,772.18	\$ -
C-12	8" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	\$ 11,476.82				\$ -	0%	\$ 11,476.82	\$ -
C-13	12" D.I. Bends (11.25, 22.5, 45, 90) (Water Main) (Furnish and Install)	\$ 16,067.54				\$ -	0%	\$ 16,067.54	\$ -
C-14	12" D.I. Tee (12"x4", 12"x6") (Water Main) (Furnish and Install)	\$ 6,886.09				\$ -	0%	\$ 6,886.09	\$ -
C-15	12" D.I. Wye / Tee (12"x12") (Water Main) (Furnish and Install)	\$ 4,590.73				\$ -	0%	\$ 4,590.73	\$ -
C-16	8" D.I. Plug / Cap (Water Main) (Furnish and Install)	\$ 2,295.36				\$ -	0%	\$ 2,295.36	\$ -
C-17	12" D.I. Plug / Cap (Water Main) (Furnish and Install)	\$ 6,886.09				\$ -	0%	\$ 6,886.09	\$ -
C-18	Temporary Jumper Connection (Furnish and Install, Remove)	\$ 3,164.49				\$ -	0%	\$ 3,164.49	\$ -
C-19	12" x 1" Service Saddle and Corp. Stop (Furnish and Install)	\$ 1,978.16				\$ -	0%	\$ 1,978.16	\$ -
C-20	8" x 8" Tapping Sleeve and Valve (Furnish and Install)	\$ 6,211.28				\$ -	0%	\$ 6,211.28	\$ -
C-21	12" x 12" Tapping Sleeve and Valve (Furnish and Install)	\$ 18,108.83				\$ -	0%	\$ 18,108.83	\$ -
C-22	Close Valves, Connect to Existing 12" Water Main	\$ 1,874.57				\$ -	0%	\$ 1,874.57	\$ -
C-23	1" Gate Valve	\$ 525.00				\$ -	0%	\$ 525.00	\$ -
C-24	Fire Hydrant Assembly (Furnish and Install)	\$ 18,747.54				\$ -	0%	\$ 18,747.54	\$ -
C-25	Blowoff Assembly (Furnish and Install)	\$ 2,826.08				\$ -	0%	\$ 2,826.08	\$ -
C-26	Fire Department Connection (4") (Furnish and Install)	\$ 2,682.96				\$ -	0%	\$ 2,682.96	\$ -
C-27	Line Stop Assembly, 12"(Furnish and Install) (If Needed)	\$ 27,090.00				\$ -	0%	\$ 27,090.00	\$ -
C-28	Install Thrust Collar, Cut and Cap Existing 12" Water Main	\$ -				\$ -	NA	\$ -	\$ -
C-29	Bypass Pumping (Sanitary Sewer)	\$ 21,000.00				\$ -	0%	\$ 21,000.00	\$ -
C-30	8" Sanitary Sewer Line(Open Cut) (PVC) (Furnish and Install)	\$ 82,505.24				\$ -	0%	\$ 82,505.24	\$ -
C-31	Sanitary Sewer Manhole (Furnish and Install)	\$ 63,257.92				\$ -	0%	\$ 63,257.92	\$ -
C-32	Connect to Existing Sanitary Sewer Manhole	\$ 7,350.00				\$ -	0%	\$ 7,350.00	\$ -
C-33	4" Backflow Preventer Assembly	\$ 9,624.41				\$ -	0%	\$ 9,624.41	\$ -
D-1	Sports Fields Amenities (Base Set, Home Plate, Pitchers Rubber, Dugout Bench, Foul Poles, Batting Cage, Fence Cap, Pickleball Net Posts and Net, Goal Posts, Nets)	\$ 151,294.00				\$ -	0%	\$ 151,294.00	\$ -
D-2	Chain Link Fence - Softball Fields (Vinyl Coated Black) (With Fence Cap) (6-ft)(Furnish and Install)	\$ 101,157.00				\$ -	0%	\$ 101,157.00	\$ -
D-3	Chain Link Fence With Windscreen (Vinyl Coated Black) (10-ft) (Furnish and Install)	\$ 53,346.00				\$ -	0%	\$ 53,346.00	\$ -
D-4	Black Netting Backstop (25' Ht) (Furnish and Install)	\$ 144,069.00				\$ -	0%	\$ 144,069.00	\$ -
D-5	Pedestrian Chain Link Fence Gate (Vinyl Coated Black) (3-ft Opening, 6-Ft) (Furnish and Install)	\$ 3,157.44				\$ -	0%	\$ 3,157.44	\$ -
D-6	Double Swing Chain Link Fence Gate (Vinyl Coated Black) (12-ft Opening, 6-Ft)(Furnish and Install)	\$ 2,786.68				\$ -	0%	\$ 2,786.68	\$ -
D-7	Bahia Sod for Disturbed Areas	\$ 264,314.36				\$ -	0%	\$ 264,314.36	\$ -
D-8	Tennis Court Chain Link Fence Gate With Windscreen (Vinyl Coated Black) (4-ft Opening, 10-Ft)(Furnish and Install)	\$ 1,500.00				\$ -	0%	\$ 1,500.00	\$ -
D-9	Litter Receptacle With Dome Lid	\$ 37,582.95				\$ -	0%	\$ 37,582.95	\$ -
D-10	Bench	\$ 79,620.84				\$ -	0%	\$ 79,620.84	\$ -
D-11	Bridge Foundation and Abutments	\$ 46,800.00				\$ -	0%	\$ 46,800.00	\$ -
D-12	Pre-Fabricated Steel Bridge Installation	\$ -				\$ -	NA	\$ -	\$ -
D-13	Pond Cypress 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 6,505.20				\$ -	0%	\$ 6,505.20	\$ -
D-14	Southern Slash Pine 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 8,673.60				\$ -	0%	\$ 8,673.60	\$ -
D-15	Maki Podocarpus 15 Gal., Full, 60" O.C.	\$ 4,056.00				\$ -	0%	\$ 4,056.00	\$ -
D-16	Drake' Chinese Elm 2.5" Cal., 10' Min. Ht., 4' Min. Sprd.	\$ 30,357.60				\$ -	0%	\$ 30,357.60	\$ -
D-17	Dahoon Holly 2" Cal., 8' Min. Ht., 4' Min., Sprd	\$ 22,406.80				\$ -	0%	\$ 22,406.80	\$ -
D-18	Red Maple 3" Cal., 10' Min. Ht., 5' Min. Sprd	\$ 24,804.00				\$ -	0%	\$ 24,804.00	\$ -
D-19	Muskogee Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 22,896.00				\$ -	0%	\$ 22,896.00	\$ -
D-20	Cathedral Oak 6" Cal., 20' Min. Ht., 10' Min. Sprd.	\$ 40,424.80				\$ -	0%	\$ 40,424.80	\$ -
D-21	Live Oak 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 54,568.80				\$ -	0%	\$ 54,568.80	\$ -

