



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

August 11, 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: JULY 14, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: JULY 21, 2025 SPECIAL MEETING*

D. *MINUTES FOR APPROVAL: JULY 28, 2025 REGULAR MEETING*

E. *MINUTES FOR APPROVAL: AUGUST 4, 2025 COMMISSION WORKSHOP*

F. *A25-2288 VOSO UNIT 191 FINAL PLAT*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. ***ORDINANCE NO. O2025-27 - 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.***

A25-1988 - Bonnie Boyd- SSCPA

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 Urban Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.146 acres MOL.

Special Magistrate recommends approval of Ordinance O2025-27.

- C. ***ORDINANCE NO. O2025-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A "FRANCHISEE", AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A"; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.***

West Sumter Franchisees Ordinance

Staff recommends approval.

5. **Public Hearings - Timed - Quasi-Judicial**

- A. ***ORDINANCE NO. O2025-28 - 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.***

A25-1989 - Bonnie Boyd Rezoning

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1989.

Special Magistrate recommends approval of Ordinance O2025-28.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-36 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 27.14 ACRES LOCATED NORTH OF CR 519A, APPROXIMATELY 0.5 MILES WEST OF N US 301, IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-2689 (AN) South Wildwood Industrial Park West

The applicant and owner, Harry Harmer, has submitted a voluntary annexation application for parcel F25-261. The property to be annexed totals 27.58 acres MOL and is located north of CR 519A, approximately 0.5 miles east of N US 301.

Staff recommends approval.

- B. ***ORDINANCE NO. O2025-37 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.115 ACRES LOCATED AT 5341 LEXINGTON CIR, WILDWOOD, FL 34785, APPROXIMATELY 150 FEET EAST OF THE INTERSECTION OF HERITATE BLVD. AND LEXINGTON CIRCLE, IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

A25-2723 (AN) 5341 Lexington Cir Annexation

Parcel G16ED003

The applicant/owner, Glen R. Tryan and Donna J. Tryan, has submitted a voluntary annexation for parcel G16ED003.

Staff recommends approval

- C. ***ORDINANCE NO. 02025-38 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, TO EXECUTE THE RENAMING OF CLAY DRAIN ROAD / CR 156 TO MIKE JACOBS SR ROAD; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS ORDINANCE; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE***

Clay Drain Road Name Change Ordinance

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-24 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE HONORARY ROAD NAME DESIGNATION PROGRAM AND ADOPTING A POLICY FOR ADMINISTERING REQUESTS FOR HONORARY ROAD NAME DESIGNATIONS ON CITY-MAINTAINED ROADS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Honorary Road Name Designation Policy

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.***

IT Surplus Computers & Other Equipment August 2025

A resolution authorizing the disposal / sale of old electronic equipment no longer suitable for use due to age or obsolescence.

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***UTILITY TERRITORY AGREEMENT WITH WSU AND WSWCA***
- B. ***HUEY STREET IMPROVEMENTS PROJECT FINAL PAYMENT APPLICATION NO. 10 IN THE AMOUNT OF \$235,265.14***

- C. *PAY APPLICATION NO. 5 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$850,738.30*
- D. *CR 501 WATER TREATMENT PLANT HIGH SERVICE PUMP NO. 3 REPAIR FOR THE AMOUNT OF \$23,972.66*
- E. *OWNER DIRECT PURCHASE OF EQUIPMENT FOR THE R-12 RECLAIM PUMP STATION PROJECT IN THE AMOUNT OF \$769,390.00*
- F. *UTILIZATION OF REGIONS BILLERXCHANGE AND XPRESS CONNECT SERVICES*
- G. *TWISTED OAKS POINTE CDD - INTERLOCAL FOR ROW MAINTENANCE*
- H. *DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER DEVELOPMENT PARTNERS, LLC - SUMMERFIELD COTTAGES*

10. General Items for Consideration/Discussion and Other Business

- A. *SP 2409-004 SUMMERFIELD COTTAGES*

11. Appointments

12. City Manager Reports

- A. *SET BUDGET WORKSHOP FOR AUGUST 18, 2025, AT 9:00 AM*

13. Other Department Reports

- A. *PUBLIC WORKS QUARTERLY REPORT*
- B. *PARKS AND RECREATION QUARTERLY REPORT*
- C. *FLEET SERVICES DEPARTMENT REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

August 18, 2025 - Third Budget Workshop at City Hall at 9am

August 22, 2025 - Girls' Night Out at the Wildwood Community Center from 6:00pm to 8:00pm

August 25, 2025 - City Commission Meeting at City Hall at 7pm

August 11, 2025 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 11 2025

08/06/2025
08:48 AM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 08/31/25

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

Include Non-Budget: No

Print Zero YTD Activity: No

Prior Year: Thru 09/30/24

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	16,494,816.18	18,515,900.00	18,643,934.79	128,034.79	101
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	950,234.25	287,265.75-	77
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	3,663,057.07	1,207,242.93-	75
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	591,779.15	563,220.85-	51
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	1,410,367.94	349,632.06-	80
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	35,983.92	63,016.08-	36
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	203,009.73	192,990.27-	51
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	36,243.88	66,000.00	89,136.28	23,136.28	135
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	106,279.27	23,779.27	129
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	30,715.02	15,715.02	205
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	618,297.40	965,000.00	1,128,511.97	163,511.97	117
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	25,697.66	30,700.00	35,187.38	4,487.38	115
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	58,600.00	81,977.94	23,377.94	140
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	212,612.44	29,387.56-	88
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	375,101.40	9,898.60-	97
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	540,712.72	355,787.28-	60
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	1,306,000.02	41,000.02	103
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	129,659.06	3,159.06	102
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	145,890.70	129,109.30-	53
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	144,850.29	220,000.00	102,533.77	117,466.23-	47
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	10,970.61	7,729.39-	59
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	3,390.67	1,890.67	226
001-314-4040	CIRCLE K STORES	335.99	200.00	155.34	44.66-	78
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	56,228.53	60,500.00	32,837.00	27,663.00-	54

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 11 2025

08/06/2025
08:48 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	160,190.57	61,190.57	162
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,936.00	15,000.00	12,294.54	2,705.46-	82
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	398.98	300.00	231.39	68.61-	77
001-314-4151	AMERIGAS PROPANE	4,408.93	8,000.00	4,804.69	3,195.31-	60
001-314-4152	LOWE'S PROPANE TAX	1,789.94	2,500.00	1,219.32	1,280.68-	49
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	343.84	300.00	225.32	74.68-	75
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	406,313.53	396,000.00	350,555.64	45,444.36-	89
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	597.63	157.63	136
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	180,650.74	187,000.00	136,427.41	50,572.59-	73
001-314-4191	PUBLIX UTILITY TAX	875.89	1,000.00	672.52	327.48-	67
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	11,830.06	6,830.06	237
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	20,000.00	26,158.69	6,158.69	131
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	803,112.97	104,887.03-	88
001-331-5000	FEMA GRANT	33,192.46	0.00	1,163.95	1,163.95	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	703,981.94	376,818.06-	65
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	11,727.36	4,772.64-	71
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,948.01	1,448.01	119
001-335-1800	1/2 CENT SALES TAX	2,198,674.74	2,255,570.00	1,666,552.82	589,017.18-	74
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	5,010.40	2,010.40	167
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	633,293.77	125,706.23-	83
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	505.56	5.56	101
001-342-9000	VCS CROSSING GUARD PROGRAM	0.00	0.00	43,147.66	43,147.66	0
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	850.00	850.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	143,962.95	70,000.00	73,499.49	3,499.49	105

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	15,586.16	15,586.16	0
001-347-5304	COMMUNITY CENTER STAFF FEES	0.00	0.00	1,865.07	1,865.07	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	15,526.76	5,526.76	155
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	885.29	614.71-	59
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	992.30	892.30	992
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	8,351.07	7,551.07	***
001-350-1000	FINES	85,329.42	30,000.00	55,512.10	25,512.10	185
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	4,022.23	2,522.23	268
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	4,597.19	2,097.19	184
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	174,758.60	74,758.60	175
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	18,418.38	13,418.38	368
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	18,847.01	2.99-	100
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.94	18,900.00	14,242.00	4,658.00-	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	11,664.25	0.00	27,798.81	27,798.81	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,959.13	1,959.13	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	2,419.51	2,119.51	806
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	450.00-	950.00-	90-
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	29,865.00	135.00-	100
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,156.37	15,000.00	29,112.00	14,112.00	194
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	4,080.86	580.86	117
001-369-3700	MISCELLANEOUS POLICE DONATIONS	5,200.00	0.00	0.00	0.00	0
001-369-3740	FRDAP GRANT- M.L. KING PARK	0.00	0.00	50,000.00	50,000.00	0
001-369-3748	MISC. GRANTS/VESTS	7,600.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	17,519.89	10,000.00	10,386.88	386.88	104

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COMMISSION MEETING AUGUST 11 2025

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
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	10,000.00	10,000.00	10,000.00	0.00	100
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	412,800.00	0.00	100
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	8,200,000.00	0.00	8,200,000.00-	0
GENERAL FUND Revenue Totals		35,925,427.85	47,461,560.00	35,597,317.86	11,864,242.14-	75

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	51,185.79	53,441.00	48,547.47	4,893.53	91
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	3,714.06	433.94	90
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	28,085.45	3,274.55	90
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	261.25	261.25-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	469.84	469.84-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	1,293.75	4,706.25	22
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	3,222.52	3,777.48	46
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	986.07	1,013.93	49
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	3,589.22	4,630.78	44
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	103.93	103.93-	0
001-511-30-4300	UTILITIES EXPENSE	1,030.21	1,800.00	1,364.30	435.70	76
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	632.71	1,867.29	25
001-511-30-5100	OFFICE SUPPLIES	0.00	150.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	64.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	4,851.87	6,600.00	6,611.80	11.80-	100
001-511-30-5500	TRAINING	2,050.00	2,800.00	2,550.00	250.00	91
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	50,000.00	0.00	50,000.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	511 LEGISLATIVE- CITY COMMISSION:	109,526.05	176,919.00	101,432.37	75,486.63	57
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	433,738.97	581,477.00	381,758.70	199,718.30	66
001-512-10-1500	SICK LEAVE	11,907.39	0.00	11,003.54	11,003.54-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	36,089.13	36,089.13-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	17,784.47	17,784.47-	0
001-512-10-2100	FICA EXPENSE	36,864.65	44,830.00	32,421.29	12,408.71	72
001-512-10-2200	RETIREMENT	135,161.07	157,341.00	119,836.49	37,504.51	76
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	103.50	103.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	39,950.89	14,049.11	74
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	939.60	60.40	94
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	277,602.50	142,504.37	135,098.13	51
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	9,629.30	13,300.00	6,378.21	6,921.79	48
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	2,795.43	2,204.57	56
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	22,516.54	1,623.46	93
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	895.78	3,104.22	22
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	173.43	826.57	17
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	3,649.69	2,150.31	63
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	938.71	1,561.29	38
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	1,058.86	1,041.14	50
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	1,109.69	6,140.31	15
001-512-30-5250	FUEL EXPENSE	160.37	500.00	71.25	428.75	14
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	3,944.30	2,355.70	63
001-512-30-5500	TRAINING	5,620.72	13,700.00	3,363.00	10,337.00	25
	512 EXECUTIVE- CITY MANAGER:	1,128,714.88	1,202,590.50	829,335.87	373,254.63	69

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001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	293,510.92	472,893.00	290,921.09	181,971.91	62
001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	10,033.94	0.00	11,422.49	11,422.49-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	22,021.17	22,021.17-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	12,497.86	12,497.86-	0
001-513-10-2100	FICA EXPENSE	25,450.95	36,654.00	25,816.76	10,837.24	70
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	50,737.87	19,263.13	72
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	99.00	99.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	49,321.77	26,278.23	65
001-513-10-2500	UNEMPLOYMENT COMPENSATION	377.40	0.00	0.00	0.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	2,000.00	1,879.28	120.72	94
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	13,380.00	5,047.50	8,332.50	38
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	25,125.00	9,875.00	72
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	21,268.93	6,441.07	77
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	1,416.21	2,463.79	36
001-513-30-4100	TELEPHONE EXPENSE	5,487.11	7,500.00	4,987.47	2,512.53	66
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	49,377.61	15,872.39	76
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	148.48	1,451.52	9
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	2,963.52	4,886.48	38
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	15,211.70	14,788.30	51
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	1,015.00	6,485.00	14
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	364,728.50	85,271.50	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	11,092.44	18,907.56	37
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	6,301.98	301.98-	105
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	3,701.71	6,850.00	2,574.77	4,275.23	38

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001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	4,907.79	3,292.21	60
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	1,653.50	446.50	79
001-513-30-5500	TRAINING	2,291.00	10,050.00	1,235.00	8,815.00	12
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	58,756.60	59,483.40	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	8,457.18	7,742.82	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	120,035.65	121,604.35	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	25,769.70	24,210.30	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	339,576.44	345,960.00	345,956.20	3.80	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	76,602.96	27.04	100
513 CLERK/FINANCE DEPARTMENT:		1,811,448.80	2,219,668.00	1,619,964.05	599,703.95	73
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	631,805.35	962,068.00	543,665.26	418,402.74	57
001-516-10-1300	OVERTIME	0.00	1,000.00	141.35	858.65	14
001-516-10-1500	SICK LEAVE	19,673.72	0.00	25,941.42	25,941.42-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	38,816.30	38,816.30-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	23,834.03	23,834.03-	0
001-516-10-2100	FICA EXPENSE	54,147.63	72,604.00	48,789.72	23,814.28	67
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	100,605.68	55,595.32	64
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	198.00	198.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	85,068.50	60,731.50	58
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	2,818.88	181.12	94
001-516-30-3100	PROFESSIONAL SERVICES	961,993.72	846,175.00	442,208.12	403,966.88	52
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	4,996.02	13,000.00	3,831.76	9,168.24	29
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	8,434.96	565.04	94
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	57,376.97	11,643.03	83

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001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	29,009.78	6,190.22	82
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	1,099.09	900.91	55
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	2,057.58	2,942.42	41
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	255.37	4,744.63	5
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	3,323.80	36,676.20	8
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	1,578.94	5,421.06	23
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	1,191.41	5,808.59	17
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	423.85	1,376.15	24
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	2,661.55	1,338.45	67
001-516-30-5500	TRAINING	6,929.09	25,000.00	5,038.60	19,961.40	20
516 DEVELOPMENT SERVICES:		2,110,589.65	2,412,368.00	1,428,451.41	983,916.59	59
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	212,735.02	274,463.00	190,455.62	84,007.38	69
001-518-10-1500	SICK LEAVE	6,178.18	0.00	13,157.57	13,157.57-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	9,968.63	9,968.63-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	6,724.91	6,724.91-	0
001-518-10-2100	FICA EXPENSE	17,894.14	21,274.00	16,669.13	4,604.87	78
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	30,157.52	7,253.48	81
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	31,727.20	11,472.80	73
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	497.23	2.77	99
001-518-30-3100	PROFESSIONAL SERVICES	12,452.00	45,000.00	7,690.58	37,309.42	17
001-518-30-3400	OTHER CONTRACTUAL SERVICES	4,650.67	11,000.00	1,823.34	9,176.66	17
001-518-30-4000	TRAVEL & PER DIEM	2,295.56	7,500.00	1,762.08	5,737.92	23
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	6,696.35	1,803.65	79
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	16,073.88	10,236.12	61
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	25.53	250.00	0.00	250.00	0

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001-518-30-4300	UTILITIES EXPENSE	1,596.64	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	1,057.34	2,500.00	129.91	2,370.09	5
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	583.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	746.44	1,200.00	148.05	1,051.95	12
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	912.90	6,587.10	12
001-518-30-5250	FUEL EXPENSE	0.00	0.00	38.79	38.79-	0
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	1,449.00	12,000.00	1,236.42	10,763.58	10
001-518-30-5550	LICENSING	13,457.69	50,000.00	7,517.64	42,482.36	15
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMENT	396,421.21	553,908.00	343,687.75	210,220.25	62
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	161,529.54	216,128.00	159,462.74	56,665.26	74
001-519-10-1500	SICK LEAVE	6,062.51	0.00	2,417.67	2,417.67-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	8,818.99	8,818.99-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	7,073.78	7,073.78-	0
001-519-10-2100	FICA EXPENSE	13,918.15	16,751.00	13,599.71	3,151.29	81
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	24,333.49	5,126.51	83
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	99.00	99.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	23,677.63	8,722.37	73
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	301.49	48.51	86
001-519-30-3100	PROFESSIONAL SERVICES	13,401.25	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,601.33	6,650.00	4,289.52	2,360.48	64
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	2,423.62	6,076.38	29
001-519-30-4100	TELEPHONE EXPENSE	5,300.79	5,000.00	4,147.09	852.91	83
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	22,291.97	38,108.03	37

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001-519-30-4150	ADVERTISING/RECRUITING	9,023.88	8,500.00	4,069.65	4,430.35	48
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	222.62	277.38	45
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	1,212.62	1,087.38	53
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	4,633.11	866.89	84
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	18,276.32	463.68	98
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	746.76	253.24	75
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	789.98	710.02	53
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	2,187.15	2,762.85	44
001-519-30-5250	FUEL EXPENSE	262.89	600.00	179.06	420.94	30
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	2,059.00	1.00	100
001-519-30-5500	TRAINING	3,676.73	5,330.00	4,160.53	1,169.47	78
001-519-30-5501	STAFF TRAINING PROGRAMS	1,233.93	6,650.00	26.51	6,623.49	0
519 HUMAN RESOURCE DEPARTMENT:		355,282.11	448,269.00	311,500.01	136,768.99	69
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,006,269.68	4,992,735.00	2,891,800.94	2,100,934.06	58
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	14,520.00	7,045.00	67
001-521-10-1250	ON CALL	11,550.00	13,000.00	10,375.00	2,625.00	80
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	13,620.54	6,479.46	68
001-521-10-1300	OVERTIME	147,305.59	160,000.00	137,057.94	22,942.06	86
001-521-10-1500	SICK LEAVE	68,753.71	0.00	87,081.82	87,081.82-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	123,953.79	123,953.79-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	23,540.00	32,460.00	42
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	117,873.41	117,873.41-	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	185,509.68	85,509.68-	186
001-521-10-2100	FICA EXPENSE	278,422.76	378,514.00	276,395.26	102,118.74	73
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	1,101,231.74	462,384.26	70

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001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	774.00	774.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	426,715.04	329,284.96	56
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	112,755.19	7,244.81	94
001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	21,385.51	30,614.49	41
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	39,019.97	52,980.03	42
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	11,058.53	13,941.47	44
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	9,987.20	7,012.80	59
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	12,301.80	2,698.20	82
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	64,391.55	42,608.45	60
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	82,372.15	171,457.85	32
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	385.91	1,614.09	19
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	48,779.80	16,220.20	75
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	1,808.18	3,191.82	36
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	44,690.41	45,309.59	50
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,368.21	11,000.00	2,127.94	8,872.06	19
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	1,764.83	3,235.17	35
001-521-30-5200	OPERATING SUPPLIES	51,989.82	85,000.00	61,631.81	23,368.19	73
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	130,675.74	69,324.26	65
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	4,601.67	101.67-	102
001-521-30-5500	TRAINING	14,045.20	40,000.00	29,179.87	10,820.13	73
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	530,245.09	466,400.00	385,093.40	81,306.60	83
	521 POLICE DEPARTMENT:	6,954,039.99	9,721,260.00	6,474,460.62	3,246,799.38	67
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,282,196.57	1,618,584.00	1,048,196.00	570,388.00	65
001-541-10-1250	ON CALL	6,400.00	6,500.00	5,500.00	1,000.00	85

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-1300	OVERTIME	22,268.31	12,000.00	15,534.94	3,534.94-	129
001-541-10-1500	SICK LEAVE	52,339.30	0.00	49,497.38	49,497.38-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	67,252.85	67,252.85-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	46,106.65	46,106.65-	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	114,024.95	125,526.00	97,624.84	27,901.16	78
001-541-10-2200	RETIREMENT	236,602.74	250,928.00	203,641.36	47,286.64	81
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	90.00	90.00-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	286,200.00	193,023.65	93,176.35	67
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	37,585.09	2,414.91	94
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	157,425.41	235,895.82	40
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	191,867.56	176,232.44	52
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	295,658.95	155,141.05	66
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	5,662.61	2,337.39	71
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	1,098.01	1,401.99	44
001-541-30-4100	TELEPHONE EXPENSE	25,622.35	24,600.00	19,811.27	4,788.73	81
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	48,085.77	44,344.23	52
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	67.09	150.00	140.01	9.99	93
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	22,499.70	3,700.30	86
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	1,248,807.03	83,592.97	94
001-541-30-4400	RENTAL & LEASING	24,472.05	22,580.00	15,024.88	7,555.12	67
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	59,217.40	7,717.40-	115
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	3,233.72	16,766.28	16
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	1,431,381.67	70,327.39	95
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	4,791.05	6,000.00	6,634.38	634.38-	111
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	2,261.48	1,768.52	56

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001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	1,957.28	1,042.72	65
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	68,658.55	1,341.45	98
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	23,784.65	11,215.35	68
001-541-30-5400	SUBSCRIPTIONS/DUES	6,866.51	11,350.00	6,805.13	4,544.87	60
001-541-30-5500	TRAINING	12,335.76	31,100.00	10,743.62	20,356.38	35
001-541-60-6115	CITY HALL / ANNEX REHAB	19,543.08	0.00	0.00	0.00	0
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	51,526.72	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	74,069.96	0.00	0.00	0.00	0
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	228,974.86	73,500.00	67,369.44	6,130.56	92
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	29,231.37	0.00	0.00	0.00	0
001-541-60-6691	INTEREST-EQUIPMENT LEASE	1,100.13	0.00	0.00	0.00	0
541 PUBLIC WORKS/STREET DEPT.		5,435,095.81	6,871,008.29	5,500,304.81	1,370,703.48	80
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	238,915.58	297,335.00	210,920.35	86,414.65	71
001-549-10-1300	OVERTIME	357.18	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	8,446.78	0.00	3,534.85	3,534.85-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	17,799.27	17,799.27-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	8,823.63	8,823.63-	0
001-549-10-2100	FICA EXPENSE	21,082.21	23,048.00	18,442.94	4,605.06	80
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	32,998.56	7,531.44	81
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	49.50	49.50-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	40,100.28	13,899.72	74
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	14,094.39	905.61	94
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	7,426.80	10,200.00	4,487.72	5,712.28	44
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	1,829.62	1,670.38	52

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001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	1,948.97	3,500.00	1,698.73	1,801.27	49
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	21,089.74	31,490.26	40
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,372.77	7,000.00	3,451.86	3,548.14	49
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	1,710.57	789.43	68
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	1,078.55	3,921.45	22
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	196.33	1,303.67	13
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	58,075.04	21,924.96	73
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	2,819.49	1,180.51	70
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	323.00	477.00	40
001-549-30-5500	TRAINING	575.00	2,500.00	1,699.00	801.00	68
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	507,032.92	605,993.00	445,398.42	160,594.58	74
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	662,626.42	1,056,402.00	681,325.75	375,076.25	64
001-572-10-1250	ON CALL	5,900.00	6,500.00	5,500.00	1,000.00	85
001-572-10-1300	OVERTIME	11,799.47	2,000.00	12,886.03	10,886.03-	644
001-572-10-1500	SICK LEAVE	14,672.97	0.00	13,834.40	13,834.40-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	27,432.54	27,432.54-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	27,294.90	27,294.90-	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	45.48	45.48-	0
001-572-10-2100	FICA EXPENSE	58,247.79	76,642.00	59,921.34	16,720.66	78
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	102,049.75	69,059.25	60

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001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	148.50	148.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	135,220.07	80,779.93	63
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	12,215.11	784.89	94
001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	7,405.89	6,594.11	53
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	159,495.35	45,404.65	78
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	8,966.73	1,183.27	88
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	22.36	4,527.64	0
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	26,653.58	1,846.42	94
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	27,139.41	16,860.59	62
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	21,075.35	3,924.65	84
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	11.25	150.00	3.45	146.55	2
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	31,791.41	8,208.59	79
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	3,433.53	3,466.47	50
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	49,349.18	51,400.82	49
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	5,335.65	32,664.35	14
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	1,376.14	8,623.86	14
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	3,001.89	2,298.11	57
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	10,684.90	1,315.10	89
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	136,448.14	170,000.00	166,818.46	3,181.54	98
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	108,694.25	705.75	99
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	26,679.38	25,820.62	51
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	1,366.71	1,083.29	56
001-572-30-5100	OFFICE SUPPLIES	2,908.67	4,500.00	2,152.59	2,347.41	48
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	87,916.83	583.17	99
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	13,033.73	11,966.27	52
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	27,005.42	34,994.58	44

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001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	1,256.80	1,953.20	39
001-572-30-5500	TRAINING	7,536.23	8,500.00	4,547.29	3,952.71	54
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	9,772.26	0.00	0.00	0.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	121,352.04	10,747.96	92
	572 PARKS & RECREATION:	2,008,650.58	2,749,013.00	1,994,432.19	754,580.81	73
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	75,050.33	129,843.00	73,957.05	55,885.95	57
001-575-10-1300	OVERTIME	225.00	0.00	317.45	317.45-	0
001-575-10-1500	SICK LEAVE	0.00	0.00	43.67	43.67-	0
001-575-10-1600	VACATION PAY	0.00	0.00	322.99	322.99-	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	530.92	530.92-	0
001-575-10-2100	FICA EXPENSE	5,774.00	10,070.00	4,602.06	5,467.94	46
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	10,331.16	7,368.84	58
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	1,063.30-	1,063.30	0
001-575-30-3100	PROFESSIONAL SERVICES	176.29	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	20,173.73	15,000.00	17,221.00	2,221.00-	115
001-575-30-3450	CLOTHING AND UNIFORMS	845.36	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	0.00	6,680.00	540.00	6,140.00	8
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	3.30	150.00	0.69	149.31	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	42,225.07	2,774.93	94
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	1,298.29	3,201.71	29
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	12,713.19	37,286.81	25
001-575-30-5100	OFFICE SUPPLIES	504.23	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	18,789.56	20,000.00	20,014.34	14.34-	100
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	100.00	0.00	100

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001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	43,000.03	56,900.70	56,958.03	57.33-	100
	575 COMMUNITY CENTER:	282,324.99	361,143.70	240,112.61	121,031.09	66
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,917,539.51	0.00	3,917,539.51	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	247,524.97	15,644.97-	107
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
	581 Total	18,915,690.00	16,231,880.00	16,247,524.97	15,644.97-	100
GENERAL FUND Expenditure Totals		40,014,816.99	47,471,560.00	35,536,605.08	11,934,954.92	75

001 GENERAL FUND	Prior	YTD
Revenues:	35,925,427.85	35,597,317.86
Expenditures:	40,014,816.99	35,536,605.08
Net Income:	4,089,389.14-	60,712.78

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	186.16	13.84-	93
101-366-1350	CONTRIBUTIONS/DUES	1,450.00	2,000.00	1,325.00	675.00-	66
101-366-1360	GRAVE OPENING PERMITS	900.00	600.00	1,200.00	600.00	200
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
CEMETERY FUND Revenue Totals		2,605.76	66,800.00	2,711.16	64,088.84-	4

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:	2,605.76	2,711.16
Expenditures:	0.00	7.53
Net Income:	2,605.76	2,703.63

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104-361-0000	INTEREST	17,309.79	5,000.00	17,111.34	12,111.34	342
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	395,695.00	405,500.00	427,869.00	22,369.00	106
104-382-0010	TRANSFER FROM GENERAL	215,690.00	231,880.00	247,524.97	15,644.97	107
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,964,000.00	0.00	1,964,000.00-	0
COMMUNITY REDEVELOPMENT Revenue Tot		628,694.79	2,606,380.00	692,505.31	1,913,874.69-	26

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	45,480.57	73,893.00	37,943.50	35,949.50	51
104-550-10-1500	SICK LEAVE	773.95	0.00	2,300.97	2,300.97-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	5,437.63	5,437.63-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	1,718.12	1,718.12-	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	3,626.13	2,032.87	64
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	16,278.21	9,231.79	64
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	3,362.40	525.60	86
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	878,272.15	378,272.15-	176
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	8,679.00	0.00	0.00	0.00	0
550 COMM REDEVELOPMENT DEPT.:		91,771.18	676,400.00	951,119.11	274,719.11-	141
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
COMMUNITY REDEVELOPMENT Expenditure		91,771.18	2,606,380.00	951,119.11	1,655,260.89	36

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	692,505.31
Expenditures:	91,771.18	951,119.11
Net Income:	536,923.61	258,613.80-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	46.20	53.80-	46
105-369-0058	DONATIONS	27,072.00	15,000.00	23,745.00	8,745.00	158
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
BAKER HOUSE Revenue Totals		27,085.58	91,900.00	23,791.20	68,108.80-	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	79.09	900.00	21,910.24	21,010.24-	***
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	91,000.00	0.00	91,000.00	0
BAKER HOUSE Expenditure Totals		79.09	91,900.00	21,910.24	69,989.76	24

105 BAKER HOUSE	Prior	YTD
Revenues:	27,085.58	23,791.20
Expenditures:	79.09	21,910.24
Net Income:	27,006.49	1,880.96

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	179,092.24	120,907.76-	60
107-361-0000	INTEREST	10,584.59	2,000.00	10,075.07	8,075.07	504
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	972,500.00	0.00	972,500.00-	0
RECREATION IMPACT FEES Revenue Totals		311,780.93	1,274,500.00	189,167.31	1,085,332.69-	14

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

107 RECREATION IMPACT FEES	Prior	YTD
Revenues:	311,780.93	189,167.31
Expenditures:	0.00	0.00
Net Income:	311,780.93	189,167.31

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,064,545.58	1,240,000.00	972,431.65	267,568.35-	78
108-361-0000	INTEREST	207.47	0.00	155.17	155.17	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,925,300.00	0.00	1,925,300.00-	0
LAW ENFORCEMENT IMPACT FEES Revenue		1,064,753.05	3,165,300.00	972,586.82	2,192,713.18-	30

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	406.87	0.00	268.78	268.78-	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	400,000.00	0.00	400,000.00	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPM	621,471.89	0.00	0.00	0.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	412,800.00	412,800.00	0.00	100
521 LAW ENFORCEMENT IMPACT FEES:		1,034,678.76	812,800.00	413,068.78	399,731.22	51
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,352,500.00	0.00	2,352,500.00	0
LAW ENFORCEMENT IMPACT Expenditure To		1,034,678.76	3,165,300.00	413,068.78	2,752,231.22	13

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,064,753.05	972,586.82
Expenditures:	1,034,678.76	413,068.78
Net Income:	30,074.29	559,518.04

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-331-9000	FEDERAL GRANT REVENUE	0.00	675,000.00	0.00	675,000.00-	0
301-334-9000	STATE GRANT REVENUE	0.00	650,000.00	0.00	650,000.00-	0
301-361-0000	INTEREST	174,366.58	10,000.00	121,528.29	111,528.29	***
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,598,500.00	0.00	14,598,500.00-	0
CAPITAL IMPROVEMENT FUND Revenue Totals		15,874,366.58	25,933,500.00	10,121,528.29	15,811,971.71-	39

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-511-60-6201	ANNEX NO. 2 REHAB	41.78	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	855,347.76	325,000.00	13,237.23	311,762.77	4
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
516 Total		855,907.58	325,000.00	13,237.23	311,762.77	4

301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	21,713.00	0.00	0.00	0.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	229,393.67	514,420.00	264,222.89	250,197.11	51
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	128,115.87	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	110,940.00	0.00	0.00	0.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	100,000.00	0.00	100,000.00	0
301-541-60-6301	PLEASANTDALE REHAB	377,429.51	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	55,000.00	0.00	55,000.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	36,220.00	949,650.00	39,761.92	909,888.08	4
301-541-60-6305	PAVEMENT PRESERVATION PLAN	76,605.04	0.00	0.00	0.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	70,377.00	755,367.00	73,263.00	682,104.00	10

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	45,389.72	1,028,500.00	592,148.55	436,351.45	58
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,629,505.55	1,344,576.12	284,929.43	83
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	522,957.69	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	6,841,596.54	333,652.59	267,558.74	66,093.85	80
301-541-60-6311	MSC ENTRANCE GATE	33,558.95	0.00	0.00	0.00	0
301-541-60-6312	BROKEN OAK DRIVE	437,327.61	0.00	0.00	0.00	0
541 Total		10,028,236.17	5,366,095.14	2,581,531.22	2,784,563.92	48
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	1,884.50	222,821.10	1
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,514,797.00	4,650,710.87	8,864,086.13	34
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	419,016.12	0.00	0.00	0.00	0
301-572-60-6305	CITY HALL COURTYARD REHAB	12,588.00	50,000.00	0.00	50,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	0.00	500,000.00	9,260.00	490,740.00	2
572 Total		815,478.02	14,289,502.60	4,661,855.37	9,627,647.23	33
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	119,439.59	684,560.41	15
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	5,793.03	94,206.97	6
575 Total		66,745.05	904,000.00	125,232.62	778,767.38	14
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	48,902.26	0.00	48,902.26	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	5,000,000.00	5,000,000.00	5,000,000.00	0.00	100
CAPITAL IMPROVEMENT FUN Expenditure To		16,788,121.60	25,933,500.00	12,381,856.44	13,551,643.56	48

301 CAPITAL IMPROVEMENT FUND

	Prior	YTD
Revenues:	15,874,366.58	10,121,528.29

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Expenditures:	<u>16,788,121.60</u>	<u>12,381,856.44</u>
Net Income:	913,755.02-	2,260,328.15-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,094,206.34	4,859,723.00	3,834,661.29	1,025,061.71-	79
401-343-3150	BULK WATER SALES	0.00	0.00	7.38	7.38	0
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	201,916.35	61,083.65-	77
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	34,146.80	4,146.80	114
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	22,254.22	12,254.22	223
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,906,353.18	9,614,212.00	6,856,154.51	2,758,057.49-	71
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	1,134.90	10,865.10-	9
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	14,180.34	15,000.00	13,225.00	1,775.00-	88
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	698,559.64	301,440.36-	70
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	55,107.68	75,187.32-	42
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	59,470.19	34,470.19	238
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	0.00	0.00	5,001.00	5,001.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FL	854,220.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	537,114.58	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	2,248,717.40	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	10,110,000.00	0.00	10,110,000.00-	0
UTILITY FUND Revenue Totals		16,069,965.45	26,069,230.00	11,781,653.96	14,287,576.04-	45

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	123,616.25	194,926.00	134,210.44	60,715.56	69
401-530-10-1500	SICK LEAVE	9,675.56	0.00	5,770.93	5,770.93-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	7,983.71	7,983.71-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	5,849.46	5,849.46-	0
401-530-10-2100	FICA EXPENSE	13,775.56	15,111.00	11,741.07	3,369.93	78

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	21,053.07	5,516.93	79
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	49.50	49.50-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	37,217.56	43,200.00	30,277.86	12,922.14	70
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	1,503.44	96.56	94
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	3,017.50	17.50-	101
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	25,125.00	9,875.00	72
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	29,328.11	6,421.89	82
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,094.77	5,400.00	4,156.61	1,243.39	77
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	29,449.35	16,070.65	65
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	21,817.45	10,982.55	67
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	12,419.05	7,580.95	62
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	1,132.25	2,617.75	30
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	364,728.50	85,271.50	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	8,269.76	23,680.24	26
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	14,718.47	16,200.00	12,385.42	3,814.58	76
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	237.25	762.75	24
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	4,699.39	800.61	85
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	37.50	462.50	8
401-530-30-5500	TRAINING	760.00	2,000.00	760.00	1,240.00	38
	530 PHYSICAL ENVIRONMENT/ADMIN:	738,712.11	970,277.00	736,002.62	234,274.38	76
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	773,366.29	1,275,655.00	727,175.91	548,479.09	57
401-533-10-1250	ON CALL	12,800.00	14,000.00	10,500.00	3,500.00	75
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	15,771.12	15,000.00	16,964.13	1,964.13-	113

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1500	SICK LEAVE	26,918.54	0.00	25,255.10	25,255.10-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	33,199.47	33,199.47-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	2,200.00	2,200.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	28,192.53	28,192.53-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	12,296.55	7,296.55-	246
401-533-10-2100	FICA EXPENSE	68,973.85	95,952.00	65,918.41	30,033.59	69
401-533-10-2200	RETIREMENT	262,851.08	189,426.00	117,919.57	71,506.43	62
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	81.00	81.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	249,470.00	132,601.14	116,868.86	53
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	23,960.46	1,539.54	94
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	64,419.49	129,256.17	33
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	124,274.66	180,241.34	41
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	6,773.78	4,226.22	62
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	7,886.35	113.65	99
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	29,511.54	488.46	98
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	24,453.85	32,656.15	43
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	587.97	2,912.03	17
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	154,786.36	4,786.36-	103
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	2,627.10	6,372.90	29
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	135,744.27	24,255.73	85
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	102.50	5,897.50	2
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	2,045.70	1,804.30	53
401-533-30-5100	OFFICE SUPPLIES	3,794.37	6,500.00	1,284.28	5,215.72	20
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	92,075.26	138,924.74	40
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	203,418.53	246,434.66	45
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	31,031.60	13,968.40	69
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	417,580.99	67,580.99-	119

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401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	24,370.00	20,630.00	54
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	2,148.55	6,851.45	24
401-533-30-5500	TRAINING	8,512.18	7,600.00	10,563.85	2,963.85-	139
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	11,573.85	853,000.00	149,507.05	703,492.95	18
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	85,001.40	134,998.60	39
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	456,909.97	564,644.63	45
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	333,003.24	9,108.76	97
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	19,970.00	19,960.34	9.66	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	1,702.38	1,640.00	1,638.07	1.93	100
533 WATER DEPARTMENT:		3,197,122.29	6,414,084.45	3,577,970.97	2,836,113.48	56
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,114,543.54	1,784,364.00	1,208,015.60	576,348.40	68
401-535-10-1250	ON CALL	18,700.00	19,500.00	16,625.00	2,875.00	85
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	30,321.50	19,500.00	38,528.62	19,028.62-	198
401-535-10-1500	SICK LEAVE	47,850.49	0.00	45,868.42	45,868.42-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	61,703.81	61,703.81-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	4,500.00	4,500.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	45,807.77	45,807.77-	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	34,539.60	22,539.60-	288
401-535-10-2100	FICA EXPENSE	101,798.45	130,601.00	111,310.27	19,290.73	85
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	198,407.67	83,983.33	70
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	486.00	486.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	210,529.58	110,210.42	66
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	782.88	782.88-	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	47,733.00	3,067.00	94

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3100	PROFESSIONAL SERVICES	153,804.49	190,000.00	52,167.52	137,832.48	27
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	1,059,000.00	540,998.54	518,001.46	51
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	8,671.23	5,328.77	62
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	12,156.80	4,156.80-	152
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	23,456.24	456.24-	102
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	23,847.46	31,402.54	43
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	850.19	2,149.81	28
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	369,690.68	80,309.32	82
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	26,138.89	48,861.11	35
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	512,568.02	187,431.98	73
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	440.36	14,559.64	3
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	127,921.27	52,078.73	71
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	2,063.61	3,036.39	40
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	5,318.31	181.69	97
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	193,600.18	136,399.82	59
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	73,083.92	8,083.92-	112
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	219,602.77	8,397.23	96
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	240,244.00	59,756.00	80
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	1,696.59	3,303.41	34
401-535-30-5500	TRAINING	8,923.94	10,000.00	7,494.08	2,505.92	75
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	58,658.55	41,341.45	59
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	418,359.16	486,057.26	46
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	46,594.00	157,000.00	0.00	157,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	0.12	0.00	0.00	0.00	0
401-535-60-6330	CR 209 LS UPGRADES	0.26-	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	230,687.50	161,036.45	69,651.05	70
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	48,631.33	477,064.43	453,817.80	23,246.63	95

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	71,295.38	645,000.00	407,531.62	237,468.38	63
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.21-	237,141.53	237,141.52	0.01	100
535 WASTEWATER DEPARTMENT:		4,654,358.98	9,319,839.76	6,303,977.86	3,015,861.90	68
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
401-582-30-5900	DEPRECIATION	2,768,017.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	34,150.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	355,210.00	176,686.32	178,523.68	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	0.00	113,380.00	113,378.97	1.03	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,068.64	24,710.00	23,528.65	1,181.35	95
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	22,659.73	21,240.00	10,978.54	10,261.46	52
582 DEBT SERVICE:		2,855,895.37	684,540.00	494,572.48	189,967.52	72
UTILITY FUND Expenditure Totals		11,446,088.75	26,069,220.00	11,112,523.93	14,956,696.07	43

401 UTILITY FUND	Prior	YTD
Revenues:	16,069,965.45	11,781,653.96
Expenditures:	11,446,088.75	11,112,523.93
Net Income:	4,623,876.70	669,130.03

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	9,250,000.00	2,565,475.94	6,684,524.06-	28
402-361-0000	INTEREST	38,836.54	0.00	86,944.57	86,944.57	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FUND	5,000,000.00	5,000,000.00	5,000,000.00	0.00	100
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00-	67
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 Tot		9,038,836.54	145,750,000.00	23,652,420.51	122,097,579.49-	16

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	12,450.00	4,257,550.00	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	6,860,035.32	57,581,664.68	11
536 CONSTRUCTION FUND:		0.49-	68,711,700.00	6,872,485.32	61,839,214.68	10
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	77,038,300.00	0.00	77,038,300.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	854,220.00	0.00	0.00	0.00	0
CAPITAL PROJECTS (LOAN/ Expenditure Tot		854,219.51	145,750,000.00	6,872,485.32	138,877,514.68	5

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	9,038,836.54	23,652,420.51
Expenditures:	854,219.51	6,872,485.32

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Net Income:	8,184,617.03	16,779,935.19
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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
403-361-0000	INTEREST EARNINGS	265.69	240.00	117.22	122.78-	49
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	53,600.00	0.00	53,600.00-	0
INDUSTRIAL FUND Revenue Totals		265.69	53,840.00	117.22	53,722.78-	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		6,607.00	1,000.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	42,840.00	0.00	42,840.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	10,000.00	0.00	100
INDUSTRIAL FUND Expenditure Totals		16,607.00	53,840.00	10,000.00	43,840.00	19

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	265.69	117.22
Expenditures:	16,607.00	10,000.00
Net Income:	16,341.31-	9,882.78-

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-361-0000	INTEREST	18.29	0.00	5.28	5.28	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
WATER CONNECTION FEES Revenue Totals		18.29	51,100.00	5.28	51,094.72-	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.76	0.00	240.00	240.00-	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
404-581-90-9101	TRANSFER TO W/S FUND	231,325.00	0.00	0.00	0.00	0
WATER CONNECTION FEES Expenditure Tota		231,685.76	51,100.00	240.00	50,860.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	18.29	5.28
Expenditures:	231,685.76	240.00
Net Income:	231,667.47-	234.72-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	20.49	20.49	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00-	0
WASTEWATER CONNECTION FEES Revenue		15.50	154,500.00	20.49	154,479.51 -	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	360.19	0.00	241.24	241.24-	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00	0
WASTEWATER CONNECTION F Expenditure 1		360.19	154,500.00	241.24	154,258.76	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	15.50	20.49
Expenditures:	360.19	241.24
Net Income:	344.69 -	220.75 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,990,895.22	3,437,000.00	765,933.98	2,671,066.02-	22
408-361-0000	INTEREST EARNED	528.97	200.00	388.07	188.07	194
408-389-5012	CASH FORWARD - WATER SDC	0.00	5,350,000.00	0.00	5,350,000.00-	0
WATER SDC FEES Revenue Totals		1,991,424.19	8,787,200.00	766,322.05	8,020,877.95-	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	389.15	0.00	263.58	263.58-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	50,000.00	29,948.00	20,052.00	60
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	1,265,445.84	4,299,101.66	23
533 Total		388.65	6,684,547.50	2,364,680.46	4,319,867.04	35
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	1,846,622.50	0.00	1,846,622.50	0
408-581-90-9101	TRANSFER TO W/S FUND	537,114.58	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	224,930.00	224,927.97	2.03	100
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	31,101.63	1.63-	100
582 Total		33,068.02	256,030.00	256,029.60	0.40	100
WATER SDC FEES Expenditure Totals		570,571.25	8,787,200.00	2,620,710.06	6,166,489.94	30

408 WATER SDC FEES	Prior	YTD
Revenues:	1,991,424.19	766,322.05
Expenditures:	570,571.25	2,620,710.06

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Net Income:	1,420,852.94	1,854,388.01 -
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	5,726,336.40	7,150,000.00	1,998,683.65	5,151,316.35-	28
409-361-0000	INTEREST EARNED	1,268.48	500.00	907.37	407.37	181
409-389-5013	CASH FORWARD	0.00	12,472,660.00	0.00	12,472,660.00-	0
WASTEWATER SDC FEES Revenue Totals		5,727,604.88	19,623,160.00	1,999,591.02	17,623,568.98-	10

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-3401	DEVELOPER REIMBURSEMENTS	176,523.84	0.00	0.00	0.00	0
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	397.07	500.00	262.95	237.05	53
409-535-60-6310	MILLENIUUM PARK REUSE LINE	0.00	2,000,000.00	0.00	2,000,000.00	0
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	0.01-	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	113,504.11	1,666,490.95	1,638,699.16	27,791.79	98
409-535-70-7355	BRIDGE CROSSING PROJECT	0.22	0.00	0.00	0.00	0
535 Total		290,425.23	3,666,990.95	1,638,962.11	2,028,028.84	45
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	880,539.05	0.00	880,539.05	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	1,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00	67
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	2,017,392.40	0.00	0.00	0.00	0
581 Total		3,017,392.40	15,000,000.00	10,000,000.00	5,000,000.00	67
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,540.00	2,222.86	2,317.14	49
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,830.00	69,830.18	0.18-	100
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	288.62	1.38	100
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM	1,002.05	970.00	510.25	459.75	53
582 Total		1,311.62	75,630.00	72,851.91	2,778.09	96
WASTEWATER SDC FEES Expenditure Totals		3,309,129.25	19,623,160.00	11,711,814.02	7,911,345.98	60

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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	5,727,604.88	1,999,591.02
Expenditures:	3,309,129.25	11,711,814.02
Net Income:	2,418,475.63	9,712,223.00-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	94.46	5.54-	94
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
LAW ENFORCEMENT FUND Revenue Totals		137.58	51,945.00	94.46	51,850.54-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,945.00	0.00	51,945.00	0
LAW ENFORCEMENT FUND Expenditure Tota		0.00	51,945.00	0.00	51,945.00	0

601 LAW ENFORCEMENT FUND	Prior	YTD
Revenues:	137.58	94.46
Expenditures:	0.00	0.00
Net Income:	137.58	94.46

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Grand Totals	Prior	YTD
Revenues:	86,662,982.66	85,799,832.94
Expenditures:	74,358,129.33	81,632,581.75
Net Income:	12,304,853.33	4,167,251.19

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 14, 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	Absent
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Melissa Tuck	HR 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 - F were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: May 12, 2025 Regular Meeting

C. Right-of-way Deed for The Villages of Southern Oaks Unit Nos. 152, 154, 155, 156, 161, 162, 172, and 287

D. SP 2410-003 Oxford Crossings Racetrac

E. SP 2407-003 SoLiv at Wildwood

F. Budgeted Financial Items

1. Rehab and Epoxy Coating of 4 Lift Station Wet Wells for the Amount of \$98,183.04

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. A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment for a 0.14-acre parcel on County Road 44A to allow the construction of a home. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance No. O2025-22 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. A25-1983 - Annexation - St. Vincent De Paul Church Expansion

Development Services Director Strickland presented the ordinance for voluntary annexation of approximately 35.04 acres for the expansion of St. Vincent De Paul Church. The property was already being served by city utilities. Motion by Commissioner Flores, seconded by Commissioner Elliott, to adopt Ordinance No. O2025-26 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. A25-1714 Parcel #G15A132 RZ (6454 C-44A, Wildwood, FL 34785)

Development Services Director Strickland presented the ordinance for a zoning map amendment related to the 0.14-acre parcel on County Road 44A. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance No. O2025-23 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. Text Amendment to the City's Land Development Regulations

Development Services Director Strickland presented the ordinance proposing Text Amendments to the Land Development Regulations, made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and amendments to the Florida Statutes. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: July 28, 2025
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B. A25-1986 Bonnie Boyd Annexation

Development Services Director Strickland presented the ordinance for a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: July 28, 2025
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C. A25-1948 Monarch Ranch North Phase 1 - SSCPA

Development Services Director Strickland presented the ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels F12-033 and F13-005 on 49.41 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: July 28, 2025
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D. A25-1947 Monarch Ranch North Phase 1 - RZ

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for portions of parcels F12-033 and F13-005 on 49.41 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

E. CP 2305-002 Summers - SSCPA

Development Services Director Strickland presented the ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15C017 on 0.8 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

F. RZ 2305-002 Summers Rezoning

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for parcel G15C017 on 0.83 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

G. West Sumter Franchisees Ordinance

City Manager McHugh presented the ordinance granting a non-exclusive franchise agreement to West Sumter Utility Company and West Sumter Conservation Authority to provide water, sewer, and reclaimed water service within the Monarch Ranch development. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

8. Resolutions for Approval

A. Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 123.04

City Manager McHugh presented the resolution. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Resolution No. R2025-15 authorizing the Mayor to execute a subordination agreement with FDOT. Motion carried unanimously.

RESULT: Passed

MOVER: Commissioner Flores

SECONDER: Commissioner Green

AYES: Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- B. Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 114.03

City Manager McHugh presented the resolution. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Resolution No. R2025-16 authorizing the Mayor to execute a subordination agreement with FDOT. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

- A. Community Center HVAC Replacement Project – Payment Application No. 1 in the amount of \$105,225.20

Public Works Director Hockenbury presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application #1 for work completed by Holiday Enterprise Heat & Air on the Community Center HVAC replacement project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- B. Kimley Horn Work Authorization #23 for Signature Drive Construction Phase Services in the Amount of \$55,000

Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve work authorization #23 for construction phase services by Kimley Horn on the Signature Drive improvement project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- C. Millennium Park Phase 1 & 2 Project - Payment Application 5 in the Amount of \$989,433.98

Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve payment application #5 for work completed by Kingdom Construction on the Millennium Park Phase 1 & 2 project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores

SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- D. Pay Application No. 4 for Phase One of the Water Reclamation Facility Project in the Amount of \$1,881,596.60

Utilities Deputy Director Martin presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application #4 for work completed by Garney Construction on phase one of the water reclamation facility project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- E. CR 501 WTP Iron Filter Project Pay Application No. 5 to SGS Contracting Services, Inc for the Amount of \$131,100.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve payment application #5 for work completed by SGS Contracting Services on the CR 501 water treatment plant iron filter project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- F. Contract to Purchase a Portion of Parcel G05-091 for the Amount of \$60,000.00

City Attorney Hunt presented the item. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the contract to purchase a portion of parcel G05-091 to be used for a stormwater pond to mitigate flooding concerns in the area. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

- A. Designation of the City of Wildwood's Voting Delegate for the FLC 2025 Annual Business Session

City Manager McHugh presented the item. Motion by Commissioner Green, seconded by Commissioner Elliott, to designate Commissioner Elliott as the City's voting delegate for the Florida League of Cities 2025 Annual Business Session. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

12. City Manager Reports

- A. Set Special Called Meeting for July 21, 2025, at 9:00 AM

City Manager McHugh requested to set a special called meeting to introduce the FY2026 budget.