D-22	Twilight Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 25,370.80				\$ -	0%	\$ 25,370.80	\$ -
D-23	Dynamite Crape Myrtle, 8' Min. Ht., 4' Min. Sprd.	\$ 13,613.60				\$ -	0%	\$ 13,613.60	\$ -
D-24	Black Diamond Crape 8' Min. Ht., 4' Min. Sprd.	\$ 1,856.40				\$ -	0%	\$ 1,856.40	\$ -
D-25	Natchez Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 14,851.20				\$ -	0%	\$ 14,851.20	\$ -
D-26	Cabbage Palm 16' - 26' Ct., Vary Heights, 32 SlickTrunks, 15' O.C. Where Clustered	\$ 16,473.60				\$ -	0%	\$ 16,473.60	\$ -
D-27	Silver Palmetto, 1 Gal., Full, 24" O.C.	\$ 29,452.80				\$ -	0%	\$ 29,452.80	\$ -
D-28	Cord Grass, 1 Gal., Full, 24" O.C.	\$ 4,278.97				\$ -	0%	\$ 4,278.97	\$ -
D-29	Swamp Sunflower, 1 Gal., Full, 24" O.C.	\$ 470.29				\$ -	0%	\$ 470.29	\$ -
D-30	Soft Rush, 1 Gal., Full, 24" O.C.	\$ 1,342.80				\$ -	0%	\$ 1,342.80	\$ -
D-31	Pickrelweed, 1 Gal., Full, 24" O.C.	\$ 2,400.94				\$ -	0%	\$ 2,400.94	\$ -
D-32	Bermuda 419 Grass (Baseball Fields and SoccerField)	\$ 268,734.18				\$ -	0%	\$ 268,734.18	\$ -
D-33	Baseball Infield Clay	\$ 45,963.57				\$ -	0%	\$ 45,963.57	\$ -
D-34	Irrigation	\$ 387,753.60				\$ -	0%	\$ 387,753.60	\$ -
D-35	Seed and Mulch	\$ 3,812.14				\$ -	0%	\$ 3,812.14	\$ -
E-1	Basketball Court Pre- Engineered Roof and Columns (Furnish andInstall)	\$ 702,000.00				\$ -	0%	\$ 702,000.00	\$ -
E-2	Basketball Hoop Structures and Hoops (Furnish andInstall)	\$ 37,747.50				\$ -	0%	\$ 37,747.50	\$ -
E-3	Basketball Court Furnishings (Bleachers, Benches, Tables, WaterFountains) (Furnish and Install)	\$ 70,000.00				\$ -	0%	\$ 70,000.00	\$ -
E-4	Basketball Court Floor and Foundation IncludingColumn Footers (Furnish and Install)	\$ 283,920.00				\$ -	0%	\$ 283,920.00	\$ -
E-5	Riser Room Outside Basketball Courts (Furnish and Install)	\$ 46,000.00				\$ -	0%	\$ 46,000.00	\$ -
E-6	Basketball Courts Fire Protection System (Furnishand Install)	\$ 59,800.00				\$ -	0%	\$ 59,800.00	\$ -
E-7	Basketball Courts Plumbing(Water and Sewer) (Furnish and Install)	\$ 31,720.00				\$ -	0%	\$ 31,720.00	\$ -
E-8	Racquetball Court Block Walls, Door, Beams, Roof, and Foundation (Furnishand Install)	\$ 182,000.00				\$ -	0%	\$ 182,000.00	\$ -
E-9	Racquetball Court Floor (Furnish and Install)	\$ 83,200.00				\$ -	0%	\$ 83,200.00	\$ -
F-1	Electrical Panels and Field Lighting Cabinet, ServiceRack, Power Rack (Furnish and Install)	\$ 35,360.00				\$ -	0%	\$ 35,360.00	\$ -
F-2	Misc. Electrical Including Conduit, Wire, and Appurtenances (Furnishand Install)	\$ 150,111.20		\$ 12,064.00		\$ 12,064.00	8%	\$ 138,047.20	\$ 603.20
F-3	Transformer - Coordinate With Duke Energy (Duke Energy to Install Transformer, Pad,Conduits, Pedestal and Appurtenances)	\$ 2,000.00				\$ -	0%	\$ 2,000.00	\$ -
F-4	Parking Lot Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking lot lights including poles, fixtures, foundation, connecting conduits, wires)	\$ 2,000.00				\$ -	0%	\$ 2,000.00	\$ -
F-5	Street Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking poles, fixtures,foundation, connecting conduits, wires Etc.)	\$ 2,000.00				\$ -	0%	\$ 2,000.00	\$ -
F-6	Community Center Area Lights - Coordinate with Duke Energy - Duke Energy to furnish and install new fixtures (the new fixtures are to match those proposed)	\$ 2,000.00				\$ -	0%	\$ 2,000.00	\$ -
F-7	Single point connection for concession stand, fed from panel lpc-2,4. Verify exact location with owner for power source to enter the Concession stand. Provide	\$ 9,286.16				\$ -	0%	\$ 9,286.16	\$ -
F-8	Furnish and install 20a, weather proof gfcı receptacle in each Dugout. Coordinate with the City on the exact location.Receptacles to be Fed out of panel lpc, (c)	\$ 5,087.68				\$ -	0%	\$ 5,087.68	\$ -
F-9	Basketball Court Electrical and Lighting, ControlBoxes, Etc. (Furnish and Install)	\$ 71,148.48				\$ -	0%	\$ 71,148.48	\$ -
F-10	Tennis Court Electrical andLighting Control Boxes, Etc. (Furnish and Install)	\$ 67,868.32				\$ -	0%	\$ 67,868.32	\$ -
ALT- 1	Concrete Ribbon Curb	\$ 110,279.40				\$ -	0%	\$ 110,279.40	\$ -
ALT- 2	Three Rail Wood Fence (4 ft) (Furnish and Install) (Onsite Between the GrassParking area and the new Trail)	\$ 20,236.32				\$ -	0%	\$ 20,236.32	\$ -
ALT- 3	Compost/Organic Mix for Topsoil	\$ 26,790.40				\$ -	0%	\$ 26,790.40	\$ -
						\$ -		\$ -	\$ -
	Grand Totals	\$ 10,645,645.08	\$ 938,091.25	\$ 468,631.29	\$ -	\$ 1,406,722.54	13%	\$ 9,238,922.54	\$ 70,336.13

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Wastewater Treatment Plant Phase One Pay Application No. 2 for the Amount of \$543,039.53

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Garney Construction
Effective Date: 05/05/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

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

HISTORY/FACTS/ISSUES:

On August 12, 2024, the City approved the construction contract with its Construction Manager at Risk (CMAR), Garney Construction, for Phase 1 of the Wastewater Treatment Plant project. The Guaranteed Maximum Price (GMP) for Phase 1 was approved on February 10, 2025, in the amount of \$34,546,993.00. This request is for Pay Application No. 2 for Phase 1, in the amount of \$543,039.53. After review, both the consultant (CPH Engineering) and City staff recommend approval of payment to Garney Construction in the amount of \$543,039.53.

APPLICATION AND CERTIFICATE OF PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO: City of Wildwood
743 Huey Street
Wildwood, FL 34785

PROJECT: Wildwood WRF BNR Improvements CMAR

APPLICATION NO: 2

PERIOD TO: 04/30/25

Distribution to:
☒ OWNER
☐
☐ CONTRACTOR
☐

FROM: Garney Construction
370 East Crown Point Road
Winter Garden, FL. 34787

CONTRACT DATE: 01/22/24

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
TOTAL			
Approved this month			
Number	Date Approved		
1			
2			
3			
TOTALS		-	-
Net change by Change Orders		-	

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: Garney Construction

By: J. Ryan Winslow Date: 05/02/25
Ryan Winslow

CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above 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.

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	34,546,993.00
2. Net change by change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1+or- 2)	\$	34,546,993.00
4. TOTAL COMPLETED & STORED TO DATE	\$	2,385,656.20
(Column G on G703)		
5. TOTAL RETAINAGE: 5%	\$	119,282.81
6. TOTAL EARNED LESS RETAINAGE	\$	2,266,373.39
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,723,333.86
8. CURRENT PAYMENT DUE	\$	543,039.53
9. BALANCE TO FINISH	\$	32,280,619.61
(Line 3 less Line 6)		

State of: Florida County Of: Orange

Subscribed and sworn to before me this 30th day of April, 2025.

Notary Public:

Tracy Winslow



AMOUNT CERTIFIED \$ 543,039.53

(Attach explanation if amount certified differs from the amount applied for.)

By: Tracy Winslow Date: May 2, 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.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION NUMBER:

2

APPLICATION DATE:

05/02/25

PERIOD TO:

05/02/25

PROJECT NO.:

669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
PHASE 1 WORK							
	SITWORK						
	SITWORK	\$204,904.00	\$0.00	\$0.00	\$0.00	0.0%	\$204,904.00
	YARD PIPE						
	YARD PIPE	\$2,849,248.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,849,248.00
	INFLUENT FLOW METER						
	INFLUENT FLOW METER	\$751,242.00	\$0.00	\$0.00	\$0.00	0.0%	\$751,242.00
	SCREENING STRUCTURE						
	SCREENING STRUCTURE	\$1,018,138.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,018,138.00
	MASTER LIFT STATION						
	MASTER LIFT STATION	\$2,345,952.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,345,952.00
	CLARIFIER GEAR BOX REPLACEMENT						
	CLARIFIER GEAR BOX REPLACEMENT	\$51,160.00	\$51,160.00	\$0.00	\$51,160.00	100.0%	\$0.00
	RECYCLE LIFT STATION						
	RECYCLE LIFT STATION	\$88,780.00	\$0.00	\$0.00	\$0.00	0.0%	\$88,780.00
	SITWORK WORK PACKAGE						
	SITWORK WORK PACKAGE	\$663,550.00	\$0.00	\$0.00	\$0.00	0.0%	\$663,550.00
	COATINGS						
	COATINGS	\$159,805.00	\$0.00	\$0.00	\$0.00	0.0%	\$159,805.00
	ELECTRICAL						
	ELECTRICAL	\$2,700,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,700,000.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1							
	ODP - Submersible Pumps	\$456,661.00	\$0.00	\$0.00	\$0.00	0.0%	\$456,661.00
	ODP - Influent Drum Screens	\$765,456.00	\$0.00	\$0.00	\$0.00	0.0%	\$765,456.00
	ODP - Clarifiers	\$1,519,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,519,500.00
	ODP - Large Diameter Pipe & Valves	\$1,049,395.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,049,395.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION NUMBER:

2

APPLICATION DATE:

05/02/25

PERIOD TO:

05/02/25

PROJECT NO.:

669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
	ODP - Disc Filters	\$569,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$569,800.00
	ODP - DAVCO Plant	\$4,450,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,450,000.00
	ODP - Electrical Gear	\$1,269,840.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,269,840.00
	ODP - Generator	\$439,750.00	\$0.00	\$0.00	\$0.00	0.0%	\$439,750.00
ALLOWANCE & CONTINGENCIES - PHASE 1							
	Testing & Inspection Fees Allowance	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
	Permit Fees Allowance	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
	Hazardous Material Survey Allowance	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
	Builder's Risk Insurance Deductible Allowance	\$1,010,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,010,000.00
	Unsuitable Soils Allowance	\$250,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$250,000.00
	Permanent Power Fees Allowance	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
	Escalation Allowance	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
	CM Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
	Scope Gap / Exclusions Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
	Owner Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
INDIRECT COST - PHASE 1							
	General Conditions						
	Mobilization	\$1,760,000.00	\$1,056,000.00	\$440,000.00	\$1,496,000.00	85.0%	\$264,000.00
	General Conditions	\$1,864,262.00	\$74,570.48	\$74,570.48	\$149,140.96	8.0%	\$1,715,121.04
	General Conditions						
	Bonds	\$345,470.00	\$0.00	\$0.00	\$0.00	0.0%	\$345,470.00
	Insurance	\$518,205.00	\$518,205.00	\$0.00	\$518,205.00	100.0%	\$0.00
	Builder's Risk Insurance	\$172,735.00	\$0.00	\$0.00	\$0.00	0.0%	\$172,735.00
	Fee						
	CM Fee	\$2,852,504.00	\$114,100.16	\$57,050.08	\$171,150.24	6.0%	\$2,681,353.76

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION NUMBER: 2

APPLICATION DATE: 05/02/25

PERIOD TO: 05/02/25

PROJECT NO.: 669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
	Stored Materials	\$0.00	\$0.00				
	TOTALS	\$34,546,993.00	\$1,814,035.64	\$571,620.56	\$2,385,656.20	6.9%	\$32,161,336.80

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CR 501 WTP Iron Filter Project Pay Application No. 3 to SGS Contracting Services, Inc in the Amount of \$102,315.00

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:SGS Contracting Services, Inc.
Effective Date: 05/05/2025 Termination Date:
Managing Division/Department: Utility Department / Water Division

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

HISTORY/FACTS/ISSUES:

In August 2024, the City awarded the CR 501 Water Treatment Plant Iron Filter Project to SGS Contracting Services, Inc. This request is for Pay Application No. 3, in the amount of \$102,315.00. The City's reviewing engineer, Kimley-Horn, along with City staff, has reviewed the pay application and recommends approval of payment to SGS Contracting Services, Inc. in the amount of \$102,315.00.



**SGS CONTRACTING
SERVICES, INC.**

Kimley»Horn

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

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

Reviewed By: HEATH.SMITH Date: 4/30/25

SUBMITTAL

DATE: April 16, 2025

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

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

The Following Items are Hereby Submitted:

SUBMITTAL NO.: 23 SPEC SECTION: _____
DESCRIPTION: Pay App #3

SUBMITTAL REVIEW NOTE:

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

☒ **APPROVED**

☐ **APPROVED AS NOTED**

By: _____

NOTES/EXCEPTIONS:

Contractor's Application for Payment No.

3

Application Period: 4/1/25-4/30/25		Application Date: 4/30/25	
To (Owner): City of Wildwood	From (Contractor): SGS Contracting Services, Inc.	Via (Engineer): Kimley-Horn	
Project: CR 501 WTP Iron Filter Improvements		Contract:	
Owner's PO No.:	Contractor's Project No.: 2024-010	Engineer's Project No.:	

Application For Payment Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 2,715,700.00
Number	Additions	Deductions	2. Net change by Change Orders.....	\$ -1,006,872.42
1		\$1,006,872.42	3. Current Contract Price (Line 1 ± 2).....	\$ 1,708,827.58
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F on Progress Estimate).....	\$ 231,543.89
			5. RETAINAGE:	
			a. 5% X \$131,236.00 Work Completed.....	\$ 6,561.80
			b. 5% X \$100,307.89 Stored Material.....	\$ 5,015.39
			c. Total Retainage (Line 5a + Line 5b).....	\$ 11,577.19
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 219,966.70
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 117,651.70
			8. AMOUNT DUE THIS APPLICATION.....	\$ 102,315.00
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G on Progress Estimate + Line 5 above).....	\$ 1,488,860.88
TOTALS	\$0.00	\$1,006,872.42		
NET CHANGE BY CHANGE ORDERS	-\$1,006,872.42			