- B. Local Construction Projects Update

City Manager McHugh provided updates on local construction projects.

13. Other Department Reports

- A. HR Quarterly Report February through June 2025

HR Director Tuck presented her department's report. There were no questions from the commission.

- B. DSD Quarterly Report Update

Development Services Director Strickland presented her department's report. There were no questions from the commission.

14. Commission Members Reports

Commissioners Elliott and Green, as well as the Mayor, provided updates on various city events and initiatives.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:34 a.m.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
July 21, 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 at 9:07 a.m.
Julian Green	Commissioner	Absent
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Absent
Randall Parmer	Police Chief	Present

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. Consent Agenda/Informational Items

- A. FDLE Grant Acceptance for the Police Department for Body Armor in the Amount of \$68,100
Motion by Commissioner Bivins, seconded by Commissioner Elliott to accept the FDLE grant for Police Department equipment. Motion carried unanimously.

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

3. Presentations and/or Proclamations

- A. Impact Fee Study and Utility Revenue Sufficiency Analysis Presentation
Representatives Peter Napoli and Leticia Doohaluk with Stantec Consulting provided a presentation to the commission. Mr. Napoli presented the results of the impact fee and system

development charge (SDC) update. He explained that impact fees were one-time charges on new development to fund infrastructure expansion. The study calculated updated fees for law enforcement, recreation, water, and wastewater as follows:

- Law enforcement fee calculated at \$402.35 per equivalent residential unit (ERU)
- Recreation fee calculated at \$1,000 per ERU (residential only)
- Water fee calculated at \$2,000 per ERU
- Wastewater fee calculated at \$7,757 per ERU

Mr. Napoli noted recent state legislation limited impact fee increases, but allowed exceeding limits for "extraordinary circumstances" with additional process requirements.

Ms. Doohaluk presented the utility revenue sufficiency analysis, which projected revenues and expenses for the water and sewer systems. She recommended that the city:

- Continue to implement 20% sewer rate increases for two more years
- Index water and reuse rates to CPI
- Implement phased-in impact fee increases
- Perform annual revenue sufficiency analysis updates

There was discussion among commissioners about the impact of fee increases on development and affordability. The presenters noted the phased approach aimed to balance revenue needs with development impacts.

B. Strategic Plan Update

Assistant City Manager/CFO Smith provided an update on the implementation of the city's strategic plan adopted in FY2023. She reviewed progress on the six main goals:

1. Community Engagement - Initiatives like the citizens newsletter and welcome program are underway.
2. Transportation - Several road projects were completed or in progress.
3. Affordable Housing - Some initiatives have been completed with others still in progress.
4. Downtown Redevelopment - Several projects underway or completed.
5. Infrastructure - Major wastewater plant expansion and other utility projects are ongoing.
6. Employee Recruitment/Retention - HR initiatives such as the compensation study have been completed.

Smith noted that the FY25-26 budget funds many strategic plan initiatives. Commissioners asked clarifying questions about specific projects and timelines.

4. Public Hearings - Timed - Legislative

None.

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

None.

10. General Items for Consideration/Discussion and Other Business

A. Introduction to the FY25-26 Budget

City Manager McHugh presented an overview of the proposed FY25-26 budget, highlighting:

- A proposed millage rate of 2.8287 (same as current year)
- 18 new proposed staff positions
- Capital equipment requests
- \$2 million for pavement management (increase from \$1.2 million)
- Major projects, such as the Martin Theater, Barwick Street improvements, and wastewater plant expansion; and,
- Utility rate increases as recommended in the revenue sufficiency analysis.

McHugh noted the potential impact of state efforts to eliminate property taxes, which provided approximately 40% of the general fund revenue. He recommended maintaining the current millage rate to ensure adequate funding for city services.

Commissioners discussed the millage rate and budget priorities. There was consensus to maintain the current rate for the coming year.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

None.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:39 a.m.

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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 28, 2025 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

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

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

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - F were approved. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

A. Expenditure Report

B. Minutes for Approval: June 9, 2025 Regular Meeting

C. Minutes for Approval: June 23, 2025 Regular Meeting

D. A25-2351 VOSO Unit 192 Final Plat

E. A25-2275 VOSO Unit 194 Final Plat

F. A25-2276 Middleton Unit 9 Final Plat

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. A25-1986 Bonnie Boyd Annexation

Development Services Director Strickland presented the voluntary annexation request for approximately 0.146 acres located on CR 154A. A short discussion was held regarding the annexation process, and clarification questions were asked by the commission, which were answered by City Manager McHugh. Commissioner Elliott requested further clarification at a later date. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-25 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

C. A25-1948 Monarch Ranch North Phase 1 - SSCPA

Development Services Director Strickland presented the small-scale comprehensive plan amendment to change the future land use designation from General Commercial and Agricultural (Sumter County) to Industrial (City) for approximately 49.41 acres. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance No. O2025-29 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

D. CP 2305-002 Summers - SSCPA

Development Services Director Strickland presented the small-scale comprehensive plan amendment to change the future land use designation from Rural Residential (County) to

Commercial (City) for approximately 0.8 acres. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-31 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

E. West Sumter Franchisees Ordinance

City Manager McHugh presented the franchise agreement ordinance for West Sumter Utility Company LLC and West Sumter Water Conservation Authority LLC. City Attorney Hunt advised that the ordinance required a four-fifths vote, and would need to be tabled until the next meeting. Motion by Commissioner Elliott, seconded by Commissioner Flores, to table Ordinance No. O2025-35 until the next regular meeting due to lack of a supermajority present. Motion carried unanimously.

RESULT:	Passed - Tabled until 8/11/25
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

5. Public Hearings - Timed - Quasi-Judicial

A. Text Amendment to the City's Land Development Regulations

Development Services Director Strickland presented proposed text amendments to the city's Land Development Regulations. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-21 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

B. A25-1947 Monarch Ranch North Phase 1 - RZ

Development Services Director Strickland presented the rezoning request to change the zoning from A10C (Sumter County) to M-1 (City) for approximately 49.41 acres. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance No. O2025-30 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

C. RZ 2305-002 Summers Rezoning

Development Services Director Strickland presented the rezoning request to change the zoning from RR1 (Sumter County) to C-3 (City) for approximately 0.83 acres. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-32 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

6. Public Forum - 4 minute time limit

Resident Gwen Brown read a complaint regarding the conduct of Officer Cosseboom during a traffic stop involving Lewis Brown Jr. on July 18, 2025. She expressed concerns about the officer's behavior during the incident, claiming he was aggressive and disrespectful. City Manager McHugh stated he would look into the matter and review body camera footage.

7. Ordinances First Reading Only (No Vote)

A. A25-1988 - Bonnie Boyd- SSCPA

Development Services Director Strickland presented Ordinance No. O2025-27, a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) to Mobile Home Park (City) for parcel G08B043 on 0.146 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	August 11, 2025
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B. A25-1989 - Bonnie Boyd Rezoning

Development Services Director Strickland presented Ordinance No. O2025-28, a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G08B043 on 0.146 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	August 11, 2025
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8. Resolutions for Approval

A. IT Surplus Computers & Other Equipment July 2025

IT Director Ketz presented Resolution No. R2025-21 to declare certain IT equipment as surplus. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Resolution No. R2025-21. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

B. Wildwood Utility Dependent District FY25-26 Proposed Budget

City Manager McHugh presented Resolution No. R2025-22 to approve the proposed FY2025-26 budget for the Wildwood Utility Dependent District. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Resolution No. R2025-22. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

C. Water Meter Installation Charges

Assistant City Manager/CFO Smith presented Resolution No. R2025-23 to adopt updated water meter installation charges. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Resolution No. R2025-23. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

9. Financial & Contracts & Agreements

A. Agreement to Authorize the Transfer of TIE Fee Credits from GPU to WSU

City Manager McHugh presented an agreement with Gibson Place Utility Company (GPU) and West Sumter Utility Company (WSU) which facilitated the assignment of unused potable water and sanitary sewer TIE fee credits from GPU to WSU. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the agreement. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

B. Utility Territory Agreement with WSU and WSWCA

City Manager McHugh advised the agreement would need to be tabled as it required the passing of Ordinance No. O2025-35. Motion by Commissioner Elliott, seconded by Commissioner Flores, to table the agreement until the next regular commission meeting. Motion passed unanimously.

RESULT:	Passed - Tabled until 8/11/25
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

C. School Crossing Guard Agreement Addendum

City Manager McHugh presented an addendum to the school crossing guard agreement between

the City of Wildwood and The Villages Charter School, Inc. (VCS), which authorized the addition of one (1) new crossing guard to serve VCS Middleton. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the addendum. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

D. Setting the FY26 Millage Rate

Assistant City Manager/CFO Smith requested the commission's decision on setting the upcoming fiscal year's millage rate. Consensus at the recent commission budget workshop was to keep the rate the same as FY25. Motion by Commissioner Elliott, seconded by Commissioner Flores, to keep the same rate at 2.8287 mils. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

E. Jackson Street Improvements Project Payment Application 5 in the Amount of \$102,937.25

Public Works Director Hockenbury presented payment application #5 for work completed on the Jackson Street improvement project by DB Civil Construction. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the payment. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

F. South Old Wire Road Water Main Project Pay Application No. 3 for the Amount of \$90,558.01

Public Works Director Hockenbury presented payment application #3 for work completed on the South Old Wire Road water main project by Art Walker Construction. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

G. Authorization for Additional Engineering Services with CPH for the Millennium Park Project in the Amount of \$37,920

Public Works Director Hockenbury presented a request for CPH to perform additional engineering services related to additional scope items incorporated into the Millennium Park project. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment of services. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

- H. Millennium Park Force Main Extension to St Clair Gravity Sewer System for the Amount of \$41,909.42

Public Works Director Hockenbury presented a quote from Site Pros Inc to connect the Millennium Park force main to the St. Clair gravity main in order to create future sanitary sewer capacity on the Huey Street gravity sewer main. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the payment for the proposed project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

- I. Amendment No. 9 to WA 18 with Kimley-Horn for Barwick St Utility Improvements in the Amount of \$52,000

Public Works Director Hockenbury presented amendment #9 to work authorization #18 with Kimley Horn for additional engineering services to design, permit, and support the construction of the replacement of approximately 1,800 linear feet of water main along Barwick Street, from Warfield Avenue to St. Clair Street. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment for additional services. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager McHugh stated that he would work with the City Attorney to provide further guidance to the commission regarding annexations.

A. Honorary Road Name Designation Policy

City Manager McHugh proposed a new city policy regarding honorary road name designations. He asked that the commission review and provide feedback, and he would bring it back before them for an official vote at a future meeting. Mayor Wolf and Commissioner Elliott provided comments on the subject.

B. Set Budget Workshop for August 4, 2025, at 9:00 am

City Manager McHugh requested to set the second budget workshop for August 4, 2025, at 9am, consistent with the budget calendar.

13. Other Department Reports

A. Information Technology Quarterly Report - April-June 2025

IT Director Ketz provided his department's update report, highlighting cybersecurity.

B. Utility Department Quarterly Report

Public Works Hockenbury presented the department's report, highlighting key performances. Commissioner Elliott thanked the Utility department for their hard work.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:45 p.m.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
August 4, 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	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
Jeremy Hockenbury	Public Works Director	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. FY26 Budget Presentation

Assistant City Manager/CFO Smith presented the Fiscal Year 2026 budget to the City Commission. Key points from the presentation included:

- Updates to state revenue estimates and SDC fee revenues
- Changes to capital projects, including moving the South Old Wire Road project to the CRA and advancing the FCC Coleman Force Main design to FY26
- Addition of a \$4.5 million transfer from the general fund to the wastewater treatment plant project
- Overview of general fund revenues, with ad valorem taxes making up 48% (\$21.8 million) of general fund revenue
- Highlights of major capital projects, including a police substation, City Hall/Martin Theatre

- design, Barwick Street improvements, and Millennium Park upgrades
- Discussion of potential impacts if property taxes were eliminated, including cuts to personnel, services, and capital projects
- Update on the wastewater treatment plant project, including phases, funding sources, and cash flow projections

Commissioner Elliott asked about the potential to delay projects to alleviate rate increases. City Manager McHugh responded that delaying projects would not impact the current year's proposed 20% rate increase but could potentially reduce future increases. Mayor Wolf expressed concern about maintaining pavement management funding. Commissioner Elliott also inquired about financial advisors monitoring interest rates for potential bond issuances. McHugh confirmed that the city's financial advisor, PRAG, was keeping staff informed of market conditions. Mayor Wolf commended the staff for their work on the budget presentation, particularly in light of potential property tax elimination discussions at the state level.

With no further questions from the commission, McHugh advised of the items that would be on the third budget workshop agenda, and when staff would be sending out the department goals.

3. Adjournment

With no further business to discuss, the meeting was adjourned at 9:44 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

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: A25-2288 VOSO Unit 191 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-2288
Acreage	8.90 +/-
Property Location	The subject property is generally located west of Marsh Bend Trail, approximately one (1) mile north of the intersection of Marsh Bend Trail and Central Parkway.
Owner/Applicant	The Villages Development Company, LLC
Parcel	K10-002, K11-001

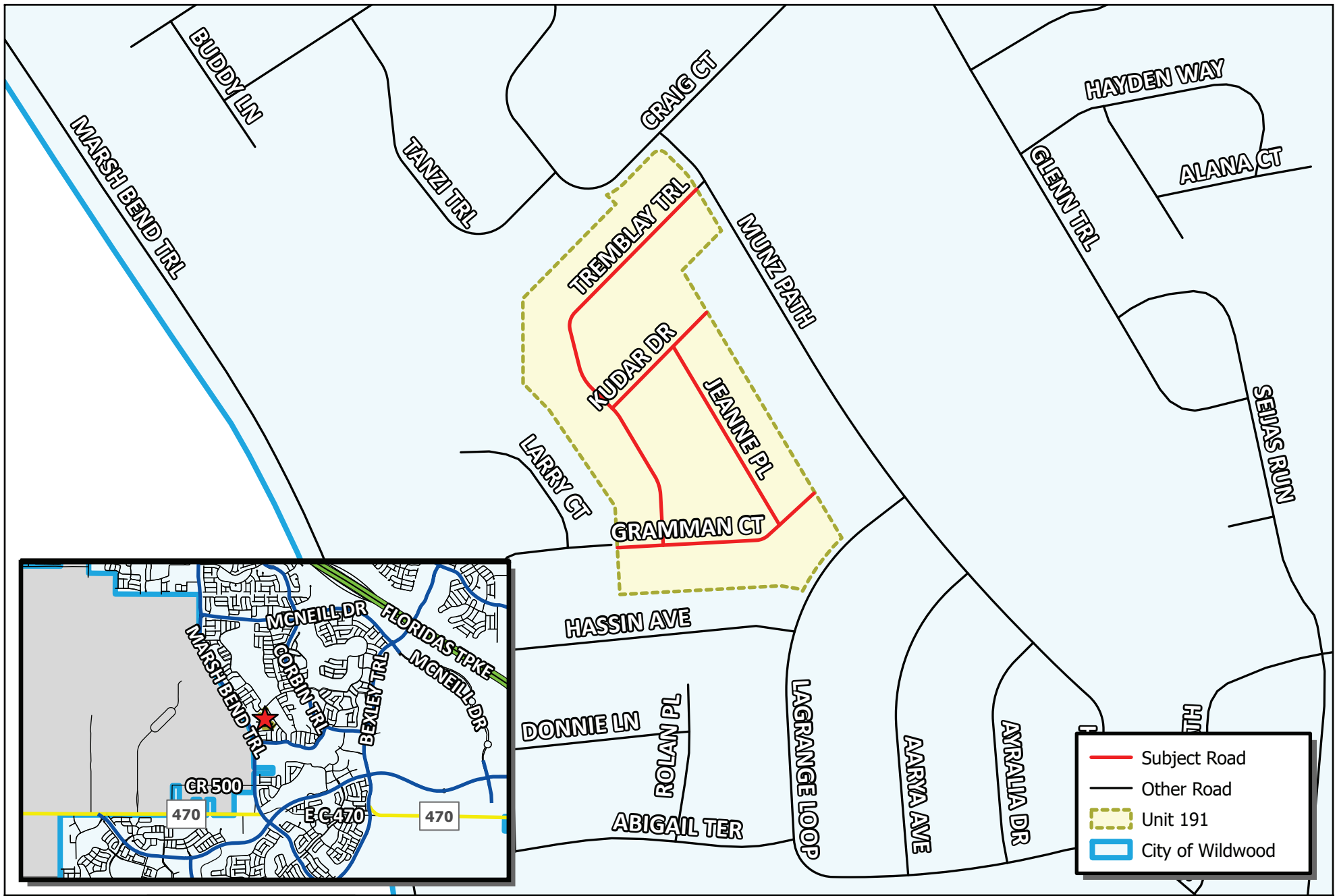
The applicant is seeking approval from the City Commission for VOSO Unit 191 Final Plat, a subdivision consisting of 78 single-family dwelling lots and 6 tracts, on 8.90 acres MOL.

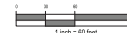
A25-2288 VOSO Unit 191 Final Plat meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 07/31/2025



McKenna Page
Planner I, Development Services



PLAT BOOK
PAGE

CURVE TABLE					
CURVE NO.	RADIUS	CHORD BEARING	CHORD LENGTH	CHORD BEARING	
C1	116.50'	71°57'17"	22.82'	N70°32'34"E	22.78'
C2	116.50'	22°31'06"	46.46'	N56°00'23"E	46.16'
C3	20.00'	90°00'00"	31.42'	N70°46'32"E	28.18'
C4	20.00'	14°38'38"	5.11'	S51°04'08"E	5.10'
C5	25.00'	58°30'51"	25.62'	S15°19'56"E	24.51'
C6	82.50'	2°37'01"	3.77'	S17°56'42"E	3.77'
C7	82.50'	28°39'58"	41.28'	S37°05'17"E	40.85'
C8	20.00'	90°00'00"	31.42'	N69°34'05"E	28.28'
C9	15.00'	75°21'22"	19.73'	S64°50'59"E	18.34'
C10	15.00'	10°14'17"	26.63'	S81°38'40"E	23.27'
C11	492.50'	180°00'00"	154.79'	S36°26'57"E	154.79'
C12	492.50'	5°36'47"	48.25'	S44°30'47"E	48.23'
C13	492.50'	43°36'43"	40.63'	S37°28'36"E	40.63'
C14	492.50'	44°05'11"	41.38'	S33°42'39"E	41.37'
C15	492.50'	25°11'35"	42.53'	S28°52'19"E	24.53'
C16	60.00'	72°31'17"	7.73'	N51°04'16"E	7.73'
C17	60.00'	29°26'38"	3.02'	N69°41'00"E	3.06'
C18	60.00'	2°27'56"	21.66'	N85°42'52"E	2.56'
C19	15.00'	90°00'00"	23.56'	N41°56'07"E	21.21'
C20	71.50'	26°39'55"	33.28'	N38°50'50"E	32.86'
C21	71.50'	1°02'44"	1.30'	N30°15'10"E	1.30'
C22	82.50'	14°38'38"	21.09'	N38°05'51"E	21.03'
C23	117.50'	50°31'13"	50.33'	N43°24'23"E	50.33'
C24	117.50'	16°19'52"	33.49'	S33°14'41"E	33.38'
C25	117.50'	95°35'23"	30.36'	S19°59'06"E	30.33'
C26	60.00'	5°31'40"	5.79'	S12°22'21"E	5.79'
C27	60.00'	27°30'11"	28.80'	S05°08'34"E	28.53'
C28	60.00'	25°41'10"	26.80'	S31°44'15"E	26.83'
C29	20.00'	82°38'37"	28.85'	N20°35'13"E	28.81'
C30	105.00'	18°43'23"	34.45'	N30°50'58"E	34.41'
C31	20.00'	75°48'03"	26.46'	N42°46'40"E	24.57'
C32	196.50'	114°33'17"	21.79'	N24°54'46"E	21.75'
C33	196.50'	15°59'08"	29.71'	N10°33'27"E	29.62'
C34	25.00'	90°00'00"	39.27'	N40°45'53"E	35.96'
C35	25.00'	17°12'57"	51.36'	N20°04'48"E	47.36'
C36	25.00'	58°38'38"	45.66'	N85°05'11"E	41.67'
C37	42.50'	104°30'51"	43.55'	S15°13'19"E	39.57'
C38	100.00'	31°16'59"	56.40'	S29°46'41"E	55.90'
C39	100.00'	14°38'38"	25.56'	N30°05'51"E	25.42'
C40	89.00'	27°42'38"	43.04'	N16°55'12"E	42.63'
C41	42.50'	39°22'56"	29.26'	N67°12'39"E	28.69'
C42	125.00'	72°12'23"	16.05'	N44°26'29"E	16.04'
C43	125.00'	71°16'17"	15.90'	N43°25'10"E	15.89'
C44	117.50'	0°26'42"	0.91'	N30°59'53"E	0.91'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4,977	0.114
B	1,668	0.038
C	1,520	0.035
D	72	0.002
E	71	0.002
F	70	0.002

PREPARED BY:

 **CFB** | **CLYMER
FARMER
BARTLEY**
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 347
(352) 348-2126 | 138488

Page 74 of 293

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: A25-1988 - Bonnie Boyd- SSCPA

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance O2025-27.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1988
Ordinance Number	O2025-27
Owner/Applicant	Bonnie Norma Boyd
Property Location	The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.
Parcel(s)	G08B043
Date	7/21/2025

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 Urban Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a rezoning request A25-1989 RZ (O2025-28).

ANALYSIS: The applicant is proposing a new mobile home residence to replace the previous mobile home on the property.

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;

Justification has been submitted to the City of Wildwood for the proposed request to change the Future Land Use from Urban Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.a. The proposed land use amendment would allow for the construction of a new mobile home on 0.146 acres MOL. Policy 1.1.1.a is intended to support a mix of residential uses.

(2) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;

The proposed amendment is consistent with the goals, objectives, and policies of the

comprehensive plan, with the proposed land use change from Urban Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1.a. supports the proposed land use change, which is intended to accommodate a mixture of residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR). The maximum FAR for the development is 1,908 square feet.

(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. The subject property is located along CR 154A. As the existing mix of land use designations are mainly Urban Residential (UR), an addition of Mobile Home Park (MHP) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems as the property has 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: Sumter County Public works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

Potable Water & Sewer: Utilities are not available to the site; the applicant intends to utilize an existing onsite well and septic system. Per the City's Code of Ordinances Section 19-55, should the existing well and septic system fail, and utilities become available to the site, the applicant will be required to connect to utilities.

Schools: The lot in question previously contained a single-family mobile home. As single-family homes are expected to generate a maximum of two school-aged students; therefore, the change will result in no net increase or impact to schools.

The applicant seeks favorable approval of Ordinance Number O2025-27.



**Alex Lammers, Planner I
Development Services**

ORDINANCE NO. O2025-27

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:

Parcels G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, KERI- AND MILLER'S FIRST ADDITION TO WILDWOOD, ACCORDING TO THE MAP OR PLAT

THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

This property is to be reclassified from Urban Residential (Sumter County) to Mobile Home Park (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: _____

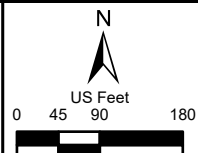
Approved as to form:

City Attorney

EXHIBIT A

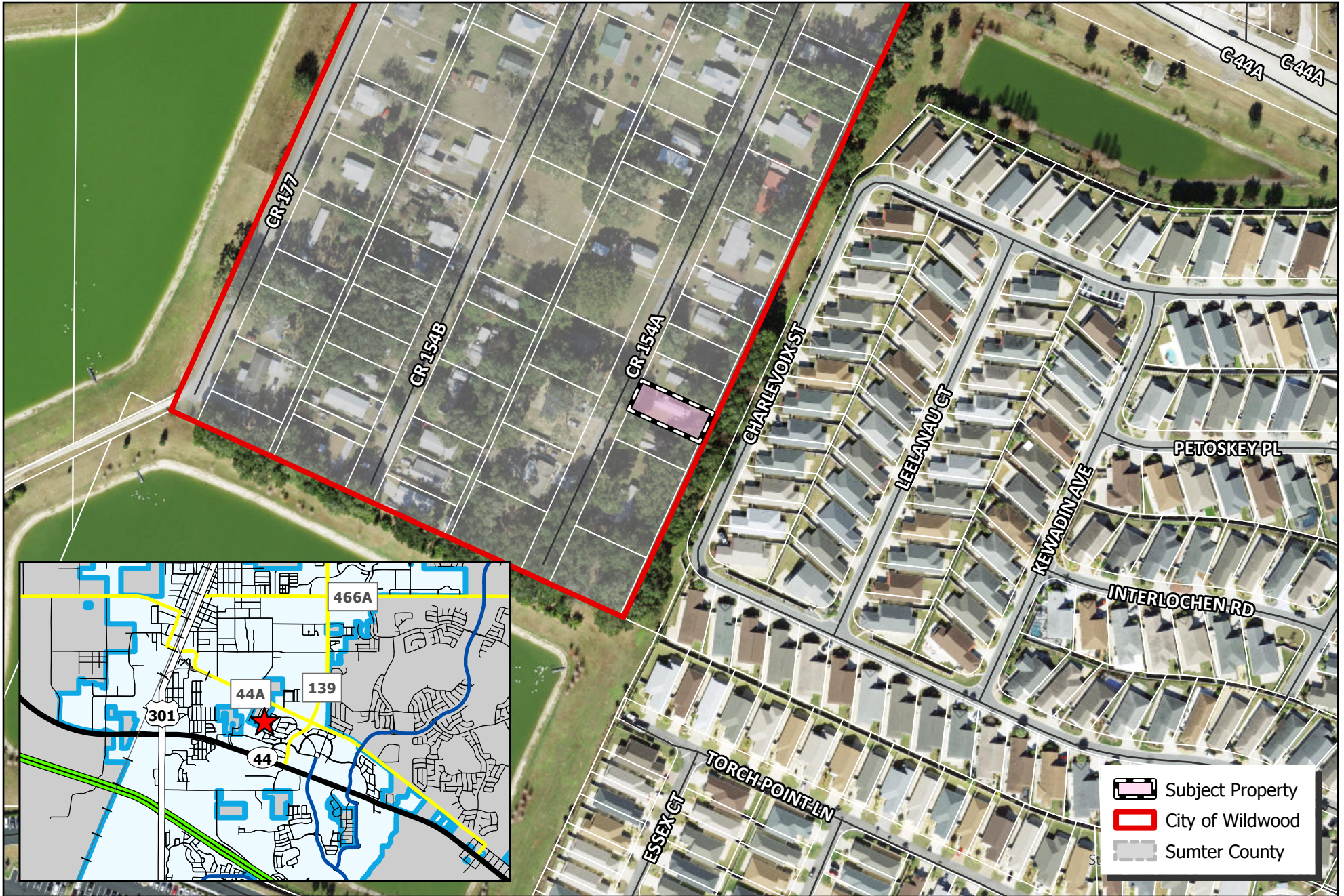


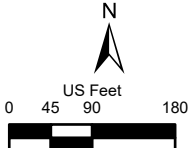
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

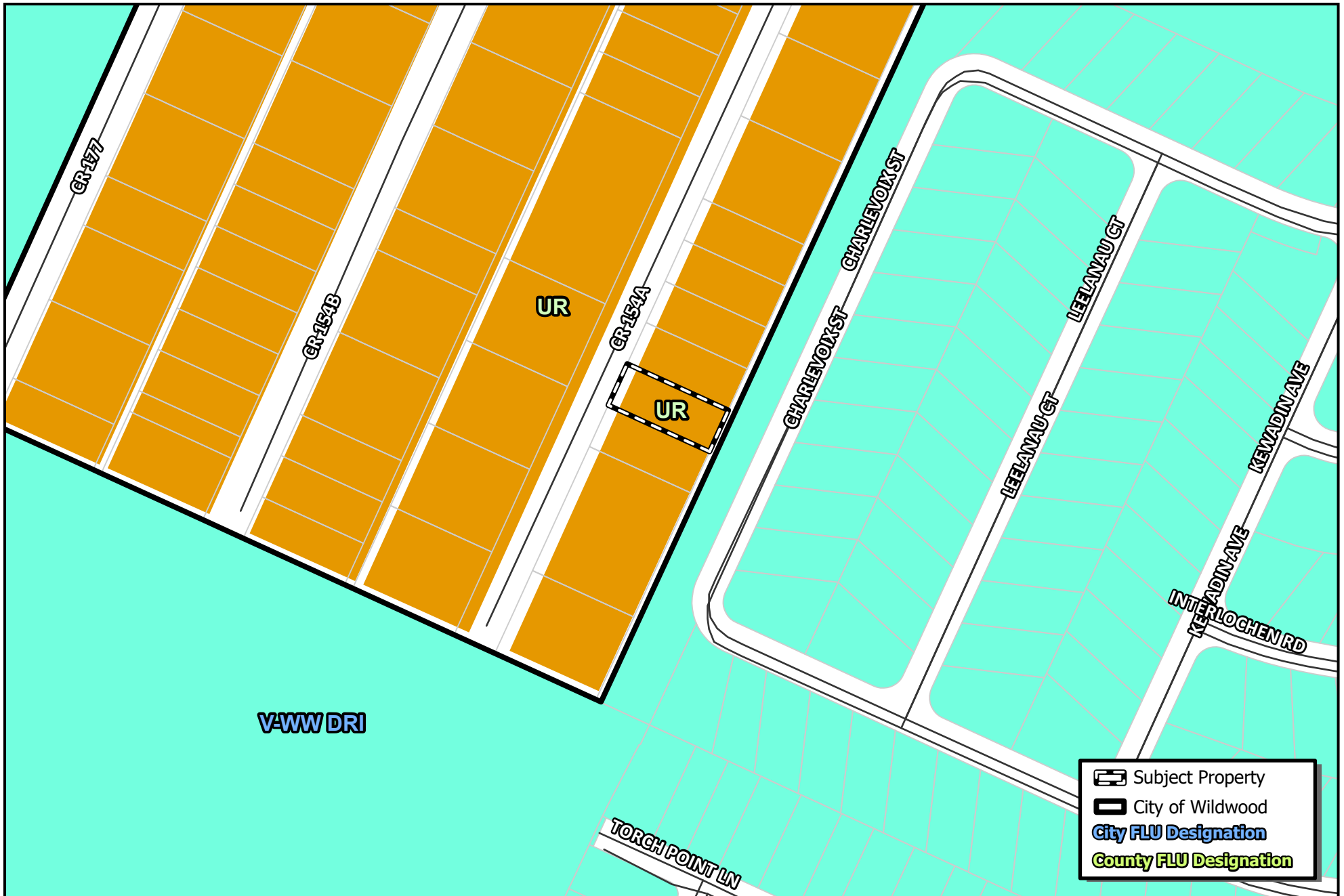


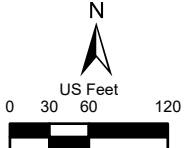
#A25-1988
BONNIE BOYD
 PARCEL G08B043

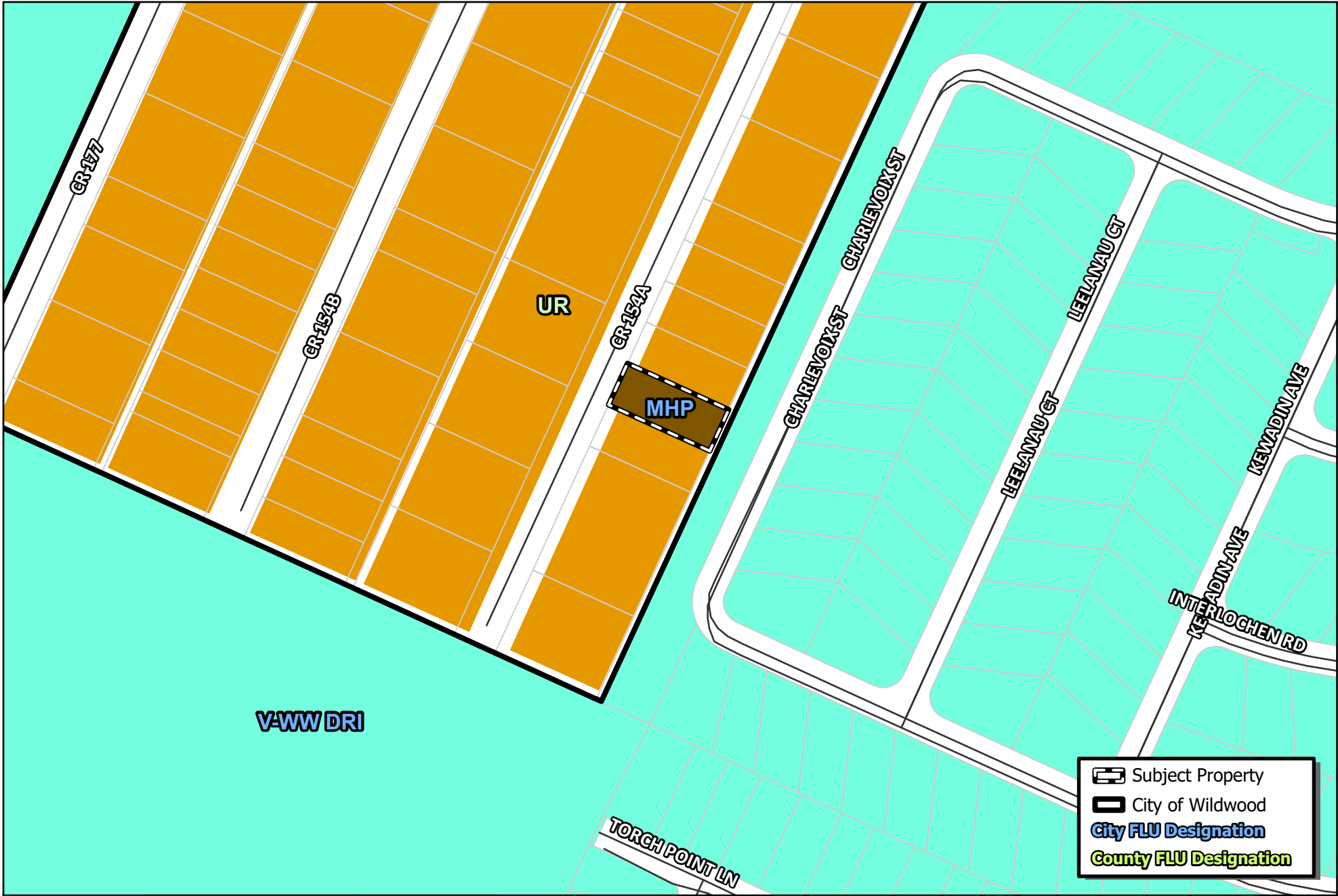
MAP 1A
LOCATION
MAP
JUN 2025



 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	#A25-1988 BONNIE BOYD PARCEL G08B043	MAP 1B LOCATION MAP JUN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-1988 BONNIE BOYD PARCEL G08B043		MAP 2A EXISTING LAND USE JUN 2025
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	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU Designation

WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 30 60 120	#A25-1988 BONNIE BOYD PARCEL G08B043	MAP 2B
				PROPOSED
				LAND USE
				JUN 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: O2025-27

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

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

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

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

The case below was heard on Tuesday, July 1, 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 Urban Residential (Sumter County) to Mobile Home Park (City) on 0.146 acres MOL. The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.

Case Number: A25-1988- Bonnie Boyd

Owner/Applicant: Bonnie Norma Boyd

Parcel(s): G08B043

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.

☐ recommends other: _____

Dated: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: West Sumter Franchisees Ordinance

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Yes Vendor/Entity: West Sumter Utility Company
Effective Date: 7/28/2025 Termination Date:
Managing Division/Department: Executive

BUDGET IMPACT: Future franchise and utility tax revenue.

HISTORY/FACTS/ISSUES:

The attached ordinance grants a non-exclusive franchise agreement to West Sumter Utility Company and West Sumter Conservation Authority to provide water, sewer, and reclaimed water service within the Monarch Ranch development. The Monarch Ranch development is a joint venture between The Villages and Benderson Development. The City's granting of the franchise agreement is consistent with the City's approach to providing these services to properties owned by The Villages developer. However, unlike previous developments within The Villages, the City will be providing long-term bulk wastewater and reclaimed water services which will require future agreements between the parties.

The terms of the franchise agreement are substantially consistent with the various franchise agreements granted to other entities of The Villages developer, such as South Sumter Utility company and Gibson Place Utility company. The City will receive a 5% franchise fee on annual gross operating revenues, along with associated utility taxes. The agreement is for 30 years, contains a provision for future acquisition of the system by the City, and is consistent with the City Charter.

ORDINANCE NO. O2025-35

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A “FRANCHISEE”, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE “FRANCHISEES”); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT “A”; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. SHORT TITLE. This Ordinance shall be known and may be cited as the "West Sumter Franchisees Ordinance."

SECTION 2. FINDINGS AND INTENT. The City Commission makes the following findings and intent:

(a) The City of Wildwood, Florida (hereafter "City") exercises control over all publicly dedicated rights-of-way, streets, alleys, bridges, easements and other public places located within the limits of the City.

(b) 75 Turnpike BDC, LLC, a Florida limited liability company and 75 Turnpike VDC, LLC, a Florida limited liability company are Owners of that certain real property located in the City of Wildwood being more particularly described on **Exhibit “A”** attached hereto and incorporated herein (the “Property”).

(c) The Property may be developed in accordance with its zoning and land use approvals for a multi-million-square-foot mixed-use project (the “Development”).

(d) The Property is currently located within the City’s exclusive potable water, wastewater, and irrigation water service area.

(e) The City and Franchisees are simultaneously entering into an Agreement in which the City grants the Franchisees the right to be the sole provider of potable water, wastewater and irrigation water service in the Property (the "Territory Agreement").

(f) The City Commission has considered a request submitted by the proposed Franchisees, which are West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company to provide potable water and wastewater services, and irrigation services with irrigation water to serve the Property.

(g) The rights-of-way to be used by the Franchisees are valuable public properties which may be dedicated to City by the Owners of the Property and maintained by the City at great expense to the City's taxpayers, and the right to use said rights-of-way is a valuable property right to the Franchisees.

(h) The City desires to ensure that the aforesaid rights-of-way used by the Franchisees are promptly restored to a safe and secure condition to protect the health, safety and welfare of the citizens and residents of the City.

(i) State statutes, City ordinances, and the City Charter authorize the City to grant non-exclusive franchises for the purposes set forth herein.

(j) After due deliberation and full consideration, the City Commission has determined to grant a franchise to the Franchisee to provide such services, subject to the terms and conditions set forth below.

SECTION 3. DEFINITIONS. For the purposes of this Ordinance, the following terms shall have the meaning given herein:

(a) The term "City" shall mean the City of Wildwood, Florida.

(b) The term "Customers" shall mean and include any and all organizations, firms, entities or persons who may desire or require Franchisees' services for land located within the Franchise Territory.

(c) The term "Franchisees" shall mean West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company. Franchisees shall also include any entity that is assigned the franchise rights of any Franchisees, in accordance with this Ordinance.

(d) The term "Franchise" shall mean this Ordinance and agreement, as passed and adopted by the City and accepted by Franchisees.

(e) The term "Franchise Territory" shall mean (i) the area of the City more particularly described in **Exhibit "A"**, which area includes the Property and certain public right-of-way located adjacent to the Property; (ii) any and all streets, alleys, public ways or easements, and public property or places that may now or hereafter exist within the area of the City; and (iii) any other property that may be approved by the City from time to time for development as part of the

Development, provided such additional property must be added as an amendment to this Franchise by ordinance.

(f) The term “Operating Revenues” for each Franchisee shall mean all user fees collected by Franchisees from the sale of such services provided by that Franchisee to Customers within and throughout the Franchise Territory. Operating Revenues shall not include Customer deposits, meter fees, fees or improvements received as contributions-in-aid-of-construction, sales taxes, municipal public service taxes, franchise fees, or other non-user fees or charges derived from the operation of the services of such Franchisee.

(g) The term “Systems” shall have the meaning as herein defined in Section 5.

SECTION 4. AUTHORITY. This Ordinance is being adopted pursuant to the City's Charter, relevant special acts, and Chapter 166, Florida Statutes (2025).

SECTION 5. GRANT OF AUTHORITY. There is hereby granted by the City to each Franchisee the non-exclusive right, privilege, and franchise to erect, construct, operate, and maintain any and all systems and related facilities, including but not limited to pump, stations, wells, mains, pipes, supply pipes, conduits, ducts, service connections, manholes, control devices, and any other hardware or other appurtenances used as a means of producing, treating, conveying distributing, or selling certain services authorized by this Ordinance in Section 7 to any person or entity to be supplied by each Franchisee within the Franchise Territory and to sell and distribute such services to Customers within and throughout the Franchise Territory (hereinafter collectively referred to as “Systems”). The foregoing rights granted to each Franchisee shall be non-exclusive, but the City agrees, as part of the consideration for the granting of the purchase option set forth in this Franchise, to refrain from granting a similar franchise within the Franchise Territory to any other private, non-governmental entity or person at any time during the period of this Franchise, except for pre-existing franchises.

SECTION 6. NATURE OF FRANCHISE; POWERS RETAINED BY CITY. Once this Ordinance becomes final, it shall be deemed both a contract with each Franchisee and a legislative act as provided under Florida law. Each Franchise is subject to all franchises and permits heretofore granted by the City Commission to use the streets, alleys, lanes, and public places of the City by public utility or public service corporations. It is not intended by the grant of this Franchise to abridge the exercise of the police power of the City. The grant of these Franchises is subject to all ordinances and resolution of the City Commission as the same now exist or may be hereafter amended, revised or modified to the extent not inconsistent with the terms of this Franchise. Each Franchisee shall at all times continue to be subject to all applicable public service taxes (Section 166.231, Florida Statutes), ad valorem taxes (Section 166.211, Florida Statutes), and such other applicable taxes, charges or fess as may be lawfully authorized by the Florida Constitution, the general or special laws of the State of Florida, the provisions of the Municipal Home Rule Powers Act (Chapter 166, Florida Statutes), or the ordinances of the City are not preempted, as a matter of law, by federal or state law. Each Franchisee shall, at all times, during the life of this Franchise, be subject to all lawful exercises of police power by the City, and to such reasonable laws, rules, and regulation as the City shall hereafter, by resolution or ordinance

provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction, and development requirements and standards.

SECTION 7. GRANT OF FRANCHISES.

(a) **Franchise Granted to West Sumter Utility Company, LLC.** The Franchise being granted to West Sumter Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- i. Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and
- ii. Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- i. Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and
- ii. Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for investor-owned utilities.

(b) **Franchise Granted to West Sumter Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of West Sumter Water Conservation Authority, LLC, which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

SECTION 8. INDEMNIFICATION; INSURANCE.

(a) Each Franchisee or its subcontractors, shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions

(including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisees of its rights contained herein.

(b) Each Franchisee and its subcontractors shall procure and maintain, for the duration of this Franchise, insurance of the types and limits specified below:

i. Comprehensive General Liability - bodily injury and property damage coverage shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

ii. Business Automobile Liability - business automobile liability coverage shall be in a combined single limit of not less than \$500,000.00 per occurrence. The City shall be named as an additional insured on the policy.

iii. The City Commission for the City of Wildwood shall have the right to reassess and adjust the required amount of liability insurance required under this Section every five (5) years, if necessary. In so doing, the City Commission shall take into consideration all relevant factors, including, but not limited to, the rate of inflation, changes in law, and information related to risk assessment for the City. Whenever the City Commission exercises its right to reassess the amount of liability insurance required, each Franchisee shall have the right to present any information that it deems relevant to the City Commission's determination regarding the same.

SECTION 9. SERVICE STANDARDS. Each Franchisee shall maintain and operate its Systems and facilities and render efficient service in accordance with the rules and regulations as are, or may be, set forth by the City and/or other agency and/or entity with jurisdiction to regulate and/or promulgate rules regarding Franchisees' operations.

SECTION 10. PAYMENTS TO THE CITY.

(a) In consideration for the granting of each Franchise, each Franchisee (or its successors or assigns, as applicable), shall pay to the City (or its successors), an annual amount which will equal five percent (5%) of each Franchisees' annual gross Operating Revenues taken in and received by it for providing all aspects of services provided by each Franchisee to its Customers within the Franchise Territory, as now or hereafter constituted. Each Franchisee shall be permitted to collect the franchise fees provided for under this Franchise from its retail customers receiving said service as a line item on its retail bills. Each Franchisee may not incorporate any franchise fee into its other rates for service.

(b) The Franchisees shall pay the franchise fee provided by this section semi-annually on January 1 and July 1 of each year during the term of this franchise. Any payments not made by the Franchisees within 20 days after the date said payment is due, shall thereafter be payable with interest at the rate of fifteen percent (15%) per annum.

(c) Each Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible,

personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees and all other such fees including fees, charges, taxes and/or assessments validly adopted and/or imposed during the term of the Franchise.

(d) The franchise fee payments, together with any interest that may apply, shall be made by wire transfer or other electronic means.

SECTION 11. RECORDS AND REPORTS. The City or its designated representative shall have the right during the term of each Franchise to examine, at all reasonable business hours, all of each Franchisee's plans, contracts, engineering, accounting, finance, statistical, customer and service records relating to performance under this Ordinance; provided, however, that the City expressly acknowledges and agrees that each Franchisee may redact proprietary information and any private customer information from such documents and records prior to making the same available to the City for examination hereunder. The City agrees to keep any information it obtains confidential to the maximum extent possible under Florida's public records law. As well, each Franchisee shall provide directly to the City an annual summary report showing gross revenues received by each Franchisee from its operations within the City during the preceding fiscal year and such other information as the City shall request with respect to properties, quality control, and expenses related to each Franchisee service within the City. The City may audit the financial records of each Franchisee for the purpose of determining that proper collection or payment of franchise fees is being made by each Franchisee in accordance with this Ordinance at the City's initial expense. Each Franchisee shall cooperate with and make available those records necessary for City to perform the audit. If the audit demonstrates that payment or collection of franchise fees is more than 5% less than the semi-annual amount that should have been paid or collected, each Franchisee shall, in addition to paying the fees that should have been paid or collected, pay the cost of the audit.

SECTION 12. RATES.

(a) Each Franchisee may charge to Customers such service rates and fees not in excess of those rates and fees set forth herein or as approved by the Florida Public Service Commission, or if not governed by the Florida Public Service Commission, then as approved by the City (the "Approved Rates and Fees Schedule"). The initial Approved Rates and Fees Schedule for each Franchisee shall be as determined by the Franchisee and shall not require approval by the City. If the Franchisee desires to increase their Approved Rates and Fee Schedule, then such increases shall be subject to the limitations set forth in paragraph (b) below.

(b) From time to time, each Franchisee whose rates are not governed by the Florida Public Service Commission shall have the ability to apply to the City for changes to the Approved Rates and Fees Schedule. Requests for increases to the Approved Rates and Fees Schedule that do not exceed the rate of inflation determined by the Consumer Price index (CPI) for Utilities published by the U.S. Bureau of Labor Statistics appropriately adjusted for the calendar year (January 1st to December 31st) preceding the calendar year in which the request is made shall not require an approval hearing of the City Commission; provided, however, that each Franchisee may

only file one such request per calendar year. All other requests for changes to the Approved Rate and Fee Schedules shall be just, fair, and reasonable and require City Commission approval in a duly noticed public hearing.

(c) Each Franchisee shall be responsible for the billing and collection of all fees and rates charged to Customers of the services authorized to each Franchisee by this Ordinance.

SECTION 13. TRANSFER OR ENCUMBRANCE OF FRANCHISE. No Franchisee may assign or otherwise transfer its franchise rights except with the prior written consent of the City expressed by an ordinance, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, the City hereby consents to the following transfers: (i) any assignment of Franchisees' franchise rights to a third party owned, controlled or managed, directly or indirectly, by Franchisees; (ii) any assignment of Franchisees' franchise rights to a community development district that has been created by the City, pursuant to Chapter 190, Florida Statutes, for the Property, or a special dependent or independent district created pursuant to the provisions of Chapter 189, Florida Statutes; and with such new Franchise entity assuming all of the duties and obligations of the assigning Franchise. Each Franchisee shall be released from all obligations set forth in this Ordinance upon the assignment of its rights in accordance with this Section and upon the written acceptance by assignee of the obligations so assigned by Franchisees.

SECTION 14. FORFEITURE OF FRANCHISE; NON-COMPLIANCE. In the event of a material default by any Franchisee with respect to its obligations under this Ordinance, the City shall provide written notice of such default to such Franchisee. In the event that Franchisee fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the City, then the City shall be entitled: (i) to file an action against that Franchisee for specific performance of its obligations under this Ordinance; (ii) to file an action against Franchisees for damages actually incurred by City by reason of Franchisee's default of its obligations under this Ordinance, provided in no event shall City be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from Franchisee; or (iii) to file an action against Franchisee to terminate the Franchise as to that Franchise.

SECTION 15. TERM OF FRANCHISE. This Franchise and the rights herein granted to each Franchisee shall take effect after final passage of this Ordinance, as required by law, and full execution by all parties, and shall continue in full force and effect for a term of thirty (30) years after the date on which the Franchise was accepted by Franchisee in accordance with Section 16 below. The City recognizes that this Ordinance may be amended in the future ("Ordinance Amendment") to incorporate additional property which pursuant to Section 3(e) will become part of the Franchise Territory. As additional areas are brought within the Franchise Territory, such Ordinance Amendment shall extend the term of the Franchise thirty (30) years from the effective date of each such amendment. At such time as any Franchise interest is conveyed to a community development district, dependent district or independent district (the "District") as may be created pursuant to Chapters 189 and 190, Florida Statutes, notice shall be provided to the City and, upon request by the District, the City will undertake deliberations to consider granting a thirty (30) year Franchise to the District, for the area within the District, under the same terms and conditions of the transferring Franchise.

SECTION 16. ACCEPTANCE. The Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisees' addresses.

SECTION 17. SEVERABILITY. Notwithstanding the fact that each Franchise is a separate contract with each Franchisee, should any section or provision of this Franchise or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a judicial or administrative tribunal of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the City and Franchisee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial or administrative authority's decisions and consistent with the original intent of the parties as contained herein. If such decision is fundamental to or alters the essence of this Franchise, then the parties agree to negotiate a new franchise agreement.

SECTION 18. GOVERNING LAW AND VENUE. The rights and privileges granted to Franchisees by the Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of the public rights-of-way and nothing in the Franchise shall be considered as a surrender by the City of its right and power to use and relocate the use of its rights-of-way. In the event that any legal proceeding is brought to enforce the terms of the Franchise, the same shall be brought in Sumter County, Florida.

SECTION 19. NOTICES. Except in exigent circumstances, and except as otherwise specifically provided in this Franchise, all notices by either City or Franchisee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States Mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this Section shall mean Monday through Friday, with Saturday, Sunday and City and Franchisee observed holidays excepted. All notices shall be addressed as follows:

If to City:	City of Wildwood Attn: Jason McHugh, AICP City Manager 100 N. Main Street Wildwood, Florida 34785
With Copy to:	Ashley S. Hunt, Esq. Hunt Law Firm, P.A. 109 E. Main Street Leesburg, Florida 34748

If to Franchisee: West Sumter Utility Company, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

West Sumter Water Conservation Authority, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With Copy to: West Sumter Utility Company, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

West Sumter Water Conservation Authority, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by the City or Franchisees.

SECTION 20. NON-WAIVER PROVISION. The failure of either Party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of the Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.

SECTION 21. COMPLETE AGREEMENT. The Franchise together with the exhibits (as may be amended from time to time in accordance with the terms hereof) represents the entire agreement of the parties and supersedes all prior representations whether oral or in writing with respect to the rights of the parties.

SECTION 22. AMENDMENTS TO THE FRANCHISE. Changes in the terms and conditions to the Franchise may be made by written agreement between the City and the Franchisees.

SECTION 23. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

SECTION 24. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon becoming a law, however, this Ordinance shall become

effective only upon the written acceptance of Franchisee all as provided in Sections 15 and 16 hereinabove.

SECTION 25. RIGHT OF ACQUISITION BY CITY. The City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC at the expiration of Franchise term unless the City requests to extend the Franchise(s) for an additional thirty (30) years. In the event the City desires to extend the Franchise(s), the City shall provide official notice to the Franchisee(s) one (1) year in advance of the expiration of the term. In the event the City does not extend the Franchise(s), the City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC subject to this Ordinance by providing an official notice upon West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC to that effect and payment to Franchisee(s) of the price. The Franchisee(s) shall execute such deeds or instruments of conveyance to the City as shall be required to convey to the City title to the property in fee simple, free from any and all liens and encumbrances. The price shall be based upon fair market value as determined by mutual agreement or non-binding arbitration. Each side shall pay its own attorneys' fees.

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: _____

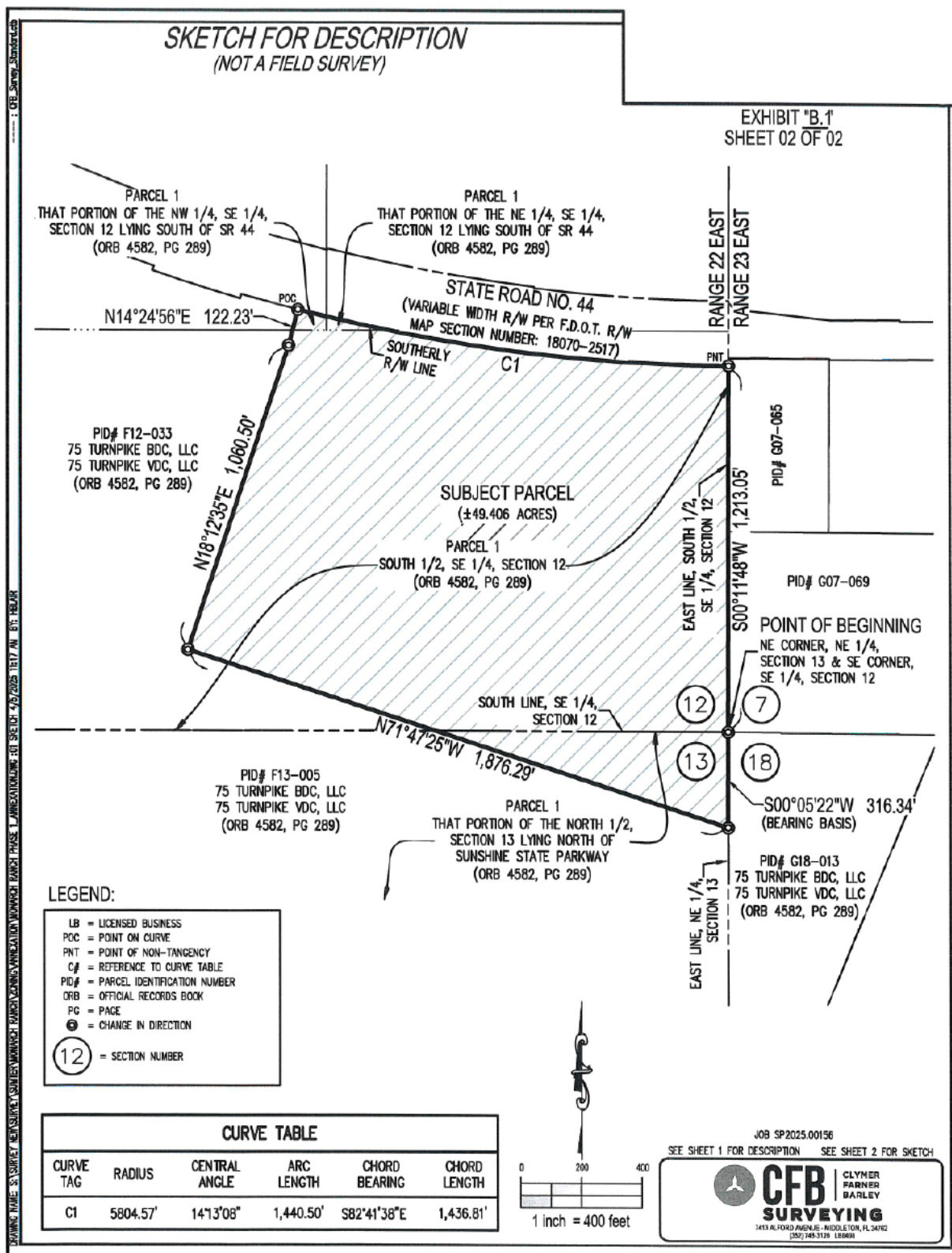
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT "A"
Legal Description of the Property

DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMMIT MONARCH RANCH\MONARCH RANCH PHASE 1\ANNEXTOTALING TO SKETCH 4/9/2025 11:17 AM BY: HBLAIR	SKETCH: MONARCH RANCH PH 1 ANNEX SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) 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. EXHIBIT "B.1" SHEET 01 OF 02	
	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 (NOS). 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 J. H. BLAIR License Number 6917 STATE OF FLORIDA Professional Surveyor and Mapper SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH A CFB SURVEYING CLYMER FARNER BARLEY 1413 ALFORD AVENUE - NIDOLETON, FL 34112 (888) 748-3128 (888) 4040	





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: O2025-35

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

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-1989 - Bonnie Boyd Rezoning

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance O2025-28.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1989 - Bonnie Boyd Rezoning
Ordinance Number	O2025-28
Owner/Applicant	Bonnie Norma Boyd
Property Location	The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.
Parcel(s)	G08B043
Date	8/04/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1988 (O2025-27).

ANALYSIS: The applicant is proposing a new mobile home residence to replace the previous mobile home on the property.

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) 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. The proposed MHP 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 lot in question previously contained a single-family mobile home. As single-family homes are expected to generate a maximum of two school-aged students; therefore, the change will result in no net increase or impact to schools.

Potable Water & Sewer: Utilities are not available to the site; the applicant intends to utilize an existing onsite well and septic system. Per the City's Code of Ordinances Section 19-55, should the existing well and septic system fail, and utilities become available to the site, the applicant will be required to connect to utilities.

Streets: Sumter County Public Works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

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

Development pressure has been increasing in the city as a result of the growth of the area. A mix of housing development is necessary to house the local community.

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

Sumter County Public Works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M (Sumter County)
SOUTH	R6M (Sumter County) & V-WW (City)
EAST	V-WW (City)
WEST	R6M (County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance 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 of Ordinance O2025-28, subject to the approval of O2025-27, which establishes a future land use appropriate for the proposed zoning.



**Alex Lammers, Planner I
Development Services**

ORDINANCE NO. O2025-28

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:

Parcels G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, KERI- AND MILLER'S FIRST ADDITION TO WILDWOOD,
ACCORDING TO THE MAP OR PLAT
THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA

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

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

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

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

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

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

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

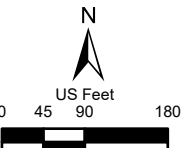
Second Reading: _____

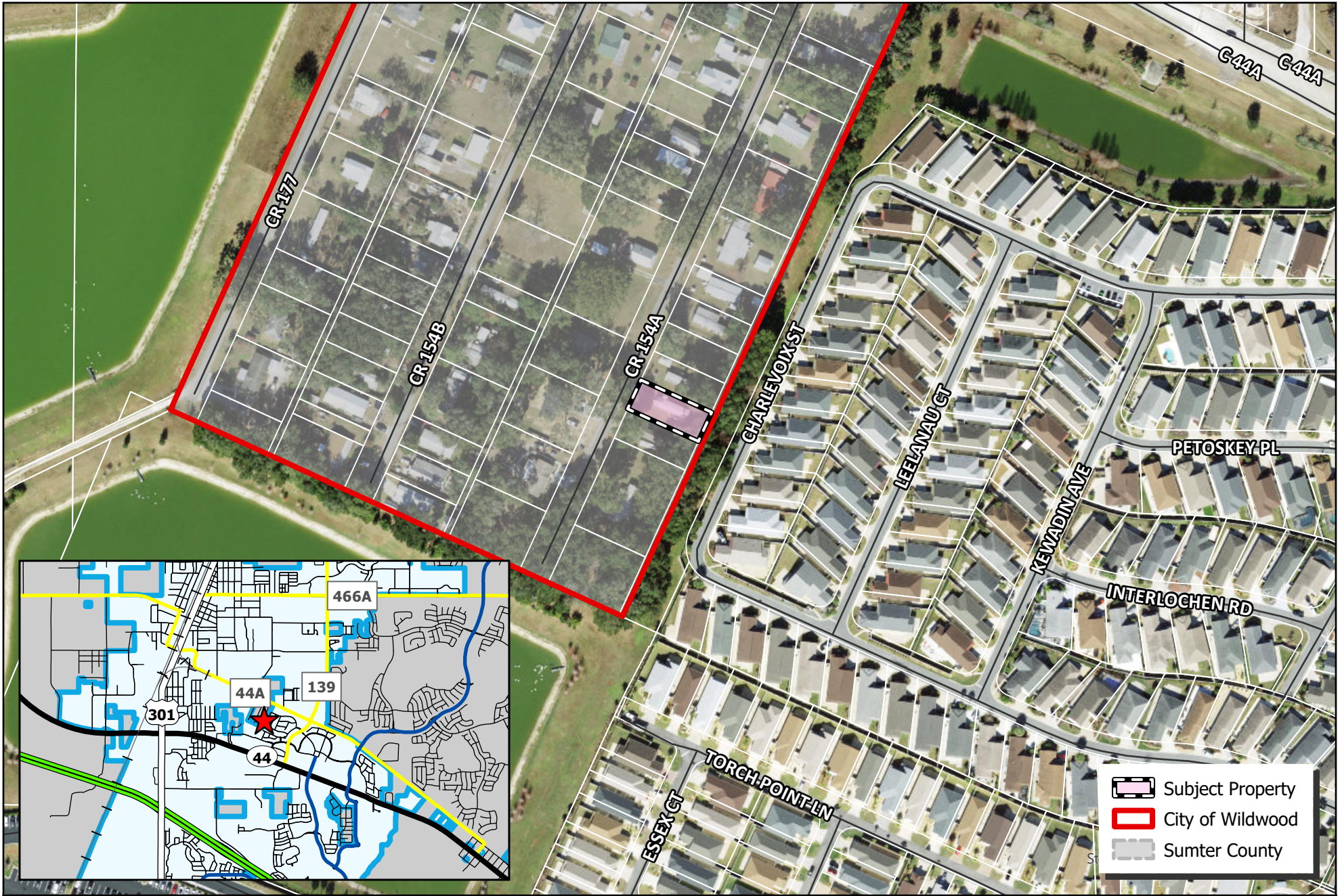
Approved as to form:

City Attorney

EXHIBIT A

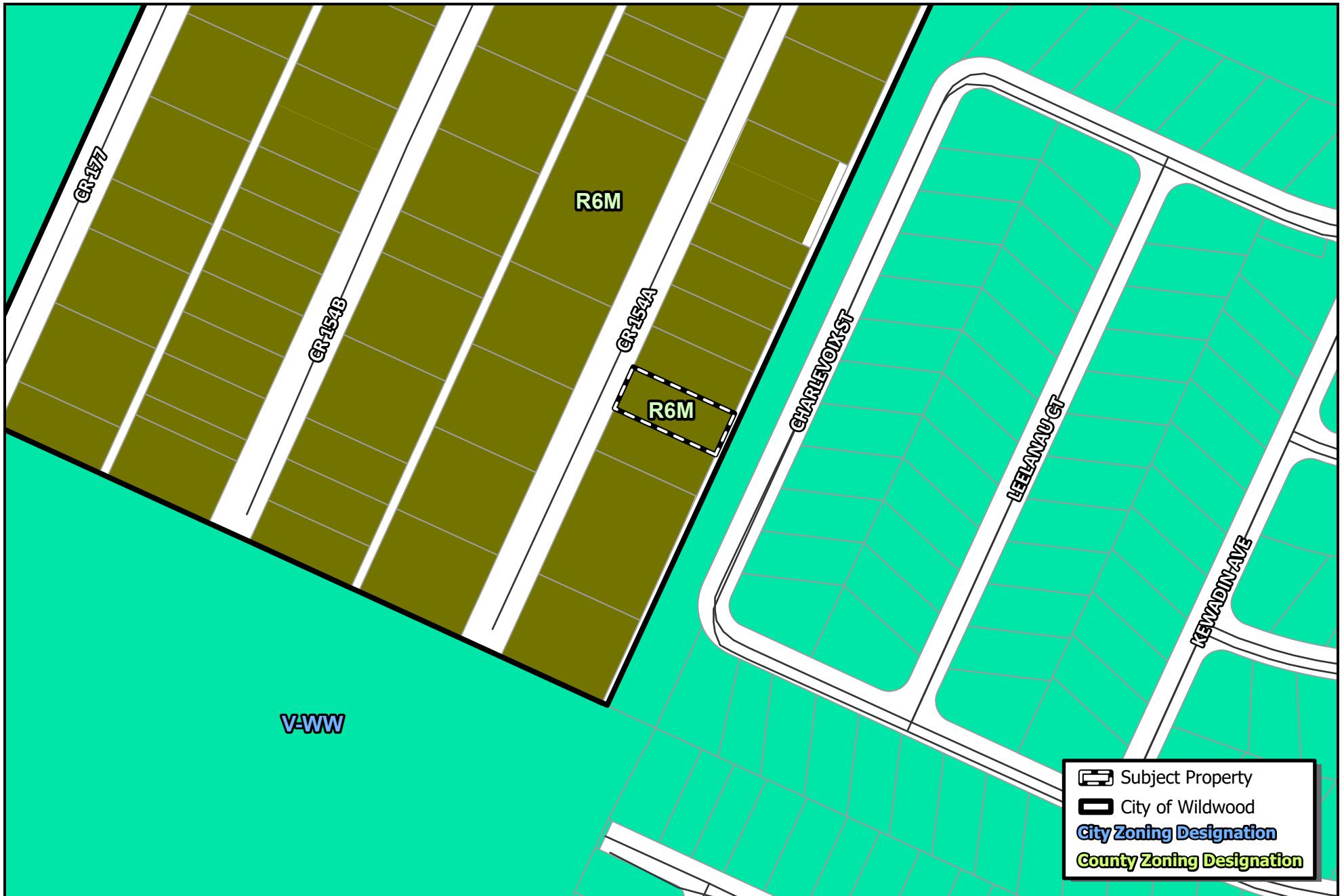


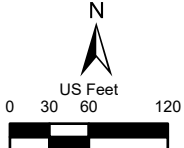
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	#A25-1989 BONNIE BOYD PARCEL G08B043	MAP 1A LOCATION MAP JUN 2025
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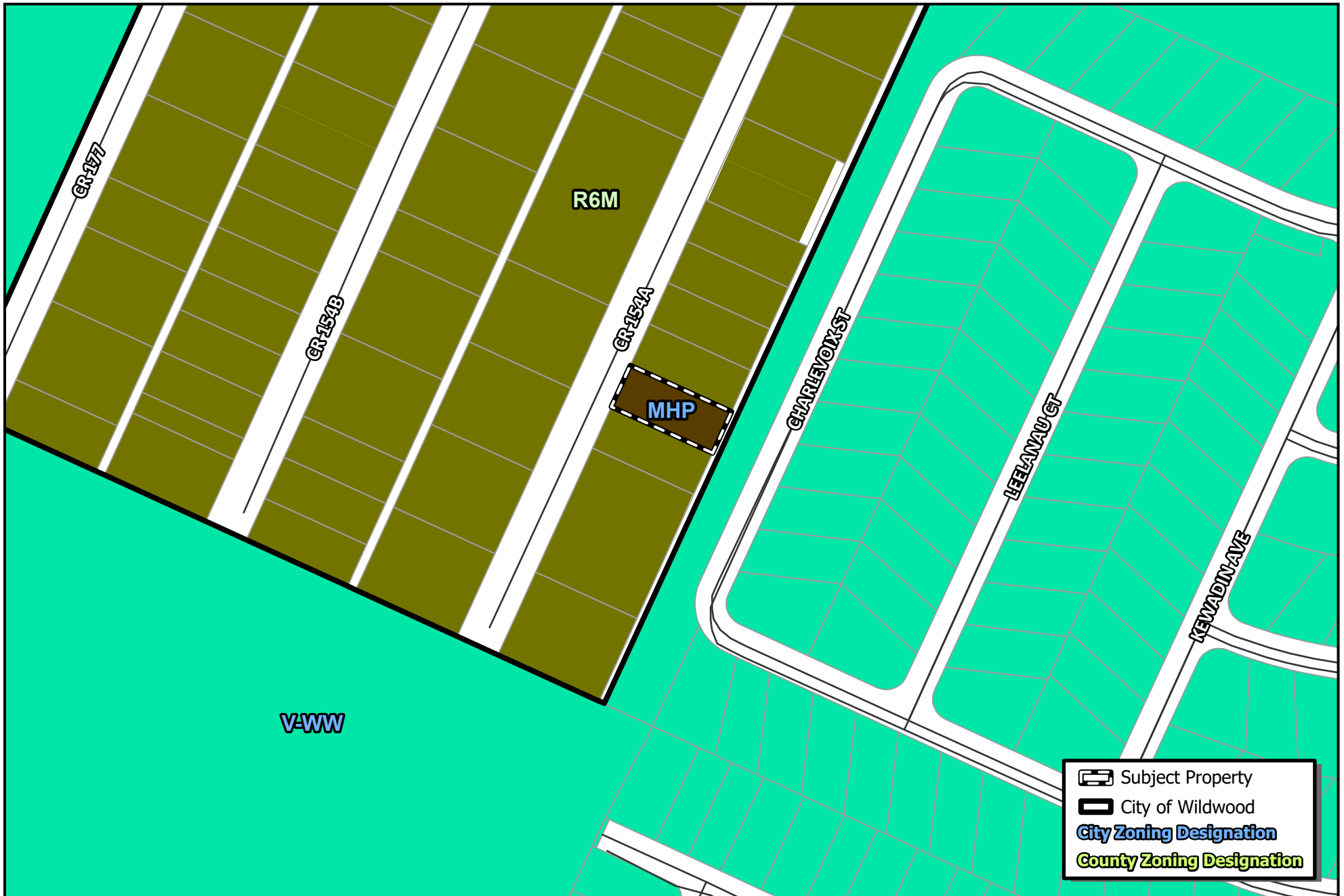


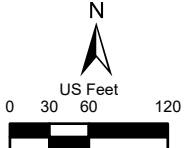
-  Subject Property
-  City of Wildwood
-  Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	#A25-1989 BONNIE BOYD PARCEL G08B043		MAP 1B LOCATION MAP JUN 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		#A25-1989 BONNIE BOYD PARCEL G08B043	MAP 3A EXISTING ZONING JUN 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		#A25-1989 BONNIE BOYD PARCEL G08B043		MAP 3B PROPOSED ZONING JUN 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: O2025-28

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

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

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

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

The case below was heard on Tuesday, July 1, 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) on 0.146 acres MOL. The subject property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.

Case Number: A25-1989- Bonnie Boyd Rezoning

Owner/Applicant: Bonnie Norma Boyd

Parcel(s): G08B043

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: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-2689 (AN) South Wildwood Industrial Park West**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PARCEL F25-261

The applicant and owner, Harry Harmer, has submitted a voluntary annexation application for parcel F25-261. The property to be annexed totals 27.58 acres MOL and is located north of CR 519A, approximately 0.5 miles east of N US 301.

Annexation into the City is appropriate because the property is contiguous to the City limits and is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

City water is available to the subject property. The applicant would like to construct an expansion to the existing industrial park that exists to the west of the subject property. The applicant will work with the City Utilities department to connect to water services.

Staff recommends approval of Ordinance O2025-36.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-36

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 27.14 ACRES LOCATED NORTH OF CR 519A, APPROXIMATELY 0.5 MILES WEST OF N US 301, IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is generally located north of CR 519A, approximately 0.5 miles west of N US 301, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Harry Harmer, is more particularly described as follows:

Parcel F25-261
Harry Harmer
Acres +/- 27.14

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$;

THENCE RUN N. $00^{\circ} 05' 45''$ W., ALONG THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE N $00^{\circ} 05' 45''$ W. ALONG THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ A

DISTANCE OF 638.78 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

THENCE S. 89° 50' 09" W., 90.96 FEET;

THENCE S. 00° 10' 42" E., 638.35 FEET;

THENCE N. 89° 50' 47" E., 90.04 FEET, TO THE POINT OF BEGINNING.

AND

THE SOUTH ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

AND

THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

EXCEPTION NO. 1: THE EAST 168.37 FEET OF THE NORTH 233.72 FEET OF THE SOUTH 258.72 FEET OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

EXCEPTION NO. 2: THE WEST 168.37 FEET OF THE NORTH 233.72 FEET OF THE SOUTH 258.72 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

EXCEPTION NO. 3: THE EAST 400.00 FEET OF THE WEST 568.37 FEET OF THE NORTH 217.80 FEET OF THE SOUTH 242.80 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

EXCEPTION NO. 4: THE SOUTH 25.00 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinances of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed 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

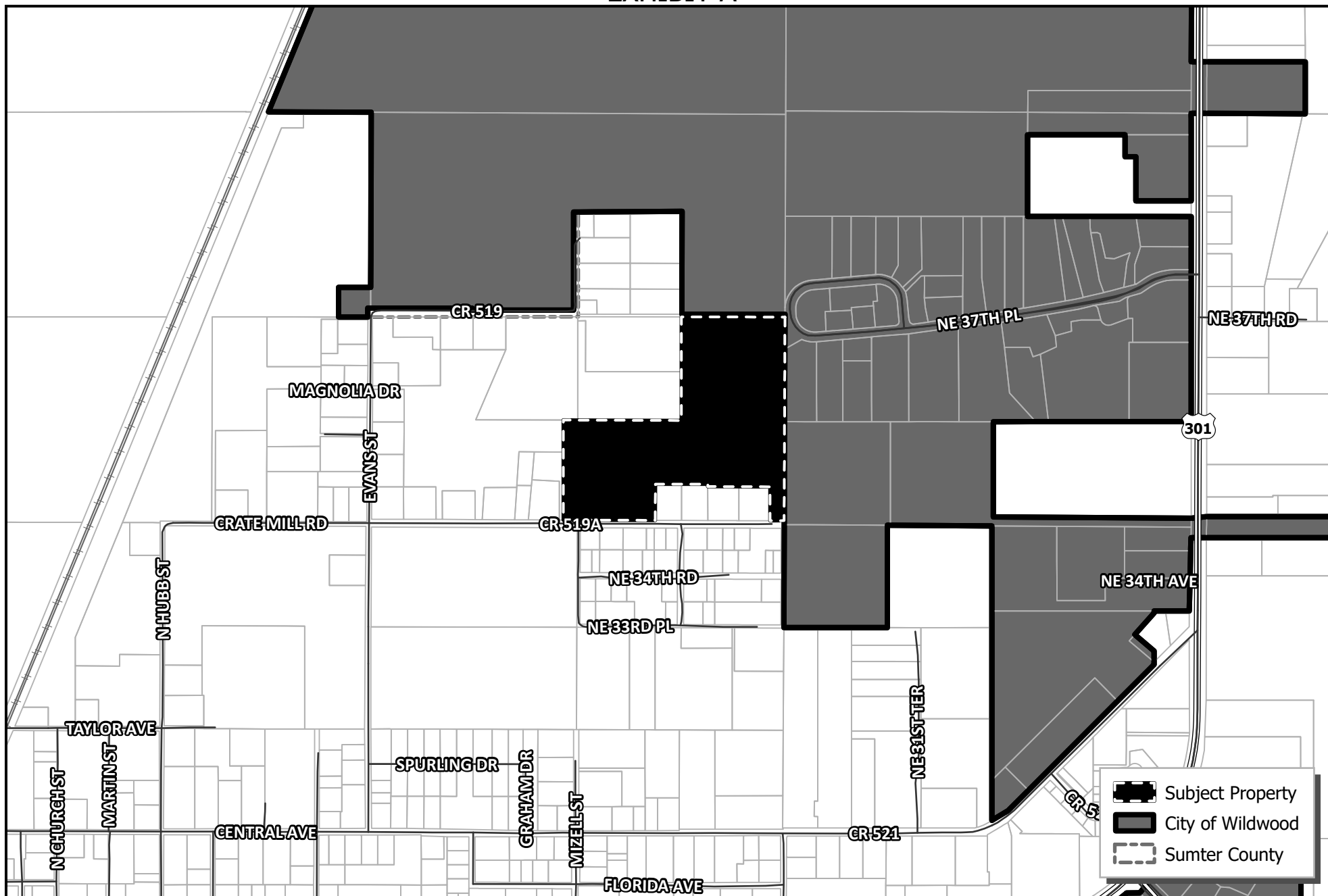
First Reading: _____

Second Reading: _____

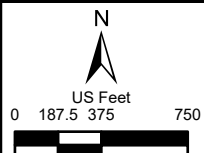
Approved as to form:

City Attorney

EXHIBIT A



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



#A25-2689

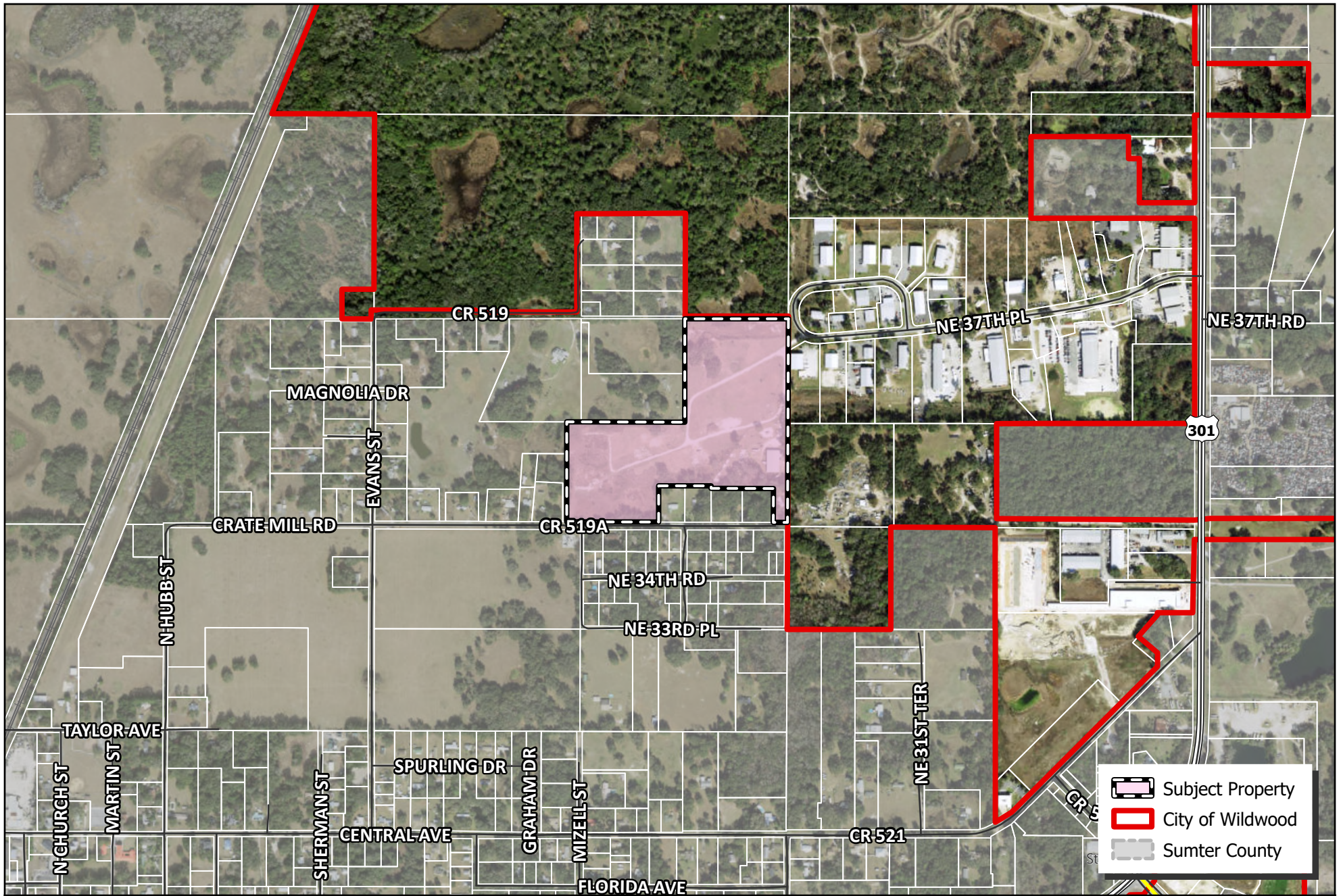
SOUTH WILDWOOD INDUSTRIAL PARK WEST

PARCEL F25-261

MAP 1A

**LOCATION
MAP**

JUL 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 195 390 780	#A25-2689 SOUTH WILDWOOD INDUSTRIAL PARK WEST PARCEL F25-261	MAP 1B LOCATION MAP JUL 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: O2025-36

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

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

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



City of Wildwood, Florida
PUBLIC NOTICE

Development Services Department
www.wildwood-fl.gov

RECEIVED

July 22, 2025

GOUGH GEORGE TIMOTHY
9423 LAKE LOTTA CIRCLE
GOTHA, FL 34734

City Of Wildwood
Development Services Dept

Your Parcel Number(s): F25F137 → 2814 NE 34TH RD, COLEMAN, FL

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

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT: HARRY HARMER
OWNERS: HARRY HARMER
CASE NUMBER: A25-2689
PARCEL NUMBERS: F25-261

The subject property is generally located [fill in]. North of CP 519A across the 2 lane street from my property.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **August 11, 2025 at 9:00 a.m.** and a final reading to be held on **August 25, 2025 at 7:00 p.m.**

A25-2689 proposes a voluntary annexation of the above listed parcel.

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

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) We do not want an expansion of the existing industrial park moving closer to quiet country living. Noise, traffic, and impacts of increasing impervious area to an already low lying flood plane area. We need to preserve quiet country living. Build your industrial park somewhere else. The only reason to request annexation is to avoid buffering adjacent residents in accordance with County's Land Development Code and permitting requirements.

2817 C.R. 519-A
P.O. Box 523
Coleman, FL 33521
July 31, 2025

City of Wildwood, FL
108 North Main St.
Wildwood, FL 34785
(Letter dated July 22, 2025) (Case # A25-2689) (Parcel # F25-261)

Dear People,

We are residents across the road from the suggested property. We don't understand what Harry Harmer's intentions are to do with this property. It is swamp land, and has been $2\frac{1}{2}$ to 3 feet under water during heavy rain falls.

I highly suggest that you get S.W.F.W.M.D. involved in this matter.

Any construction on whatever on this property is bound to affect our water supply.

We highly reject this proposal.

Sincerely,
Austin & Ruth Daggett
Austin & Ruth Daggett

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-2723 (AN) 5341 Lexington Cir Annexation

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Applicant Glenn Randy Tryan has submitted a voluntary annexation for parcel G16ED003 on behalf of property owners, Glen R. Tryan and Donna J. Tryan. The property to be annexed totals approximately 0.115 acres of land and is located at 5341 Lexington Circle, Wildwood, FL 34785.

Annexation into the city is appropriate because the property is located within the City's Joint Planning Area with Sumter County, which interlocal agreement allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of an "enclave." This application is historic in that this will be the first parcel located within the Heritage Wood and Lakes Estates Subdivision that will be annexed into the City as a result of the Joint Planning Area agreement. Other parcels have come into the City for Water and Sewer services, but have only signed the Covenant to Annex. The applicant purchased a vacant lot within this subdivision and is actively getting permits to place a manufactured home on the lot.

Upon completing the annexation process, the applicant will proceed with the small-scale comprehensive plan amendment and rezoning applications. The applicants have the option to proceed with MHP Zoning Designation, which would allow for the erection of a manufactured home or a single family residence at the home site. City water and sewer connections are currently available at the property.

DATED:07/22/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-37

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.115 ACRES LOCATED AT 5341 LEXINGTON CIR, WILDWOOD, FL 34785, APPROXIMATELY 150 FEET EAST OF THE INTERSECTION OF HERITAGE BLVD. AND LEXINGTON CIRCLE, IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located at 5341 Lexington Circle, Wildwood, FL 34785, approximately 150 feet east of the intersection of Heritage Blvd. and Lexington Circle, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Glen R. Tryan and Donna J. Tryan, is more particularly described as follows:

Parcel G16ED003
Glen R. Tryan and Donna J. Tryan
Acres +/- 0.115

LEGAL DESCRIPTION

LOT 3 BLK D HERITAGE WOOD N LAKES ESTATES PB 4 PG 61-61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinances of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed 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: _____

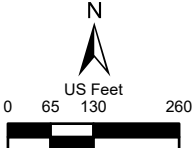
Second Reading: _____

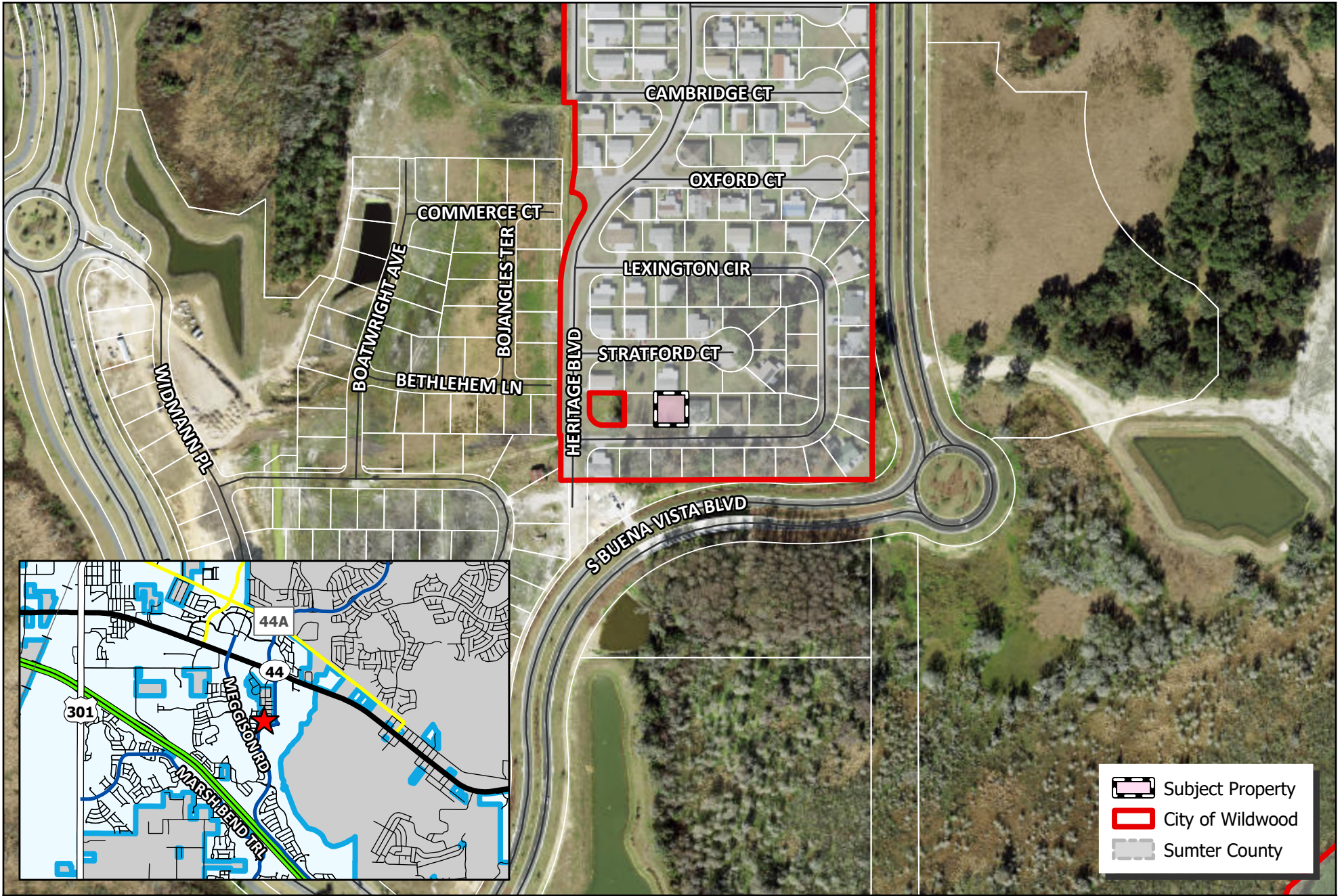
Approved as to form:

City Attorney

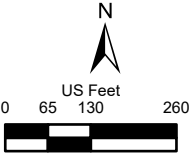
EXHIBIT A



	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-2723 5341 LEXINGTON CIRCLE PARCEL G16ED003	MAP 1A LOCATION MAP JUL 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		#A25-2723 5341 LEXINGTON CIR PARCEL G16ED003	MAP 1B LOCATION MAP JUL 2025

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2025-37

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Clay Drain Road Name Change Ordinance

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This ordinance is presented for approval following direction from the City Commission to move forward with the request from the Jacobs Family Trust to rename Clay Drain Road / CR 156 to Mike Jacobs Sr Road. The proposed renaming has been reviewed and approved by Sumter County and meets all applicable addressing standards and requirements. Upon final adoption by the City Commission, Sumter County will issue the corresponding 911 addressing notifications.

ORDINANCE NO. O2025-38

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, TO EXECUTE THE RENAMING OF CLAY DRAIN ROAD / CR 156 TO MIKE JACOBS SR ROAD; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS ORDINANCE; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 3, 2025, the City received a request from the Jacobs Family Trust to rename Clay Drain Road / CR 156 to Mike Jacobs Sr Road in honor of the family's long-standing history in Wildwood; and,

WHEREAS, the roadway is owned and maintained by the City of Wildwood; and,

WHEREAS, pursuant to the Interlocal Service Boundary and Joint Planning Agreement, the County shall be responsible for all 911 addressing within the City (Chapter 24, Article XII, section 3, Sumter County Code of Ordinances); and,

WHEREAS, this proposed road name change has been reviewed and approved by Sumter County as meeting all 911 addressing requirements and road naming standards; and,

WHEREAS, this request was presented to the City Commission at its regular meeting on June 23, 2025, where the Commission authorized staff to proceed with the road renaming process; and,

WHEREAS, the City now formally seeks to rename Clay Drain Road / CR 156 to Mike Jacobs Sr Road, as requested by the Jacobs Family Trust.

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

SECTION 1. The roadway described in the attached "Exhibit A" shall be known as Mike Jacobs Sr Road.

SECTION 2. The City Commission hereby requests that the Sumter County 911 Coordinator take all necessary steps to effect this change.

SECTION 3. The City Commission directs and authorizes the City Manager or designee to execute any necessary documentation to effect this change.

SECTION 4. This ordinance shall take effect ninety (90) 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

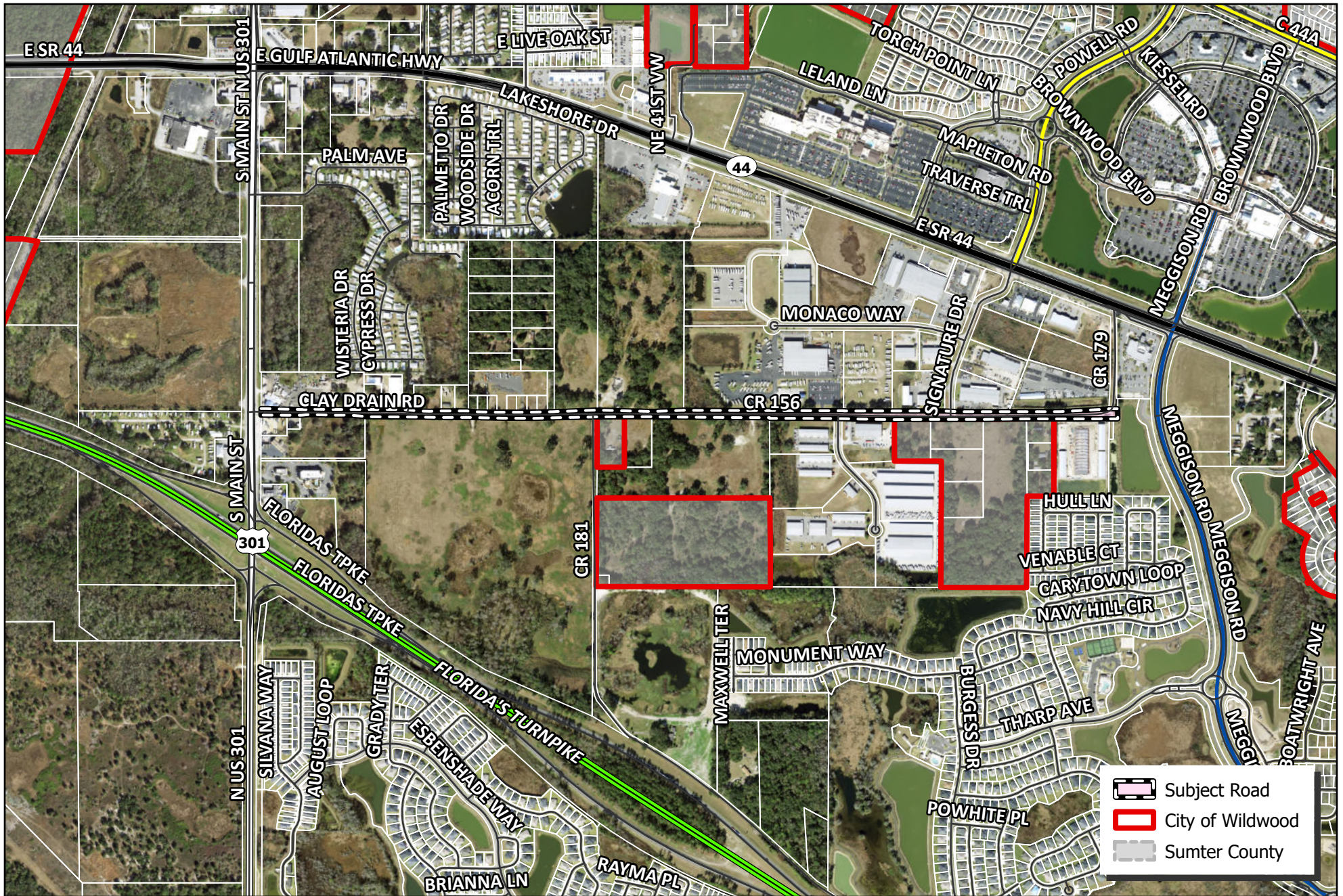
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 237.5 475 950 	CLAY DRAIN RD AND CR 156 RENAMING	EXHIBIT A LOCATION MAP JUL 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:

ORDINANCE NO. O2025-38

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, TO EXECUTE THE RENAMING OF CLAY DRAIN ROAD / CR 156 TO MIKE JACOBS SR ROAD; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS ORDINANCE; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR 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;

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



- 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):

This proposed ordinance authorizes the renaming of Clay Drain Road / CR 156 to Mike Jacobs Sr Road at the request of the Jacobs Family Trust. The ordinance ensures continuity of public safety services by coordinating with the Sumter County 911 Coordinator for proper address updates.

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.

As a result of this ordinance, affected businesses may incur costs associated with changing the address on their signage, business materials, licenses, corporation filings, digital materials, or other. While the exact cost that may be imposed on a business as a result of this ordinance is unquantifiable, the ordinance itself includes no compliance costs, no new charges or fees, and no regulatory costs.

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

Approximately six businesses.

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

N/A

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Honorary Road Name Designation Policy

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached honorary road name change policy was first presented to the City Commission on July 28, 2025. This policy will allow the City to authorize honorary road name designations as opposed to changing the legal name of a roadway. The attached resolution formally establishes the honorary road name designation policy for the City of Wildwood.

RESOLUTION NO. R2025-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE HONORARY ROAD NAME DESIGNATION PROGRAM AND ADOPTING A POLICY FOR ADMINISTERING REQUESTS FOR HONORARY ROAD NAME DESIGNATIONS ON CITY-MAINTAINED ROADS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood ("City") wishes to recognize residents who have made a significant contribution to the City, State, Nation, or the world; and,

WHEREAS, the City wishes to recognize these residents with an honorary street name; and,

WHEREAS, the City desires to establish a policy and processes and guidelines to designate honorary street names within the City, to honor deceased individuals who have made significant contributions to the City community; and,

WHEREAS, an honorary street name designation would not be used for address purposes and therefore would not change existing property addresses, or affect any official records pertaining to any given property address; and,

WHEREAS, the City Commission intends to provide all citizens and groups in the community, this honorary street naming program to honor individuals who have made significant contributions to the community, subject to review and majority approval by the City Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and material parts of this Resolution and are fully incorporated herein by reference.

SECTION 2. Policy. The honorary street name designation policy attached to this Resolution as "Exhibit A" is hereby approved and incorporated herein for all purposes.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this Resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Effective Date. This Resolution and "Exhibit A" Policy shall become effective immediately upon passage and adoption by City Commission.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk



CITY OF WILDWOOD

HONORARY ROAD NAME DESIGNATION POLICY

PURPOSE

To establish a policy to administer requests for honorary road name designations and to provide the application and approval criteria for honorary road name designations on city-owned streets.

GENERAL POLICY

An honorary street designation program allows citizens or groups the opportunity to honor individuals or entities that have made significant contributions to the community, subject to approval by the City Commission. The honorary road designation signs are posted below standard city street signs and are intended to recognize and honor individuals without changing the official name of the street or the addresses of residences and businesses on the street.

Honorary road designation signs will be displayed for a five (5) year period. The sign will then be turned over to the individual who applied for the designation, unless renewed. The program is managed and processed by the Development Services Department, and installation is administered by the Public Works Department. Road name designations are determined on a case-by-case basis.

PROCEDURE

Any organization or person may apply with the City of Wildwood to honor an individual or entity with a road designation.

1. Complete an Honorary Road Designation Application from the City of Wildwood website. Individual letters of support are encouraged and should be included.
2. Submit the completed application and all supporting documentation to the Development Services Department for review and approval.
3. If approved by the Development Services Department, the application will be submitted for review and signature by the city manager.
4. If approved by the city manager, the Development Services Department will prepare a

resolution to adopt the request and notify the applicant of the date on which it will be on the City Commission meeting agenda.

5. The resolution will be presented at a City Commission meeting for public input and will require a majority vote by the commission to be adopted.
6. If adopted, the Development Services Department will notify the applicant and circulate a copy of the resolution to the Sumter County GIS department.
7. The Public Works Department will complete fabrication and installation of the honorary road designation.

CRITERIA AND PROVISIONS

The criteria for consideration and approval of an application for an honorary road name designation for city-maintained public roads in honor of a person or entity:

1. The proposed honoree must have impacted or contributed to the City of Wildwood during his or her lifetime in one or more of the following ways:
 - a. Cultural impact on the city
 - b. Historical impact on the city
 - c. Humanitarian impact on the city
 - d. Community or public service contributions to the city
2. If the proposed honoree is a group or entity, that group or entity should be currently based in and have had significant operations in or connections to the city for a minimum of five (5) years, and/or has a major connection with a city-owned property.
3. The proposed honoree shall not have been convicted of a felony or a violation of a person's civil rights (if not a felony).
4. The honoree must be of strong moral character. A minimum of three references must be submitted for vetting by city staff.
5. No other city-owned road has been named in honor of the proposed honoree.
6. No sitting city officials or current city employees are eligible to be honored. However, living persons, including former/retired city officials or employees, may be considered as a proposed honoree.
7. The proposed honorary street name is prohibited from duplicating or creating confusion with the name of another street located in the city.
8. If approved, an honorary street name designation will not change the official street name or addressing system of the city. Property owners along the affected roadway will be notified by mail upon approval.
9. The City of Wildwood reserves the right to remove the honorary sign at any time prior to the five-year period, with or without cause.



City of Wildwood, Florida Honorary Road Name Designation Application

Applicant's Name or Organization: _____

Street Address: _____

Phone Number: _____ **Email:** _____

Location of Requested Designation: _____

Intersecting Streets at Each End of the One-Block Length: _____

Honorary Road Designation Name: _____

Reasons Supporting Honorary Road Name Designation:

Honoree's History or Lineage with the City of Wildwood:

Honoree's Historical, Cultural, or Humanitarian Impact to the City of Wildwood:

Honoree's Significant Contributions to the City of Wildwood:

I acknowledge that to best of my ability, this application is complete, and the information provided in this application including any additional supporting documents is true and accurate.