Contractor's Certification

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

By: *Lindsey Magura*

Date: 4/30/25

Payment of: \$ 102,315.00
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
(Engineer) (Date)

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

is approved by: _____
(Owner) (Date)

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

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): CR 501 WTP Iron Filter Improvements				Application Number: 3				
Application Period: 4/1/25-4/30/25				Application Date: 4/30/25				
		B	Work Completed		E	F	G	
A			C	D				
	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
1.01	MOBILIZATION							
1.01.01	Mobilization	\$40,000.00		\$40,000.00		\$40,000.00	100%	\$0.00
1.01.02	Demobilization	\$10,000.00				\$0.00		\$10,000.00
1.01.03	Prepaid Bonds & Insurance	\$20,000.00	\$20,000.00			\$20,000.00	100%	\$0.00
1.02	SURVEY, LAYOUT, PERMITTING, RECORD DRAWINGS							
1.02.01	Permitting	\$3,000.00				\$0.00		\$3,000.00
1.02.02	Survey & Layout (General)	\$4,000.00				\$0.00		\$4,000.00
1.02.03	Record Drawings	\$3,000.00				\$0.00		\$3,000.00
1.03	RESTORATION							
1.03.01	Clump, Final Grade, Misc. Sod/Growing	\$10,000.00				\$0.00		\$10,000.00
2.01	INSTALL NEW GREENSAND FILTER (INCL. ALL PIPE) FOR FUNCTIONAL SYSTEM							
2.01.01	Site Prep	\$10,000.00		\$10,000.00		\$10,000.00	100%	\$0.00
2.01.02	Gravel Around Tanks	\$15,000.00				\$0.00		\$15,000.00
2.01.03	Concrete Pedestals	\$50,000.00				\$0.00		\$50,000.00
2.01.04	Misc. Protective Coatings	\$10,000.00				\$0.00		\$10,000.00
2.01.05	Furnish Filter System (Materials/Equipment only)	\$1,006,872.42				\$0.00		\$1,006,872.42
2.01.06	Installation of Filter System	\$498,127.58				\$0.00		\$498,127.58
2.01.07	Filter System Testing & Startup	\$15,000.00				\$0.00		\$15,000.00
2.01.08	Furnish & Install Pipe, Valves, Fittings, Appurtenances	\$150,000.00			\$17,603.73	\$17,603.73	12%	\$132,396.27
2.01.09	Install Control & Power Equipment (related to Filter System only)	\$35,000.00				\$0.00		\$35,000.00
2.01.10	Approval of Filter System (including documentation)	\$10,000.00				\$0.00		\$10,000.00
2.02	SITE YARD PIPING							
2.02.01	Yard Piping for Water Main Connection	\$24,575.00				\$0.00		\$24,575.00
2.02.02	Drain Piping to Pond	\$12,000.00				\$0.00		\$12,000.00
2.02.03	Buried Chlorine Injection Piping	\$10,000.00				\$0.00		\$10,000.00
2.02.04	Buried Corrosion Inhibitor Piping	\$10,000.00				\$0.00		\$10,000.00
2.02.05	Buried Service Water Piping	\$12,000.00				\$0.00		\$12,000.00
2.03	INSTALL NEW MOTORIZED ACTUATOR							
2.03.01	Furnish & Install New Motorized Actuator	\$28,000.00				\$0.00		\$28,000.00
2.03.02	Startup of Actuator	\$2,000.00				\$0.00		\$2,000.00
2.04	SITework							
2.04.01	Misc. Sitework	\$5,000.00				\$0.00		\$5,000.00
2.05	SODIUM HYPOCHLORITE SYSTEM							
2.05.01	Furnish & Install Sodium Hypo System	\$49,000.00			\$48,120.00	\$48,120.00	98%	\$880.00
2.05.02	Startup & Testing	\$1,000.00				\$0.00		\$1,000.00
2.06	SODIUM HYPOCHLORITE SYSTEM INJECTION VAULT							
2.06.01	Demolish/Remove Existing Vault & Appurtenances	\$10,000.00				\$0.00		\$10,000.00
2.06.02	Furnish & Install New Vault	\$37,000.00			\$2,710.70	\$2,710.70	7%	\$34,289.30
2.06.03	Furnish & Install New Injection Point	\$3,000.00				\$0.00		\$3,000.00
2.07	SODIUM HYPOCHLORITE STORAGE STRUCTURE							
2.07.01	Site Prep & Concrete Pad	\$15,000.00		\$6,500.00		\$6,500.00	43%	\$8,500.00
2.07.02	Furnish & Install Canopy Structure	\$35,000.00				\$0.00		\$35,000.00
2.08	CORROSION INHIBITOR SYSTEM							
2.08.01	Furnish & Install Corrosion Inhibitor System	\$32,000.00			\$9,805.00	\$9,805.00	31%	\$22,195.00
2.08.02	Startup & Testing	\$3,000.00				\$0.00		\$3,000.00
2.09	CORROSION INHIBITOR VAULT							
2.09.01	Furnish & Install New Vault	\$17,000.00			\$6,137.17	\$6,137.17	36%	\$10,862.83
2.09.02	Furnish & Install New Injection Point	\$3,000.00				\$0.00		\$3,000.00
2.10	CORROSION INHIBITOR SYSTEM STORAGE STRUCTURE							
2.10.01	Site Prep & Concrete Pad	\$12,000.00		\$5,200.00		\$5,200.00	43%	\$6,800.00
2.10.02	Furnish & Install Canopy Structure	\$28,000.00				\$0.00		\$28,000.00
2.11	POND EARTHWORK							
2.11.01	Survey & Layout	\$4,000.00		\$4,000.00		\$4,000.00	100%	\$0.00
2.11.02	Rough Excavation (including export)	\$36,000.00		\$36,000.00		\$36,000.00	100%	\$0.00
2.11.03	Final Grading	\$10,000.00		\$6,000.00		\$6,000.00	60%	\$4,000.00
2.12	FDOT MITERED END SECTION & RIP RAP							
2.12.01	MES & Rip-Rap	\$10,000.00				\$0.00		\$10,000.00
2.13	SOD (POND & MAINTENANCE PATH)							
2.13.01	Sod (1,900 SY @ \$3.75 per SY)	\$7,125.00				\$0.00		\$7,125.00
3.01	ELECTRICAL & INSTRUMENTATION							
3.01.01	Instrumentation & Controls - Submittal Package	\$5,000.00	\$3,536.00			\$3,536.00	71%	\$1,464.00
3.01.02	PLC Programming & Support	\$40,000.00				\$0.00		\$40,000.00
3.01.03	VTScada Development & Support	\$25,000.00				\$0.00		\$25,000.00
3.01.04	Sci-Test Modifications	\$2,000.00				\$0.00		\$2,000.00
3.01.05	HMI Development & Updating	\$6,000.00				\$0.00		\$6,000.00
3.01.06	Furnish & Install Network Communication Panel	\$10,000.00			\$6,680.64	\$6,680.64	67%	\$3,319.36
3.01.07	Furnish & Install Fiber Patch Panel	\$7,000.00			\$4,691.46	\$4,691.46	67%	\$2,308.54
3.01.08	Furnish & Install Eyewash Panel	\$7,000.00			\$4,559.19	\$4,559.19	65%	\$2,440.81
3.01.09	Final Approval of Controls & Integration (includes documentation)	\$5,000.00				\$0.00		\$5,000.00
3.01.10	Electrical Components - Submittal Package	\$5,000.00				\$0.00		\$5,000.00
3.01.11	Conduit & Fittings	\$150,000.00				\$0.00		\$150,000.00
3.01.12	Wire & Cable (including terminations)	\$65,000.00				\$0.00		\$65,000.00
3.01.13	Lighting Fixtures	\$18,000.00				\$0.00		\$18,000.00
3.01.14	Power Supply Equipment	\$55,000.00				\$0.00		\$55,000.00
3.01.15	Final Electrical Review and Completion, Startup & Testing	\$10,000.00				\$0.00		\$10,000.00
CHANGE ORDERS								
Change Order #01 - ODP of Filter Equipment		(\$1,006,872.42)				\$0.00		(\$1,006,872.42)
Totals		\$1,708,827.58	\$23,536.00	\$107,700.00	\$100,307.89	\$231,543.89		\$1,477,283.69