Applicant Signature: _____ Date: _____

FOR CITY USE ONLY

Development Services Department Approval

Approved:___ Denied:___ Signature: _____ Date: _____

City Manager Approval

Approved:___ Denied:___ Signature: _____ Date: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: IT Surplus Computers & Other Equipment August 2025

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT: There may be some small amount of revenue from selling equipment or from recycling it.

HISTORY/FACTS/ISSUES:

This resolution declares certain computers, cell phones, and peripheral equipment as surplus and provides for methods of disposal of said equipment. Any equipment deemed to be of continued use may be offered for employee purchase, listed on publicsurplus.com, or donated. Items available for employee purchase are noted in the "Sell" category; items to be sold to the public are listed under the "Auction" category; items to be donated are noted in the "Donate" category; and all remaining items to be disposed of are listed under the "Junk" category.

Our recycling vendor will haul away all junk electronic equipment at no charge to the city. The service includes pickup on-site, destruction of hard drives through a physical shredding process, and provision of certificates of destruction for all equipment recycled to meet records management guidelines.

RESOLUTION NO. R2025-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood is the owner of certain equipment identified by attached Exhibit A; and,

WHEREAS, the City Commission of the City of Wildwood has determined that the equipment is surplus because the equipment is no longer of use by or a benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The property identified in attached Exhibit A is hereby declared surplus.
2. The property may be auctioned through an on-line auction company, donated to another nonprofit agency that has a need, disassembled for parts, sold to employees through the Employee Purchase Policy, or considered junk and disposed of as trash / recycled.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED this _____ day of _____, 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

CITY OF WILDWOOD
DEPARTMENT SURPLUS LIST

NOTE: ALL Equipment/vehicles/furnishings/property must be declared Surplus by Resolution of the City Commission.

Please log items with all information requested and state if the item should be for auction/bid/sale/donation or junk to be trashed.

Provide the location where the equipment is being held. Resolutions will be prepared in the City Clerk's office for presentation to the Commission as lists are accumulated. Upon declaration of
The City Clerk Dept will assist in providing Cost.

Items for auction/bid/sale will be listed by Fleet Services or Clerk/Finance on the Public Group website,
which is open to anyone to register and bid.

ASSET#	Condition	Donate-Sell- Auction-Parts- Junk	Date	Dept	Description	Serial Number	Cost	Original or Replacement or Disposal value
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 12	359823654032574	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 12	357641770919280	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573498698161	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573492969451	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573493413814	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573495083383	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573494933422	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573494358620	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573492457788	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573492056481	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573493772466	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573497038815	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573493574599	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573495264835	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573499004401	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573496940490	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573494299766	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573499067606	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573495132404	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573495637147	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573497454723	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573494114684	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573498981526	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 13	357573493127646	N/A	
N/A	Operable	Sell	7/21/2025	PD	Apple iPhone 12	358187610846530	N/A	
N/A	Operable	Sell	7/21/2025	PW	Apple iPhone 12	356606642913309	N/A	
N/A	Operable	Sell	7/21/2025	PW	Apple iPhone 12	352834618040600	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	Dell OptiPlex 3020	9XGRL02	N/A	

CITY OF WILDWOOD
DEPARTMENT SURPLUS LIST

NOTE: ALL Equipment/vehicles/furnishings/property must be declared Surplus by Resolution of the City Commission.

Please log items with all information requested and state if the item should be for auction/bid/sale/donation or junk to be trashed.

Provide the location where the equipment is being held. Resolutions will be prepared in the City Clerk's office for presentation to the Commission as lists are accumulated. Upon declaration of

The City Clerk Dept will assist in providing Cost.

Items for auction/bid/sale will be listed by Fleet Services or Clerk/Finance on the Public Group website,
which is open to anyone to register and bid.

ASSET#	Condition	Donate-Sell- Auction-Parts- Junk	Date	Dept	Description	Serial Number	Cost	Original or Replacement or Disposal value
N/A	Obsolete	Junk	8/5/2025	PD	Dell OptiPlex 3050	5JVNJK2	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	HP Officejet 9015 (X2)	45TL59VBP/46XL9VGP	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	HP Envy Photo 7155	3569JKRP23	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	HP OfficeJet 8600 (X2)	8600BXCERT/8600TERPWE	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	Misc Phone Cases (Old Models)	N/A	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	Verizon TW100 Desk Phone (X2)	TW100	N/A	
N/A	Operable	Sell	8/5/2025	PW	Apple iPhone 12	H53JR9N50DXP	N/A	
N/A	Broken	Junk	8/5/2025	PD	APC UPS Bat Backup 650W (X2)	N/A	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	Label Maker T8244 (X2)	T8244	N/A	
N/A	Broken	Junk	8/5/2025	PD	Misc. Cords and Tech parts	N/A	N/A	
N/A	Obsolete	Junk	8/5/2025	PD	Lenovo Think Centre Micro PC	MJ041M6D	N/A	

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Utility Territory Agreement with WSU and WSWCA

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached agreement grants West Sumter Utility (WSU) and West Sumter Water Conservation Authority (WSWCA) the authority to provide potable water, wastewater, and irrigation utility services to certain real property owned by 75 Turnpike BDC, LLC (Monarch Ranch property). The agreement is consistent with Ordinance No. O2025-35 (WSU and WSWCA Franchise Agreement), which grants permission for the same.

UTILITY TERRITORY AGREEMENT

THIS UTILITY TERRITORY AGREEMENT (“Agreement”) is made effective the _____ day of _____, 2025 (the “Effective Date”), by and among **WEST SUMTER UTILITY COMPANY, LLC**, a Delaware limited liability company, whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762 (“WSU”); **WEST SUMTER WATER CONSERVATION AUTHORITY, LLC**, a Delaware limited liability company, whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762 (“WSWCA”) (WSU and WSWCA are also referred to herein as the “Utilities”); and **THE CITY OF WILDWOOD**, a Florida municipal corporation, whose address is 100 North Main Street, Wildwood, Florida 34785 (“Wildwood”).

RECITALS:

A. WSU owns and operates a potable water and wastewater system serving portions of Sumter County, Florida.

B. WSWCA owns and operates an irrigation system serving portions of Sumter County, Florida.

C. 75 Turnpike BDC, LLC, a Florida limited liability company, 75 Turnpike VDC, LLC, a Florida limited liability company, and other related entities and affiliates (all collectively hereinafter referred to as “75 Turnpike”) own or have an ownership interest in certain real property located in Sumter County, as depicted in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Property”).

D. The Property is currently within Wildwood’s exclusive territory for service of water, wastewater, and irrigation utility service.

E. In accordance with the terms of Ordinance No. _____ (as may be amended from time to time, the “Franchise”) Wildwood, has granted to WSU, and WSWCA a franchise agreement (“Franchise”) to serve the Property with potable water, wastewater, and irrigation utility services.

F. WSU and WSWCA have requested, in connection with its receipt of the Franchise, that Wildwood assign unto and grant the Utilities the sole and exclusive right to serve the Property with potable water, wastewater, and irrigation service.

G. Notwithstanding Recital, F, the City will provide bulk wastewater treatment and reclaimed water service to WSU and WSWCA subject to a future agreement.

G. Wildwood has determined it is in Wildwood’s best interest to assign unto and grant WSU and WSWCA such rights.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the parties agree as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated into this Agreement as if fully set forth herein.

2. Territory for Service. Wildwood grants the Utilities the right to be the sole and exclusive provider of potable water, wastewater, and irrigation water service in the Property. Nothing herein shall be construed as abrogating or nullifying the any rights, clauses, requirements, or the like, of the Franchise.

3. Bulk Wastewater and Reclaimed Water Agreement. The Utilities shall seek an agreement with the City to provide bulk wastewater and reclaimed water services to the Property.

4. General Provisions.

A. Term. The term of this Agreement shall be thirty (30) years from the Effective Date. As Franchise amendments for WSU and WSWCA are approved within the Property, the term of this Agreement shall be extended to match the term of the new Franchise.

B. Binding Effect of Agreement. This Agreement shall be binding upon and shall inure to the benefit of the Utilities, Wildwood, and their respective assigns and successors by merger, consolidation, conveyance or otherwise.

C. Notice. Until further written notice by any party to the other, all notices provided for herein shall be in writing and sent certified mail to the following addresses:

If to WSU: West Sumter Utility Company, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With a Copy to: West Sumter Utility Company, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

If to WSWCA: West Sumter Water Conservation Authority, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With a Copy to: West Sumter Water Conservation Authority, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

If to Wildwood: City of Wildwood
Attn: Jason McHugh, City Manager
100 N. Main Street
Wildwood, Florida 34785

With a Copy: Hunt Law Firm, P.A.
Attn: Ashley Hunt, Esq.
110 Cleveland Avenue
Wildwood, Florida 34785

Notice shall be considered effective upon receipt, or if refused, as of the date offered for receipt.

D. Laws of Florida. This Agreement shall be governed by the laws of the State of Florida, and it shall be effective immediately upon the execution hereto.

E. Interaction. It is agreed by and among the parties hereto that all works, terms and conditions contained herein are to be read in concern, each with the other, and that a provision contained under one heading may be considered to be equally applicable under another in the interpretation of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereby execute this Utility Territory Agreement as of the date first set forth above.

WEST SUMTER UTILITY COMPANY, LLC,
a Delaware limited liability company

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

By: _____
Martin L. Dzuro, its Manager

WEST SUMTER WATER CONSERVATION AUTHORITY, LLC,
a Delaware limited liability company

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

By: _____
Martin L. Dzuro, its Manager

CITY OF WILDWOOD, a Florida
municipal corporation

By: _____
Print Name: Ed Wolf, Mayor

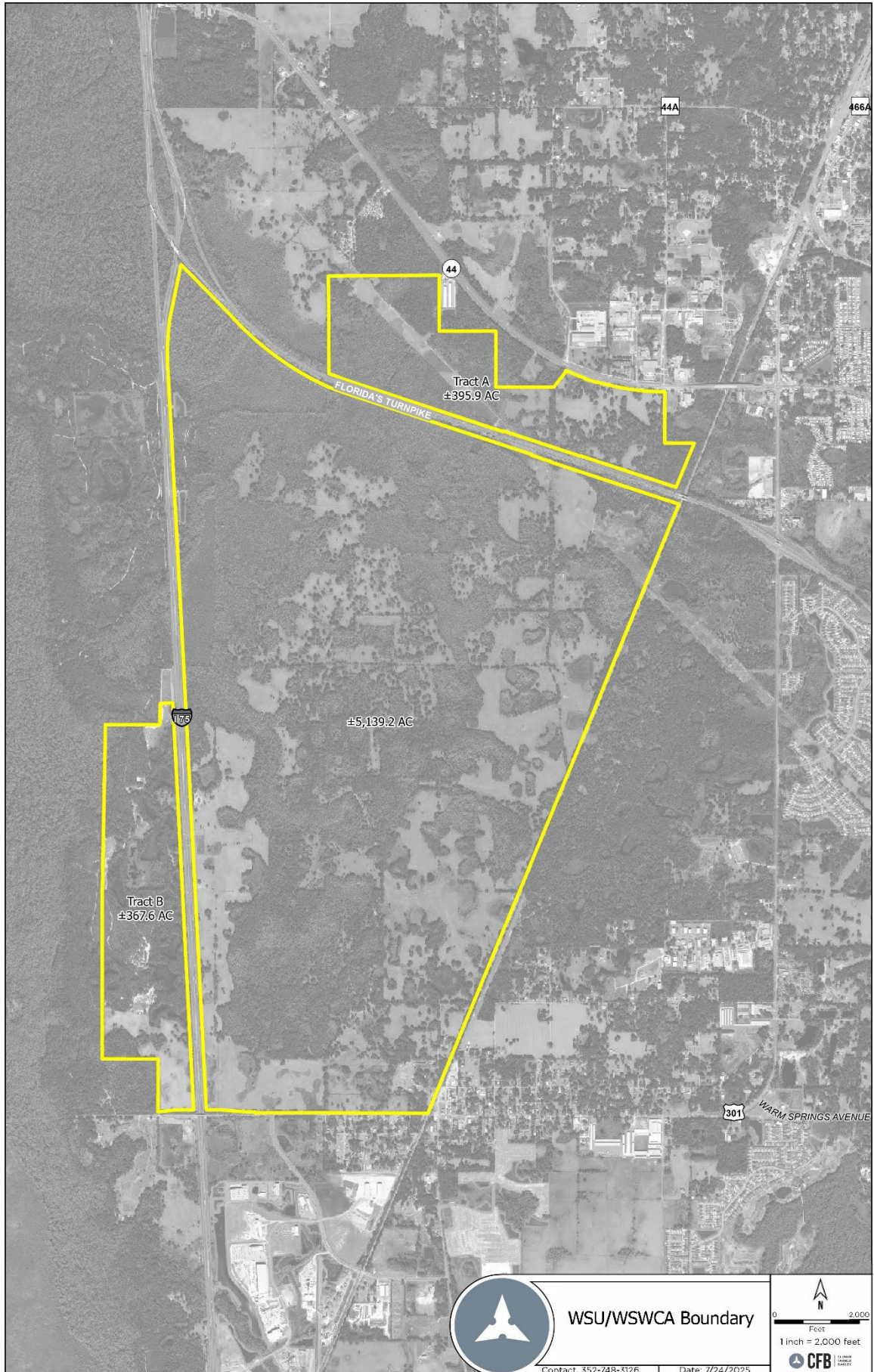
ATTEST:

Name: Jessica Barnes
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Name: _____
City Attorney

EXHIBIT A



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Huey Street Improvements Project Final Payment Application No. 10 in the Amount of \$235,265.14

REQUESTED ACTION: Staff recommends approval.

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

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

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction, Inc. on May 20, 2024. Art Walker Construction is now requesting Final Payment Application No. 10 in the amount of \$235,265.14 for site work performed between March 1 and April 10, 2025. The project is now 100% complete. Kimley Horn staff have reviewed Payment Application No. 10 and recommend its approval.

SECTION 00620

Contractor's Application for Payment No.			10 - Final
Application Period: 3/1/25-4/10/25		Application Date: 4/10/2025	
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Kimley Horn	
Project: Huey Street Improvements	Contract:		
Owner's Contract No.:	Contractor's Project No.: 12734	Engineer's Project No.:	

**Application For Payment
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 2,412,015.51
Number	Additions	Deductions	2. Net change by Change Orders.....	\$ 38,505.20
1	\$38,179.65		3. Current Contract Price (Line 1 ± 2).....	\$ 2,450,520.71
2		-\$31,683.01	4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ 2,450,520.71
3	\$5,395.90		5. RETAINAGE:	
4	\$21,500.00		a. X \$2,450,520.71 Work Completed.....	\$
5	\$16,047.50		b. X Stored Material.....	\$
6	\$14,454.00		c. Total Retainage (Line 5a + Line 5b).....	\$
7	\$9,100.00		6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 2,450,520.71
8	\$13,050.00		7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 2,215,255.57
9		-\$47,538.84	8. AMOUNT DUE THIS APPLICATION.....	\$ 235,265.14
TOTALS	\$117,727.05	-\$79,221.85	9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$
NET CHANGE BY CHANGE ORDERS	\$38,505.20			

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: Art Walker Date: 4/10/2025

Payment of: \$ 235,265.14
(Line 8 or other - attach explanation of the other amount)

is recommended by: Mario Petrola, P.E. 07/29/2025
Kimley Horn (Date)

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

is approved by: _____ (Date)
City of Wildwood

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

Kimley»Horn

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

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

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Reviewed by: MARIO PETROLA, P.E. Date: 7/29/25

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Huey Street Improvements											Application No.: 10 - Final				
Application Period: March 1, 2025 through April 10, 2025											Application Date: 4/10/2025				
A					B		C				D	E	F	G	H
Item		Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
Bid Item No.	Description					Quantity	Amount	Quantity	Amount						
1	Mobilization	1.00	LS	\$ 156,159.20	\$ 156,159.20	0.98	\$ 153,036.02	0.02	\$ 3,123.18	\$156,159.20		\$156,159.20	100.0%		
2	Maintenance of Traffic	1.00	LS	\$ 113,996.02	\$ 113,996.02	0.98	\$ 111,716.10	0.02	\$ 2,279.92	\$113,996.02		\$113,996.02	100.0%		
3	Performance Bond	1.00	LS	\$ 19,720.00	\$ 19,720.00	1.00	\$ 19,720.00		\$ -	\$19,720.00		\$19,720.00	100.0%		
4	Full Depth Reclamation (pulverization) (11.5" avg depth)	10575.00	SY	\$ 23.20	\$ 245,340.00	10575.00	\$ 245,340.00		\$ -	\$245,340.00		\$245,340.00	100.0%		
5	Portland Cement	71.10	TN	\$ 261.00	\$ 18,557.10	71.10	\$ 18,557.10		\$ -	\$18,557.10		\$18,557.10	100.0%		
6	Asphalt Emulsion (ocs-1h)	13858.00	GA	\$ 3.20	\$ 44,345.60	13858.00	\$ 44,345.60		\$ -	\$44,345.60		\$44,345.60	100.0%		
7	As-Built Plans and Construction Layout Survey	1.00	LS	\$ 34,336.00	\$ 34,336.00	0.75	\$ 25,752.00	0.25	\$ 8,584.00	\$34,336.00		\$34,336.00	100.0%		
8	Pollution Prevention and Control	1.00	LS	\$ 9,280.00	\$ 9,280.00	0.98	\$ 9,094.40	0.02	\$ 185.60	\$9,280.00		\$9,280.00	100.0%		
9	100% Gopher Tortoise Survey	1.00	LS	\$ 2,900.00	\$ 2,900.00	1.00	\$ 2,900.00		\$ -	\$2,900.00		\$2,900.00	100.0%		
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	\$ 9,280.00	\$ 27,840.00		\$ -	3.00	\$ 27,840.00	\$27,840.00		\$27,840.00	100.0%		
11	Sediment Barrier (standard)	8340.00	LF	\$ 2.30	\$ 19,182.00	8340.00	\$ 19,182.00		\$ -	\$19,182.00		\$19,182.00	100.0%		
12	Inlet Protection System	16.00	EA	\$ 145.00	\$ 2,320.00	16.00	\$ 2,320.00		\$ -	\$2,320.00		\$2,320.00	100.0%		
13	Clearing and Grubbing	5.55	AC	\$ 4,872.00	\$ 27,039.60	5.55	\$ 27,039.60		\$ -	\$27,039.60		\$27,039.60	100.0%		
14	Excavation, Regular	10087.00	CY	\$ 27.30	\$ 275,375.10	10087.00	\$ 275,375.10		\$ -	\$275,375.10		\$275,375.10	100.0%		
15	Embankment, Regular	188.00	CY	\$ 12.35	\$ 2,321.80	188.00	\$ 2,321.80		\$ -	\$2,321.80		\$2,321.80	100.0%		
16	Optional Base, Base Group 04	230.00	SY	\$ 94.55	\$ 21,746.50	230.00	\$ 21,746.50		\$ -	\$21,746.50		\$21,746.50	100.0%		
17	Optional Base, Base Group 09	650.00	SY	\$ 83.55	\$ 54,307.50	650.00	\$ 54,307.50		\$ -	\$54,307.50		\$54,307.50	100.0%		
18	Milling Existing Asphalt Pavement, 3" Avg Depth	1120.00	SY	\$ 9.75	\$ 10,920.00	1120.00	\$ 10,920.00		\$ -	\$10,920.00		\$10,920.00	100.0%		
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	692.85	TN	\$ 208.60	\$ 144,527.92	692.85	\$ 144,528.51	-0.0028	\$ (0.59)	\$144,527.92		\$144,527.92	100.0%		
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	953.60	TN	\$ 189.50	\$ 180,707.39	953.60	\$ 180,707.20	0.0010	\$ 0.19	\$180,707.39		\$180,707.39	100.0%		
21	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (2")	114.23	TN	\$ 207.85	\$ 23,741.94	114.23	\$ 23,742.71	-0.0036	\$ (0.77)	\$23,741.94		\$23,741.94	100.0%		
22	Inlets (DT BOT) Type C <10'	11.00	EA	\$ 9,230.00	\$ 101,530.00	10.00	\$ 92,300.00	1.00	\$ 9,230.00	\$101,530.00		\$101,530.00	100.0%		
23	Manholes (P-7) (<10')	2.00	EA	\$ 10,470.00	\$ 20,940.00	1.00	\$ 10,470.00	1.00	\$ 10,470.00	\$20,940.00		\$20,940.00	100.0%		
24	Replace Grate	1.00	EA	\$ 3,105.00	\$ 3,105.00	1.00	\$ 3,105.00		\$ -	\$3,105.00		\$3,105.00	100.0%		
25	Pipe Culvert, Round, 12" RCP	87.00	LF	\$ 99.00	\$ 8,613.00	87.00	\$ 8,613.00		\$ -	\$8,613.00		\$8,613.00	100.0%		
26	Pipe Culvert, Round, 12" RCP	121.00	LF	\$ 99.00	\$ 11,979.00	121.00	\$ 11,979.00		\$ -	\$11,979.00		\$11,979.00	100.0%		
27	Pipe Culvert, Round, 18" RCP	902.00	LF	\$ 117.50	\$ 105,985.00	902.00	\$ 105,985.00		\$ -	\$105,985.00		\$105,985.00	100.0%		
28	Pipe Culvert, Round, 24" RCP	802.00	LF	\$ 137.25	\$ 110,074.50	802.00	\$ 110,074.50		\$ -	\$110,074.50		\$110,074.50	100.0%		
29	Mitered End Section (optional round) (12")	3.00	EA	\$ 2,245.00	\$ 6,735.00	3.00	\$ 6,735.00		\$ -	\$6,735.00		\$6,735.00	100.0%		
30	Mitered End Section (optional round) (18")	2.00	EA	\$ 2,770.00	\$ 5,540.00	2.00	\$ 5,540.00		\$ -	\$5,540.00		\$5,540.00	100.0%		
31	Concrete Sidewalk and Driveways, 4" Thick	250.00	SY	\$ 110.75	\$ 27,687.50	250.00	\$ 27,687.50		\$ -	\$27,687.50		\$27,687.50	100.0%		
32	Concrete Sidewalk and Driveways, 6" Thick	55.00	SY	\$ 191.50	\$ 10,532.50	55.00	\$ 10,532.50		\$ -	\$10,532.50		\$10,532.50	100.0%		
33	Detectable Warnings	100.00	SF	\$ 40.60	\$ 4,060.00		\$ -	100.00	\$ 4,060.00	\$4,060.00		\$4,060.00	100.0%		
34	Riprap, Rubble, F&I, 10'x10' Pad Around Pond Outfall Structure	1.00	LS	\$ 3,700.00	\$ 3,700.00	1.00	\$ 3,700.00		\$ -	\$3,700.00		\$3,700.00	100.0%		
35	Fencing, Type B, Standard (5.1'-6.0')	837.00	LF	\$ 36.00	\$ 30,132.00		\$ -	837.00	\$ 30,132.00	\$30,132.00		\$30,132.00	100.0%		
36	Fence Gate, Type B, Single, 12.1-18.0' Opening	1.00	EA	\$ 2,900.00	\$ 2,900.00		\$ -	1.00	\$ 2,900.00	\$2,900.00		\$2,900.00	100.0%		
37	Performance Turf, Sod	8890.00	SY	\$ 4.75	\$ 42,227.50	8890.00	\$ 42,227.50		\$ -	\$42,227.50		\$42,227.50	100.0%		
38	Single Post Sign, F&I Ground Mount, up to 12 SF	10.00	AS	\$ 585.00	\$ 5,850.00	10.00	\$ 5,850.00		\$ -	\$5,850.00		\$5,850.00	100.0%		
39	Single Post Sign, Relocate	5.00	AS	\$ 175.00	\$ 875.00	5.00	\$ 875.00		\$ -	\$875.00		\$875.00	100.0%		
40	Sign Panel, Furnish & Install Ground Mount, up to 12 SF	6.00	EA	\$ 235.00	\$ 1,410.00	6.00	\$ 1,410.00		\$ -	\$1,410.00		\$1,410.00	100.0%		
41	Raised Pavement Marker, Type B (Y/Y)	96.00	EA	\$ 5.80	\$ 556.80	96.00	\$ 556.80		\$ -	\$556.80		\$556.80	100.0%		
42	Painted Pavement Markings - Final Surface	1.00	LS	\$ 52,200.00	\$ 52,200.00	1.00	\$ 52,200.00		\$ -	\$52,200.00		\$52,200.00	100.0%		
43	Thermoplastic, Standard, White, Solid, 12" for Crosswalks and Roundabout	672.00	LF	\$ 5.80	\$ 3,897.60		\$ -	672.00	\$ 3,897.60	\$3,897.60		\$3,897.60	100.0%		
44	Thermoplastic, Standard, White, Solid, 24" for Stop Line	120.00	LF	\$ 11.60	\$ 1,392.00		\$ -	120.00	\$ 1,392.00	\$1,392.00		\$1,392.00	100.0%		
45	Thermoplastic, Standard, White, Message or Symbol	4.00	EA	\$ 290.00	\$ 1,160.00		\$ -	4.00	\$ 1,160.00	\$1,160.00		\$1,160.00	100.0%		
46	Thermoplastic, Preformed, White, Solid, 24" for Crosswalk	224.00	LF	\$ 17.40	\$ 3,897.60		\$ -	224.00	\$ 3,897.60	\$3,897.60		\$3,897.60	100.0%		
47	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	1.330	GM	\$ 7,656.00	\$ 10,182.48		\$ -	1.33	\$ 10,182.48	\$10,182.48		\$10,182.48	100.0%		
48	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	1.342	GM	\$ 7,656.00	\$ 10,274.35		\$ -	1.342	\$ 10,274.35	\$10,274.35		\$10,274.35	100.0%		

SECTION 00620

Item		Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description					Quantity	Amount	Quantity	Amount					
49	Abandon Existing Water Main in Place (including excavatable fill)/Removal of Asbestos Cement Water Main	1.00	LS	\$ 67,570.00	\$ 67,570.00	1.00	\$ 67,570.00		\$ -	\$67,570.00		\$67,570.00	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	2550.00	LF	\$ 70.70	\$ 180,285.00	2550.00	\$ 180,285.00		\$ -	\$180,285.00		\$180,285.00	100.0%	
51	Single Water Service Connection	7.00	EA	\$ 3,455.00	\$ 24,185.00	7.00	\$ 24,185.00		\$ -	\$24,185.00		\$24,185.00	100.0%	
52	Fire Hydrant Assembly	3.00	EA	\$ 9,105.00	\$ 27,315.00	3.00	\$ 27,315.00		\$ -	\$27,315.00		\$27,315.00	100.0%	
53	Reconnect to Existing Hydrant	1.00	EA	\$ 2,815.00	\$ 2,815.00	1.00	\$ 2,815.00		\$ -	\$2,815.00		\$2,815.00	100.0%	
54	Adjust Manhole to Finished Ground	1.00	EA	\$ 1,740.00	\$ 1,740.00	1.00	\$ 1,740.00		\$ -	\$1,740.00		\$1,740.00	100.0%	
55	Composite Waterproof Manhole Ring and Cover with Inflow Protection	2.00	EA	\$ 270.00	\$ 540.00	2.00	\$ 540.00		\$ -	\$540.00		\$540.00	100.0%	
56	Adjust Cleanout to Finished Ground	1.00	EA	\$ 290.00	\$ 290.00	1.00	\$ 290.00		\$ -	\$290.00		\$290.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	1.00	EA	\$ 7,665.00	\$ 7,665.00	1.00	\$ 7,665.00		\$ -	\$7,665.00		\$7,665.00	100.0%	
58	8" Gate Valve	8.00	EA	\$ 2,770.00	\$ 22,160.00	8.00	\$ 22,160.00		\$ -	\$22,160.00		\$22,160.00	100.0%	
59	8" Restrained Plug	2.00	EA	\$ 330.00	\$ 660.00	2.00	\$ 660.00		\$ -	\$660.00		\$660.00	100.0%	
60	8" Cap	2.00	EA	\$ 360.00	\$ 720.00	2.00	\$ 720.00		\$ -	\$720.00		\$720.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,490.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	1.00	EA	\$ 15,200.00	\$ 15,200.00	1.00	\$ 15,200.00		\$ -	\$15,200.00		\$15,200.00	100.0%	
63	8" Cap with 2" Threaded Plug	1.00	EA	\$ 455.00	\$ 455.00	1.00	\$ 455.00		\$ -	\$455.00		\$455.00	100.0%	
64	Cut and Connect to Existing Water Main (including all required fittings, sleeves, temporary linestop and jumper connections)	3.00	EA	\$ 6,240.00	\$ 18,720.00	3.00	\$ 18,720.00		\$ -	\$18,720.00		\$18,720.00	100.0%	
65	Bacteriological Testing	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00	\$ 4,700.00		\$ -	\$4,700.00		\$4,700.00	100.0%	
66	Material Testing	1.00	LS	\$ 5,915.00	\$ 5,915.00	1.00	\$ 5,915.00		\$ -	\$5,915.00		\$5,915.00	100.0%	
Change Order No. 1														
31	Concrete Sidewalk and Driveways 4" Thick	-84.00	SY	\$ 110.75	\$ (9,303.00)	-84.00	\$ (9,303.00)		\$ -	-\$9,303.00		-\$9,303.00	100.0%	
37	Performance Turf Sod	-335.00	SY	\$ 4.75	\$ (1,591.25)	-335.00	\$ (1,591.25)		\$ -	-\$1,591.25		-\$1,591.25	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	-1073.00	LF	\$ 70.70	\$ (75,861.10)	-1073.00	\$ (75,861.10)		\$ -	-\$75,861.10		-\$75,861.10	100.0%	
58	8" Gate Valve	3.00	EA	\$ 2,770.00	\$ 8,310.00	3.00	\$ 8,310.00		\$ -	\$8,310.00		\$8,310.00	100.0%	
61	Air Release Valve	2.00	EA	\$ 4,490.00	\$ 8,980.00	2.00	\$ 8,980.00		\$ -	\$8,980.00		\$8,980.00	100.0%	
62	8" Linestop	-1.00	EA	\$ 15,200.00	\$ (15,200.00)	-1.00	\$ (15,200.00)		\$ -	-\$15,200.00		-\$15,200.00	100.0%	
CO 1	8" C-900 DR-18 PVC HDD	747.00	LF	\$ 135.00	\$ 100,845.00	747.00	\$ 100,845.00		\$ -	\$100,845.00		\$100,845.00	100.0%	
CO 1	18" Drainage RCP Removal	400.00	LF	\$ 55.00	\$ 22,000.00	400.00	\$ 22,000.00		\$ -	\$22,000.00		\$22,000.00	100.0%	
Change Order No. 2														
11	Sediment Barrier (standard)	-90.00	LF	\$ 2.30	\$ (207.00)	-90.00	\$ (207.00)		\$ -	-\$207.00		-\$207.00	100.0%	
12	Inlet Protection System	-2.00	EA	\$ 145.00	\$ (290.00)	-2.00	\$ (290.00)		\$ -	-\$290.00		-\$290.00	100.0%	
14	Excavation, Regular	-187.00	CY	\$ 27.30	\$ (5,105.10)	-187.00	\$ (5,105.10)		\$ -	-\$5,105.10		-\$5,105.10	100.0%	
15	Embankment, Regular	-24.00	CY	\$ 12.35	\$ (296.40)	-24.00	\$ (296.40)		\$ -	-\$296.40		-\$296.40	100.0%	
25	Pipe Culvert, Round, 12" RCP	-87.00	LF	\$ 99.00	\$ (8,613.00)	-87.00	\$ (8,613.00)		\$ -	-\$8,613.00		-\$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	-121.00	LF	\$ 99.00	\$ (11,979.00)	-121.00	\$ (11,979.00)		\$ -	-\$11,979.00		-\$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	795.00	LF	\$ 117.50	\$ 93,412.50	795.00	\$ 93,412.50		\$ -	\$93,412.50		\$93,412.50	100.0%	
28	Pipe Culvert, Round, 24" RCP	-802.00	LF	\$ 137.25	\$ (110,074.50)	-802.00	\$ (110,074.50)		\$ -	-\$110,074.50		-\$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	-3.00	EA	\$ 2,245.00	\$ (6,735.00)	-3.00	\$ (6,735.00)		\$ -	-\$6,735.00		-\$6,735.00	100.0%	
	Pipe Culvert, Elliptical, 15" ERCP	122.00	LF	\$ 110.00	\$ 13,420.00	122.00	\$ 13,420.00		\$ -	\$13,420.00		\$13,420.00	100.0%	
	Mitered End Section (optional elliptical) (15")	2.00	LF	\$ 2,400.00	\$ 4,800.00	2.00	\$ 4,800.00		\$ -	\$4,800.00		\$4,800.00	100.0%	
	Bid Quantity Reconciliation (items 19-21)	1.00	LS	\$ (15.51)	\$ (15.51)	1.00	\$ (15.51)		\$ -	-\$15.51		-\$15.51	100.0%	
Change Order No. 3														
CO3	8" C-900 DR-18 PVC HDD	63.00	LF	\$ 135.00	\$ 8,505.00	63.00	\$ 8,505.00		\$ -	\$8,505.00		\$8,505.00	100.0%	
50	8" C-900 DR-18 Water Main (includes fittings, restraints, appurtenances, etc.)	-63.00	LF	\$ 70.70	\$ (4,454.10)	-63.00	\$ (4,454.10)		\$ -	-\$4,454.10		-\$4,454.10	100.0%	
58	8" Gate Valve	1.00	EA	\$ 2,770.00	\$ 2,770.00	1.00	\$ 2,770.00		\$ -	\$2,770.00		\$2,770.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	-1.00	LS	\$ 7,665.00	\$ (7,665.00)	-1.00	\$ (7,665.00)		\$ -	-\$7,665.00		-\$7,665.00	100.0%	
64	Cut and Connect to Existing Water Main (includes all required fittings, sleeves, temporary linestop and jumper connections)	1.00	LS	\$ 6,240.00	\$ 6,240.00	1.00	\$ 6,240.00		\$ -	\$6,240.00		\$6,240.00	100.0%	
Change Order No. 4														
CO4	Inlets (DT BOT) Type D, <10'	1.00	EA	\$ 11,350.00	\$ 11,350.00	1.00	\$ 11,350.00		\$ -	\$11,350.00		\$11,350.00	100.0%	
CO4	Dual Water Service Connection	1.00	EA	\$ 6,530.00	\$ 6,530.00	1.00	\$ 6,530.00		\$ -	\$6,530.00		\$6,530.00	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF (S4-2P)	2.00	EA	\$ 585.00	\$ 1,170.00	2.00	\$ 1,170.00		\$ -	\$1,170.00		\$1,170.00	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF (R1-6C) - Credit for Installation Only	-5.00	EA	\$ 50.00	\$ (250.00)	-5.00	\$ (250.00)		\$ -	-\$250.00		-\$250.00	100.0%	
CO4	Structure Modification/Invert Adjustments (MH-H01, H02 & H-01)	3.00	EA	\$ 300.00	\$ 900.00	3.00	\$ 900.00		\$ -	\$900.00		\$900.00	100.0%	
CO4	Structure Modification/Grate E1 Adjustment (H-08)	1.00	EA	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00		\$ -	\$1,800.00		\$1,800.00	100.0%	
Change Order No. 5														
27	Pipe Culvert, Round, 18" RCP	-41.00	LF	\$ 62.50	\$ (2,562.50)	-41.00	\$ (2,562.50)		\$ -	-\$2,562.50		-\$2,562.50	100.0%	

SECTION 00620

CO5	Pipe Culvert, Elliptical, 15" ERCP	41.00	LF	\$	110.00	\$	4,510.00	41.00	\$	4,510.00		\$	-	\$4,510.00		\$4,510.00	100.0%
CO5	Shipping/Transport	1.00	LS	\$	1,250.00	\$	1,250.00	1.00	\$	1,250.00		\$	-	\$1,250.00		\$1,250.00	100.0%
Co5	Type F Conflict Inlet	1.00	EA	\$	12,850.00	\$	12,850.00	1.00	\$	12,850.00		\$	-	\$12,850.00		\$12,850.00	100.0%
	Change Order No. 6																
CO6	Structure Modification/Invert Adjustments (H-03, H-04 & H-05)	3.00	EA	\$	1,020.00	\$	3,060.00		\$	-	3.00	\$	3,060.00	\$3,060.00		\$3,060.00	100.0%
CO6	Aluminum Pipe Guiderail per FDOT Index 515-070	15.00	LF	\$	300.00	\$	4,500.00		\$	-	15.00	\$	4,500.00	\$4,500.00		\$4,500.00	100.0%
32	Concrete Sidewalk and Driveways, 6" Thick	36.00	SY	\$	191.50	\$	6,894.00		\$	-	36.00	\$	6,894.00	\$6,894.00		\$6,894.00	100.0%
	Change Order No. 7																
	Adjust DBI H-09 & Concrete Wedge	1.00	LS	\$	8,400.00	\$	8,400.00		\$	-	1.00	\$	8,400.00	\$8,400.00		\$8,400.00	100.0%
	Performance Turf Sod	70.00	SY	\$	10.00	\$	700.00		\$	-	70.00	\$	700.00	\$700.00		\$700.00	100.0%
	Change Order No. 8																
	Adjust DBI H-03	1.00	LS	\$	8,400.00	\$	8,400.00		\$	-	1.00	\$	8,400.00	\$8,400.00		\$8,400.00	100.0%
	Regrade Swale	1.00	LS	\$	3,350.00	\$	3,350.00		\$	-	1.00	\$	3,350.00	\$3,350.00		\$3,350.00	100.0%
	Performance Turf Sod	130.00	SY	\$	10.00	\$	1,300.00		\$	-	130.00	\$	1,300.00	\$1,300.00		\$1,300.00	100.0%
	Change Order No. 9																
10	Gopher Tortoise Relocation and Associated Permitting	-3.00	EA	\$	9,280.00	\$	(27,840.00)		\$	-	-3.00	\$	(27,840.00)	-\$27,840.00		-\$27,840.00	100.0%
22	Inlets (DT BOT) Type C <10'	-1.00	EA	\$	9,230.00	\$	(9,230.00)		\$	-	-1.00	\$	(9,230.00)	-\$9,230.00		-\$9,230.00	100.0%
23	Manholes (P-7) <10'	-1.00	EA	\$	10,470.00	\$	(10,470.00)		\$	-	-1.00	\$	(10,470.00)	-\$10,470.00		-\$10,470.00	100.0%
	Rounding Errors	1.00	LS	\$	1.16	\$	1.16		\$	-	1.00	\$	1.16	\$1.16		\$1.16	100.0%
	Totals						\$2,450,520.71			\$2,131,847.97		\$118,672.74	\$2,450,520.71		\$2,450,520.71		100.0%

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Pay Application No. 5 for Phase One of the Water Reclamation Facility Project in the Amount of \$850,738.30

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Garney Construction
Effective Date: 07/28/2025 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 expansion of the Water Reclamation Facility. The Guaranteed Maximum Price (GMP) for Phase 1 was approved on February 10, 2025, for the amount of \$34,546,993.00. This request is for Pay Application No. 5 for Phase 1, in the amount of \$850,738.30. After review, both the consultant (CPH Engineering) and City staff recommend approval of payment to Garney Construction in the amount of \$850,738.30.

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: **5**PERIOD TO: **07/31/25**

Distribution to:

☒ OWNER☐ CONTRACTOR

FROM: Garney Construction
370 East Crown Point Road
Winter Garden, FL. 34787

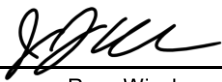
CONTRACT DATE: 01/22/24

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: 
Ryan Winslow

Date: **07/25/25****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.

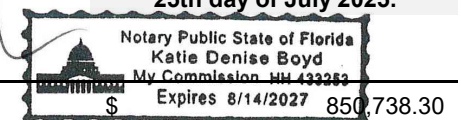
1. ORIGINAL CONTRACT SUM	\$	34,546,993.00
2. Net change by change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1+or- 2)	\$	34,546,993.00
4. TOTAL COMPLETED & STORED TO DATE	\$	6,017,093.92
(Column G on G703)		
5. TOTAL RETAINAGE: 5%	\$	300,854.70
6. TOTAL EARNED LESS RETAINAGE	\$	5,716,239.22
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	4,865,500.92
8. CURRENT PAYMENT DUE	\$	850,738.30
9. BALANCE TO FINISH	\$	28,830,753.78
(Line 3 less Line 6)		

State of: Florida County Of: Orange

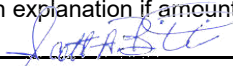
Subscribed and sworn to before me this

25th day of July 2025.

Notary Public:

**AMOUNT CERTIFIED**

(Attach explanation if amount certified differs from the amount applied for.)

By:  Date: **7/28/2025**

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 were variable retainage for line items may apply

APPLICATION NUMBER:

5

APPLICATION DATE:

07/25/25

PERIOD TO:

07/31/25

PROJECT NO.:

0669

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			
INDIRECT COST - PHASE 1							
	GENERAL CONDITIONS						
GC-01	Mobilization	\$1,760,000.00	\$1,760,000.00	\$0.00	\$1,760,000.00	100.0%	\$0.00
GC-02	General Conditions	\$1,864,262.00	\$615,207.44	\$167,784.00	\$782,991.44	42.0%	\$1,081,270.56
GC-03	Bonds	\$345,470.00	\$139,156.00	\$72,839.00	\$211,995.00	61.4%	\$133,475.00
GC-04	Insurance	\$518,205.00	\$518,205.00	\$0.00	\$518,205.00	100.0%	\$0.00
CG-05	Builder's Risk Insurance	\$172,735.00	\$172,735.00	\$0.00	\$172,735.00	100.0%	\$0.00
	CONSTRUCTION MANAGER FEE						
CM-01	CM Fee	\$2,852,504.00	\$713,126.48	\$171,151.00	\$884,277.48	31.0%	\$1,968,226.52
	STORED MATERIALS						
SM-01	Stored Materials	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
ALLOWANCE & CONTINGENCIES - PHASE 1							
AC-01	Testing & Inspection Fees Allowance	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
AC-02	Permit Fees Allowance	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
AC-03	Hazardous Material Survey Allowance	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
AC-04	Builder's Risk Insurance Deductible Allowance	\$1,010,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,010,000.00
AC-05	Unsuitable Soils Allowance	\$250,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$250,000.00
AC-06	Permanent Power Fees Allowance	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
AC-07	Escalation Allowance	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-08	CM Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-09	Scope Gap / Exclusions Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-10	Owner Contingency	\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1							
ODP-01	ODP - Submersible Pumps	\$456,661.00	\$0.00	\$0.00	\$0.00	0.0%	\$456,661.00
OPD-02	ODP - Influent Drum Screens	\$765,456.00	\$0.00	\$0.00	\$0.00	0.0%	\$765,456.00
ODP-03	ODP - Clarifiers	\$1,519,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,519,500.00
ODP-02	ODP - Large Diameter Pipe & Valves	\$1,049,395.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,049,395.00
OPD-03	ODP - Disc Filters	\$569,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$569,800.00
ODP-04	ODP - DAVCO Plant	\$4,450,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,450,000.00
ODP-03	ODP - Electrical Gear	\$1,269,840.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,269,840.00
OPD-04	ODP - Generator	\$439,750.00	\$0.00	\$0.00	\$0.00	0.0%	\$439,750.00
PHASE 1 WORK							
	SITEWORK						
SW-01	Earthwork General - Erosion Control & Dust Control / Maintenance	\$21,000.00	\$1,680.00	\$1,680.00	\$3,360.00	16.0%	\$17,640.00
SW-02	Earthwork General - Parking, Laydown & Storage Areas / Maintenance	\$20,000.00	\$1,600.00	\$1,600.00	\$3,200.00	16.0%	\$16,800.00
SW-03	Earthwork General - Construction Entrances / Maintenance	\$22,000.00	\$1,760.00	\$1,760.00	\$3,520.00	16.0%	\$18,480.00
SW-04	Screening Structure - Excavate	\$49,000.00	\$12,250.00	\$0.00	\$12,250.00	25.0%	\$36,750.00
SW-05	Screening Structure - Prep Subgrade	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SW-06	Screening Structure - Structural Base	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SW-07	Screening Structure - Backfill	\$20,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,000.00
SW-08	Influent Flow Meter - Excavate	\$26,000.00	\$6,500.00	\$0.00	\$6,500.00	25.0%	\$19,500.00

CONTINUATION SHEET

AIA DOCUMENT G703

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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER:

5

APPLICATION DATE:

07/25/25

PERIOD TO:

07/31/25

PROJECT NO.:

0669

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E		G		H
			WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH		
			FROM PREVIOUS APPLICATION	THIS PERIOD					
SW-09	Influent Flow Meter - Prep Subgrade	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00		
SW-10	Influent Flow Meter - Structural Base	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00		
SW-11	Influent Flow Meter - Backfill	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00		
SW-12	Master Lift Station - Security Fence & Gates	\$14,904.00	\$0.00	\$0.00	\$0.00	0.0%	\$14,904.00		
	YARD PIPE								
YP-01	Submit - Yard Pipe/Fittings	\$10,000.00	\$2,500.00	\$2,500.00	\$5,000.00	50.0%	\$5,000.00		
YP-02	Submit - Valves	\$10,000.00	\$0.00	\$2,500.00	\$2,500.00	25.0%	\$7,500.00		
YP-03	Submit - Precast Manholes	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00		
YP-04	Deliver - Yard Pipe/Fittings	\$936,000.00	\$234,000.00	\$93,600.00	\$327,600.00	35.0%	\$608,400.00		
YP-05	Deliver - Valves	\$74,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$74,000.00		
YP-06	Deliver - Precast Manholes	\$18,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$18,000.00		
YP-07	Unload, Store & Inventory	\$31,000.00	\$7,750.00	\$1,550.00	\$9,300.00	30.0%	\$21,700.00		
YP-08	Subsurface Exploration (Pothole / VacTruck)	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.0%	\$0.00		
YP-09	Restrain Existing 16" FM	\$158,000.00	\$158,000.00	\$0.00	\$158,000.00	100.0%	\$0.00		
YP-10	30" dia FM from Ex. 30" Plug Valve to Flowmeter	\$801,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$801,000.00		
YP-11	Underslab 30" dia at Influent Flowmeter	\$26,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,000.00		
YP-12	30" dia FM from 30x12 Reducing Tee to 30" Cap at end of Header including (3)ea 30x20 Reducing Tees to Screening Structure	\$101,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$101,000.00		
YP-13	16" dia FM from 30x16 Reducing Tee to 16x16 Tapping Saddle / Hot Tap	\$18,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$18,000.00		
YP-14	12" dia RAS from 30x12 Reducing Tee on 30" FM to 12" Plug Valve For Future Phasing	\$22,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$22,000.00		
YP-15	6" dia RWM from 6x6 hot tap/tee to 2" at MLS and 4" at Screening Structure	\$111,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$111,000.00		
YP-16	Potable Water Lines	\$39,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$39,000.00		
YP-17	Underslab 20" dia Influent at Screening Structure	\$24,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$24,000.00		
YP-18	Underslab 30" dia Effluent at Screening Structure	\$31,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$31,000.00		
YP-19	Underslab 2" dia RWM at Screening Structure	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00		
YP-20	Underslab 6" dia Backwash Drain Lines at Screening Structure	\$12,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$12,000.00		
YP-21	Underslab 4" dia Sanitary Drains Lines	\$26,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,000.00		
YP-22	Precast Manholes	\$13,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,000.00		
YP-23	Sanitary Drain Line b/w Recycle Lift Station and MH-5	\$13,248.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,248.00		
YP-24	36" dia Effluent from Screening Structure Effluent to Master Lift Station	\$40,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$40,000.00		
YP-25	6" dia Drum Screen Backwash Drain Lines at Screening Structure	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00		
YP-26	4" dia Sanitary Drain Lines from Dumpsters	\$11,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000.00		
YP-27	8" dia Gravity Sanitary Main & Cleanouts to MH-2 at Screening Structure	\$20,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,000.00		
YP-28	8" dia Gravity Sanitary Main b/w MH-2 and MH-1	\$15,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,000.00		
YP-29	8" dia Gravity Sanitary Main b/w MH-1 and Master Lift Station	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00		
YP-30	8" dia FM from PV to Lift Station	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00		
YP-31	24" dia Discharge from Master Lift Station to Existing EQ Basin	\$133,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$133,000.00		
YP-32	Underslab 24" dia at Master Lift Station	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00		
YP-33	Underslab 2" dia ARV at Master Lift Station	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00		
YP-34	1"-2" dia RWM at Screening Structure and Master Lift Station	\$16,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$16,000.00		
YP-35	Flush / Clean Pipe	\$13,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,000.00		
YP-36	Test Pipe	\$27,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$27,000.00		
YP-37	Disinfect Pipe	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00		

CONTINUATION SHEET

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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER:

5

APPLICATION DATE:

07/25/25

PERIOD TO:

07/31/25

PROJECT NO.:

0669

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		G		H BALANCE TO FINISH
			D FROM PREVIOUS APPLICATION	THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	
	INFLUENT FLOW METER						
IFM-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
IFM-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
IFM-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
IFM-04	Submit - Valves	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
IFM-05	Submit - Flow Meter (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-06	Deliver - Rebar	\$11,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000.00
IFM-07	Deliver - Flange Pipe / Fittings	\$274,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$274,000.00
IFM-08	Deliver - Valves	\$101,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$101,000.00
IFM-09	Deliver - Flow Meter & Instruments (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-10	Form/Rebar/Pour Slab	\$41,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$41,000.00
IFM-11	Cure / Finish / Point & Patch Concrete	\$22,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$22,000.00
IFM-12	Install Exposed Flange Pipe/Fittings	\$201,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$201,000.00
IFM-13	Install Exposed Valves	\$63,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$63,000.00
IFM-14	Install Flow Meter & Instruments (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-15	Bollards	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
IFM-16	Testing & Start up Flow Meter	\$3,242.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,242.00
	SCREENING STRUCTURE						
SS-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
SS-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
SS-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SS-04	Submit - Valves	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
SS-05	Submit - Drum Screens	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
SS-06	Deliver - Rebar	\$43,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$43,000.00
SS-07	Deliver - Flange Pipe / Fittings	\$334,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$334,000.00
SS-08	Deliver - Valves	\$124,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$124,000.00
SS-09	Deliver - Drum Screens	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SS-10	Form/Rebar/Pour Slab	\$67,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$67,000.00
SS-11	Cure / Finish / Point & Patch Slab	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SS-12	Form/Rebar/Pour Dumpster Slabs	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
SS-13	Cure / Finish / Point & Patch Dumpster Slabs	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
SS-14	Form/Rebar/Pour Equipment Piers/ Pedestals / Pads	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
SS-15	Cure / Finish / Point & Patch Equipment Piers/ Pedestals / Pads	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
SS-16	Install Drum Screens	\$42,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$42,000.00
SS-17	Install Solids Chute	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
SS-18	Install Exposed Pipe / Fittings	\$242,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$242,000.00
SS-19	Install Exposed Valves	\$76,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$76,000.00
SS-20	Set Dumpsters	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00
SS-21	Install Instruments	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SS-22	Bollards & Hose Racks	\$15,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,000.00
SS-23	Testing & Start up Screens	\$5,138.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,138.00

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 were variable retainage for line items may apply

APPLICATION NUMBER:

5

APPLICATION DATE:

07/25/25

PERIOD TO:

07/31/25

PROJECT NO.:

0669

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			
	MASTER LIFT STATION						
MLS-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
MLS-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
MLS-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
MLS-04	Submit - Valves	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
MLS-05	Submit - Pumps	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
MLS-06	Deliver - Rebar	\$38,000.00	\$30,400.00	\$0.00	\$30,400.00	80.0%	\$7,600.00
MLS-07	Deliver - Flange Pipe / Fittings	\$701,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$701,000.00
MLS-08	Deliver - Valves	\$259,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$259,000.00
MLS-09	Deliver - Pumps	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
MLS-10	Form/Rebar/Pour Base Slab	\$130,000.00	\$0.00	\$130,000.00	\$130,000.00	100.0%	\$0.00
MLS-11	Cure / Finish / Point & Patch Base Slab	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	100.0%	\$0.00
MLS-12	Form/Rebar/Pour Walls & Trough	\$51,000.00	\$0.00	\$12,750.00	\$12,750.00	25.0%	\$38,250.00
MLS-13	Cure / Finish / Point & Patch Walls & Trough	\$18,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$18,000.00
MLS-14	Leak Test Structure	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
MLS-15	Form/Rebar/Pour Deck	\$43,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$43,000.00
MLS-16	Cure / Finish / Point & Patch Deck	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00
MLS-17	Set Pump Bases	\$21,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,000.00
MLS-18	Install Flanged Pipe Risers inside Lift Station	\$240,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$240,000.00
MLS-19	Install Exposed Pipe / Fittings	\$510,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$510,000.00
MLS-20	Install Exposed Valves	\$161,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$161,000.00
MLS-21	Install Submersible Pumps	\$54,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$54,000.00
MLS-22	Form/Rebar/Pour Slab on Grade	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
MLS-23	Cure / Finish / Point & Patch Slab of Grade	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
MLS-24	Install Instruments	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
MLS-25	Bollards, Hose Racks, Hatches	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00
MLS-26	Start-up and Test Pumps	\$5,952.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,952.00
	CLARIFIER GEAR BOX REPLACEMENT						
CGB-01	Clarifier Gear Box Replacement	\$51,160.00	\$51,160.00	\$0.00	\$51,160.00	100.0%	\$0.00
	RECYCLE LIFT STATION						
RLS-01	Submit - Precast Recycle Lift Station	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
RLS-02	Deliver - Precast Recycle Lift Station	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
RLS-03	Recycle Lift Station - Excavate	\$23,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$23,000.00
RLS-04	Recycle Lift Station - Prep Subgrade	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
RLS-05	Recycle Lift Station - Structural Base	\$4,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,000.00
RLS-06	Recycle Lift Station - Install Precast	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
RLS-07	Recycle Lift Station - Backfill	\$4,780.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,780.00
	SITEWORK WORK PACKAGE						
SWP-01	Mobilization/Bonds	\$34,000.00	\$34,000.00	\$0.00	\$34,000.00	100.0%	\$0.00
SWP-02	Erosion Control	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
SWP-03	Clearing, Grubbing, Debris Removal, Rough Grading	\$180,000.00	\$180,000.00	\$0.00	\$180,000.00	100.0%	\$0.00
SWP-04	Demo Existing Buildings/Structures	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00	100.0%	\$0.00
SWP-05	Install Construction Entrances	\$18,000.00	\$18,000.00	\$0.00	\$18,000.00	100.0%	\$0.00

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 were variable retainage for line items may apply

APPLICATION NUMBER:

5

APPLICATION DATE:

07/25/25

PERIOD TO:

07/31/25

PROJECT NO.:

0669

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	G		H
			WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
SWP-06	Widen Trailer Entrance	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.0%	\$0.00
SWP-07	Install Fence	\$55,000.00	\$55,000.00	\$0.00	\$55,000.00	100.0%	\$0.00
SWP-08	Prepare Trailer Area	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	100.0%	\$0.00
SWP-09	Additional Site Grading, Parking Areas, Entrances	\$38,000.00	\$0.00	\$38,000.00	\$38,000.00	100.0%	\$0.00
SWP-10	Master Lift Station - Excavate	\$153,000.00	\$38,250.00	\$114,750.00	\$153,000.00	100.0%	\$0.00
SWP-11	Master Lift Station - Prep Subgrade	\$7,550.00	\$0.00	\$7,550.00	\$7,550.00	100.0%	\$0.00
SWP-12	Master Lift Station - Structural Base	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	100.0%	\$0.00
SWP-13	Master Lift Station - Backfill	\$71,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$71,000.00
	COATINGS						
CWP-01	Mobilization/Bonds	\$6,805.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,805.00
CWP-02	Coating Submittals	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
CWP-03	Master Lift Station - Concrete Exterior Below Grade	\$11,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000.00
CWP-04	Master Lift Station - Concrete Interior Below Grade	\$102,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$102,000.00
CWP-05	Master Lift Station - Pipe Systems / Bollards	\$21,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,000.00
CWP-06	Screening Structure - Pipe Systems / Bollards	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00
CWP-07	Influent Flow Meter Assembly - Pipe Systems / Bollards	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
	ELECTRICAL						
EWP-01	Mobilization/Bonds	\$125,800.00	\$125,800.00	\$0.00	\$125,800.00	100.0%	\$0.00
EWP-02	Gear Submittals	\$15,000.00	\$11,250.00	\$3,750.00	\$15,000.00	100.0%	\$0.00
EWP-03	Fixture Submittals	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	100.0%	\$0.00
EWP-04	Misc. Submittals	\$15,000.00	\$11,250.00	\$3,750.00	\$15,000.00	100.0%	\$0.00
EWP-05	Site Temp Power	\$60,000.00	\$12,000.00	\$36,000.00	\$48,000.00	80.0%	\$12,000.00
EWP-06	Influent Flow Station - Underground / Includes Duct Bank	\$55,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$55,300.00
EWP-07	Influent Flow Station - Above Grade	\$25,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,900.00
EWP-08	Influent Flow Station - Gear / Equipment	\$14,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$14,400.00
EWP-09	Influent Flow Station - Pull Wire / Terminate	\$8,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,700.00
EWP-10	Influent Flow Station - Start-up	\$1,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,200.00
EWP-11	Screening Structure - Underground / Includes Duct Bank	\$125,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$125,400.00
EWP-12	Screening Structure - Above Grade	\$109,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$109,800.00
EWP-13	Screening Structure - Gear / Equipment	\$21,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,600.00
EWP-14	Screening Structure - Pull Wire / Terminate	\$23,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$23,700.00
EWP-15	Screening Structure - Start-up	\$3,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,800.00
EWP-16	Master Lift Station - Underground / Includes Duct Bank	\$217,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$217,300.00
EWP-17	Master Lift Station - Above Grade	\$209,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$209,500.00
EWP-18	Master Lift Station - Gear / Equip	\$31,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$31,200.00
EWP-19	Master Lift Station - Pull Wire / Terminate	\$80,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$80,100.00
EWP-20	Master Lift Station - Start-up	\$4,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,600.00
EWP-21	Duct Banks - DB MM	\$186,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$186,700.00
EWP-22	Duct Banks - DB LL	\$232,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$232,900.00
EWP-23	Duct Banks - DB EQ Basin	\$56,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$56,700.00
EWP-24	Duct Banks - Pull Boxes	\$122,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$122,400.00
EWP-25	Electric Building 2 - Underground	\$169,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$169,700.00
EWP-26	Electric Building 2 - Above Grade	\$156,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$156,400.00

CONTINUATION SHEET

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Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 5

APPLICATION DATE: 07/25/25

PERIOD TO: 07/31/25

PROJECT NO.: 0669

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			
EWP-27	Electric Building 2 - Gear / Equipment	\$54,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$54,600.00
EWP-28	Electric Building 2 - Pull Wire / Terminate	\$59,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$59,600.00
EWP-29	Electric Building 2 - Start-up	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
EWP-30	Existing Sludge / Electric Building - Underground	\$71,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$71,400.00
EWP-31	Existing Sludge / Electric Building - Above Grade	\$35,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$35,300.00
EWP-32	Existing Sludge / Electric Building - Gear / Equipment	\$9,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$9,600.00
EWP-33	Existing Sludge / Electric Building - Pull Wire / Terminate	\$59,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$59,100.00
EWP-34	Existing Sludge / Electric Building - Start-up	\$1,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,200.00
EWP-35	Switch Gear	\$62,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$62,900.00
EWP-36	Fixtures	\$28,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$28,900.00
EWP-37	Lightning Protection	\$26,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,100.00
EWP-38	Testing	\$24,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$24,200.00
EWP-39	Scope Discrepancies / Contingency (changes from 90% to 100% Plans Specs)	\$184,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$184,000.00
	TOTALS	\$34,546,993.00	\$5,121,579.92	\$895,514.00	\$6,017,093.92	17.4%	\$28,529,899.08

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CR 501 Water Treatment Plant High Service Pump No. 3 Repair for the Amount of \$23,972.66

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Electrical & Mechanical Maintenance Inc.

Effective Date: 07/29/2025

Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds for this repair will be utilized from account 401-533-30-4600 (Repair and Maintenance).

HISTORY/FACTS/ISSUES:

High service pump no. 3 at the 501 water treatment plant has reached the end of its life cycle and needs to be rebuilt. Staff contacted the city's pump repair contractor, EMMI (also known as Mader Electric Inc.), to conduct an assessment and provide a proposal for repair. See attached quote to rebuild the pump for the amount of \$23,972.66. The cost to replace the pump with a new pump is over \$63,000.00. Staff recommends approval to have EMMI complete the recommended rebuild of the pump for the amount of \$23,972.66.



6115 31st Street East
Bradenton, FL 34203
Phone: (941) 351-5858

JOB ESTIMATE

Sold To:		CITY OF WILDWOOD 100 N MAIN ST WILDWOOD, FL 34785	Ship To:		CITY OF WILDWOOD WATER DEPT 711 HUEY ST WILDWOOD, FL 34785
		Contact:			
		Telephone: 352-330-1330			

Job Number	FOB	Sales Rep	Customer PO	Terms
J18761		PR	25-01289	Net 30

Item #	Description	Qty
6309ZZ	BALL BEARING	1
SHOP SUPPLY	MISC JOB MATERIALS	80
FREIGHT	SHIPPING & HANDLING	1
Labor-EMMI	TDI & CLEANING LABOR	1
Labor-EMMI	MACHINE WORK SEAL SURFACES LABOR	1
Labor-EMMI	ASSEMBLY LABOR	1
SC	SERVICE CALL TO INSTALL	1
401-533-30-4600 501 water plant East		

Repair estimate valid for 30 calendar days from the above date.
Total excludes sales tax if applicable.
Based upon our standard Terms and Conditions.

Sales Tax (7.0%)	\$0.00
Total	\$23,972.66

Received By: _____ **Date:** _____



6115 31st Street East
Bradenton, FL 34203
Phone: (941) 351-5858

JOB ESTIMATE

Job No.:	J18761
Date:	7/22/2025

Sold To:	CITY OF WILDWOOD 100 N MAIN ST WILDWOOD, FL 34785	Ship To:	CITY OF WILDWOOD WATER DEPT 711 HUEY ST WILDWOOD, FL 34785
Contact:			
Telephone:	352-330-1330		

Job Number	FOB	Sales Rep	Customer PO	Terms
J18761		PR	25-01289	Net 30

Item #	Description	Qty
	FAIRBANKS TYPE: 1922B 6" 12-2280083 1150RPM 1050GPM REPAIR & REBUILD AS NEEDED.	
756-0645-644	SLEEVE, SHAFT, WITH O-RING #A14, #14A	2
756-0635-644	SLEEVE, SEPARATOR WITH O-RING #B14, #14B	2
544-0113-190	NUT #19A	4
100-2012-104	BOLT, SWING #19D	4
364-1312-614	GASKET #39A	1
364-1332-463	GASKET, CASING #157	1
764-1028-478	SLINGER #A126, B126	2
712-6328-653	LIP SEAL #159A	1
712-6329-653	LIP SEAL #159C, 159D	2
564-0177-816	PACKING #212	12
6FF 1/8"	1/8" (150#) RED RUBBER FLANGE GASKET	1
8FF 1/8"	RUBBER FLANGE GASKET 1/8"	1
3/4" X 2-1/2"	GRADE 8 BOLTS	5
3/4" X 3"	GRADE 8 BOLTS	7
3/4" X 3-1/2"	GRADE 8 BOLTS	8
3/4"	GRADE 8 NUTS	8
3/4 IN	GRADE 8 WASHERS	28
12E	COUPLING SLEEVE, EPDM	1
5309ZZ	DOUBLE ROW BEARING	1

Repair estimate valid for 30 calendar days from the above date.
Total excludes sales tax if applicable.
Based upon our standard Terms and Conditions.

Sales Tax (7.0%)

Total

Received By: _____ **Date:** _____

CONTRACT

PROFESSIONAL SERVICES AGREEMENT Electric Motor and Pump Repair Services

THIS AGREEMENT is made this 12th day of February, 2024, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and Mader Electric Inc. (hereafter referred to as "Contractor"), whose address is 6115 31st Street East, Bradenton, FL 34203.

WHEREAS, the City has need of professional services for Electrical Motor and Pump Repair Services; and

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Contractor, based on the Contractor's response to RFP # 2024-16 – Request for Proposals for Electric Motor and Pump Repair Services.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Contractor to the City will be that of a professional contractor to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Contractor's profession, and Contractor will endeavor to provide to the City prompt and efficient services to the best of its ability.
2. Contractor is hereby retained and employed as the Electrical Motor and Pump Repair Services Contractor and will work with the City to provide said services in accordance with the scope of services outlined in RFP #2024-16.
3. Contractor agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Contractors may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.
4. The term of this Agreement shall commence on February 12, 2024 and continue in full force through February 12, 2027, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Contractor of any future responsibility as described in paragraph eight (8) of this Agreement.
5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Contractor shall be authorized to receive payment for all work performed up to the date of termination.
6. With regard to compensation paid to Contractor, Contractor shall furnish to the City on a monthly basis an itemized invoice detailing all of Contractor's hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. The contractor shall compute the total amount due for the preceding month and all amounts due. Contractor shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. The contractor acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.
7. General Considerations.
 - a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by the Contractor and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service.

- b. All analyses, data, documents, models, modeling, reports, and tests performed or utilized by Contractor shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.
- c. Contractor shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-Contractors (if any).
- d. Contractor shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.
- e. Contractor shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP #2024-16, naming City as an additional insured in each such policy.
- f. Upon Contractor's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Contractor and City mutually deem necessary, and Contractor may rely upon same in performing the services required under this agreement.
- g. The City and Contractor each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Contractor shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Contractor may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The Contractor shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Contractor and which are further incorporated herein by reference, consist of the following:

- a. Request for Proposals (RFP)
- b. Vendor's RFP Documents
- c. Permits / Licenses
- d. All RFP Addenda Issued Prior to RFP Opening Date
- e. All Modifications and Change Orders Issued
- f. Services hourly rates, as attached to this contract.

10. The Contractor agrees to indemnify and hold harmless the City of Wildwood, and their elected officials, employees and volunteers from and against all claims, losses and expenses, including legal costs, arising out of or resulting from, the performance of this contract, provided that any such claims, damage, loss or expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor.

11. Contractor, its agents, servants or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Contractor is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Contractor shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Contractor does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Contractor hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Contractor shall comply with all federal, state and local laws and regulations. Contractor shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Contractor shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Contractor to provide the type of services required hereunder.

17. Contractor shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

18. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY

Name: Jason McHugh

Address: 100 N Main Street, Wildwood, FL 34785

Title: City Manager

Date: 2/12/2024

FOR THE CONTRACTOR

Name: PAUL RADEMAKER

Address: 6115 31ST ST. E. Bradenton FL 34203

Title: VP - Business Development

Date: 2-21-24

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

By: Jessica Barnes

CITY OF WILDWOOD

Ed Wolf

By: Ed Wolf, Mayor

Date Signed: 2/26/24

ATTEST:

By: John Miller

Contractor

Paul Rademaker - Mader Electric

By: Paul Rademaker

Date Signed: 2-21-24

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Owner Direct Purchase of Equipment for the R-12 Reclaim Pump Station Project in the Amount of \$769,390.00**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funding for the purchases will be allocated from account 401-535-60-6310 (R-12 Pump Station Upgrade).

HISTORY/FACTS/ISSUES:

The R-12 Reclaim Pump Station Project was approved by the Commission and awarded to Cathcart Construction on March 10, 2025. In an effort to reduce project costs, the City has elected to directly procure major equipment through the Owner Direct Purchase (ODP) process.

This approach will result in an estimated sales tax savings of \$50,147.30, which will be credited through a deductive change order to the City. The equipment to be procured includes a control panel, variable frequency drives (VFDs), pumps, and motors.

City staff and Kimley Horn have reviewed the purchase documents and recommend approval of the total ODP amount of \$769,390.00, to be allocated as follows:

- Process Control Services, LLC – \$376,000.00
- Hydra Services, Inc. – \$393,390.00

Staff requests authorization to proceed with the Owner Direct Purchases from Process Control Services, LLC and Hydra Services, Inc., and to issue purchase orders (PO) and payments up to the full PO amounts for each vendor.

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

SCOPE OF SUPPLY

Date: May 7, 2025

Project: Wildwood Reclaim R12 Station

Customer RCM

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and **does not imply the Section is offered in its entirety.**

Pump Control Panel (PCP-1) 120 Vac 1 phase

Nema 3R 316SS 60"x36"x14" enclosure with inner door, 12" leg kit and back panel

Ventilation fans with shrouds

Interior panel lights with hand switch

Incoming power main circuit breaker, 120 Vac, 1 phase

Incoming power lightning arrestor, 120 Vac, 1 phase

CompactLogix processor, Allen Bradley

(1 Lot) CompactLogix I/O modules, Allen Bradley

Operator interface, Maple Systems, 15" color touch

Cellular modem

Cellular antenna

Ethernet switch / Fiber converter

Fiber patch panel

UPS, 750 VA

UPS receptacle

(2) 24 Vdc power supply

Surge arrestors for digital inputs, analog inputs, analog outputs

Condensation heater

Relays for digital outputs

(AR)Time delay relays

(AR) Control relays

(AR) Fuse holders and terminals

Misc. panel components, nameplates, wire duct, terminals, etc.

UL listing

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

Field Equipment

- (2) Pressure transmitter with manifold
- (1) 12 inch magnetic flow meter

Spare Parts

- (1) 24 Vdc power supply
- Relay, 5% each type
- Indicator bulb, 10% each type
- (2) Incoming power lightning arrestor, 120 Vac, 1 phase
- (2) AC signal surge arrestor
- (2) DC signal surge arrestor
- Fuses, 10% each type 5 minimum
- Corrosion inhibitor, 2-year supply
- Compact Logix power supply
- CompactLogix processor
- (1) Each type, CompactLogix I/O modules

VFDs and Harmonic Filter

(3) 50-HP VFDs NEMA-4X, in an Stainless Steel forced air cooled, free Standing Enclosure.

Provided with a single Cabinet drive with Flange Mounted Door Interlock Circuit Breaker. Rated at 480 Volts, for 69.3 amps (50 HP) with 110% overload for 1 minute every 10 minutes. Ratings based on use in environments with an ambient temperature of 50°C or less and for elevations of 1000m or less. Rated 45kA SCCR.

Included Options:

- Active filter
- IP66 / NEMA-4X, forced air cooling
- Free Standing Enclosure Stainless Steel
- 5% Line Impedance
- Output Reactor
- Flange Mounted Door Interlock Circuit Breaker
- Output for Motor Heater
- Run Pilot Light
- Drive Fault Pilot Light
- Elapsed Time Meter on door
- Reset Push Button
- Ethernet/IP, configured for FB adapter 2
- Motor # 1/ Pump # 1 Fault Pilot Light, Refer to Control Schematic I3.0.
- Custom Enclosure design based on Electrical Note 6 of Electrical Plan E2.0 to include 4,000 BTU Minimum A/C unit mounted on backside of Panel

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

Three (3) spare Power and Control Fuses
Dimensional Constraint per Electrical Note 6 of Electrical Plan E2.0 to be 30"
Wide (Total Exception taken to 6" High)

PCS's price includes:

Engineering
Submittals Operation & Maintenance Manuals
PLC/HMI programming
Start-up and training
2-Year Warranty Controls and 3-year warranty on VFDs
Factory Check Out
Freight to US destination

PCS's price does not include:

Field instrumentation not listed above
Field installation
Taxes

Notes:

- **Addendums 1-5 received**
- **ALL Submittals and O&M materials will be delivered electronically, paper copies can be provided for an additional charge.**

PRICE: \$393,390.00 Plus Tax if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: Controls 12 to 14 weeks VFDs 14 to 16 weeks after complete and acceptable approval is received.

SUBMITTAL FOR APPROVAL: 5 to 8 weeks after acceptable purchase Agreement is received.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Process Control Services LLC., the following payment terms apply:

- Net 30
- A schedule of values will be provided before any work is started.
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

Process Control Services LLC

**1205 Pinewood Lane
Ocoee FL, 34761
407.252.5033**

Thank you for the opportunity to offer this Scope of Supply please contact me with any questions.

Wade Mathis

407-252-5033

Wade@processcontrolsllc.com



Hydra Service, Inc.

SPECIALIST IN FLUID MOVEMENT



250 Springview Commerce Drive
Debarry Florida 32713
Phone: 407 330 3456
Phone: 800 323 1731
Fax: 407 330 3404

Sales Representative
Contact Information
Cell Phone: 407-790-9751

TO: Cathcart Construction Company

FROM: Dale Jahn
EMAIL: dale@hydraservice.net
DATE: April 24, 2025
QUOTE: 250122-2DJ
REF: Wildwood R-12 Reclaimed PS

Section 11214 - Vertical Turbine Pumps

- 3 Peerless model GL10ME/LC 6-stage vertical turbine pump rated for 500 GPM at 259' TDH to include the following:
 - Class 30 cast iron bowl assembly with 316SS bowl wear ring and stainless steel hardware.
 - 316L impeller with 316SS wear ring and 316SS lock collets.
 - 416 stainless steel bowl shaft.
 - Bronze/rubber bowl bearings.
 - 316 stainless steel vortex suppressor.
 - Open line shaft construction, 6" diameter carbon steel flanged pump column with stainless steel hardware.
 - 416 stainless steel line shaft, product lubricated, with 410 stainless steel couplings.
 - 304 stainless steel bearing retainers with vesconite lineshaft bearings.
 - Cast iron discharge head, 6" ANSI flange, with coupling guard and stainless steel hardware.
 - Fabricated steel sole plate.
 - 416 stainless steel top shaft.
 - Chesterton 442 split mechanical seal.
 - Vitreous porcelain enamel epoxy coating on bowl interior.
 - Tnemec 21 epoxy coating on bowl exterior, column interior & exterior, and discharge head interior.
- 3 50hp, 1800 RPM, 3/460v, vertical hollow shaft high thrust motor.
 - WP1 enclosure.
 - Premium efficiency, inverter duty.
 - 120v space heater, non-reverse ratchet, winding thermostats, steady bushing.
- 3 Factory certified performance test, HI Grade 1U, as required by spec 11214, paragraph 2.02.B.5 and addendum #2.
- 3 Factory hydrostatic pressure test on pump bowls as required by spec 11214, paragraph 2.02.C.11.
- 1 Lateral and torsional critical speed analysis as required by spec 11214, paragraph 1.04.E.
- 3 Spare mechanical seals as required by spec 11214, paragraph 2.02.D.
- 4 Trip for startup service by a representative of this company.

Section 15055 - Fabricated Carbon Steel Pump Can

- 3 16" diameter pump can, 21'-6" length, with 8" ANSI inlet, 28" x 28" top & bottom plates. Can interior and exterior are coated with Carboline epoxy, 16 mils DFT. Includes gasket and hardware for mounting of pump discharge head.
- 2 18" diameter pump can, 21'-6" length, with 14" ANSI inlet, 28" x 28" top & bottom plates. Can interior and exterior are coated with Carboline epoxy, 16 mils DFT. Includes 304SS top cover, gasket, and hardware.

Notes/Clarifications:

- Exterior of pump discharge head is manufacturer's standard coating only. All field coatings are by others.
- All VFDs, controls, etc. are by others.
- Peerless standard warranty applies: 12 months from date of startup or 18 months from date of shipment, whichever occurs first.

EQUIPMENT PRICE, F.O.B. JOBSITE, FREIGHT INCLUDED: \$376,000.00

FL SALES TAX (6%): \$22,560.00

DISCRETIONARY SALES SURTAX: \$50.00

TERMS ARE NET 30 DAYS. PRICES ARE FIRM 30 DAYS

"HYDRA SERVICE INC TERMS & CONDITIONS APPLY" PAYMENT TERMS NET 30 DAYS.

ESTIMATED DELIVERY: 28-30 WEEKS AFTER RECEIPT IN OUR OFFICE OF COMPLETE

APPROVED SUBMITTAL DATA AND SIGNED PROPOSAL.

THESE TERMS ARE INDEPENDENT OF, AND ARE NOT CONTINGENT UPON THE TIME OR MANNER IN WHICH PURCHASER MAY RECEIVE PAYMENT FROM OTHERS.

4 DAY OF FACTORY START-UP IS INCLUDED AND REQUIRED FOR WARRANTY. PAYMENT FOR MATERIALS WILL BE REQUIRED BEFORE THE AUTHORIZED START-UP IS CONDUCTED.

ACCEPTED DATE _____

Review Date: 04/24/2025

Dale M. Jahn

NAME OF PURCHASER

REVIEWED BY HYDRA SERVICE PUMP REP.

Vendor	Description	Price without tax	Taxes	Total
Hydra Service, Inc.	Pumps & Cans	\$ 376,000.00	\$22,610.00	\$ 398,610.00
Process Control Services, LLC	Electrical, I&C, Flow Meter	\$ 393,390.00	\$27,537.30	\$ 420,927.30
Total		\$ 769,390.00	Total	\$ 819,537.30

Total Tax Savings	\$ 50,147.30
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Utilization of Regions BillerXchange and Xpress Connect Services

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity: Regions Bank

Effective Date: 08/11/25

Termination Date: N/A

Managing Division/Department: Physical Environment

BUDGET IMPACT: Setup will be funded from 401-530-30-4110 (IT Licensing/Exquipment). Ongoing costs will be offset by convenience fees.

HISTORY/FACTS/ISSUES:

Staff have been vetting ways to improve our ability to disseminate timely utility bills and accept online payments. The City's current online and Interactive Voice Response (IVR) payment systems, administered by FIS and Edmunds GovTech, limit customer options, complicate reconciliation, and burden Physical Environment and Finance personnel. Additionally, the City's current bill delivery vendor, BMS Direct, has suffered difficulties in providing service at the level required, due to print errors, delays, and changes in print materials. Due to these difficulties, staff recommends BillerXchange and Xpress Connect, integrated solutions from Regions Bank—the City's current depository/bank—to update and improve the City's online and IVR payment options.

BillerXchange offers a secure, branded portal for ACH/eCheck and credit/debit card payments via online and IVR channels. Features include real-time confirmation, automated validation, correction tools, and single-file reconciliation. IVR provides 24/7 phone access with PCI compliance. Xpress Connect handles bill delivery via print/mail, email, or text, with personalized content, archiving, and add-ons like certified mail. Together, they streamline billing to reconciliation, offering integrated support, user-friendly design, simple onboarding, and efficiency gains—improving service, cash flow, and reducing costs.

Pricing is tiered by bill volume (Tier 2 assumed for 5,001-25,000 monthly bills), with estimated one-time setup costs totaling \$13,700.00 (\$4,200.00 for BillerXchange and \$9,500.00 for Xpress Connect). Ongoing monthly maintenance fees are projected at approximately \$1,857.50 (\$1,207.50 for BillerXchange and \$650.00 for Xpress Connect), with volume-related fees estimated at \$2,268.37 monthly (\$1,161.37 for BillerXchange and \$1,107.00 for Xpress Connect).

Currently, credit/debit card payments are assessed a convenience fee of 2.95% of the transaction total, while eCheck/ACH payments are charged a flat \$1.95/transaction; however, the current payment processor retains these fees. Transitioning to BillerXchange and Xpress Connect allows the City to retain the convenience fees, offsetting the cost of both services to below current program costs.

Regions Xpress Connect - City of Wildwood, FL

Code	Description	Price	Volume	Charge	Feature	Unit
One-Time Setup Charges						
1209	External Communication powered by BillerXchange Setup Charge	\$ 9,500.00	1	\$ 9,500.00		one time Charge
1210	Text Short Code Setup Charge	\$ 3,500.00		\$ -		one-time setup cost per short code
1211	Text 10DLC Code Setup Charge	\$ 490.00		\$ -		one-time setup cost per 10DLC code
Monthly Maintenance Charges						
1212	Client Espresso Monthly Maintenance Charge	\$ 650.00	1	\$ 650.00		per month
1213	SMS/Text Monthly Gateway Licensing Charge	\$ 1,750.00		\$ -		per month
1214	SMS/Text Dedicated Short Code Lease Charge	\$ 1,750.00		\$ -		per month
1215	SMS/Text 10DLC Lease Charge	\$ 105.00		\$ -		per month / per 10DLC code
Volume Based Charges						
#10 B/W or Color Variable Statement/Letter Mailing Package:						
1216	Expresso File Processing (Includes NCOA and Cass/DPV) 90-Day Archive/Expresso Search-n-View Functionality	\$ 0.04	4,200	\$ 168.00	(Includes NCOA and Cass/DPV) 90-Day Archive/Expresso Search-n-View Functionality	per piece
1217	#10 DBL Window Envelope on 24# White Wove / No Printing 8.5 x 11 24# Plain White Perf or Regular Paper 1-Page Color Ink-Jet Simplex Variable Imaging Folding, Inserting, Sealing & Metering Commingled Presort Services	\$ 0.10	4,200	\$ 420.00		per piece
1218	<u>Estimated Presorted First Class Commingle Rate:</u> (Based on new USPS postal rates effective 8/29/21 and a mail piece weighing less than 3.5 oz's)	\$ 0.593	4,200	\$ 2,490.60		per mail piece
eStatement/eNotification Delivery						
1216	Expresso File Processing (Includes NCOA and Cass/DPV) 90-Day Data Archive/Expresso Search-n-View Functionality	\$ 0.04	2,800	\$ 112.00		per processed record
1220	Document/API Presentment	\$ 0.01	2,800	\$ 28.00		per processed record
1221	eDelivery of eStatement/eNotification	\$ 0.04	2,800	\$ 112.00	email package not secure	per email
1222	Secure eDelivery of eStatement/eNotification	\$ 0.07		\$ -	secure email delivery	per email
1223	SMS/Text Carrier Look Up (Charge Applies to 1st Text Message Sent to Unique Mobile #)	\$ 0.04		\$ -		per text message (Includes Carrier Look-Up)

1224	SMS/Text Delivery of Notice (140 characters or less send via short code)	\$ 0.04		\$ -		per text message (Includes Text Deployment)
Additional Services						
1225	Xpress Connect- Processing Minimum Run Charge	\$ 42.00		\$ -		per production run/client
1226	Production Minimum Run Charge	\$ 196.00		\$ -		per production run/client
1227	eDelivery Minimum Run Charge	\$ 42.00		\$ -		per production run/client
1228	SMS/Text Minimum Run Charge	\$ 42.00		\$ -		per production run/client
1229	Extended Archive	\$ 0.01		\$ -		per record / per year
1230	Add #9 Remittance Window Envelope on 24# White Wove / Prints 1/0 Black	\$ 0.03	4,200	\$ 126.00		add to base package
1231	Add 6 x 9.5 DBL Window Envelope (Includes Envelope & Fulfillment)	\$ 0.07		\$ -		add to base package
1232	Add 9 x 12 Window Envelope (Includes Envelope & Fulfillment)	\$ 0.84		\$ -		add to base package
1233	Add Box or Fed Ex Shipment Preparation	\$ 7.00		\$ -		add to base package
1234	Add Duplex 1st Page - B/W or Color Ink-Jet Variable Imaging	\$ 0.03	4,200	\$ 126.00		add to base package
1235	Addt'l Page(s) - B/W or Color Simplex Variable Imaging (Includes Paper, Imaging, Folding & Inserting)	\$ 0.07		\$ -		per page
1236	Addt'l Page(s) - B/W or Color Duplex Variable Imaging (Includes Paper, Imaging, Folding & Inserting)	\$ 0.09		\$ -		per page
1237	Add Generic Insert	\$ 0.01		\$ -		per generic insert
1238	Certified Mail Electronic Return Receipt Processing (plus first class and certified postage)	\$ 2.00		\$ -		add to base package
1220	Document/API Presentment	\$ 0.01		\$ -		per processed record
1240	PDF Return File Processing	\$ 0.02		\$ -		per processed record
1241	Return Mail Processing	\$ 0.25		\$ -		per return mail piece / \$175 weekly minimum run charge; \$550 PO Box setup / per year
1287	BillerXchange Per Inbound Files via FTP	\$ 15.00	1	\$ 15.00	per inbound bill file transmitted via FTP	Per file

One Time Set Up Charges

\$ 9,500.00

Monthly Maintenance Charges

\$

650.00

<i>Volume Related Charges</i>	\$	1,107.00
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<i>Total Charges</i>	\$	1,757.00
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postage	\$	2,490.60
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BillerXchange Pricing - City of Wildwood, FL

BillerXchange Enterprise

Code	Description	Price	Volume	Fee	Feature	Unit
1260	BillerXchange Set Up Per No. of Monthly Bills Tier 1 1-5000	\$ 800.00		\$ -	Development of Website for Regions client	1x Charge
1267	BillerXchange Set Up Per No. of Monthly Bills Tier 2 5001-25000	\$ 1,750.00	1	\$ 1,750.00		
1268	BillerXchange Set Up Per No. of Monthly Bills Tier 3 25001+	\$ 3,000.00		\$ -		
1261	BillerXchange Credit Card Set Up Fee	\$ 300.00	1	\$ 300.00	Configuration of Elavon settlement to support the collection of payments by credit card.	1x Charge
1262	BillerXchange IVR w/Voice Recording	\$ 1,750.00	1	\$ 1,750.00	Creation and programming of IVR including the voice script.	1x Charge
1243	BillerXchange Payment Consolidator Setup Fee	\$ 400.00	1	\$ 400.00	Development of Payment Consolidator functionaltiy	1x Charge
1270	BillerXchange Mo. Maint per No. of Monthly Bills Tier 1 1 - 5,000	\$ 180.00		\$ -	Ongoing Website maintenance	Monthly Charge
1269	BillerXchange Mo. Maint per No. of Monthly Bills Tier 2 5,001 - 25,000	\$ 365.00	1	\$ 365.00	Ongoing Website maintenance	Monthly Charge
1274	BillerXchange Mo. Maint per No. of Monthly Bills Tier 3 25,000+	\$ 580.00		\$ -	Ongoing Website maintenance	Monthly Charge
1271	BillerXchange Credit Card Monthly Maint	\$ 150.00	1	\$ 150.00	Ongoing Card maintenance	Monthly Charge
1272	BillerXchange IVR Monthly Maint Tier 1 1 - 5,000	\$ 180.00		\$ -	Monthly fee for maintaining IVR system on behalf of the biller based on the number of bills uploaded each month.	Monthly Charge
1275	BillerXchange IVR Monthly Maint Tier 2 5001 - 25000	\$ 365.00	1	\$ 365.00		
1276	BillerXchange IVR Monthly Maint Tier 3 25000+	\$ 580.00		\$ -		
1244	Payment Consolidator Monthly Maintenance Fee	\$ 37.50	1	\$ 37.50	Ongoing maintenance of Payment Consolidator functionality	Monthly Charge
1273	BillerXchange B2B Bundle Tier 1 1 - 5000	\$ 220.00		\$ -	Enables billers collecting invoice payments the ability to capture Credit Memo, Dispute Resolution & Multi Invoice payment data. Allow Regions client ability to attach correspondence similar to Lockbox.	Monthly Charge
1277	BillerXchange B2B Bundle Tier 2 5001 - 25000	\$ 290.00	1	\$ 290.00		
1278	BillerXchange B2B Bundle Tier 3 25000+	\$ 325.00		\$ -		
1280	BillerXchange B2B Bill Load (2 Pages) Range				Per bill fee assessed to biller for manual or SFTP upload of bill data. Up to two pages can be uploaded to the portal.	Per bill upload
	1 - 5,000	\$ 0.04		\$ -		
	5,001 - 25,000	\$ 0.03	7,000	\$ 210.00		
	25,000+	\$ 0.02		\$ -		
1282	BillerXchange Summary Bill Presentment per Biller Range				Per "click" fee assessed to biller when presenting summary invoice data to payer. In addition to s/c 1280. <i>Note: This fee is only assessed when the payer views (clicks) the image of their bill while in the portal.</i>	Per click
	1 - 5,000	\$ 0.09		\$ -		
	5,001 - 25,000	\$ 0.07	1,500	\$ 105.00		
	25,000+	\$ 0.06		\$ -		
1284	BillerXchange ACH Web/IVR Pmnt Per Bill/Invoice Paid Range				Per item fee for each ACH payment	Per item
	1 - 5,000	\$ 0.21		\$ -		
	5,001 - 25,000	\$ 0.18	534	\$ 96.12		
	25,000+	\$ 0.140		\$ -		
1285	BillerXchange Card Web/IVR Payment Per Bill/Invoice Paid Range				Per item fee for each card payment	Per item
	1 - 5,000	\$ 0.28		\$ -		
	5,001 - 25,000	\$ 0.25	1,110	\$ 277.50		
	25,000+	\$ 0.21		\$ -		
1249	Payment Consolidator Per Payment Tier 1 1-5000	\$ 0.10		\$ -	Per inbound Bill Pay transaction	Per item
1259	Payment Consolidator Per Payment Tier 2 5001-25000	\$ 0.09	200	\$ 18.00	Per inbound Bill Pay transaction	Per item
1266	Payment Consolidator Per Payment Tier 3 25001 +	\$ 0.07		\$ -	Per inbound Bill Pay transaction	Per item
1246	Payment Consolidator per Correction	\$ 0.37		\$ -	Per Account Info correction	Per item
1247	Payment Consolidator per Reversal	\$ 1.45		\$ -	Per Transaction reversal	Per item
1248	Payment Consolidator per Refund	\$ 1.45		\$ -	Per Refund initiated	Per item
1279	Payment Consolidator Research Fee	\$ 32.50		\$ -	Per Item researched	Per item
1287	BillerXchange Per Inbound Files via FTP	\$ 15.00	20	\$ 300.00	per inbound bill file transmitted via FTP	Per file
1288	BillerXchange Outbound Files via FTP	\$ 150.00	1	\$ 150.00	per month for outbound AR file transmitted via FTP	per month
1298	ACH Account Validation	\$ 0.19	25	\$ 4.75	Per New ACH Account Validation	Per item
1286	BillerXchange Basic Service IVR per Minute	\$ 0.21	300	\$ 63.00	Per IVR minute	per minute charge

One Time Set Up Fees

\$ 4,200.00

Monthly Maintenance Fees

\$ 1,207.50

Volume Related Fees

\$ 1,161.37

Total Fees

\$ 2,368.87

Company Name ("Client")	_____	Federal Taxpayer ID	_____
Contact Name	_____	Contact Telephone No	_____
Contact Email Address	_____	Contact Fax Number	_____
Street Address	_____	City, State, Zip	_____
Treasury Management Officer	_____	Relationship Manager	_____

- | | |
|---|---|
| ☐ ACH Alert | ☐ iTreasury |
| ☐ ACH Services | ☐ Liquidity Manager |
| ☐ Same Day ACH | ☐ Lockbox Retail |
| ☐ Automated Sweep | ☐ Lockbox Wholesale |
| ☒ BillerXchange | ☐ Positive Pay |
| ☐ Client Image Cash Letter | ☐ Reconciliation Services |
| ☐ Commercial Check Imaging Archive | ☐ Regions CashFlowIQ SM |
| ☐ Commercial Returns Requalification | ☐ RegionsOne |
| ☐ Controlled Disbursement | ☐ Regions Quick Deposit |
| ☐ EDI Services | ☐ SWIFT Messaging |
| ☐ Electronic Payment Authorization (EPA) | ☐ SWIFT MT940 - Data Exchange Only |
| ☐ Embedded ERP Finance | ☐ Vault Services |
| ☐ Information Reporting | ☐ Wire Transfer |
| ☐ Integrated Payables | ☒ Xpress Connect |
| ☐ Integrated Receivables | ☐ Zero Balance Accounts |

Describe any Amendments to Existing Services or Service Documents:

Client, by and through its undersigned representative, (i) hereby requests Regions Bank ("Bank") to provide to Client the products and services selected in this Customer Profile (the "Services"), (ii) acknowledges receipt of, and agrees to and accepts the terms and provisions of, Bank's Master Agreement for Treasury Management Services (including, without limitation, the ARBITRATION AND WAIVER OF JURY TRIAL provisions thereof and terms and provisions thereof relating to the right of Bank to amend Service terms and conditions), as amended (the "Master Agreement"), (iii) acknowledges receipt of, and agrees to and accepts the terms and provisions of, Bank's Service Schedule(s) and/or other applicable agreements, terms, and provisions for the Services selected in this Customer Profile, as amended (collectively, the "Service Documents"), (iv) acknowledges receipt of Bank's fee schedule(s) for the Services and agrees to timely pay Bank the fees and charges set forth therein, as adjusted and amended from time to time, (v) represents and warrants to Bank that the information provided by Client for inclusion in this Customer Profile and/or in any Service Document is true, correct, and complete in all material respects, (vi) agrees to timely notify Bank and request completion and execution of a revised Customer Profile or Service Document, as applicable, in the event any information set forth therein shall become inaccurate, incomplete, or incorrect in any material respect, and (vii) represents and warrants that the person completing and/or executing this Customer Profile has been duly authorized by Client to do so and to fully and legally bind Client to the terms, conditions, and provisions of this Customer Profile, the Master Agreement, and the Service Documents by and through the execution hereof. This Customer Profile and the Service Documents may be executed in one or more counterparts, all of which taken together will constitute one and the same instrument. The counterparts of this Customer Profile and any Service Documents may be executed and delivered by electronic means (including PDFs of manual signatures and electronic signature services), and signatures executed and/or delivered by such electronic means are deemed equivalent to original signatures for purposes of this Agreement. Client further acknowledges that other products and services provided by or accessible through Bank's Treasury Management Services may be subject to separate terms, conditions, and agreements apart from this Customer Profile, the Service Documents, or the Master Agreement and that Client may be required to execute other documentation or agreements in order to obtain such products and services.

ACCEPTED BY CLIENT:	ACCEPTED BY REGIONS BANK:
Typed Name	Typed Name
X	X
Authorized Client Signature	Signature
Title	Title
7/7/2025	7/7/2025
Date	Date



Schedule to Master Agreement for Treasury Management Services
Service Schedule for **Regions Xpress ConnectSM**

Section I. SERVICE SCHEDULE SET-UP:

CLIENT INFORMATION

Company Name ("Client")	0	Treasury Management Officer	0
Complete Mailing Address	0	Relationship Manager	0
City, State, Zip Code	0	Federal Tax Payer ID	0
Contact Name	0	Contact Telephone Number	0
Contact E-mail Address	0	Contact Fax Number	0
Billing Account	0	Bank Number	

CLIENT DESIGNATION OF SYSTEM ADMINISTRATOR *This person will be assigned the Admin role in the client's Xpress Connect site in order to add, modify, and delete users

Name:	0	Telephone	0
Mailing Address			
(PO Box Prohibited):	0		
City, State, ZIP:	0	E-Mail	0

BILLER TYPE

☐ Print/Mail	☐ eStatement	☐ SMS/Text
☐ File Processing w/90 day archive & Espresso	☐ File Processing w/90 day archive & Espresso	☐ Short Code
☐ Basic Print Package - #10 DBL Windo Envelope on 24# White Wove/no printing; 8.5 x 11 24# plain white perf or regular paper; 1-page color ink-jet Simplex variable Imaging; Folding, Inserting, Sealing & Metering; Commingled Presort Services	☐ Document/API Presentment	☐ 10 DLC Code
	☐ eDelivery of eStatement/eNotification	☐ File Processing w/90 day archive & Espresso
	☐ Secure eDelivery of eStatment/eNotification	☐ Document/API Presentment
☐ Extended Archive (# of months)		☐ SMS/Text Carrier Look Up
☐ Add #9 Remittance Window Envelope on 24# White Wove		☐ SMS/Text Delivery Notice
☐ Add 6x9.5 DBL Window Envelope		
☐ Add 9x12 Window Envelope		
☐ Add Box or Fed Ex Shipment Preparation		
☐ Add Duplex 1st Page - B/W or Color Ink-Jet Variable Imaging		
☐ Addt'l Page(s) - B/W or Color Simplex Variable Imaging		
☐ Addt'l Page(s) - B/W or Color Duplex Variable Imaging		
☐ Generic Inserts		
☐ Document/API Presentment		

Section II. ADDITIONAL TERMS AND CONDITIONS:

1. Acceptance of Terms and Conditions. By using and/or enrolling for the service described in this Service Schedule (the "Service"), Client accepts and agrees to all terms, conditions, and provisions set forth in this Service Schedule. Client further accepts and agrees to all terms, conditions, and provisions of the Master Agreement for Treasury Management Services (the "Master Agreement") and acknowledges and agrees that this Service Schedule constitutes a part of the Master Agreement. Client acknowledges and agrees that the terms of this Service Schedule and the terms of the Master Agreement are subject to amendment by Regions Bank ("Bank") from time to time, as described in the Master Agreement.
2. Statement of Service. Regions Xpress Connect (the "Service") allows Client to submit invoice information to Bank and request that Bank, itself or through one of its Third Party Service Providers, print and mail invoices to Client's payers or deliver the invoices to Client's payers via e-mail (each such request, a "Production Request").
3. Production Requests. The Service permits Client to issue invoices and other communications ("Statements") to Client's payers using the Service. Client will submit a Production Request with all information required by Bank to produce Statements using an access method as set forth in the Implementation Form or any applicable User Guides. The formatting for Statements must be established in accordance with any User Guides or as otherwise agreed upon between Client and Bank. All Statements will be dated as of the date sent to Client's payer by Bank.
4. Records. In using the Service, the Bank, itself or through its Third Party Service Provider, shall maintain images of Client's Statements sent to payers using the Service for a period of ninety (90) days (or additional time if Client pays for any additional image retention services) from the receipt of a payment to Client's designated account, or from Client's submission of the Production Request to Bank, and such images shall be available to Client during said period and while it continues to subscribe to the Service.
5. Limitation of Liability. In addition to, and notwithstanding, the limits of liability and indemnity provisions of the Master Agreement, the Bank's liability when providing the Service to Client shall be limited to the correction of any printing errors on Statements and reissuance and redelivery of any such errant Statements.
6. Termination. Bank may suspend or terminate the Service immediately upon notice to Client in the event that the Service is no longer supported by any Third Party Service Provider or no longer provided to Bank by same.



Schedule to Master Agreement for Treasury Management Services
Service Schedule for **Regions BillerXchangeSM**

Section I. SERVICE SCHEDULE SET-UP:

CLIENT INFORMATION			
Company Name ("Client")	0	Treasury Management Officer	0
Complete Mailing Address	0	Relationship Manager	0
City, State, Zip Code	0	Federal Tax Payer ID	0
Contact Name	0	Contact Telephone Number	() -
Contact E-mail Address	0	Contact Fax Number	0
Billing Account	0	Bank Number	

CLIENT DESIGNATION OF SYSTEM ADMINISTRATOR *This person will be assigned the Operator Admin role in the client's BillerXchange site in order to add, modify, delete, unlock, and disable users			
Name:	0	Telephone	() -
Mailing Address			
(PO Box Prohibited):	0	E-Mail	0
City, State, ZIP:	0		

BILLER TYPE			
☐ Self Service	☐ Xpress	☐ PayNow	☐ Enterprise
☐ Xpress	☐ Basic IVR option	☐ Basic IVR option	☐ Single Sign-On
☐ PayNow			☐ Secure Hand-Off
			☐ APIs
			☐ Real Time Post Back
			☐ SFTP Transmission of Files
☐ Payment Consolidator	☐ Mastercard Bill Pay Exchange		
☐ Allow Corrections	☐ External Communication		
☐ Allow Reversals	☐ Print		
☐ Allow Refunds	☐ Email		
☐ AR File via SFTP	☐ Text		
Estimated Payment Volume			
Maximum Payment Amount Allowed	\$	(Default = \$99,999,999)	
Minimum Payment Amount Allowed	\$	(Default = \$1.00)	

BILLER SETUP INFORMATION		
Parent Company	Company DBA Name	
Company Short Name		
**12 Character limit, no spaces, special characters, or punctuation		
Customer Service Information:		
Customer Service Phone No.:	Company Website URL:	
Website Design:		
RGB Color Code (1):	RGB Color Code(2):	RGB Color Code(3):
Logo should be included as a JPG format.		

Payment Types:

Payment Methods Offered: ☐ ACH ☐ Credit Card ☐ Debit Card

ACH Account Information: ACH Debit Exposure is required ACH Credit Exposure is required for Refund Processing								
ACH Company Name	Tax ID	Entry Description	Refund Processing	Allowable Account	Allowable Payment	Depository R/T	Depository DDA	DDA Type
		WEB						
		WEB						
		WEB						
		WEB						
		WEB						

Knowledge manual for specific information.

ACH RETURNS METHOD (please select one option)	If an iTreasury Special Report is chosen, you must complete an iTreasury SIMS request to have the ACH Returns Special Report turned on in the client's iTreasury configuration.
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☐ iTreasury Special Report

☐ Group Email

If a separate group email address is needed for each Company ID, please attach a list of Company IDs with the corresponding group email addresses

CREDIT CARD SET UP

(Note: Credit card acceptance requires completed set up of Elavon Merchant Services before activation. A copy of the Elavon "Tear Sheet" must be submitted with the set up form.)