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): 0							Application Number: 3			
Application Period: 4/1/25-4/30/25							Application Date:			
A				B	C	D	E	F		
Item		Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description									
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
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				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
				\$0.00		\$0.00		\$0.00		\$0.00
	Totals			\$0.00		\$0.00	\$0.00	\$0.00		\$0.00

Stored Material Summary

Contractor's Application

For (Contract): CR 501 WTP Iron Filter Improvements								Application Number: 3			
Application Period: 4/1/25-4/30/25								Application Date: 4/30/25			
A		B	C		D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Stored Previously		Amount Stored this Month (\$)		Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/ Year)	Amount (\$)	
5	20089	11550	Onsite	2500gal Houston Chemical Storage Tank	12/2024	\$29,360.00		\$29,360.00			\$29,360.00
5	20089	11552	Onsite	Simplex Chemical Skid	12/2024	\$18,760.00		\$18,760.00			\$18,760.00
3.01.07	10973	271343	SGS Office	Network Communication Panel	2/2025	\$6,680.64		\$6,680.64			\$6,680.64
3.01.08	10973	271343	SGS Office	Fiber Patch Panel	2/2025	\$4,691.46		\$4,691.46			\$4,691.46
3.01.09	10973	271343	SGS Office	Eye Wash Alarm Panel	2/2025	\$4,559.19		\$4,559.19			\$4,559.19
2.09.01	20265	Per Plan	Onsite	Ultra-twin IBC Spill Pallet	3/2025	\$9,805.00		\$9,805.00			\$9,805.00
2.08.01	124080	Subm.10 &11	Onsite	Pipes, valves, fittings	2/2025	\$17,603.73		\$17,603.73			\$17,603.73
2.06.02	150893	01150 L	Onsite	Sodium Chloride Injection Vault	1/2025	\$2,710.70		\$2,710.70			\$2,710.70
2.09.01	150893	01150 L	Onsite	Corrosion Inhibitor Vault	1/2025	\$6,137.17		\$6,137.17			\$6,137.17
								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
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								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
								\$0.00			\$0.00
				Totals		\$100,307.89	\$0.00	\$100,307.89		\$0.00	\$100,307.89

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Project Management Consulting Services Contract with Hector Sanchez, PE

REQUESTED ACTION: The City Manager recommends approval.

CONTRACT: Yes. Vendor/Entity: Hector Sanchez, PE
Effective Date: 5/12/2025 Termination Date: 11/12/2026
Managing Division/Department: Executive Department

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Hector Sanchez, PE, has served as the City's Capital Improvement Project Coordinator within the Public Works Department since February 2023. Mr. Sanchez submitted his resignation, and his last day of employment with the City was May 2, 2025.

The City Manager wishes to contract with Mr. Sanchez to carry out project management services while the City seeks to fill the open position. Mr. Sanchez is a licensed professional engineer and has agreed to assist the City with the various projects he was overseeing during the transition.

The cost for Mr. Sanchez's services of \$7,000 per month is comparable to the salary he had with the City.

Consulting Agreement

This Consulting Agreement (“Agreement”) states the terms and conditions that govern the contractual agreement between Hector Sanchez, PE (the “Consultant”) and City of Wildwood, Florida, a Florida Municipal Corporation (the “City”) which agrees to be bound by this Agreement.

WHEREAS, the Consultant held employment with the City from February 20, 2023, until May 2, 2025, during which time the Consultant was held in good standing with the City;

WHEREAS, the Consultant is a current, active licensed Professional Engineer in the State of Florida (license number: 89042);

WHEREAS, the Consultant offers professional services in the field of project management; and

WHEREAS, the City desires to retain the services of the Consultant to render project management consulting services.

NOW, THEREFORE, in consideration of the mutual covenants and promises made by the parties hereto, the Consultant and the City (individually, each a “Party” and collectively, the “Parties”) covenant and agree as follows:

1. Term. This Agreement shall commence on May 12, 2025, and continue for period of eighteen (18) months. The agreement may be extended by an additional twelve (12) months if agreed upon by the Parties. Either Party may terminate this Agreement for any reason within three (3) days' written notice to the other Party.
2. Consulting Services. Consultant agrees to provide project management services to City and its Public Works Director on the following City projects and initiatives:
 - a. Millennium Park Phase I and II
 - b. Wildwood Community Center HVAC Replacement
 - c. Signature Drive Improvements
 - d. Oak Grove Village Pump Station Improvements
 - e. Capital Improvement Project Management Process Improvements
3. Compensation. In consideration for the Consulting Services, City shall pay Consultant at the rate of seven thousand dollars (\$7,000.00) per month. Consultant shall invoice City monthly, and Consultant shall be paid within a reasonable time after the Consultant submits an invoice to City. The invoice shall include the following: an invoice number, the dates covered by the invoice, and a brief summary of the work performed.
4. Computer and Cellular Phone. In order to achieve compliance with applicable public records laws, as well as to ensure that the City's policies and standards related to security and confidentiality are met, City will provide Consultant with a computer and cellular phone for the sole purpose of performing Consulting Services. Consultant acknowledges that the City's computer shall not be used for any purpose other than

Consulting Services. Consultant further acknowledges that any documents or files on said computer will be subject to the public records laws of the state of Florida. Upon the termination of this Agreement, Consultant agrees to return the City's computer in the manner prescribed by the City's IT Department within 7 days of termination of this Agreement.

5. Expenses. Consultant shall be responsible for all expenses incurred while performing Consulting Services under this Agreement. This includes, but is not limited to, license fees, rent/office expenses, travel, insurance premiums, and applicable taxes.
6. Consultant is an Independent Contractor. Consultant shall not be deemed a City employee. In Consultant's capacity as an independent contractor, Consultant and City agree and represent as follows:
 - a. Consultant has the right to perform services for others during the term of this Agreement.
 - b. Consultant has the sole right to control and direct the means, manner, and method by which the services required by this Agreement will be performed.
 - c. Consultant has the sole right to set Consultant's own schedule with respect to the performance of the consulting services to be rendered under this Agreement.
 - d. Consultant shall be solely responsible for employment of employees or agents necessary to perform consulting services.
 - e. Other than those items provided for in paragraph 4 above, Consultant shall provide all other supplies, materials and tools required to perform the consulting services at Consultant's own expense. Consultant shall also provide business facilities necessary to perform the services, if any.
 - f. Consultant shall be solely responsible for complying with all federal and state tax laws and regulations related to Consultant's business.
7. Confidentiality. Consultant shall not (i) disclose to any third party any details regarding the City's business, including, without limitation any information which would not otherwise be public record (the "Confidential Information"), (ii) make copies of any Confidential Information or any content based on the Confidential Information for personal use or for distribution unless requested to do so by the City, or (iii) use Confidential Information other than solely for the benefit of the City.
8. Adherence to Law. Consultant represents and warrants that Consultant will comply with all federal, state, and local laws requiring licenses, business permits, and certificates required to carry out the services to be performed under this Agreement.
9. Unemployment Compensation. City shall make no state or federal unemployment compensation payments on behalf of Consultant or Consultant's employees or

contract personnel, if any. Consultant will not be entitled to these benefits in connection with work performed under this Agreement.

10. Workers' Compensation. City shall not obtain workers' compensation insurance on behalf of Consultant or Consultant's employees, if any. If Consultant hires employees to perform any work under this Agreement, Consultant will cover them with workers' compensation insurance to the extent required by law and provide City with a certificate of workers' compensation insurance before the employees begin the work.

11. Jurisdiction. This Consulting Agreement and the interpretation of its terms shall be governed by and construed in accordance with the laws of the State of Florida and subject to the exclusive jurisdiction of the state courts located in Sumter County, Florida.