CREDIT CARD ACCEPTANCE

Check All That Apply

	Web	Billr CSR	IVR
MasterCard	☐	☐	☐
Visa	☐	☐	☐
American Express	☐	☐	☐
Discover	☐	☐	☐

Send Credit Card Expiration Reminders Yes ☐ No ☐

Elavon Representative Information:

Name: _____ Phone: _____ Email Address: _____

Will the client charge a fee for Credit Card and/or ACH transactions? ☐ Yes ☒ No

Fee Settlement Type:

Convenience Fee ☐ Flat, dollar amount to be assessed to both ACH and Card transactions: _____

Service Fee ☐ **Fee amount for ACH transactions:** _____ **Fee amount for Card transactions:** _____

Surcharge ☐ **Percentage fee to be assessed to Card transactions:**

Payment Channels Offered:

WEB

- ☐ Web - Enrolled
- ☐ Web - One Time Payment
- ☐ Web - Enrolled Future Dated
- ☐ Web - One Time Payment Future Dated
- ☐ Web - Recurring Payments
- ☐ Web - Payment Plan
- ☐ Web - Auto Payments
- ☐ Allow Consumer Initiated Payment Cancellation for Payments in Pre-Settlement Status

CSR

- | | |
|---|--------------------------|
| ☐ CSR- Enrolled | ☐ |
| ☐ CSR - One Time | ☐ |
| ☐ CSR - Enrolled Future Dated | |
| ☐ Enable CSR Recurring Payment Enrollment | |
| ☐ Enable CSR Consumer Enrollment | |
| ☐ Enable CSR or Above to Delete Recurring Payments | |
| ☐ Enable CSR Manager or Above to edit Recurring Payments | |
| ☐ Allow CSR ACH Payment Cancellation | |

IVR

- ☐ IVR Enrolled
- ☐ IVR One Time

Payment Cutoff Time	4:30 PM CST
Credit to Payor Account (# Business Days)	
Settlement to Biller Account (# Business Days)	Min 1 day
Company Time Zone	☐ ET ☐ CT ☐ MT ☐ PT

(NOTE: Static Posting Language Will Be Presented to Payers Based on the Above Cutoff, Crediting and Settlement Options)

OTHER BILLER INFORMATION - Options/Requirements for Payers

- ☐ Allow "Remember Me" Option for One-Time Payments
 ☐ Require Payer Email Address

☐ Require Payer Address Information
 ☐ Require Telephone Number

☐ Allow Foreign Addresses and Phone

FILE MANAGEMENT (Required)

These preferences enable the customer (biller) to set up Presentment and Authentication Options for the web site.

Authentication Field	Field Prompt	Field Length
#1 Reference Number		Min Max

Authentication Field 1 = the first field to be entered when a customer (payer registers to use the site or makes a one-time payment. This is the field that will be presented on the login page for

Section II. ADDITIONAL TERMS AND CONDITIONS:

1. Acceptance of Terms and Conditions. By using and/or enrolling for the service described in this Service Schedule (the “Service”), Client accepts and agrees to all terms, conditions, and provisions set forth in this Service Schedule. Client further accepts and agrees to all terms, conditions, and provisions of the Master Agreement for Treasury Management Services (the “Master Agreement”) and acknowledges and agrees that this Service Schedule constitutes a part of the Master Agreement. Client acknowledges and agrees that the terms of this Service Schedule and the terms of the Master Agreement are subject to amendment by Regions Bank (“Bank”) from time to time, as described in the Master Agreement.

2. Description of Service. The Regions BillerXchange Service is an online service that enables Client to submit E-Bills to Client’s Payors, accept Payor payments through the Bill Pay Website, IVR, or through Payor’s financial institution’s online bill payment platform, create activity and transaction reports, facilitate certain Paycor communication, and perform other account receivable functions as more particularly provided and described in, and subject to the terms and conditions of, this Service Schedule and the Service User Guide.

3. Definitions. The following definitions apply when the following terms are used in this Service Schedule:

“*Authorized User*” has the meaning ascribed to such term in the General Terms and Conditions of the Master Agreement.

“*Bill Pay Website*” means the website Bank hosts on Client’s behalf in connection with the Service, which Client may use to set, configure, and execute Service features, functions, and operations and which Payors may use to review and/or pay amounts due on their accounts with Client, as more particularly provided and described in, and subject to the terms and conditions of, this Service Schedule and the Service User Guide.

“*Contract*” means any contract or agreement Client may have with any Customer Vendor (including, without limitation, any agreement Client has with any third party merchant services processor with respect to payment card services) as may be amended from time to time, or any contract or agreement Client may have with, or any disclosure or notice Client provides to, any Payor (including, without limitation, any contract or agreement between

“*Operational Information*” means any data or information that Client provides to Bank in order for Bank to operate and deliver the Service or to perform Bank’s responsibilities in connection with the Service. Such data and information may include, without limitation, Payor information (including, without limitation, information Bank requires to authenticate or validate the identity of any Payor, if applicable), information required to create and submit E-Bills, information required to process a Transaction or to prevent a Payor from executing a Transaction, Service implementation information set forth in this Service Schedule, information necessary for Bank to establish and maintain the Bill Pay Website or IVR on Client’s behalf, and information with respect to any Service Administrator or Authorized User.

“*Customer Vendor*” means any third party contractor or service provider engaged directly by you or with which you contract to facilitate your use of the Service. Such term does not include any Third Party Service Provider.

“*E-Bill*” means a bill, statement, or invoice that is electronically submitted to a Payor by or through the Service and that represents amounts due to Client from the Payor in connection with Client’s sale of goods or services to the Payor in the ordinary course of Client’s business.

“*IVR*” means the interactive voice response system Bank hosts on Client’s behalf in connection with the Service, which Payors may use to review and pay amounts due on their accounts with Client, as more particularly provided and described in, and subject to the terms and conditions of, this Service Schedule and the Service User Guide.

“*Law*” means any federal, state, or local law, statute, ordinance, order, code, rule, or regulation (including, without limitation, any consumer protection law or regulation applicable to any Payor), as may be amended from time to time. The term also means any operating rule or regulation, as amended, imposed by any processing or payments network, funds transfer system, or clearing house which processes any transaction (including, without limitation, any Transaction) made in connection with the Service.

“*Payor*” means any person, entity, or organization to which Client has sold goods or services and to which Client submits E-Bills with respect to such goods or services or which remits payment to Client for such goods and services using the Bill Pay Website, the IVR, Payor’s financial institution’s online bill payment platform, or other functions and features of the Service

“*Service Administrator*” means any person designated as a primary representative of Client for communicating with Bank regarding the Service and for administering and managing Client’s use of the Service.

“*Service Materials*” has the meaning ascribed to such term in the General Terms and Conditions of the Master Agreement.

“*Service Records*” means records of Service activity and transactions that Bank generates, maintains, or archives in connection with the Service, as provided in the Service User Guide.

“*Transaction*” means any remittance or payment initiated by or on behalf of a Payor by or through the Bill Pay Website, the IVR, or Payor’s financial institution’s online bill payment platform, with respect to Client’s sale of goods or services to such Payor, and any adjustment or correction made by or through the Service with respect to such remittance or payment.

“*Third Party Service Provider*” has the meaning ascribed to such term in the General Terms and Conditions of the Master Agreement.

“*Website Payor Terms*” means any terms of use, privacy notices, or other legal notices or disclosures that are posted or displayed at the Bill Pay Website and that are intended to bind, advise, or otherwise affect or apply to any Payor who uses the Bill Pay Website.

Other terms related to the Service may be defined elsewhere in this Service Schedule or in the General Terms and Conditions of the Master Agreement.

4. Service Administrator. Client shall designate one or more Service Administrators, as Bank may require. Client’s Service Administrator(s) shall be responsible for configuring and managing Service functions and for establishing, managing, and controlling Client’s Authorized Users. Client agrees that the administration and control of Client’s Service Administrators and Authorized Users shall be solely Client’s responsibility.

5. Compliance. In connection with Client’s use of the Service, Client agrees to observe and comply fully with all applicable Laws (including, without limitation, Laws in respect to electronic communications, commerce and transactions with Payors) and Contracts, and Client agrees that Client shall take no action nor make any omission that shall cause Bank to be liable for any breach or violation of any Law or Contract. Client further agrees to indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys’ fees) arising from or related in any way to Client’s failure to observe or comply with or Client’s breach or violation of any Law or Contract. Client represents and warrants that no Contract between Client and any Payor will materially conflict with the terms, conditions, provisions, or use of the Service or impair or interfere with the performance of Bank’s responsibilities in connection with the Service. Client further agrees to observe and comply fully with the terms and provisions of the Service User Guide, as amended, in connection with Client’s use of the Service. Client shall not use any Customer Vendor in connection with the Service (including, without limitation, any third party merchant services processor) other than Customer Vendors that are included in Bank’s list of approved vendors, processors, and service providers and that are specifically approved by Bank for use in connection with the Service.

6. Operational Information. Client agrees timely to provide Bank such Operational Information as Bank may reasonably require, in the form Bank may require. With respect to any Operational Information Client provides, Client hereby grants to Bank a non-exclusive, worldwide, royalty free license to use, copy, modify, or otherwise incorporate such Operational Information as Bank reasonably requires in order to operate and deliver the Service. Client represents and warrants with respect to any Operational Information Client provides to Bank that (i) such Operational Information is accurate, complete, and without error, (ii) Client has full legal right and authority under all applicable Laws and Contracts to provide such Operational Information to Bank and to grant Bank the right to use such Operational Information in connection with the Service as provided in the Service terms and conditions and the Master Agreement, (iii) such Operational Information complies with all, and is not in violation of any, applicable Law and does not infringe upon any United States patent, copyright, trade secret, or other proprietary right of any person, and (iv) Client has obtained all necessary assignments or licenses and waivers of moral rights from Client's employees and contractors, including the right to modify any applicable work contained in such Operational Information and to associate any applicable work contained in such Operational Information with the Service. All Operational Information Client provides to Bank shall remain in full force and effect and may be relied upon by Bank without verification by Bank in the performance of Bank's duties and responsibilities with respect to the Service unless and until Client shall have provided corrective information to Bank in writing and Bank shall have had a reasonable opportunity to act thereon. Client agrees to indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys' fees) arising from or related in any way to any error, inaccuracy, or omission in any Operational Information, Bank's reliance or action upon any Operational Information, or Client's breach of any of Client's representations and warranties with respect to Operational Information.

7. Payors. Client shall be responsible for the authentication of each Payor, and Bank shall have no responsibility therefor or for any Transaction (whether or not the result of fraud or other unauthorized access) processed with respect to any Payor that Client permits to access the Service, except and only to the extent otherwise expressly agreed by Bank in writing. Client acknowledges and agrees that Bank is not responsible for any incomplete or inaccurate information that may be furnished by Client or any Payor in connection with any Transaction or the use of the Bill Pay Website, and Bank makes no guarantee that any Transaction will result in full and final payment to Client of any receivable due to Client from any Payor. All Transactions are subject to adjustment and correction as provided by the terms of applicable Law or applicable Contracts. Any disputes or claims by and between Client and any Payor (whether with respect to any Contract or otherwise) must be resolved by Client directly with the Payor, and Client agrees not to involve Bank in the resolution of any such disputes or claims, except to the extent that Bank's obligations and responsibilities regarding the Service relate to the disputes or claims or as required by Law. Client agrees promptly to provide Bank such data and information as Bank may request from time to time as to any Transaction disputes Client has with Payors (including, without limitation, resolutions of erroneous Transactions). Any claim or defense that Client asserts against any Payor, and any claim or defense any Payor asserts against Client, will not relieve Client of Client's obligations to Bank with respect to the Service. Client is responsible for monitoring Client's Payor accounts for suspicious or fraudulent activity and for any activity that is in violation of any applicable Law or Contract. Client shall be responsible for all fraudulent Transactions and for all Transactions that are in violation of any applicable Law or Contract, except to the extent directly resulting from Bank's breach of Bank's express obligations and responsibilities regarding the Service as provided in this Service Schedule and the Master Agreement. Client shall be responsible for, and shall indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys' fees) that may arise or result from, (i) errors in the authentication of any Payor or in the processing of any Transaction that result from incorrect Payor or Transaction information provided to Bank or (ii) inaccurate or incomplete authentication of a Payor that does not result from Bank's failure to perform Bank's express obligations to Client in connection with the Service.

8. Handling of Transactions. Bank shall determine the types of Transactions that may be processed through the Service, which Transaction types may include, without limitation, credit card Transactions, debit card Transactions, and automated clearing house Transactions. For preauthorized, recurring Transactions, the Payor must consent to the initiation of the recurring charges using the Payor's designated payment method using a consent form or language provided or approved by Bank. Bank will not process recurring Transactions after Bank receives and has a reasonable opportunity to act upon (i) a cancellation notice from the Payor provided through the Bill Pay Website or the IVR, (ii) a notice from Client through the Bill Pay Website that authority to accept recurring Transactions has been revoked, or (iii) a response from the issuer of a payment device or holder of an account that Transactions to that device or account are not to be honored. Client must immediately notify Bank through the Bill Pay Website if any Payor advises Client that the Payor wishes to revoke a recurring payments authorization provided in connection with the Service. The available Transaction types Client elects to use in connection with the Service shall be designated in the Service Schedule. To the extent that any Transaction type chosen by Client constitutes another Service Bank provides to Client under the MasterAgreement (e.g., the ACH Service), the terms of such other Service shall govern the execution and handling of such Transactions in addition to the terms of the BillerXchange Service and the provisions of applicable Law. To the extent that any Transaction type chosen by Client constitutes a service that is provided to Client pursuant to a Contract Client has with a Customer Vendor (e.g., an arrangement with a merchant services processor with respect to payment card services), the terms of such Contract shall govern the execution and handling of such Transactions in addition to the terms of the BillerXchange Service and the provisions of applicable Law. If Client wishes to prevent any Payor from executing any Transaction, Client must timely furnish Bank with the Operational Information Bank requires in order to block or stop the Transaction, as provided in the Service User Guide, and Bank otherwise must be afforded a reasonable opportunity to act upon Client's instructions. If Client fails to timely submit any Operational Information required to block or stop a Transaction as provided in the Service User Guide or otherwise does not afford Bank a reasonable opportunity to act upon Client's instructions, Bank shall in no way be liable to Client in the event such Transaction is executed and processed in accordance with the terms of the Service. Client agrees to indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys' fees) arising from or related in any way to Bank's stopping, blocking, or preventing the execution of any Transaction in accordance with Client's instructions.

9. Suspension of Service. Client acknowledges and agrees that Bank shall have the right to suspend Client's use of the Service or to suspend or refuse to process any Service transaction, without liability to Client, in Bank's discretion. Without limiting the generality of such right, Bank may suspend Client's use of the Service or refuse to process or suspend any Service transaction (i) in the event Bank suspects any fraud, error, or suspicious or illegal activity (provided, that Bank shall have no obligation to Client to monitor for fraud, error or suspicious or illegal activity in any respect), (ii) in the event Bank deems itself or its assets insecure or at unreasonable exposure or risk with respect to any Service transaction or activity, (iii) as required by Law, or if Bank believes there has been a violation of Law, or to prevent a violation of Law (provided, that Bank shall have no obligation to Client to monitor for compliance with Law or to prevent violations of Law in any respect), or (iv) in the event Client breach any of Client's obligations in connection with the Service or the Master Agreement.

10. Service Materials License. Bank grants Client a non-exclusive, non-transferrable license to use and access Service Materials related to the Service. Such license is subject in all respects to the terms of the Master Agreement and to the terms and limitations of any applicable contract or license Bank may have with or from any Third Party Service Provider that supports Bank's provision of the Service.

11. Third Party Fees, Charges or Assessments. Client acknowledges and agrees that Bank has no responsibility for any fees, charges, assessments or other amounts (including interchange fees or discount rate) that may be charged or levied on Client by third parties, including any Customer Vendor or any payment network, in connection with any Transaction that may be processed through the Service. Further, Bank bears no responsibility for the imposition of, or any increases in, any such fees, charges, assessments or other amounts (including interchange fees or discount rate) Client may be required to pay with respect to any Transaction initiated using the Service, except to the extent that fee, charge, assessment or other amount is directly attributable to Bank's failure to perform Bank's express obligations to Client in connection with the Service.

12. Transactions and Other Remittances. To the extent that Client's agents, employees, or representatives initiate Transactions through the Service at the request of Payors or on behalf of Payors, Client represents and warrants with respect to each such Transaction that (i) the Payor has duly authorized the Transaction in accordance with applicable Law and any Contract between Client and the Payor, (ii) the Transaction represents a bona fide payment obligation of the Payor to Client in the ordinary course of Client's business, or an adjustment or correction of a payment obligation, (iii) the Transaction is for amounts actually owed by the Payor to Client and does not involve any element of credit extended by Client to the Payor, and (iv) the Transaction does not violate any applicable Law. Client is solely responsible for the processing and handling all Payor remittances and payments, and any adjustments or corrections thereto, that are not Transactions initiated or processed by or through the Website or the IVR or that otherwise are transacted outside of the scope of the Service (including, without limitation, remittances and payments that are made in person at any of Client's places of business or through any customer contact or call center Client operates or maintains that do not involve the use of the Bill Pay Website). Client agrees to indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys' fees) arising from or related in any way to Client's processing and handling of such remittances and payments, and any adjustments or corrections thereto.

13. Service Record Archive. Bank will maintain an archive of Service Records as provided in the Service User Guide. If Client's record retention policies provide for retention periods that exceed the retention period of Bank's Service Records archive, Client solely shall be responsible for retrieving and preserving Service Records prior to the time they are purged from Bank's archive system. Client agrees that Bank shall have no liability to Client in the event that Bank's archive retention period expires with respect to any Service Record before Client has retrieved and preserved such Service Record.

14. website payor terms. It solely shall be Client's responsibility to determine in Client's discretion whether it is necessary, either as a requirement or applicable Law or in order to serve Client's business needs or requirements, for Client to post or display, or obtain any Payor's consent to, any Website Payor Terms at the Bill Pay Website (including, without limitation, any disclosures and related consents that may be required for compliance with the Electronic Signatures in Global and National Commerce Act and any privacy policy or notices). If Client determines to post or display any Website Payor Terms, it shall be Client's responsibility to draft such Website Payor Terms, or Client may request Bank to provide Client with any standard version of Website Payor Terms that Bank has prepared for use in connection with the Service (provided, that Bank has no obligation to prepare or furnish to Client any Website Payor Terms). Bank disclaims any responsibility to advise Client as to whether any Website Payor Terms, or any particular term or provision thereof, may be required under applicable Law under any circumstances (including, without limitation, circumstances in respect of the creation an enforceable authorization for any Transaction), and Client acknowledges and agrees that Client does not and shall not rely on Bank for such advice. Bank further disclaims any representation or warranty that any Website Payor Terms, whether prepared by Client or Bank, are complete or sufficient under any applicable Law, and Client agrees to engage Client's own legal counsel at Client's sole cost and expense in the event Client should require an opinion as to the legal sufficiency of any Website Payor Terms. Bank shall have no obligation to review any Website Payor Terms prepared by Client, but Client shall submit any such Website Payor Terms to Bank upon Bank's request therefor, and Bank reserves the right to require Client to amend any such Website Payor Terms to Bank's satisfaction, as Bank may reasonably require. Client agrees that any Website Payor Terms shall be a Contract solely between Client and any Payor using the Bill Pay Website, and Client agrees that Bank shall not be a party to such Contract nor shall Bank in any way be responsible for the performance or breach thereof by any party; provided, however, that Bank shall be a third party beneficiary of any term or provision of any Website Payor Terms that may result in the mitigation or elimination of any loss, damage, or harm to Bank or in Bank's exculpation from liability. Client agrees to indemnify Bank and hold Bank harmless from and against any and all losses, costs, suits, damages, claims, liabilities, and expenses (including, without limitation, reasonable attorneys' fees) arising from or related in any way to the failure of any Website Payor Terms to comply with any applicable Law, the omission of any Website Payor Terms that are required by any applicable Law, or the breach or violation of any Website Payor Terms by Client or any Payor.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Twisted Oaks Pointe CDD - Interlocal for ROW Maintenance

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

As per the provisions of Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," the Twisted Oaks Pointe Community Development District (CDD) desires to enter into an agreement with the City of Wildwood for operations and maintenance responsibilities.

At the District's sole cost and expense, the District shall have the perpetual right and obligation to construct, install, acquire, operate, maintain, repair, and replace all roadway, hardscape, landscape, irrigation, lighting, stormwater, and wetland improvements within the CDD Areas.

KL Twisted Oaks LLC, entered into a certain Road Impact Fee Credit Agreement for the Realignment of County Road CR-462 and Intersection Improvements of CR-462 and US 301, dated June 28, 2022, which provides that the maintenance responsibilities for the ROW landscaping and irrigation improvements may be maintained by the District. The City and District desire to enter into this Agreement in order for the District to assume its perpetual obligations to provide maintenance services to the ROW.

The City shall have no obligations whatsoever with respect to the CDD areas or the stormwater inlets.

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**INTERLOCAL AGREEMENT
FOR ROW MAINTENANCE**

This *Interlocal Agreement for ROW Maintenance* ("**Agreement**") is entered into by and between THE CITY OF WILDWOOD, FLORIDA, a municipal corporation ("**City**") and TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government ("**District**").

WITNESSETH:

WHEREAS, Section 163.01, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" ("**Cooperation Act**"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, certain rights-of-way ("**ROW**") that are adjacent to the District, and identified in **Exhibit A**, include landscape and irrigation improvements (together, "**Improvements**") that the Parties desire for the District to maintain; and

WHEREAS, the governing body of Sumter County, Florida and the developer, KL Twisted Oaks LLC, entered into that certain *Road Impact Fee Credit Agreement for Realignment of County Road CR-462 and Intersection Improvements of CR-462 and US 301*, dated June 28, 2022 ("**Agreement**"), which Agreement at Section 4(d) provides that the maintenance responsibilities for the ROW landscaping and irrigation improvements may be maintained by the District; and

WHEREAS, the City and District desire to enter into this Agreement in order for the District to assume its perpetual obligations to provide maintenance services to the ROW;

NOW, THEREFORE, in consideration of the mutual promises and other consideration contained herein, the parties hereto agree as follows:

1. **Operation and Maintenance Responsibilities.** At the District's sole cost and expense, the District shall have the perpetual right and obligation to construct, install, acquire, operate, maintain, repair and replace all hardscape, landscape, and irrigation improvements within the ROW. This Agreement is intended to expressly authorize and require the District to construct, install, acquire, operate, maintain, repair and replacement improvements within the ROW.

2. **Execution in Counterparts.** This Agreement may be simultaneously executed in counterparts, each which shall be an original and all of which shall constitute but one and the same instrument.

8. **Filing.** After approval of this Agreement by the respective governing bodies of the City and this District, and its execution by the duly qualified and authorized officers of each of the parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court, in accordance with the requirements of Section 163.01(11), *Florida Statutes*.

9. **Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

10. **Effective Date.** This Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court. This Agreement shall also be recorded in the public records of the City to become a part of the title history of properties in the District.

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

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

[SIGNATURES ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

**CITY COMMISSION
THE CITY OF WILDWOOD, FLORIDA**

By: _____
Name: _____
Title: _____

WITNESSES:

Name: _____
Title: _____
Address: _____

Name: _____
Title: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ and on behalf of the City of Wildwood, Florida. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

SIGNATURE PAGE TO INTERLOCAL AGREEMENT

TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT

By: William Fife
Name: William Fife
Title: Chair

WITNESSES:

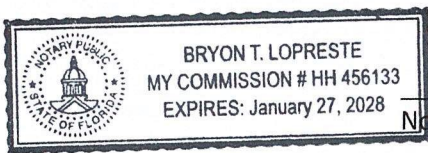
[Signature]
Name: THOMAS WATSON
Title: WITNESS
Address: 14025 RIVEREDGE DR. #175
TAMPA, FL 33627

[Signature]
Name: BRYON T. LOPRESTE
Title: WITNESS
Address: 14025 RIVEREDGE DR. #175
TAMPA, FL 33627

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

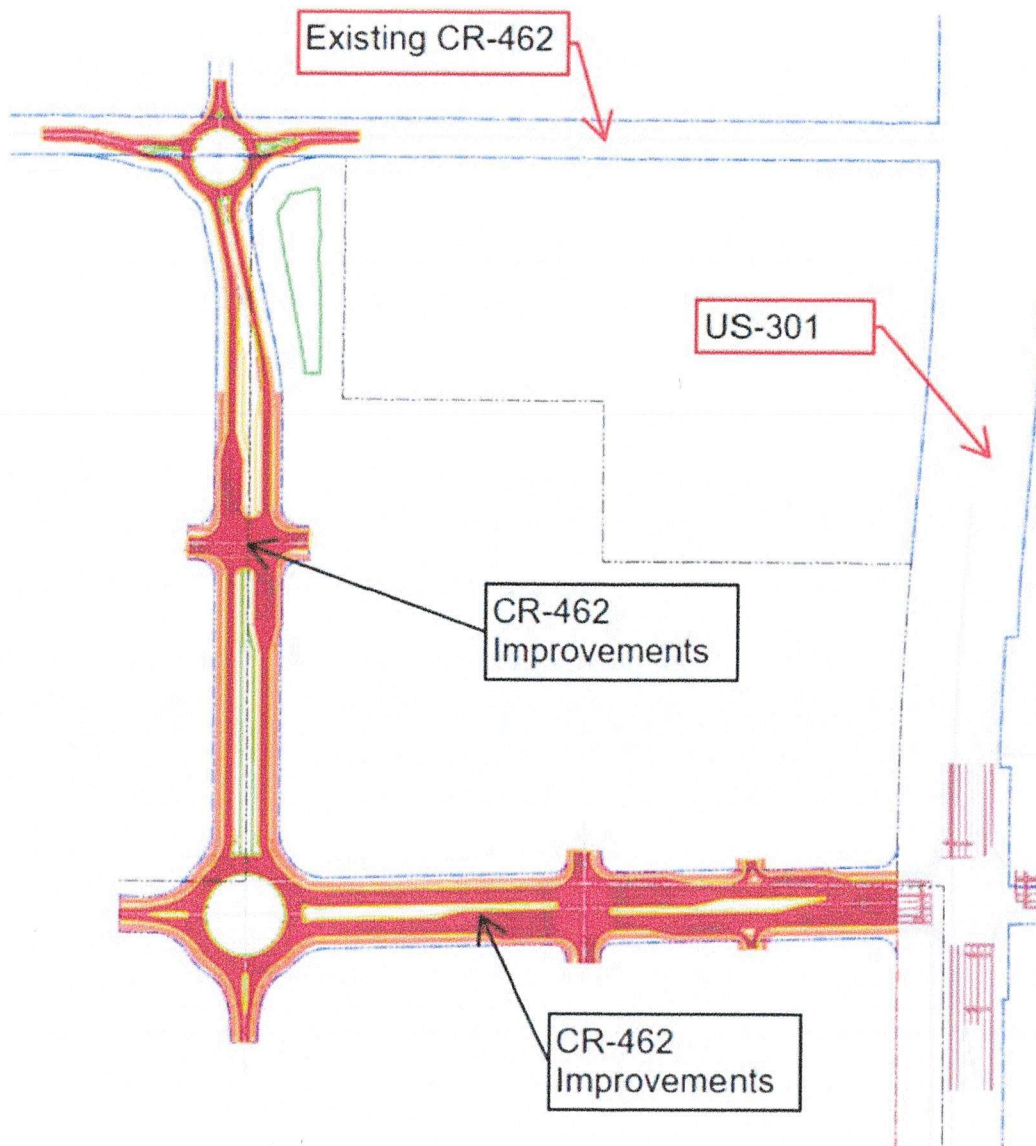
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of JULY, 2025, by WILLIAM FIFE, as Chairperson of the Twisted Oaks Pointe Community Development District, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]
Notary Public, State of Florida

EXHIBIT A

CR-462 Improvements



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Developer's Agreement between the City of Wildwood and Sumter Development Partners, LLC - Summerfield Cottages

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached is a Developer's Agreement between the City of Wildwood and Sumter Development Partners, LLC, for the development of Summerfield Cottages. The Summerfield Cottages project consists of 275 residential units along with amenities.

The project will be served by City of Wildwood water and wastewater services. Terms of payment of system development charges (SDCs) are outlined in the agreement. In addition to the infrastructure required to serve the project, the developer will be extending and upsizing water mains in accordance with the City of Wildwood's Utility Master Plan. The agreement outlines the terms of construction, turnover, and pioneering credit to the developer.

Terms of this agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney.

Melanie D. Strickland, AICP, CPM
Development Services Director

**DEVELOPER'S AGREEMENT
BETWEEN THE CITY OF WILDWOOD
AND SUMTER DEVELOPMENT PARTNERS, LLC
(SUMMERFIELD COTTAGES)**

This agreement, effective this ____ day of _____, 2025, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and SUMTER DEVELOPMENT PARTNERS, LLC, a Florida limited liability company (hereinafter called "Developer").

RECITALS

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

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

WHEREAS, Developer owns in fee simple certain real property described on the attached Exhibit "A" (the "Property"); and

WHEREAS, Developer's proposed development locally known as Summerfield Cottages requires access to water, wastewater, and other municipal services; and

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

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

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

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on _____;

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

1. **Incorporation of Recitals and Exhibits.** The Parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.
2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:
 - A. ***“Agreement”*** – This Developer’s Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions.
 - B. ***“Connection Fee”*** – Those charges of the City for a customer’s proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.
 - C. ***“County”*** – Sumter County, Florida, a political subdivision of the State of Florida.
 - D. ***“Developer”*** – Sumter Development Partners, LLC, and its successors, and assigns in interest, and/or title.
 - E. ***“Equivalent Residential Unit”*** – As defined by City Ordinance, also referred to in this Agreement as “ERU.” The term “Equivalent Residential Connection,” also referred to as “ERC,” is synonymous with “ERU.”
 - F. ***“Party” or “Parties”*** – Refers to either Developer or City, or (as applicable) to both Developer and City.
 - G. ***“Property”*** – The real property described on attached Exhibit “A.”
 - H. ***“Significant Progress”*** – The Developer will have achieved substantial progress under the terms of this Agreement when storm water basins, roadway bases, curbs and underground utilities have been completed or are under construction pursuant to a valid Permit (or Permits) issued by City for such work.
 - I. ***“System Development Charge”*** – Those charges by City for a customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an “SDC” or “SDC Fee.”
 - J. ***“Transmission Fee”*** – The portion of the SDC that represents the customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.

- K. ***“Treatment Fee”*** – The portion of the SDC that represents the customer’s hydraulic share of the facilities required to service that customer.
- L. ***“Water Management District” or “SWFWMD”*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. **Developer’s Obligations.**

A. **System Development Charges and Capacity.**

1. **SDC Fees.**

- a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.
- b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on attached Exhibit “B.”
- c) The wastewater SDC Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on attached Exhibit “B.”
- d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.
- e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU’s) approved for a reservation of capacity as indicated on attached Exhibit “B.” One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.

- f) Water and wastewater SDC Fees for the Development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the water and wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.
- g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. Payment Schedule.

- a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in attached Exhibit "C."
- b) Developer must proceed with due diligence toward the use of all connections.
- c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Progress on construction of the applicable phase of Developer's project on the Property is not made within twenty four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Progress may be extended pursuant to the provisions of this Agreement concerning "Force Majeure".
- d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:
 - 3.A.2.d.1.** Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.
 - 3.A.2.d.2.** This Developer's Agreement, and all attachments, must be fully executed by Developer and City.
- e) 50% of the SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.

- f) Capacity is reserved for a particular location, and assumes that City will be prepared to serve that capacity according to the agreed-upon availability schedule at that location and no other.
 - g) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.
- 3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.
- 4. City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase 236.0 water ERU's and 283.2 wastewater ERU's. These will be available at the times listed on Exhibit "D."
- 5. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section. Use of water or transfer of capacity shall not deem the Developer as a provider or purveyor of water.
- 6. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.
- 7. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

4. Off-Site Improvements – Pioneer Agreement.

- A. The Developer shall design, permit, and construct the following off-site improvements (hereinafter referred to as the "Improvements"):

1. Offsite Water Main.

20" Water Main. The Developer shall design, permit, and construct, to City standards, as part of the Project, a 20" diameter PVC water line along CR 209 to CR 214 (approximately 140 lineal feet) ("Water Line"). Developer will construct offsite improvements as depicted on the attached Exhibit "D". The Water Main will be transferred to and owned and operated by the City. The Developer only requires an 8" diameter PVC water line to service the Property. The City has requested that the Developer upsize the line to a 20" diameter PVC water line and run the line along CR 209. Accordingly, the Developer shall be entitled to water System Development Charge credits for cost of the construction of the off-site Water Main extension needed to serve the Project.

2. 12" Water Main. The Developer shall design, permit, and construct, to City standards, as part of the Project, a 12" diameter PVC water line along CR 214 from CR 209 (approximately 980 lineal feet) ("Water Line"). Developer will construct offsite improvements as depicted on the attached Exhibit "D". The Water Main will be transferred to and owned and operated by the City. The Developer only requires an 8" diameter PVC water line to service the Property. The City has requested that the Developer upsize the line to a 12" diameter PVC water line and run the line along CR 214. Accordingly, the Developer shall be entitled to water System Development Charge credits for cost of the construction of the off-site Water Main extension needed to serve the Project.

- B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the Transmission Fee component of the water SDC Fees for the water Improvements equal to the cost associated with construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

Total	\$363,407.00
--------------	---------------------

- C. The Developer's cost to construct the Improvements will exceed the amount of Transmission Fee component of the water SDC Fees paid to the City. The Developer shall be entitled to water Transmission Fee credits equal to the actual cost of construction of the Improvements. The City will issue Transmission Fee SDC Fee credits to the Developer based on the following schedule:

1. The current SDC Fee rate for one (1) ERU of water is \$1,888.00 inclusive of the Transmission Fee component of \$1,168.00. The estimated cost of the Improvements listed above in Section 4.A is \$363,407.00, providing for 311.14 credits for the Transmission Fee component of the water SDC Fees.

- a) By way of example, in the case that the cost of construction changes, if the cost of the Water Line Improvements related to water services listed above is \$200,000.00, then it will provide for 171.23 credits for the Transmission Fee component of the water SDC Fees.
2. Actual costs and expenditures of construction will include costs of design, permitting, surveying, subsurface investigations, testing and construction management services necessary for, landscaping, materials and including project close-out documentation.
3. The City will issue credits for water Transmission Fee component of the water SDC Fees for the Property, in the amount of
4. The Developer needs an estimated 236.0 water ERUs; the additional 75.14 Transmission Fee SDC Fee credits will be known as "Pioneering Credits". The Pioneering Credits are limited to the Transmission Fee component of the water SDC Fees and shall not include the Treatment Fee component.
5. The City agrees to reimburse the Developer for Pioneer Credits from the Transmission Fee component of SDC Fees collected from future utility customers serviced by the City for water located along the routes of the Improvements that connect to and are directly benefited by the construction of the Improvements. The City's obligation to reimburse the Developer for the Pioneer Credits shall terminate ten (10) years from the date of execution of this Agreement.
6. Any additional ERUs above the 311.14 will require full payment of the water SDC Fees in effect at the time of acquisition.
7. Wastewater SDC Fees are not subject to the reimbursement.
8. The City's obligation to reimburse the Developer, or any authorized successors or assigns, for any non-reimbursed funds shall terminate ten (10) years after the date of this Agreement.

5. Developer's Responsibility.

- A. After completion of construction of the water and wastewater systems, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.

- B. Developer is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.
- C. Developer shall provide necessary easements, if any, including, but not limited to, an easement for access to the water meter serving the property.

6. City's Responsibility.

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

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

- B. The City shall be responsible for costs associated with the recording of this document in the Sumter County Public Records.

7. City's Option to Construct Water Lines

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

8. Miscellaneous Terms.

- A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.
- B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its

fire flow volumes and pressures after Developer has commenced development of the Property.

- C. Developer must comply with the City of Wildwood Design District Standards and any other applicable Ordinances or Land Development Regulations, or as otherwise modified by variance.

9. General Provisions.

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

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

AS TO THE CITY:

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

With Copy To:

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

With Copy To:

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

AS TO DEVELOPER:

Sumter Development Partners, LLC
12550 CR 227
Oxford, FL 34484

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

- B. Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.
- C. Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.
- D. Default Provisions.**
1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.
 2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.
 3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the

defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

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

E. Estoppel Statements.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:
 - a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.
 - b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).
 - c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.
 - d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any

monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

- e) That there are no stoppages specifically directed to the Property which would affect the right to procure development orders, building permits, or certificates of occupancy or other development approvals as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

- F. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- G. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.
- H. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.
- I. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such

determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

J. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

K. **Successors and Assigns.**

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of the Property or a portion or parcel thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

L. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

M. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

N. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

O. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

P. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

Q. Recordation. This Agreement shall be recorded in the Public Records of Sumter County, Florida.

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

**DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND SUMTER DEVELOPMENT PARTNERS, LLC**

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

By: _____

Title: _____

Date: _____, 2025

*APPROVED AS TO FORM AND
LEGALITY:*

ATTEST:

CITY ATTORNEY

Jessica Barnes, CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2025

DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND SUMTER DEVELOPMENT PARTNERS, LLC

**SUMTER DEVELOPMENT PARTNERS,
LLC**, a Florida limited liability company

By: _____

Date: _____, 2025

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by _____, as _____ of SUMTER DEVELOPMENT PARTNERS, LLC, a Florida limited liability company, who is:

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

Dated: this _____ day of _____, 2025.

Print Name: _____
Notary Public, State of Florida
Commission number: _____
Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recital C	Legal – Property
B	3.A.1	Calculation – Water and Wastewater SDC Fees
C	3.A.2	Calculation – Due Schedule
D	4.A.1, A.2	Site Plan Sheet

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Section 13, Township 18 South, Range 22 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 13, Township 18 South, Range 22 East;

THENCE run S 89°45'13" W, along the South line of said Section 13, a distance of 415.80 feet;

THENCE departing said South line, run N 00°14'47" W, a distance of 25.01 feet to a point on the North Right-of-way line of County Road 214 (a 50' Right-of-way), said point also being the POINT OF BEGINNING;

THENCE run S 89°44'27" W along said North Right-of-way line, a distance of 550.66 feet;

THENCE departing said North Right-of-way line, run N 00°00'26" W, a distance of 336.49 feet;

THENCE S 89°44'27" W, a distance of 361.50 feet;

THENCE N 00°00'26" W, a distance of 1459.16 feet;

THENCE N 89°55'17" E, a distance of 1305.44 feet to a point on the West Right-of-way line of County Road 209 (a 50' Right-of-way);

THENCE run S 00°03'57" W along said West Right-of-way line, a distance of 1608.55 feet;

THENCE departing said West Right-of-way line, run S 89°44'27" W, a distance of 391.01 feet;

THENCE S 00°03'57" W, a distance of 183.00 feet to the POINT OF BEGINNING.

Containing 49.270 acres, more or less.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: SUMTER DEVELOPMENT PARTNERS, LLC

1) WATER:

- a) One (1) water SDC due for every water connection ERU reserved
- b) Number of water ERU's reserved = 236.0
- c) Number of water SDC's due = 236.0
- d) Charge per water SDC for this project = \$ 1,888.00
- e) TOTAL water SDC charges due \$1,888.00 X 532 = \$445,568.00

2) WASTEWATER:

- a) One (1) wastewater SDC due for every wastewater connection ERU reserved
- b) Number of wastewater ERU's reserved = 283.2
- c) Number of wastewater SDC's due = 283.2
- d) Charge per wastewater SDC for this project = \$ 3,298.00
- e) TOTAL water SDC charges due \$ 3,298.00 X 532 = \$933,993.60

-
- 3) TOTAL DUE (WATER AND WASTEWATER):**
\$445,568.00 + \$933,993.60 = **\$1,379,561.60**

Developer:			
Printed Name	Signature	Date	
Agreement to Provide:			
Printed Name	Signature	Date	
This commitment expires after _____ days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: SUMTER DEVELOPMENT PARTNERS, LLC

WATER SDC FEE: Check One

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

One (1) water ERU = 300 gallons per day
Number of water connections (ERU's) requested = 236.0
TOTAL water SDC fee = \$1,888.00 x 236.0 = **\$445,568.00**
TREATMENT FEE ONLY (Less Transmission
Fee Component (Pioneering)) = **\$720.00 x 236.0 =** **\$169,920.00**

DUE SCHEDULE:

First 50% \$84,960.00
Second 50% \$84,960.00

WASTEWATER SDC FEE: Check One

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

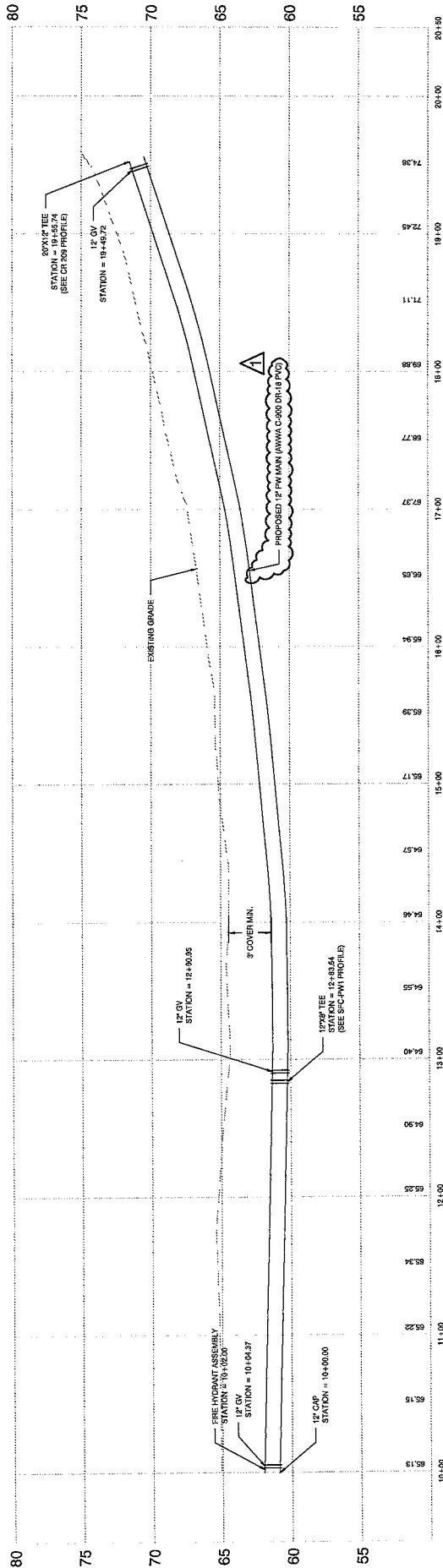
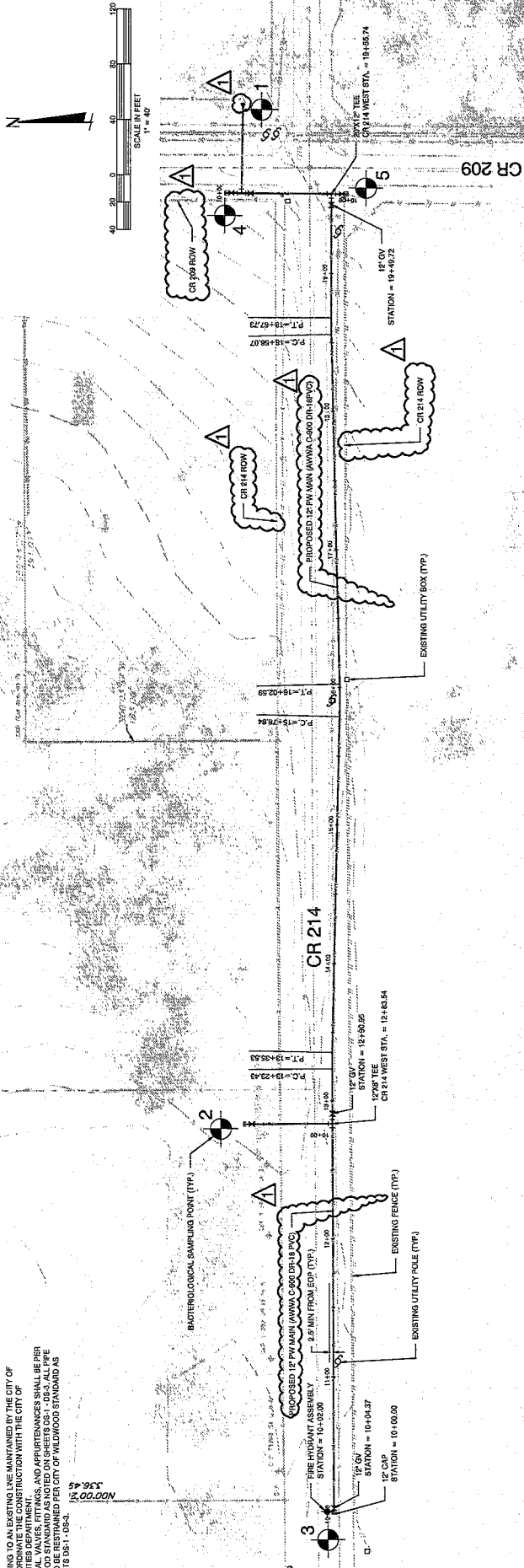
One (1) water ERU = 250 gallons per day
Number of wastewater connections (ERU's) requested = 283.2
TOTAL water SDC fee = \$3,298.00 x 283.2 = **\$933,993.60**

DUE SCHEDULE:

First 50% \$466,996.80
Second 50% \$466,996.80

Developer:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

- NOTE:
1. WHEN CONNECTING TO AN EXISTING MAIN, THE CITY OF WILLOWOOD UTILITIES DEPARTMENT SHALL BE NOTIFIED.
 2. ALL FIRE MATERIAL, VALVES, FITTINGS AND APPURTENANCES SHALL BE PER CITY OF WILLOWOOD UTILITIES DEPARTMENT STANDARDS AND SHALL BE RESTRAINED PER CITY OF WILLOWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3.



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2409-004 Summerfield Cottages

REQUESTED ACTION: The Planning and Zoning/Special Magistrate recommends approval subject to execution of the developer's agreement.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No SP 2409-004 Summerfield Cottages

Parcel Number C13-024

Acreage 49.27 Acres, MOL

Property Location	The property is addressed as 11156 CR 509, Oxford, FL 34484, approximately 390 feet west and 175 feet south of the intersection of CR 209 and CR 214
-------------------	--

Owner Robert A. Shoemaker III - Sumter Development Partners

Applicant Robert Morgado with Bohler Engineering, FL LLC

Date 08/05/2025

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a multifamily residential development consisting of 270 units featuring 168 3-bedroom units and 108 2-bedroom units providing a total of 440 garage parking spaces and 561 surface parking spaces, which includes six (6) Florida ADA accessible parking spaces, together with amenities including a 4,012-square foot clubhouse, a proposed pool, three (3) pickleball courts, and walking path, associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 49.27 acres MOL, as per the attached plans.

The project features 56 buildings ranging from 3-unit to 6-unit buildings. The Developer will be entering into a Developer's Agreement for this project for some required off-site improvements; which agreement is currently under review by the City Attorney.

A technical waiver has been submitted to waive the requirements limiting the number of single-attached units to no more than three based on the definition of single-family attached per our

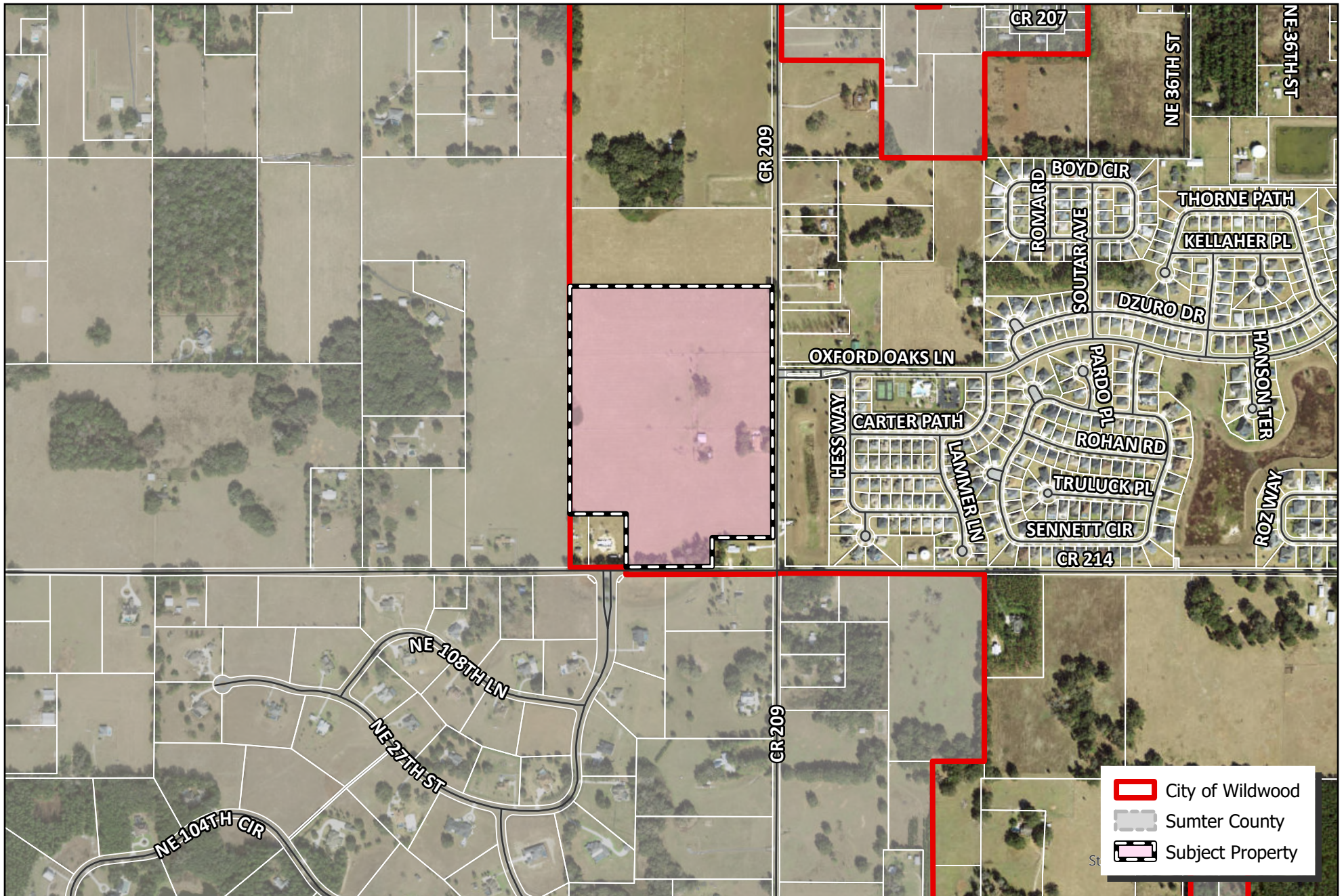
code.