12. Public Records. Consultant agrees to comply with the Florida Public Records Law. In addition to other contract requirements provided by law, Consultant must comply with Florida public records laws, including but not limited to chapter 119, Florida Statutes and Section 24 of Article I of the Constitution of Florida, and specifically agrees to:
 - A. Keep and maintain public records that ordinarily and necessarily would be required by City to perform the service to City under this Agreement;
 - B. Upon request from City's custodian of public records, provide the CITY with a copy of any requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;
 - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Consultant does not transfer the records to the public agency; and
 - D. Meet all requirements for retaining public records and transfer, at no cost, to City all public records in possession of Consultant upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City.

Failure of the Consultant to abide by the terms of this provision shall be deemed a material breach of this Agreement and City may enforce the terms of this provision in the form of a court proceeding and shall, as a prevailing party, be entitled to reimbursement of all attorney's fees and costs associated with that proceeding. This provision shall survive any termination or expiration of the contract.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY CLERK AS CUSTODIAN OF PUBLIC RECORDS AT 352-330-1330

13. Counterparts. This Agreement may be executed in any number of counterparts and any signatory hereto may execute any such counterpart, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument. This Agreement shall become binding when one or more counterparts taken together shall have been executed and delivered by all signatories. It shall not be necessary in making proof of this Agreement or any counterpart hereof to produce or account for any of the other counterparts.
14. Assignment. Consultant shall not assign this Agreement without the express written permission of the City.

IN WITNESS WHEREOF, the parties have set their hands and seals this_____day of May 2025.

City of Wildwood, Florida

Jason F. McHugh, City Manager

Hector Sanchez

Date:_____

Date:_____

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request to Cancel May 26, 2025, Commission Meeting

REQUESTED ACTION: City Manager requests direction from the City Commission.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This year, the second regularly scheduled City Commission meeting in May falls on Memorial Day. The cancellation of this meeting would not have an adverse impact on the City's operations.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Water Reclamation Facility Groundbreaking Ceremony on May 14, 2025

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

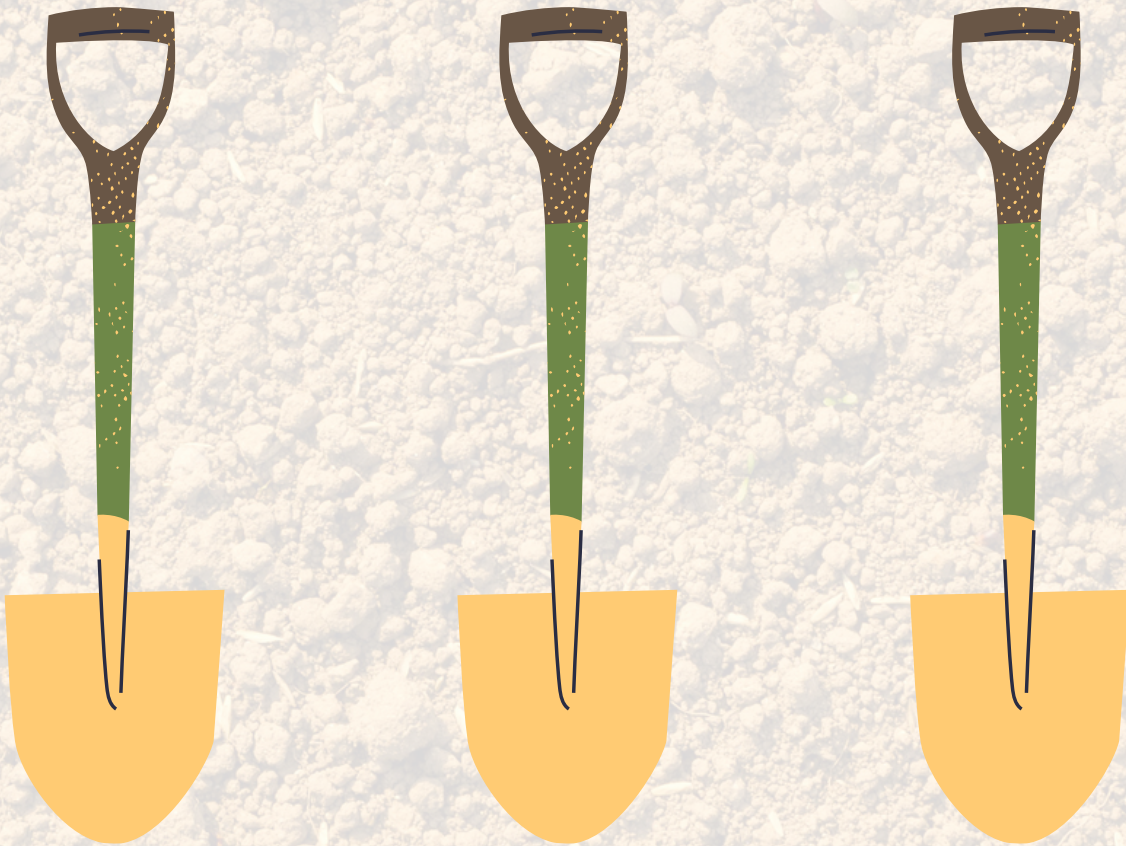
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Wildwood Water Reclamation Facility Groundbreaking Ceremony will take place on Wednesday, May 14, 2025. Please see the attached for additional information.

Water Reclamation Facility **GROUNDBREAKING**

Wednesday, May 14, 2025
9:00 a.m.



*Join the City of Wildwood in celebrating the
construction of its new state-of-the-art
facility at 1290 Industrial Drive.*



WILDWOOD
FLORIDA