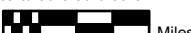
SP 2409-004 meets the criteria set forth within the LDRs, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 8/5/2025

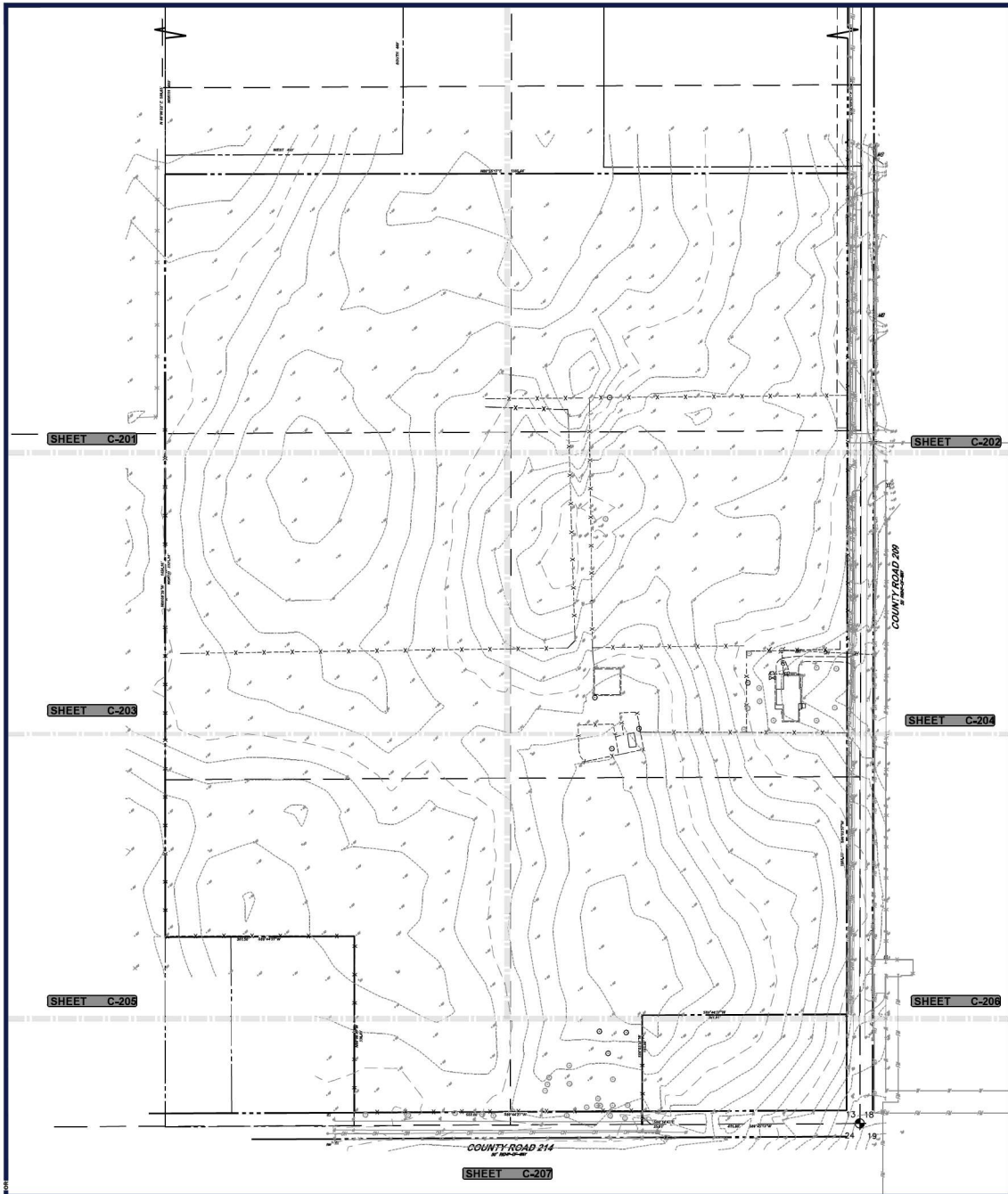
A handwritten signature in black ink, appearing to read "Wendy Then".

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.03 0.06 0.09 0.12 Miles 	SP 2409-004 SUMMERFIELD COTTAGES PARCEL C13-024	MAP 1B LOCATION MAP SEP 2024
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[illegible]



DEMOLITION NOTES:

- BOHLER ENGINEERING, P.L.L.C. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER, P.L.L.C. IN WRITING PRIOR TO THE BEGINNING OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR: A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-424-4775. B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW. C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. D. LOCATING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. E. PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. F. FURNISHING THESE LISTS WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY OF DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS. G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "TIGHT-CLACK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDED UNDERGROUND MATERIALS, GASES, ADDITIVES, OR OILS OR RECEIVED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE DEVELOPER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THE ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY DEVELOPER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND TESTING. VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, CONTRACTOR TO COORDINATE SCHEDULE OF COMMON DRIVE LANE ENCLOSURES WITH PUBLIC PROPERTY MANAGEMENT.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL, AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY. CONTRACTOR TO COORDINATE SCHEDULE OF COMMON DRIVE LANE CLOSURES WITH PUBLIC PROPERTY MANAGEMENT.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, DRIVEWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT BEING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND IMPROVEMENTS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE SPECIFIC OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASH AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE LAWS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, KENIC UPLANDS, WETLANDS, CUTTHROAT GRASS, SERP, HISTORICAL, AND ANCHORED, OASIS, RESOURCES OR CORPS OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.
- CIVIL DEMOLITION PLAN IS BASED OFF OF THE SURVEY DATED 02/08/2018. IF ITEMS ARE NOT SHOWN IN THE SURVEY, CONTRACTOR TO COORDINATE WITH OWNER TO CONFIRM IF ITEMS ARE TO REMAIN OR BE DEMOLISHED.

LEGEND	
DEMO	
PROPERTY LINE	---
EASEMENT LINE	---
SEWER LINE	---
CURB	---
UTILITY POLE	○
TYPICAL SIGN	▽
PARKING COUNT	△
CONTOUR	---
SPOT ELEVATIONS	E 584 OF 584
SANITARY LATERAL	---
SANITARY MAIN	---
WATER LINE	---
ELECTRIC LINE	---
GAS LINE	---
OVERHEAD WIRE	---
SHOW DUCT	---
HYDRANT	---
SANITARY MANHOLE	---
STORM MANHOLE	---
WATER VALVE	---
WATER METER	---
GAS VALVE	---
TYPICAL END SECTION	---
ENDWALL	---
GRATE INLET	---
CURB INLET	---
CLEANOUT	---

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT

811

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NOT APPROVED FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING, P.L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, P.L.L.C.

PROJECT NO: FL240126-00-A
DRAWN BY: RM
CHECKED BY: RM
DATE: 06/02/2025
CAD LAY: PL-01-01-00

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN
CONSTRUCTION GROUP
A 316 GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 208, OXFORD, FL 34408

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101
BOCA RATON, FLORIDA 33431
Phone: (561) 574-2380
Fax: (561) 574-2381
E-mail: info@bohlerllc.com



SHEET TITLE:

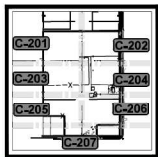
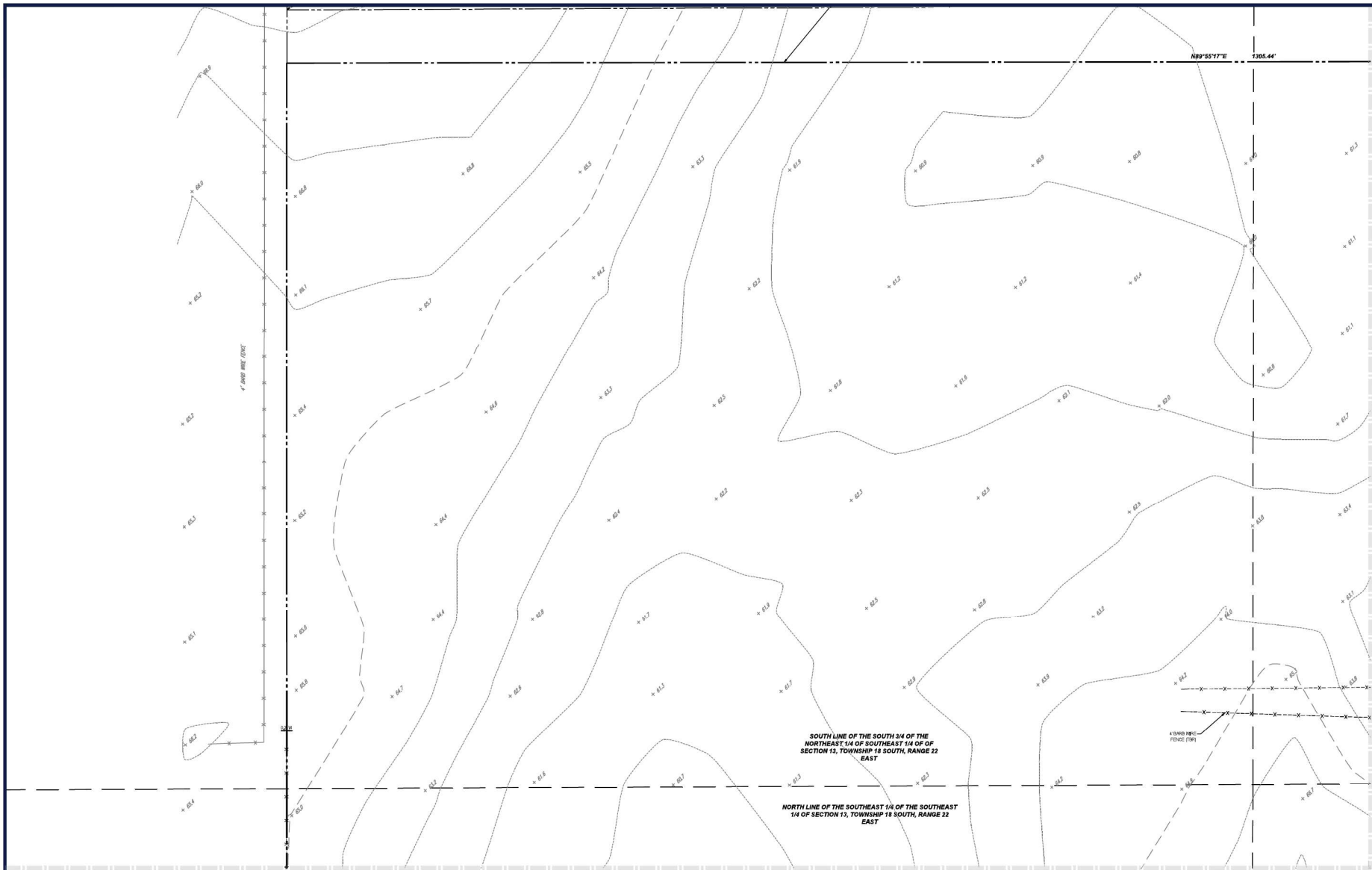
OVERALL DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG, DATE = 06/02/2025

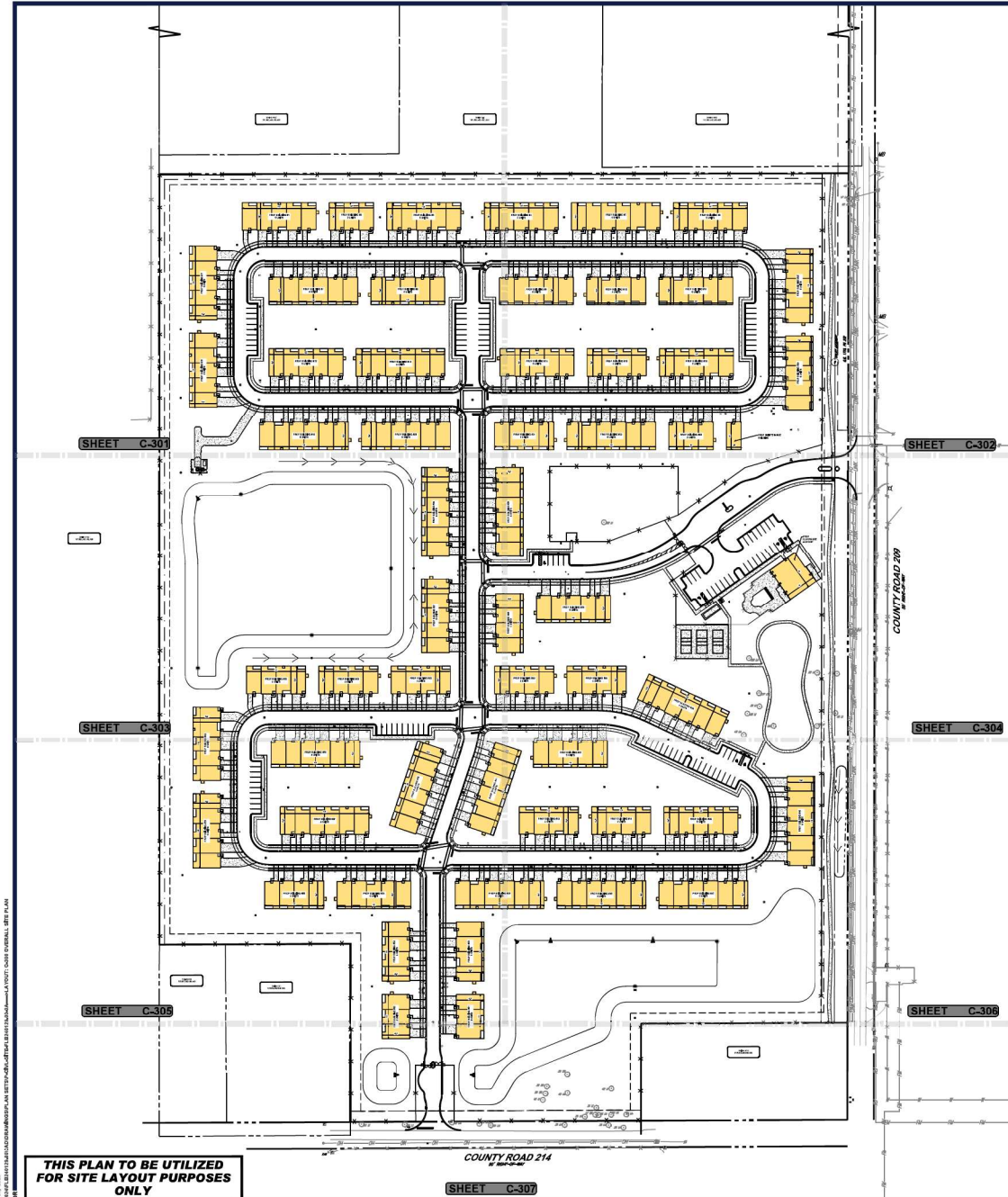
THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



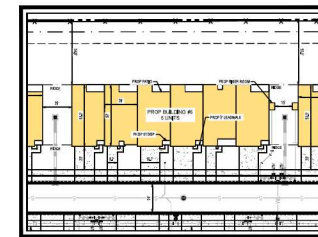
BOHLER 

SITE CDD AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
CONSTRUCTION MANAGEMENT
TRANSPORTATION SERVICES

Bohler & Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Bohler & Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Bohler & Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.



THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



TYPICAL BUILDING DETAIL
SCALE: 1" = 32'

LEGEND	
SITE PLAN	
EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP RETRACTION	---
PROP PARKING COUNT	---
PROP SIGN	---
PROP BUILDING ENTRANCE	---
PROP CONCRETE SIDEWALK	---
PROP FOOT TYPE F CURB	---
PROP FOOT TYPE E CURB	---

SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF WILMINGTON DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF WILMINGTON LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. DIMENSIONS INDICATED IN THIS SECTION ARE TO BACK OF CURB.
4. ALL SIGN DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. TREE STANDING CLEARANCE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A SITE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE COUNTY OR CITY RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE COUNTY OR CITY RIGHT-OF-WAY WILL BE SOODED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DEPARTMENT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. TOP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY ELEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THE WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE F.D.O.T. COUNTY, OR CITY RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SOODED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL F.D.O.T. COUNTY, OR CITY OWNED AND/OR MAINTAINED INFRASTRUCTURE, ANYWAY COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER, DEVELOPER, AND/OR CONTRACTOR, UPON THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTIONS, OR THE ADDITION OF ADDITIONAL PULLJUNCTION BOXES WILL NOT BE PERMITTED IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION. THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION, ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESSIBLES ADJACENT TO THE HANDICAPPED PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 40" WIDE, THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 2% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 2% BUT LESS THAN 5% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS), NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 2% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLYING AREAS AT THE GENERAL CONTRACTOR'S COST.

ZONING TABLE		
ZONE R-2 (MEDIUM DENSITY RESIDENTIAL) USE: SINGLE FAMILY ATTACHED		
SITE DATA		
FLOOD ZONE	X	
SITE AREA	484.27 AC	
PERVIOUS AREA	41,264.88 SF (64.89 AC)	
IMPERVIOUS AREA	4781.28 SF (6.91 AC)	
BUILDING AREA	435,483 SF (64.17 AC)	
PAVEMENT AREA	448,858 SF (64.91 AC)	
GROSS FLOOR AREA	435,483 SF	
TULSA (3 BEDROOMS)	41,438 SF X 168 UNITS = 6,960,576 SF	
RETHROCK (2 BEDROOMS)	41,233 SF X 43 UNITS = 1,773,019 SF	
PRECKO (3 BEDROOMS)	41,233 SF X 27 UNITS = 1,113,191 SF	
LANDSCAPE BUFFER (20' WIDE)	21,445 SF	
LANDSCAPE BUFFER (10' WIDE)	10,722 SF	
BULK REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK (MIN)		
FRONT	30 FT	463.2 FT
SIDE	30 FT	463.2 FT
REAR	30 FT	463.2 FT
LANDSCAPE BUFFER (MIN)		
FRONT	30 FT	463.2 FT
SIDE	30 FT	463.2 FT
REAR	30 FT	463.2 FT
MAX DENSITY	4 UNITS PER AC 484.27 AC X 4 UNITS = 1,937 UNITS	275 UNITS
MIN OPEN SPACE	484.27 AC X 4 UNITS = 1,937 UNITS	275 UNITS
MIN LOT AREA	120 SF	127
MIN LOT WIDTH	15 FT	15.7
MIN LOT DEPTH	15 FT	15.7

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
STANDARD SPACES	2 SPACES PER UNIT = 275 UNITS X 2 SPACES = 550	GARAGE SPACES
		TULSA: 168 UNITS X 2 SPACES = 336 SPACES PECHINOCK: 43 UNITS X 3 SPACES = 129 SPACES PRECKO: 27 UNITS X 3 SPACES = 81 SPACES
		CONVENTIONAL SPACES
		TULSA: 168 UNITS X 2 SPACES = 336 SPACES PECHINOCK: 43 UNITS X 3 SPACES = 129 SPACES PRECKO: 27 UNITS X 3 SPACES = 81 SPACES
		WIFE SPACES
BICYCLE SPACES		121 SPACES (6 ADA)
	TOTAL SURFACE SPACES	561 SPACES
	TOTAL OVERALL SPACES	1,061 SPACES
		6

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PROGRAM MANAGEMENT
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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING INTENDED FOR THE NATIONAL ADDRESS AGENCY
FOR THE RECORDATION OF THE PROJECT AND FOR THE RECORDATION OF THE PROJECT

PROJECT NO: FL0240128-00-04
DRAWN BY: DATE: OR
CHECKED BY: RM
DATE: SMO/02/2025
CAD ID: PCHV-187E

PROJECT:

SITE PLAN DOCUMENTS

FOR
JIM CHAPMAN
CONSTRUCTION GROUP
A SITE GENERAL CONTRACTOR

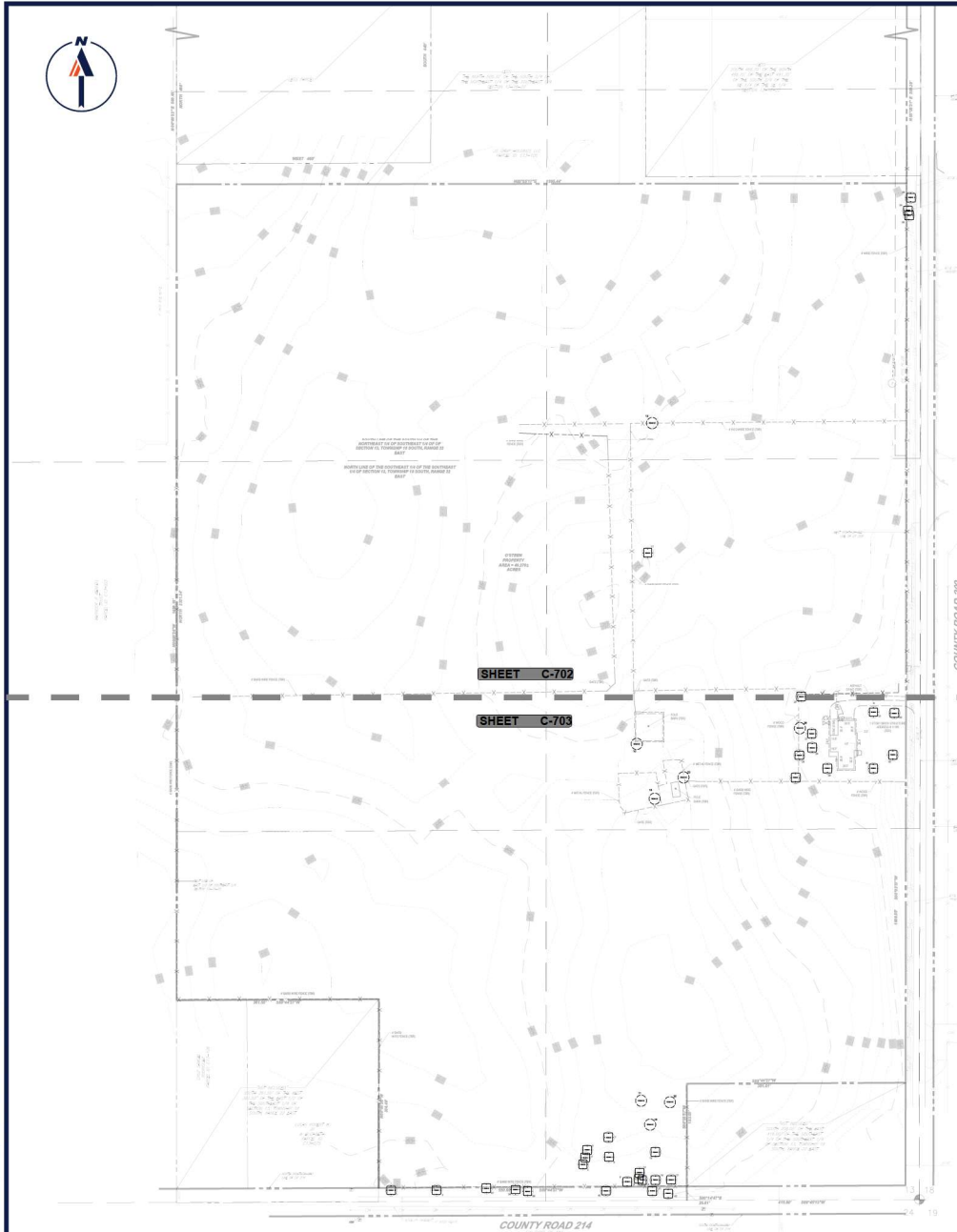
PROPOSED DEVELOPMENT
11156 CR 289, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 1010
BOCA RATON, FLORIDA 33431
Phone: (561) 574-2380
Fax: (561) 574-2381
E-mail: info@bohler.com

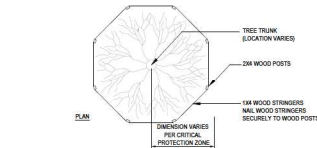
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

ORG. DATE = 06/02/2025

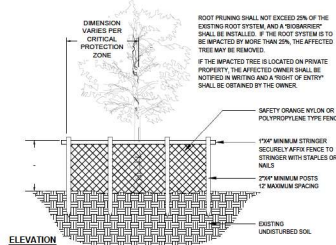


TREE DISPOSITION LIST							
No.	Botanical Name	Common Name	DBH (in.)	Condition	Disposition	Status	Required Replacement
1	Quercus virginiana	Live Oak	51	Good	Remain	Offsite	-----
2	Quercus virginiana	Live Oak	56	Good	Remain	Offsite	-----
3	Quercus laurifolia	Laurel Oak	45	Good	Remain	-----	-----
4	Ulmus Americana Americana	American Elm	29	Good	Remain	-----	-----
5	Ulmus Americana	American Elm	30	Good	Remain	-----	-----
6	Quercus laurifolia	Laurel Oak	40	Good	Remain	-----	-----
7	Ulmus Americana	American Elm	30	Good	Remain	-----	-----
8	Quercus laurifolia	Laurel Oak	35	Good	Remain	-----	-----
9	Ulmus Americana	American Elm	17	Good	Remain	-----	-----
10	Ulmus Americana	American Elm	23	Good	Remove	-----	3 Trees
11	Quercus laurifolia	Laurel Oak	36	POOR	Remove	-----	4 Trees
12	Quercus virginiana	Live Oak	34	Good	Remain	-----	-----
13	Melia azedarach	Chinaberry	18	Good	Remove	-----	3 Trees
14	Quercus laurifolia	Laurel Oak	28	Good	Remain	-----	-----
15	Quercus laurifolia	Laurel Oak	62	VERY POOR	Remove	-----	4 Trees
16	Quercus virginiana	Live Oak	42	Good	Remain	-----	-----
17	Quercus virginiana	Live Oak	62	Good	Remain	-----	-----
18	Quercus laurifolia	Laurel Oak	34	POOR	Remove	-----	3 Trees
19	Quercus laurifolia	Laurel Oak	23	Good	Remain	-----	-----
20	Quercus laurifolia	Laurel Oak	53	VERY POOR	Remove	MISSING	4 Trees
21	Quercus laurifolia	Laurel Oak	46	Good	Remain	-----	-----
22	Quercus laurifolia	Laurel Oak	10	POOR	Remove	-----	1 Tree
23	Quercus laurifolia	Laurel Oak	28	Good	Remain	-----	-----
24	Quercus laurifolia	Laurel Oak	43	Good	Remain	-----	-----
25	Quercus virginiana	Live Oak	36	Good	Remain	-----	-----
26	Quercus laurifolia	Laurel Oak	30	DECLINING	Remove	ONE-SIDED, LEANING	3 Trees
27	Quercus virginiana	Live Oak	37	Good	Remain	-----	-----
28	Quercus virginiana	Live Oak	30	Good	Remain	-----	-----
29	Magnolia grandiflora	Southern Magnolia	29	Good	Remain	-----	-----
30	Quercus virginiana	Live Oak	27	Good	Remain	-----	-----
31	Quercus laurifolia	Laurel Oak	22	Good	Remain	-----	-----
32	Quercus virginiana	Live Oak	48	Good	Remain	-----	-----
33	Quercus laurifolia	Laurel Oak	29	Good	Remain	-----	-----
34	Quercus laurifolia	Laurel Oak	17	Good	Remain	Offsite	-----
35	Quercus virginiana	Live Oak	62	Good	Remain	Offsite	-----
36	Quercus virginiana	Live Oak	45	Good	Remain	Offsite	-----
37	Quercus laurifolia	Laurel Oak	52	Good	Remain	Offsite	-----
38	Quercus laurifolia	Laurel Oak	45	Good	Remain	Offsite	-----
39	Quercus laurifolia	Laurel Oak	54	Good	Remain	Offsite	-----
40	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	-----
41	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	-----
42	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	-----
						25 Trees	25 Trees



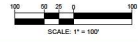
NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 4' ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE CRITICAL PROTECTION ZONE SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S IMMEDIATELY. DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE.

*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 70% OF THE CRITICAL PROTECTION ZONE.



NOTE:
1) REFER TREE PROTECTION DETAIL AND RELOCATION NOTES FOR TREES TO BE RELOCATED.
2) TREES TO BE RELOCATED SHALL BE ROOT PRUNED PER NOTES ON C-704

THIS PLAN TO BE UTILIZED FOR TREE DISPOSITION PURPOSES ONLY



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PROGRAM MANAGEMENT
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REVISIONS			
REV	DATE	COMMENT	BY

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL, AGENCY, AGENCY REVIEW AND RECORD. IT IS NOT TO BE USED FOR CONSTRUCTION.

PROJECT No.: FL0245129-00-04
DRAWN BY: GSD
CHECKED BY: BW
DATE: 01/17/2025
CAD ID: P-CIVIL-TROP

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN
CONSTRUCTION GROUP
A SITE GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER

1000 NW CORPORATE BOULEVARD
SUITE 1010
BOCA RATON, FLORIDA 33431
PHONE: (561) 571-6281
FAX: (561) 571-6281
FLORIDA LICENSED PROFESSIONAL ENGINEER NO. 12708

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WEIDMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE SIGNATURE IS VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
OVERALL TREE DISPOSITION PLAN

SHEET NUMBER:
C-701

ORG. DATE: 01/17/2025

TREE DISPOSITION NOTES:

GENERAL
Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall be done prior to the date approved nor continue without the knowledge of the City.

- REFERENCES
- Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:
 - American National Standards Institute (ANSI) Z30.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.)
 - National Arborist Association, -337 Stratford Rd., Westport, NY 11793 (NAA), Ref. 1: Transplanting of Trees and Shrubs in the Southeastern United States.
 - Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION
A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.
B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation work shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.
C. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.
D. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.
E. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #404 specifications for these existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

F. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.
G. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately repaired. Pits that are to be quickly repaired shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE
A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.
B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.
C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.
D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.
E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.
F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL
A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule. In addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.
For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.
B. CONTRACTOR shall apply for and pay all costs associated with tree reintroduction permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BCI (FACMAD) for all trees to be removed or relocated within the County RW.
C. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees retained or remain during construction shall be protected to accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also verify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.
D. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.
F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly indicated in the schedule submitted.
G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE
A. Relocated plant material shall fall under the standard 12 month guarantee.
B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of curbs, walks, walks, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or ball shall be performed in accordance with the specification.
C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replanting any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and plants that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING - GENERAL
A. Transplanting shall consist of an site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent position as shown on Drawings.
B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.
C. Balled and Burlapped Plants: Plants shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z30.1.

TAGGING
A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

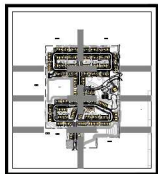
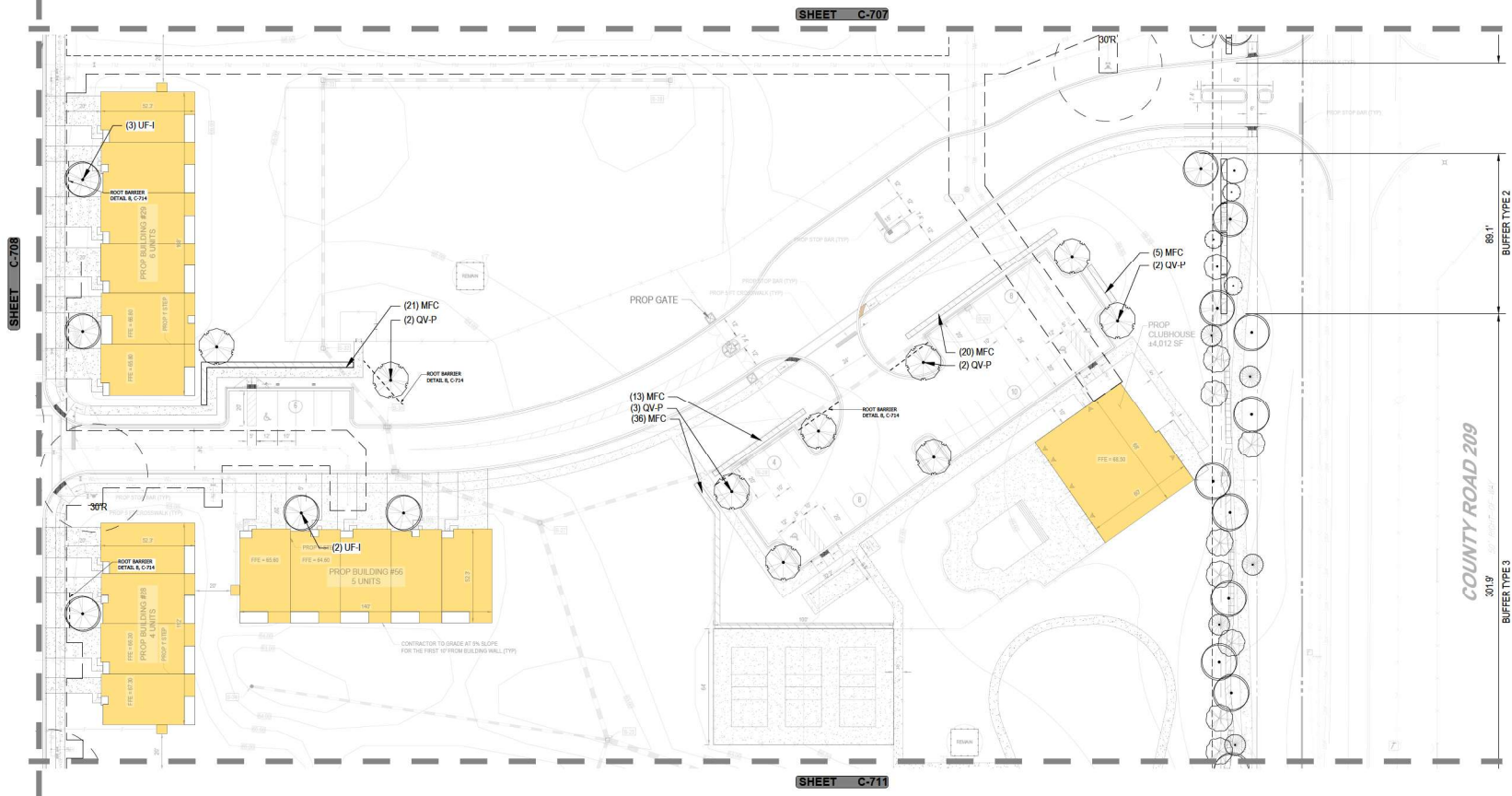
ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, weeding, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and to compaction effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1. DBH	Minimum Ball Diameter
3 1/2 - 4"	24"
4 - 4 1/2"	30"
4 1/2 - 4"	32"
5 - 5 1/2"	34"
5 - 5 1/2"	36"
6 - 6 1/2"	38"
7 - 7 1/2"	40"
8 - 8 1/2"	42"
9 - 9 1/2"	44"
10 - 10 1/2"	46"
11 - 11 1/2"	48"
12 - 12 1/2"	50"
13 - 13 1/2"	52"
14 - 14 1/2"	54"
15 - 15 1/2"	56"
16 - 16 1/2"	58"
17 - 17 1/2"	60"
18 - 18 1/2"	62"
19 - 19 1/2"	64"
20 - 20 1/2"	66"
21 - 21 1/2"	68"
22 - 22 1/2"	70"
23 - 23 1/2"	72"
24 - 24 1/2"	74"
25 - 25 1/2"	76"
26 - 26 1/2"	78"
27 - 27 1/2"	80"
28 - 28 1/2"	82"
29 - 29 1/2"	84"
30 - 30 1/2"	86"
31 - 31 1/2"	88"
32 - 32 1/2"	90"
33 - 33 1/2"	92"
34 - 34 1/2"	94"
35 - 35 1/2"	96"
36 - 36 1/2"	98"
37 - 37 1/2"	100"
38 - 38 1/2"	102"
39 - 39 1/2"	104"
40 - 40 1/2"	106"
41 - 41 1/2"	108"
42 - 42 1/2"	110"
43 - 43 1/2"	112"
44 - 44 1/2"	114"
45 - 45 1/2"	116"
46 - 46 1/2"	118"
47 - 47 1/2"	120"
48 - 48 1/2"	122"
49 - 49 1/2"	124"
50 - 50 1/2"	126"
51 - 51 1/2"	128"
52 - 52 1/2"	130"
53 - 53 1/2"	132"
54 - 54 1/2"	134"
55 - 55 1/2"	136"
56 - 56 1/2"	138"
57 - 57 1/2"	140"
58 - 58 1/2"	142"
59 - 59 1/2"	144"
60 - 60 1/2"	146"
61 - 61 1/2"	148"
62 - 62 1/2"	150"
63 - 63 1/2"	152"
64 - 64 1/2"	154"
65 - 65 1/2"	156"
66 - 66 1/2"	158"
67 - 67 1/2"	160"
68 - 68 1/2"	162"
69 - 69 1/2"	164"
70 - 70 1/2"	166"
71 - 71 1/2"	168"
72 - 72 1/2"	170"
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83 - 83 1/2"	192"
84 - 84 1/2"	194"
85 - 85 1/2"	196"
86 - 86 1/2"	198"
87 - 87 1/2"	200"
88 - 88 1/2"	202"
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BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

THE FIRM HAS BEEN A LEADER IN THE DESIGN AND CONSTRUCTION OF TRANSPORTATION PROJECTS FOR OVER 50 YEARS. BOHLER HAS BEEN A LEADER IN THE DESIGN AND CONSTRUCTION OF TRANSPORTATION PROJECTS FOR OVER 50 YEARS. BOHLER HAS BEEN A LEADER IN THE DESIGN AND CONSTRUCTION OF TRANSPORTATION PROJECTS FOR OVER 50 YEARS.

**PERMIT SET**

SITE PLAN DOCUMENTS

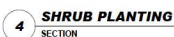
BOHLER //
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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**LANDSCAPE
PLAN**

SHEET NUMBER:
C-709

ORG. DATE - 01/17/2025



ORG. DATE - 01/17/2025

Apr 15, 2025
 13024FLB240129.00%ADRAWINGDISPLAN SETSIP-CIVL-LAND-FLB240129.00-5A-----LA YOUT: C-715 LANDSCAPE SCHEDULE

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE REAPARED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DESIGNATED ON THE PLAN OR AT THE EDGE OF THE DRUMLINE IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI-A300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTRACTOR SHALL OBTAIN PERMIT INFORMATION.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-452-4775 A MINIMUM OF 7 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS
- A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
- B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:
- | CALIPER | MINIMUM ROOT BALL DIAMETER |
|---------|--------------------------------------|
| 2 | 24 |
| 4 | 24 |
| 6 | 32 |
| 8 | 42 |
| 10 | 64 |
| 12 | 80 |
| 14 | 70 |
| 16 | 80 |
| 18 | 12 INCHES PER INCH OF TRUNK DIAMETER |
- TRANSPLANTED TREES WITH UNDERZOOED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
- C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.
9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR FEDERAL GOVERNING AUTHORITY'S REQUIREMENTS ON RELOCATION.
10. ALL PLANT MATERIAL PLANTED FOR THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S VARIETIES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.
14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLOURESCENT COLORED TAPE.
19. MULCHING:
- A. LANDSCAPE AREAS NOT COVERED BY SOIL SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
- B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
- C. CYPRRESS OR COLORED MULCH SHALL NOT BE USED.
- D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.
22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.
24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.
25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 353.81-"PROTECTION OF UNDERGROUND UTILITIES."
26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 1 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PREVIOUSLY REINFORCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIAN AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.O.D.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.O.D.T. MAINTENANCE PAVING PROGRAM.
32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE AND ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS, ROOT FLAGGING OR FIBERGLASS AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
37. DO NOT DISCARDE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREES ROOT SYSTEM.
38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREES ROOT SYSTEM.
39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
40. KEEP A NATURAL GRASS ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PREEXISTING TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-65 OF THE FLORIDA ADMINISTRATIVE CODE.
42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS AND UNHARMED. TREES UP TO 10 INCH DBH UNHARMED.
43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS SHALL HOLD TRUE.
46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH.
47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
49. CONTRACTOR SHALL FIELD STATE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKS, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, PRAIRIE, NATURAL LOAM SLOPE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE, ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLEND MIXTURE OF:
- A. 20% TOPSOIL
- B. 10% PEAT OR COMPOST
- C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
- A. 50% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
- B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITH DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORIANULCH.
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. IRRIGATION PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SPINNOA IRRIGATION PLANT GUIDE AND SHALL BE ADDED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO CONSTRUCTION UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, GLOW COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PERIODS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

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PROJECT NO.: FL240128-04
DRAWN BY: GSD
CHECKED BY: BW
DATE: 8/17/2025
CAD LID.: P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN
CONSTRUCTION GROUP
A SITE GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 265, OXFORD, FL 34484

BOHLER

1000 NW CORPORATE BOULEVARD
SUITE 1010
BOCA RATON, FLORIDA 33431
Phone: (561) 574-6280
Fax: (561) 574-6281
FLORIDA LICENSED CIVIL ENGINEER NO. 3578

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SHEET TITLE:

LANDSCAPE NOTES

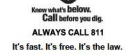
SHEET NUMBER:

C-716

ORG. DATE - 8/17/2025



**THIS PLAN TO BE UTILIZED
FOR IRRIGATION PURPOSES
ONLY**

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVL-IRRG

PROJECT:

JIM CHAPMAN
CONSTRUCTION GROUP
A STE. GENERAL CONTRACTOR

**PROPOSED
DEVELOPMENT**

**11156 CR 209, OXFORD,
FL 34484**

**1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431**
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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OVERALL IRRIGATION PLAN

SHEET NUMBER:
C-717

ORG. DATE - 01/17/2025

IRRIGATION SCHEDULE ZONE 1

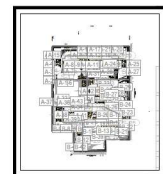
 SYMBOL	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>	<u>DETAIL</u>
1601 1602 1603 1604 1605	RAN BIRD 1884-844 FLOOD FLOOD BUBBLER IN/RN POPUP	103	30	
 SYMBOL	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>		<u>DETAIL</u>
	RAN BIRD C2-100L-1" W/ER LOW FLOW CONTROL KIT, FOR LIGHT COMMERCIAL USE, 1IN. PVB VALVE WITH 1IN. PRESSURE REGULATING AIR CONTROL VALVE, 0.3-0.50 GPM	2		
	AREA TO RECEIVE DRAINLINE RAN BIRD 3705-40-18 XTPE SURFACE PRESSURE COMPENSATING DRAINAGE DRAINLINE, 0.4 GPM DRAINAGE AT 4IN. C/S, 18" DRAINAGE LATERALS SPACED AT 18" W/4IN. WITH BATTERIES OFFSET FOR TRIANGULAR PATTERN, UV & 4IN. RNR RESIST AT 90 DEGREE WITH BATTERIES	2,121 L.F.		
 SYMBOL	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>		<u>DETAIL</u>
	RAN BIRD RED 1" 1IN. 1/2IN. IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION	4		
	FIBERO 783-1420 PRESSURE BACKFLOW BREAKER, BRASS WITH BALL VALVE, ISO. INSTALL IN LINE ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING			
	RAN BIRD EMPHASED WITH 1/2" EEP-SMS 1/2" STATION, HYBRID MODULAR OUTSIDE CONTROL, FOR RESIDENTIAL, ON-CALL COMMERCIAL, USE W/4IN. MODULAR AND FLOW SENSOR READY.			
	RAN BIRD RED-800 RAN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
	WATER METER 2" 1/2" X 2" WATER METER W/ 1/2" SERVICE LINE			
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40 1/2"	1,195 L.F.		
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40 3/4"	513 L.F.		
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40 1"	182 F.F.		
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40 1 1/4"	823 L.F.		
	IRRIGATION MAINLINE, PVC SCHEDULE 40	408 L.F.		
	IRRIGATION MAINLINE, PVC SCHEDULE 40 1/2"	574 L.F.		
	IRRIGATION MAINLINE, PVC SCHEDULE 40 3/4"	18 L.F.		
	IRRIGATION MAIN INP, PVC SCHEDULE 40 1"	4,074 F.F.		

VALVE SCHEDULE ZONE 1									
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIPIT
1	RANN RB01-PB1	1"	BUBBLER	1.75	7		23.4	26.9	0.05 m³
2	RANN RB01-PB1	1"	BUBBLER	11.3	46		23.9	43.3	0.6 m³
3	RANN RB01-190LC	1"	ANGUS FOR DISPLINE	7.52	1,189.1F		27.7	37.2	0.45 m³
4	RANN RB01-PB1	1"	BUBBLER	11	44		25.8	46.5	0.6 m³
5	RANN RB01-190LC	1"	ANGUS FOR DISPLINE	7.52	1,189.1F		27.2	36.9	0.45 m³
6	RANN RB01-PB1	1"	BUBBLER	1.5	6		23.2	26.8	0.05 m³

WATERING SCHEDULE ZONE 1							
NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BROD PEB	BUBBLER	0.05 in/h	1	71	126	
2	RAIN BROD PEB	BUBBLER	0.05 in/h	1	87	171	
3	RAIN BROD X2Z-105-LC	AREA FOR DRUPLINE	0.4 in/h	0.5	71	360	
4	RAIN BROD PEB	BUBBLER	0.05 in/h	1	71	126	
5	RAIN BROD X2Z-105-LC	AREA FOR DRUPLINE	0.4 in/h	0.5	71	354	
6	RAIN BROD PEB	BUBBLER	0.05 in/h	1	71	107	
	TOTAL					1,817	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12	
P.O.C. NUMBER: 01	
Water Service Information:	
Water Meter Location:	NEW 2" WATER METER W/ 1" SERVICE LINE
Water Meter Size:	2"
Flow Accuracy:	43.83 GPM
HYDROLOGIC AVAILABLE:	
Static Pressure at FOC:	40.0 PSI
Flow Pressure at FOC:	50.0 PSI
Service Line Size:	1 1/2"
Service Line Material:	Duct
Service Line Depth:	27 PSI
DESIGN ANALYSIS:	
Minimum Static Pressure:	11.5 GPM
Flow Available at FOC:	43.83 GPM
Flow Pressure Available:	27.1 PSI
Design Summary:	
Critical Station:	2
Design Pressure:	20 PSI
Static Pressure:	5.0 PSI
Friction Loss:	3.0 PSI
Excessive Loss:	0.0 PSI
Loss Through Valve:	1.87 PSI
Pressure Drop at Critical Station:	1.87 PSI
Loss for Friction:	1.32 PSI
Loss for Minor Losses:	1.32 PSI
Loss for Fittings:	0.25 PSI
Loss for Pipe to Valve Elevation:	0.25 PSI
Loss for Backflow:	0.0 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at FOC:	14.2 PSI
Pressure Available:	27.1 PSI
Residual Pressure:	5.3 PSI



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PROJECT No.:	FLB240129.00
DRAWN BY:	
CHECKED BY:	
DATE:	01/17/21
CAD I.D.:	P-CIVL-IR

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN
CONSTRUCTION GROUP
A RTK GENERAL CONTRACTOR

PROPOSED
DEVELOPMENT
11156 CR 209, OXFORD,
FL 34484

BOHLER //

1900 NW CORPORATE BOULEVARD
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BOCA RATON, FLORIDA 33431
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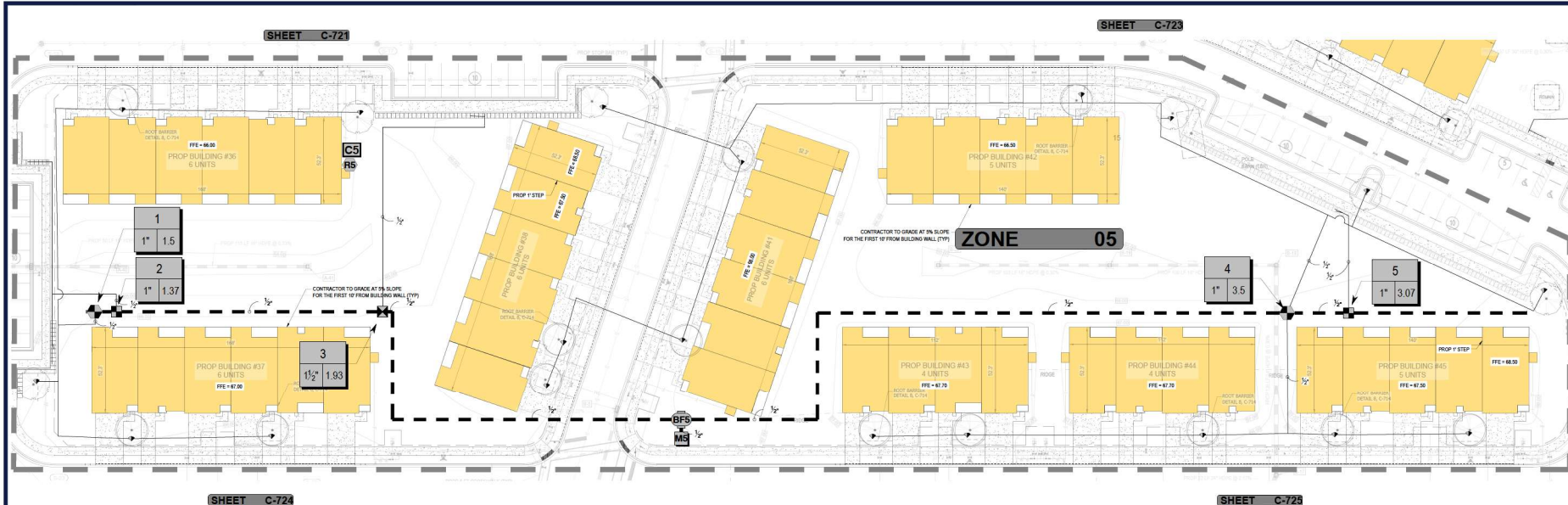
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IRRIGATION PLAN

SHEET NUMBER:
C-718

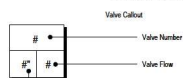
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IRRIGATION SCHEDULE ZONE 5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	20	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BRD XZZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES, 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER, 0.3-20 GPM.	2		
	RAIN BRD XZZ-150-LC 1-1/2" HIGH FLOW CONTROL, ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES, 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI. FLOW RANGE: 20 - 52 GPM.	1		
	AREA TO RECEIVE DRIPLINE: RAIN BRD XTDE-46-18 XTDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 60" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV & KINK RESISTANT. USE XF INSERT FITTINGS.	944.3 L.F.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2		
	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
	RAIN BRD ESP3M3 WITH (3) ESP-3M3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LINK W/IF MODULE AND FLOW SENSOR READY.	1		
	RAIN BRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1		
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40	136.5 L.F.		
	IRRIGATION LATERAL LINE, PVC SCHEDULE 40 1/2"	2,328 L.F.		
	IRRIGATION MAINLINE, PVC SCHEDULE 40	112.5 L.F.		
	IRRIGATION MAINLINE, PVC SCHEDULE 40 1/2"	897.1 L.F.		



VALVE SCHEDULE ZONE 1

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BRD PEB	1"	BUBBLER	1.75	7		23.4	26.9	0.85 in/h
2	RAIN BRD PEB	1"	BUBBLER	11.5	46		25.9	43.3	0.85 in/h
3	RAIN BRD XZZ-100-LC	1"	AREA FOR DRIPLINE	7.96	1,193 L.F.		27.3	37.2	0.43 in/h
4	RAIN BRD PEB	1"	BUBBLER	11	44		25.8	40.4	0.85 in/h
5	RAIN BRD XZZ-100-LC	1"	AREA FOR DRIPLINE	7.52	1,128 L.F.		27.2	36.9	0.43 in/h
6	RAIN BRD PEB	1"	BUBBLER	1.5	6		23.2	32.8	0.85 in/h

WATERING SCHEDULE ZONE 1

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BRD PEB	BUBBLER	0.85 in/h	1	71	124	
2	RAIN BRD PEB	BUBBLER	0.85 in/h	1	71	817	
3	RAIN BRD XZZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	565	
4	RAIN BRD PEB	BUBBLER	0.85 in/h	1	71	781	
5	RAIN BRD XZZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	534	
6	RAIN BRD PEB	BUBBLER	0.85 in/h	1	71	107	
TOTALS:					426	2,927	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12
 P.O.C. NUMBER: 01
 Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
 FLOW AVAILABLE:
 Water Meter Size: 2"
 Flow Available: 43.65 GPM
 PRESSURE AVAILABLE:
 Static Pressure at POC: 60 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 1 1/2"
 Length of Service Line: 20 ft
 Pressure Available: 57 PSI
 DESIGN ANALYSIS:
 Maximum Station Flow: 11.5 GPM
 Flow Available at POC: 43.65 GPM
 Residual Flow Available: 32.15 GPM
 Critical Station: 2
 Design Pressure: 20 PSI
 Friction Loss: 3.62 PSI
 Fittings Loss: 0.36 PSI
 Elevation Loss: 0 PSI
 Loss through Valves: 1.97 PSI
 Pressure Req. at Critical Station: 25.9 PSI
 Loss for Fittings: 1.32 PSI
 Loss for Main Line: 12.2 PSI
 Loss for Backflow: 0 PSI
 Loss for Water Meter: 0.4 PSI
 Critical Station Pressure at POC: 43.3 PSI
 Pressure Available: 57 PSI
 Residual Pressure Available: 13.7 PSI



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 PROJECT NO.: FLB2401236-00-04
 DRAWN BY: GSD
 CHECKED BY: BW
 DATE: 8/17/2023
 CAD ID: P-CIVIL-RRRS

SITE PLAN DOCUMENTS

FOR
JIM CHAPMAN
 CONSTRUCTION GROUP
 A SITE GENERAL CONTRACTOR
 PROPOSED DEVELOPMENT
 11156 CR 265, OXFORD, FL 34484

BOHLER
 1000 NW CORPORATE BOULEVARD
 SUITE 1010
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-6280
 Fax: (561) 571-6281
 FLORIDA LICENSED CIVIL ENGINEER NO. 35708

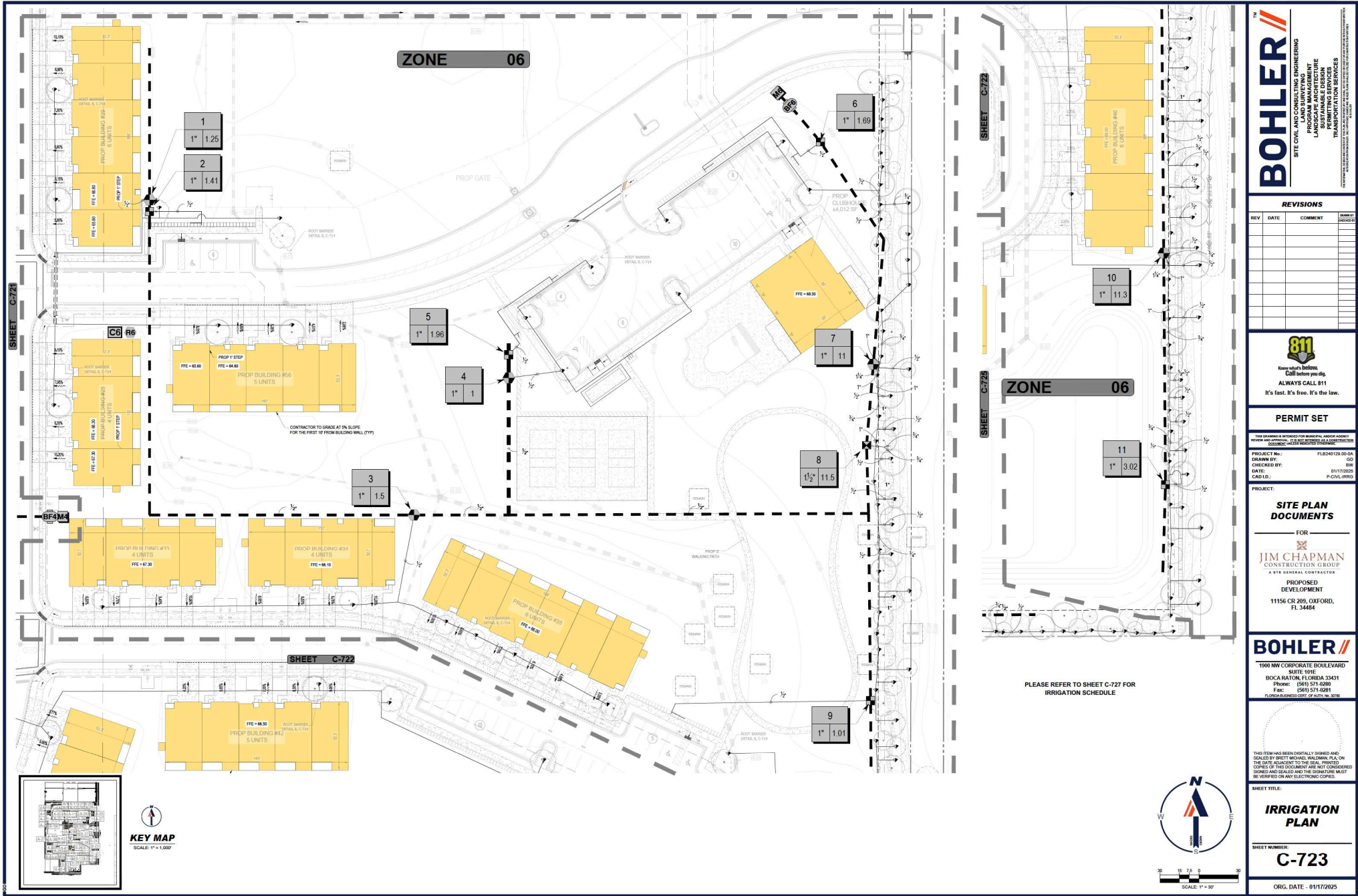
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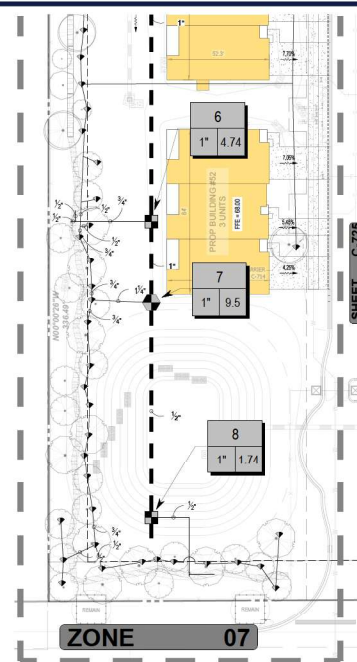
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:
C-722

ORG. DATE: 8/17/2023





The diagram shows a rectangular valve cabinet divided into three horizontal sections. Each section contains a valve symbol. Lines point from the labels to the corresponding parts of the valves: 'Valve Number' points to the top right of the first valve, 'Valve Flow' points to the flow direction arrow of the second valve, and 'Valve Size' points to the bottom right of the third valve.



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CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVL-IRRG

FOR

JIM CHAPMAN
 CONSTRUCTION GROUP
 A 9TH GENERAL CONTRACTOR
 PROPOSED
 DEVELOPMENT
 11156 CR 209, OXFORD,
 FL 34484

BOHLER //
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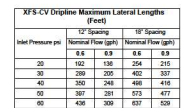
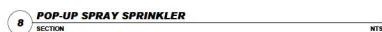
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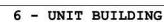
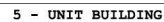
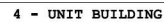
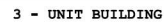
SHEET TITLE:

***IRRIGATION
PLAN***

SHEET NUMBER:

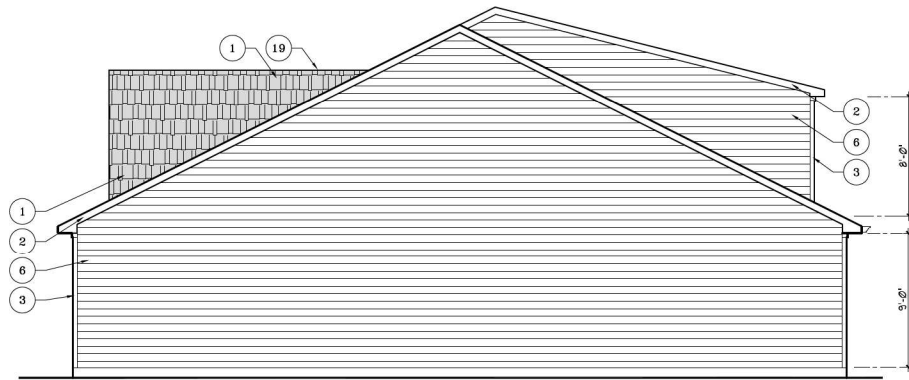
C-724



[illegible]

Medium Exterior Color Schemes							
M4		M5		M2		M1	
ALL Exterior Surfaces							
Trim							
Roof							
Shutters DOOR							
SHUTTERS WINDOW							
STAIRS							

Dark Exterior Color Schemes				
	D1	D2		D3
ALL SIDES	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey
ROOF	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey
TRIM	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey
INTERIOR FLOOR	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey
WALLS	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey
CEILING	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey	1247-1193 Slate/Grey



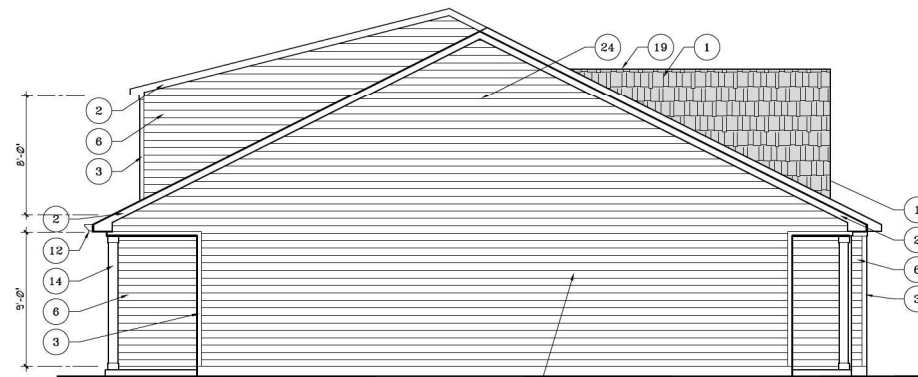
RIGHT ELEVATION
TULSA



FRONT ELEVATION
TULSA



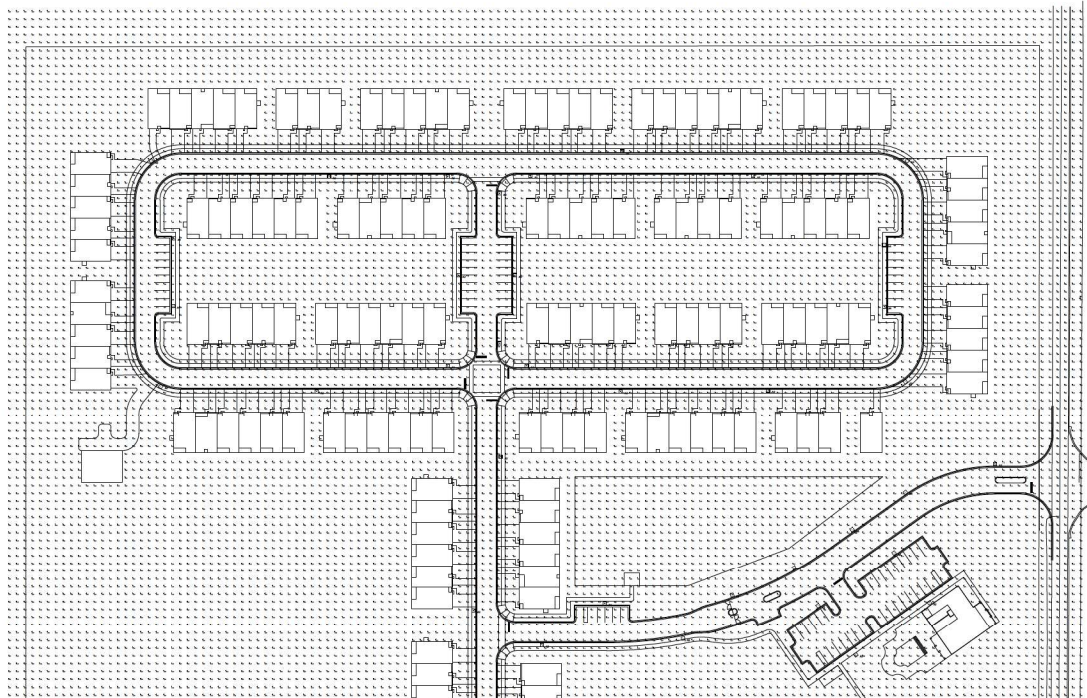
REAR ELEVATION
TULSA



LEFT ELEVATION
TULSA

EXTERIOR ELEVATION KEY NOTES:

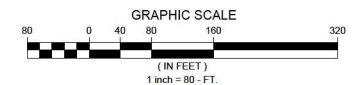
1. FIBERGLASS SHINGLES (SEE NEIGHBORHOOD SPECS.)
2. SEE NEIGHBORHOOD SPECS FOR FASCIA MATERIALS
3. 5/4" X 4" HARDIE OR EQUAL CORNER TRIM
4. 5/4" X 4" HARDIE TRIM AT WINDOWS AND DOORS
5. BRICK RUNNING BOND VENEER AT EXTERIOR
6. HARDIE OR EQUAL HORIZ. LAP SIDING (MIN. 6" LAP EXPOSURE)
7. HARDIE OR EQUAL SHAKE SIDING
8. HARDIE OR EQUAL BOARD & BATTEN SIDING
9. BRICK ROWLOCK SILL AT WINDOWS
10. BRICK SOLDIER AT WINDOW AND DOOR HEADERS
11. PRE-FINISHED STAMPED STEEL GARAGE DOOR
12. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT
13. PRE-FINISHED STANDING SEAM METAL ROOF
14. 8" BOXED PORCH COLUMNS WITH 1X HARDIE WRAPS
15. WOOD FRAMED CHIMNEY WITH BRICK EXTERIOR FINISH
16. PRE-FINISHED METAL CHIMNEY WIND SCREEN
17. FIBERGLASS MESH INSECT SCREEN
18. 10' STONE JACKARCH AT FRONT ELEVATION
19. RIDGE VENT AT ALL RIDGES OVER 4'-0" IN LENGTH AND INSET 12" FROM TRANSITIONS
20. 1 X 6 CYPRESS (V-ROUTED/ BISCUITED JOINTS) SHUTTERS W/ GALV. (PAINTED) HINGES AND SHUTTER DOGS
21. WATERTABLE WITH 1 X 12 BAND BOARD
22. STONE VENEER (SEE COMMUNITY SPECS.)
23. BRICK ROWLOCK CAP OVER STONE VENEER
24. WOOD LOUVER ATTIC VENT WITH SCREEN BACKING
25. HARDIE PANEL WITH PANEL MOULDING (SEE COMMUNITY SPECS.)
26. CHAMPION MILLWORK (2424COVBKT) BRACKET
27. CHAMPION MILLWORK (2424NC) BRACKET
28. CHAMPION MILLWORK (6X8COR) BRACKET



WILLY ROAD 209
10/23/24

Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
⬢	46	A3	12' - 0" AFF	0.900	7200	80	TRA30-AC-36L-80-3K-UNV-DIR3
⬢	16	A4	12' - 0" AFF	0.900	6927	80	TRA30-AC-36L-80-3K-UNV-DIR4

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.17	7.3	0.0	N.A.	N.A.
Parking Area 1	Illuminance	Fc	2.13	5.7	0.1	21.30	57.00
Parking Area 2	Illuminance	Fc	1.86	6.0	0.1	18.60	60.00
Parking Area 3	Illuminance	Fc	2.06	5.2	0.1	20.60	52.00
Parking Area 4	Illuminance	Fc	1.43	5.0	0.1	14.30	50.00
Parking Area 5	Illuminance	Fc	2.26	4.1	0.2	11.30	20.50
Parking Area 6	Illuminance	Fc	2.18	4.4	0.3	7.27	14.67
Parking Area 7	Illuminance	Fc	1.89	4.3	0.1	18.90	43.00
Poolhouse Parking	Illuminance	Fc	1.00	5.6	0.1	10.00	56.00
Roadway	Illuminance	Fc	1.10	7.3	0.0	N.A.	N.A.



1. THE LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A REPRESENTATION. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (PILE LOCATION, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPOKESPERSON RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE:		REVISED FROM (DRAWING NUMBER)		ON BY:		DATE:		CHK BY:	
WILDWOOD TOWNHOMES CITY OF WILDWOOD, FL SITE PHOTOMETRIC PLAN		R1:	10/25/24	DKH		10/23/24		N/A	
		R2:	11/08/24	DKH		11/08/24		AS NOTED	
				DKH					
				Current		DATE:		CHK BY:	
				N/A		11/08/24		AS NOTED	
						DRAWING (DESCRIPTION):		A242323AR2	

[illegible]

FEATURES

- Report, four side lantern, provides modern technology in a traditional and attractive form factor
- Choice of acrylic or polycarbonate lensing
- Available with or without finish for customizable style
- Available in 3000K, 4000K and 5000K





	Weight lbs.	DIM.
TR630	7.6 lbs	7.6" dia

[illegible]

Current currentlighting.com/beacon
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[illegible]

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Rev. 1/2012
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[illegible]

Color Selection	Color Codes	Matching Surfaces	Black Surfaces	Color
Black (Solid Color)	Black 900 - Anthracite	PF - Plastic Pipe	Aluminum - Black NF - No Flat	BLK - Black Matte, Textured
				BLA - Black Gloss Smooth
				DBT - Dark Bronze Textured
				DBR - Dark Bronze Smooth
				DTT - Durable Matte Textured
				LSS - Light Gray Gloss Smooth
				PBS - Pebble - Base Smooth
				WMS - White Matte Textured
				WGS - White Gloss Smooth
				WPT - White Pebble Textured
				Color Overlay
				OC - Custom Color

Current  currentlighting.com/beacon Page 2 of 2
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[illegible][illegible]

Notes:
1. LNA (200-270) only.
2. Web-specific mixing setting code. See page 7 for details.

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Rev 10/2009

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2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND CURRENT SHOULD BE COORDINATED WITH THE CLIENT.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE ORDERER AND NOT THE DESIGNER.

WILDWOOD TOWNHOMES
CITY OF WILDWOOD, FL

THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO DATE. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND, FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL INFORMATION INCLUDING HEIGHT, ORIENTATION, MOUNTING HEIGHT, ETC. SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER TO REFLECT THE PROJECT.

LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE	WILDWOOD TOWNHOMES CITY OF WILDWOOD, FL SITE PHOTOMETRIC PLAN	REVISED FROM DRAWING NUMBER(S)		Current®	DATE:	DATE:
		R1: 10/25/24			CHKY:	CHKY:
		R2: 11/08/24			DHK	N/A
					DATE:	DATE:
					DHK	N/A
					AS NOTED	
					QUOTE:	DRAWING / DESIGN NO.:
					N/A	A242323CR2



Project Review Committee

Technical Standards Waiver Request

Project Name Summerfield Cottages

Project # SP 2409-004

1. Briefly describe your waiver request.

We are seeking a waiver from the subsection of the Land Development Regulations that limits the number of consecutive units to three under the Single Family Attached (SFA) designation. Our project proposes a maximum of six consecutive units, which exceeds the current limit.

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

2.2 Definitions - Single Family Attached (SFA)

3. Please provide the justification for your waiver request.

Please see the justification below.

Name (Print) Robert Morgado

Date 11/12/2024

Signature rmorgado

Digitally signed by rmorgado
DN: E=rmorgado@bohlereng.com,
CN=rmorgado
Date: 2024.11.12 11:45:01-05'00'

We are requesting a waiver due to the building length and unit attachment requirements outlined in Chapter 2, Section F of the Design District Standards. Specifically, the Design District Standards stipulate that building length shall not exceed 200 feet and that no more than six single-family attached dwelling units may be attached in any single row. This provision appears to conflict with the Land Development Regulations mentioned above. In accordance with the Design District Standards, we are proposing to construct six consecutive units, totaling 168 linear feet of building length, which is within the acceptable limits. Per the Land Development Regulations density requirements allow for a maximum of 296 units on the site at six units per acre. Our proposed development of 275 units at 5.6 units per acre is 21 units fewer than the maximum allowed under the Land Development Regulations, thereby staying well within the allowable density limits. We believe that increasing the number of consecutive units will lead to a more efficient use of available space and enhance the overall aesthetic appeal of the development. By consolidating units, we can create a more cohesive design, while also minimizing the "cookie-cutter" feel often associated with a repeated building with a 3-unit count. Moreover, a more consolidated approach will improve the integration of infrastructure, including parking and utilities, leading to a more functional and aesthetically pleasing community layout. We respectfully request that you approve this waiver to allow for a more efficient and well-designed development that adheres the intent of the Design District Standards.

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily residential development consisting of 270 units featuring 168 3-bedroom units and 108 2-bedroom units providing a total of 440 garage parking spaces and 561 surface parking spaces, which includes six (6) Florida ADA accessible parking spaces, together with amenities including a 4,012-square foot clubhouse, a proposed pool, three (3) pickleball courts, and walking path, associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 49.27 acres MOL. The property is addressed as 11156 CR 509, Oxford, FL 34484, approximately 390 feet west and 175 feet south of the intersection of CR 209 and CR 214.

Case Number: SP 2409-004 Summerfield Cottages

Applicant(s): Robert Morgado with Bohler Engineering, FL LLC

Owner(s): Robert A. Shoemaker III - Sumter Development Partners

Parcel(s): C13-024

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

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

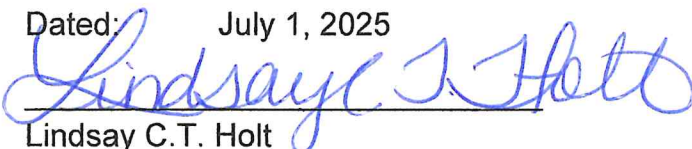
☐ recommends approval.

☒ recommends approval with the following conditions:

Developer's Agreement for off-site improvements

☐ recommends denial.

Dated: July 1, 2025



Lindsay C.T. Holt

Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Set Budget Workshop for August 18, 2025, at 9:00 am

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

City Manager requests a budget workshop with the City Commission on August 18, 2025, at 9:00 am.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Public Works Quarterly Report

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Public Works staff will present the attached information regarding the Public Works GIS program during the City Commission meeting.

Public Works GIS Program

The background is a dark blue gradient with a faint, pixelated world map. Overlaid on the map are numerous vertical lines of varying heights and colors (red, orange, yellow, white). These lines are decorated with small circles and dots, some solid and some hollow, in matching colors. The overall aesthetic is high-tech and data-driven.

Introduction

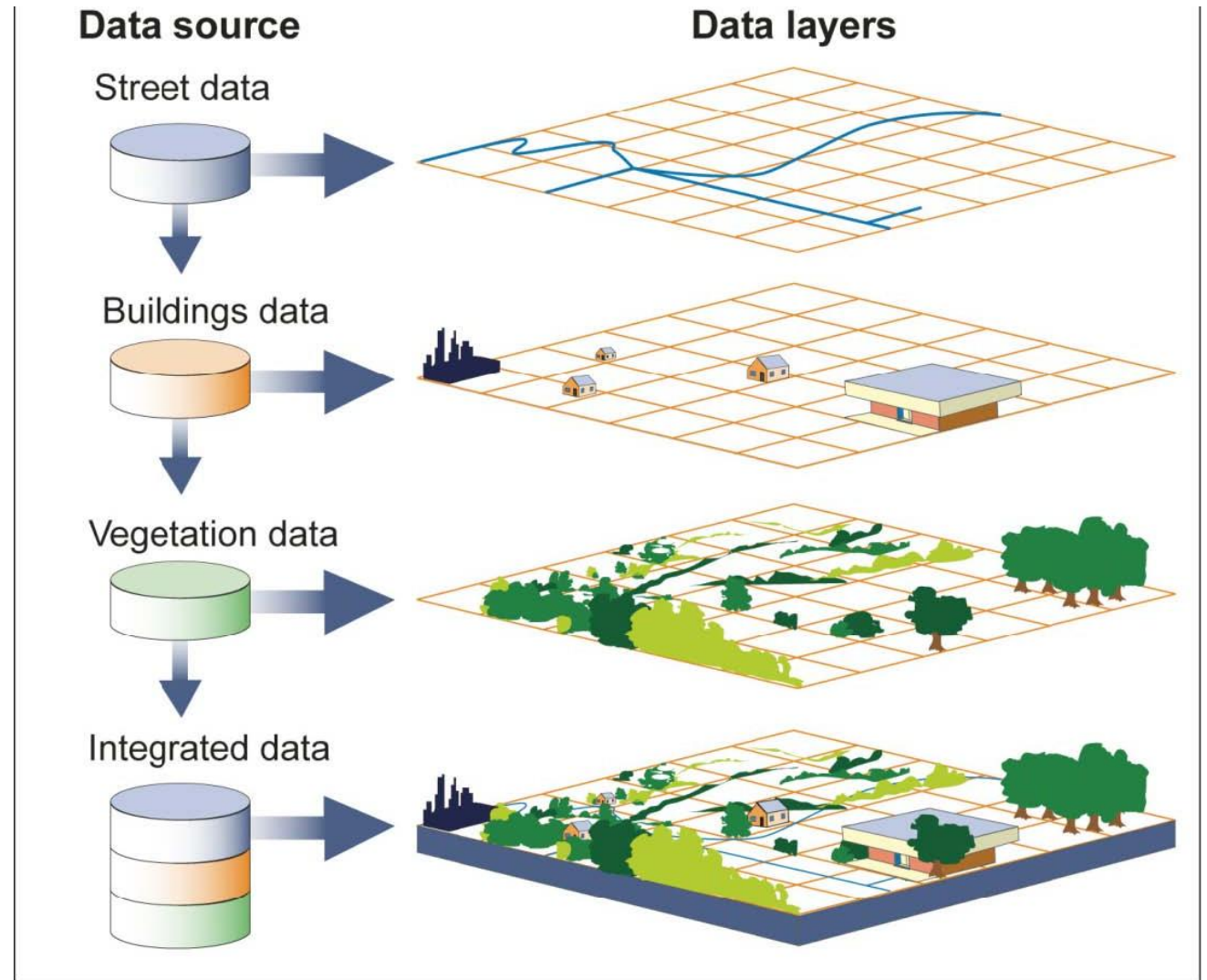
The Public Works Department's GIS program is a vital system for managing infrastructure by integrating spatial data with operations, planning, and asset management. GIS tools help staff visualize asset locations, respond quickly to issues, and make informed decisions about maintenance and future projects. By offering accessible, regularly updated asset information, GIS helps improve efficiency and public communication, and supports long-term planning for challenges like urban growth and interagency coordination.

Understanding GIS

What is GIS?

GIS stands for **Geographic Information System**. It is a technology that captures, stores, analyzes, and displays data linked to specific locations on a map. In simple terms, GIS helps people understand where things are and what's happening there.

The Public Works Department uses GIS to manage infrastructure and support informed decision-making.



Source: GAO.

GIS Application Example: Road Network Management

Using GIS, the Public Works Department maintains an up-to-date inventory of city roads to support maintenance, planning, and decision-making.

Shown here is a portion of the inventory covering a residential area near downtown Wildwood.



Each road segment in the GIS database is linked to detailed attribute data, including the road's name, ownership, maintenance responsibility, maintenance history, rejuvenation history, and other key information.

This data can be organized and incorporated into map products that support informed decision-making for Public Works operations and help communicate important information to the public.

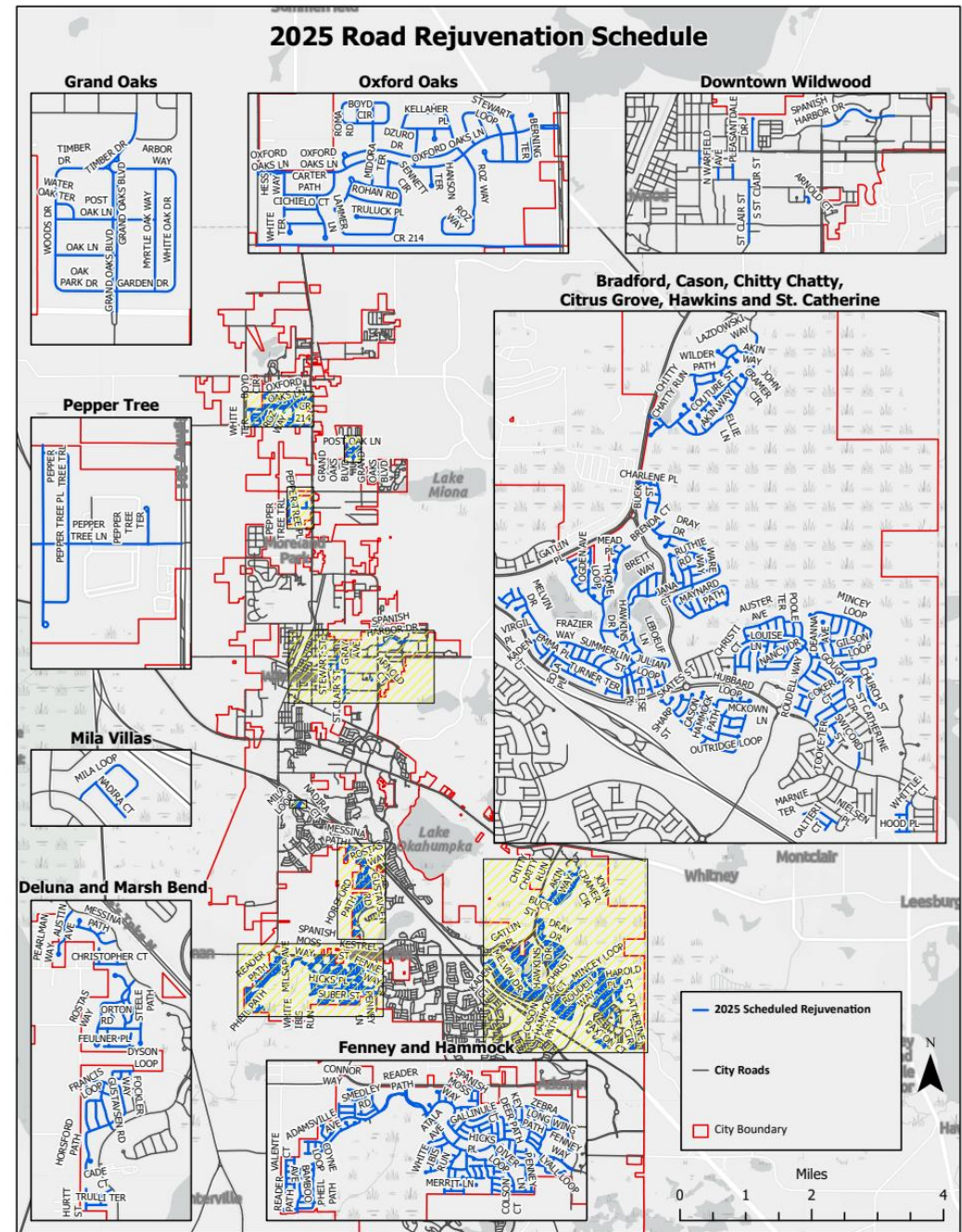


GIS Output Example: Static Maps

Exhibit 1: 2025 Road Rejuvenation Schedule

The Public Works Department used GIS data to create this map, which highlights the road rejuvenation schedule for 2025. Along with other information, it was published on the city website ahead of scheduled work to inform Wildwood residents about when their streets would receive rejuvenation treatment.

This example demonstrates how GIS maps are used to keep the public informed about ongoing and future Public Works projects.

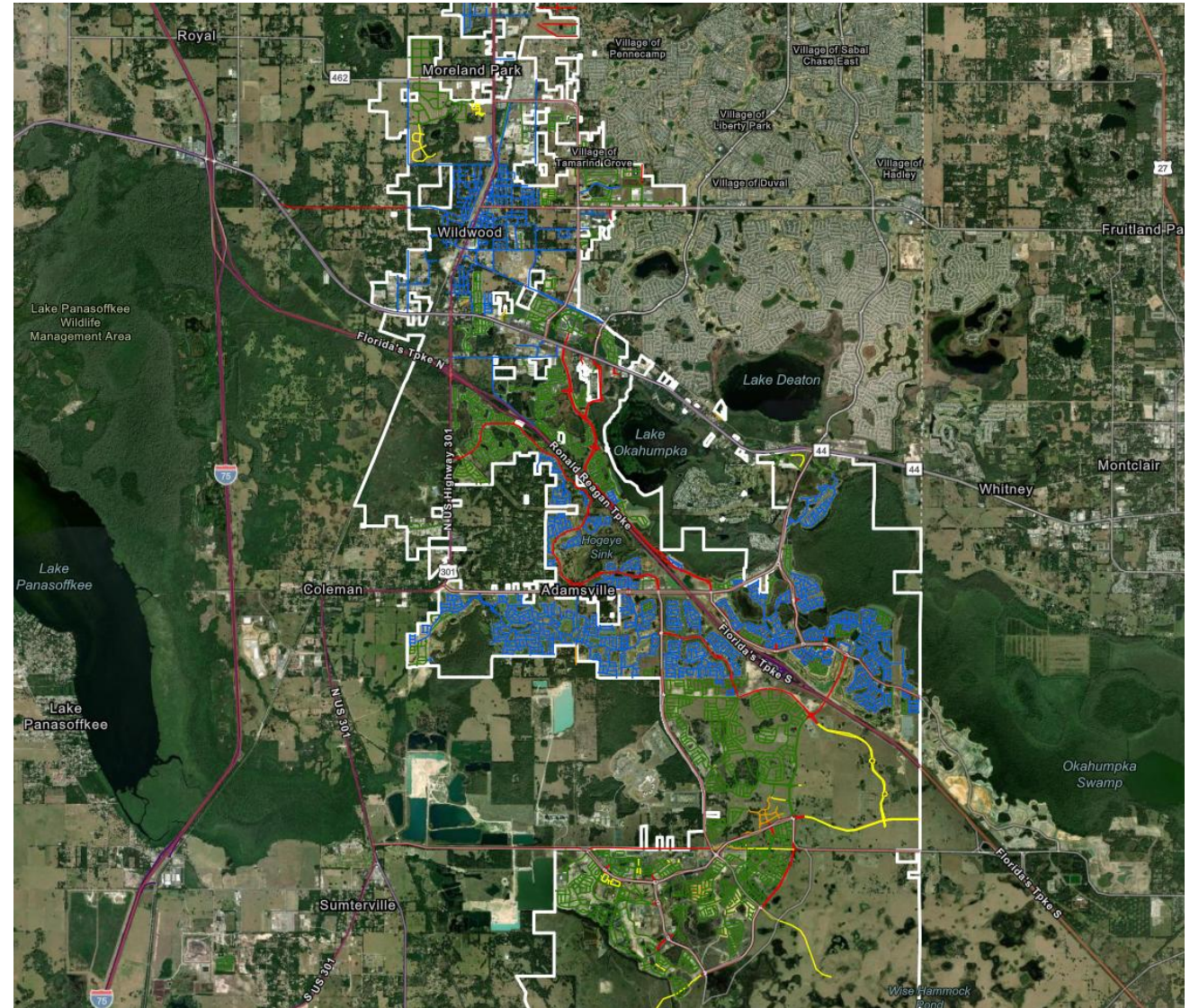


GIS Output Example: Interactive Web Maps

Exhibit 2: Road Maintainers Mapping Application

This interactive map allows users to search for and click on city roads, enabling staff to quickly access relevant attribute data for each road segment. Color coding by maintainer type offers an even faster way to identify maintenance responsibility. Staff use this tool to efficiently determine responsibility when residents or field crews call to report road issues, allowing them to direct inquiries to the appropriate department or organization.

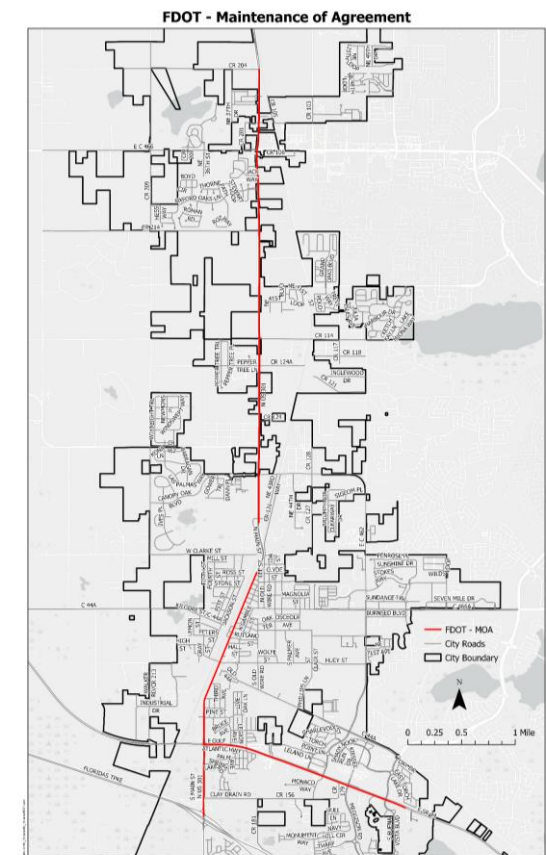
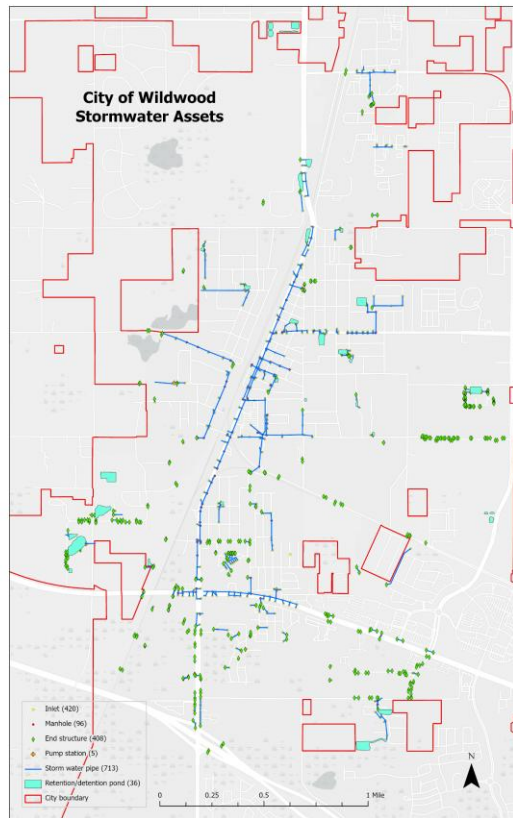
Tailored interactive web maps streamline staff workflows by providing easy access to infrastructure data, enabling faster responses to inquiries and improving operational efficiency.



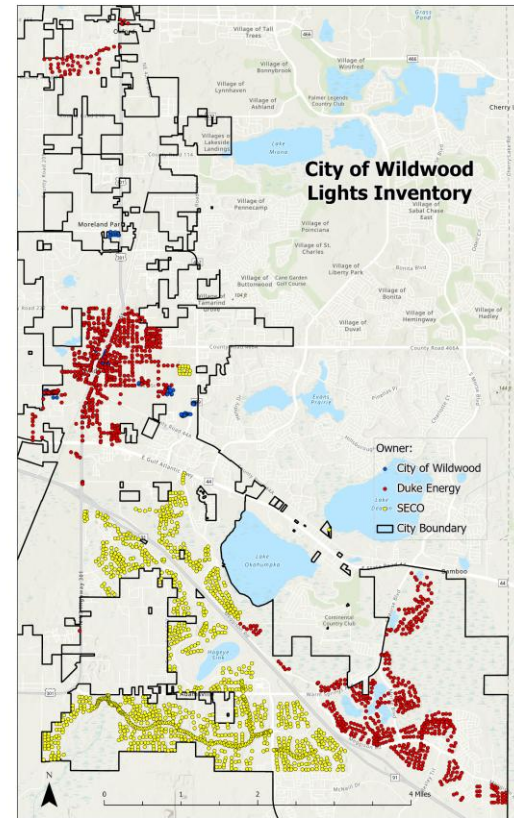
Other Infrastructure Tracked Using GIS:

- Stormwater system
- Lights
- Signs
- Sidewalks
- Mowing areas
- And much more





Gallery of Public Works Map Products



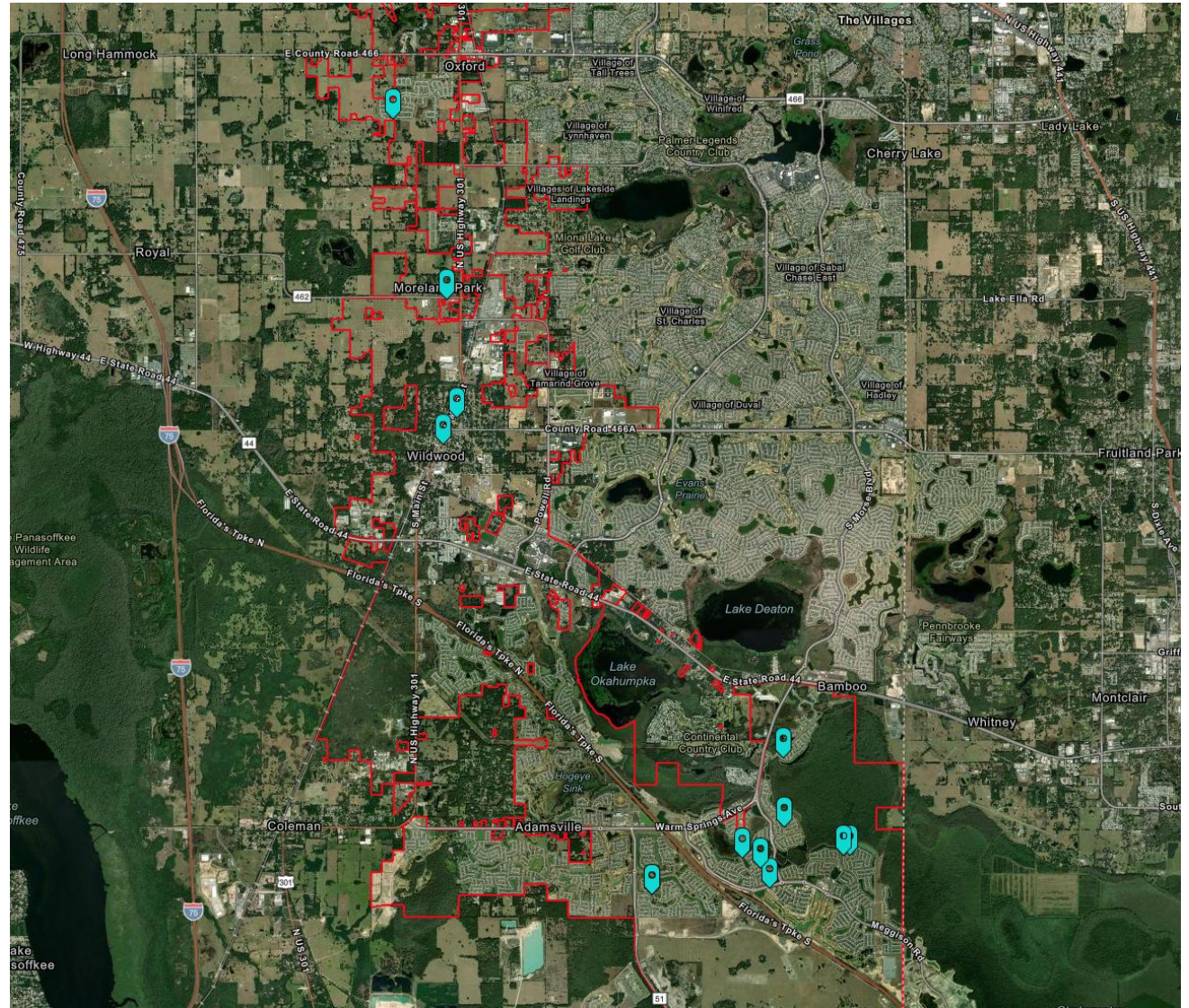
Gallery of Public Works Map Products

2020	Jones Edmunds delivered GIS data to the Public Works Department to support the Watershed Master Plan.
Fall 2021	Utilities Department adopted Diamond Maps GIS application to track and manage utility assets.
Summer 2023	Public Works GIS program established.
Summer 2023 - Fall 2024	GIS deliverables mainly consisted of static maps supporting standalone projects.
Summer 2024	City of Wildwood partnered with Jones Edmunds to implement Cityworks asset management system.
Fall - Winter 2024	Roads GIS layer updated with accurate ownership, maintenance responsibility, and turnover dates; maintenance history from 2012 to 2024 added to layer.
Winter 2024	Road Maintainers Interactive Map Application launched on city's ArcGIS Online site.
Winter 2024/2025	Road rejuvenation history integrated into GIS; 2025–2029 rejuvenation schedule developed.
Winter 2025 - Summer 2025	Public Works asset GIS data compiled and prepared for use in Cityworks, then sent to Jones Edmunds for integration into the system.

History of Public Works GIS Program

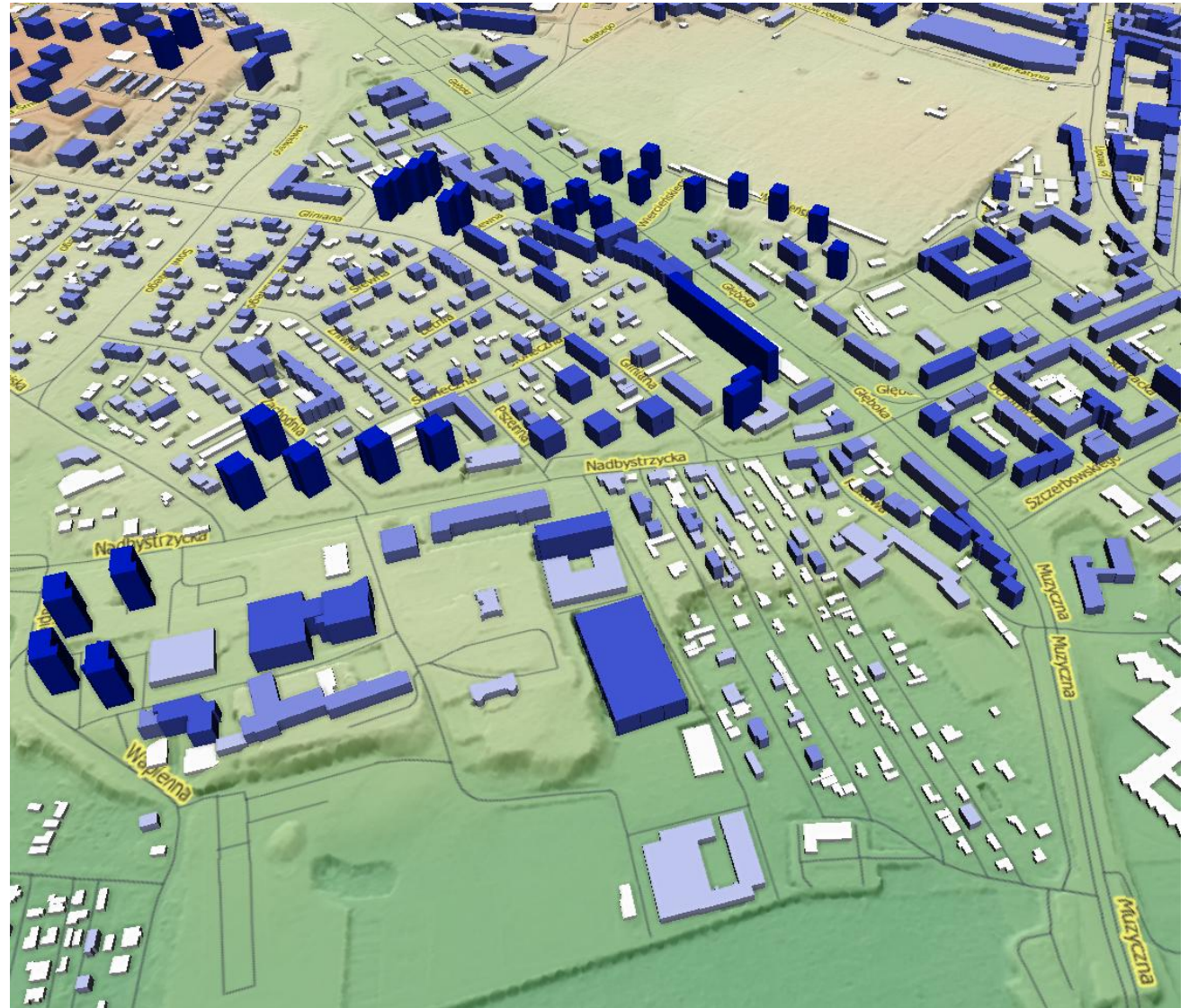
Current GIS Projects

- Collaborating with Jones Edmunds to support Cityworks launch
- Actively updating GIS asset data for integration into Cityworks system
- Integrating Utilities Department's Diamond Maps GIS data into Esri platform
- Analyzing GIS data to verify correct assignment of city-maintained roads to appropriate Public Works zones
- Mapping depression locations from 2024 to present



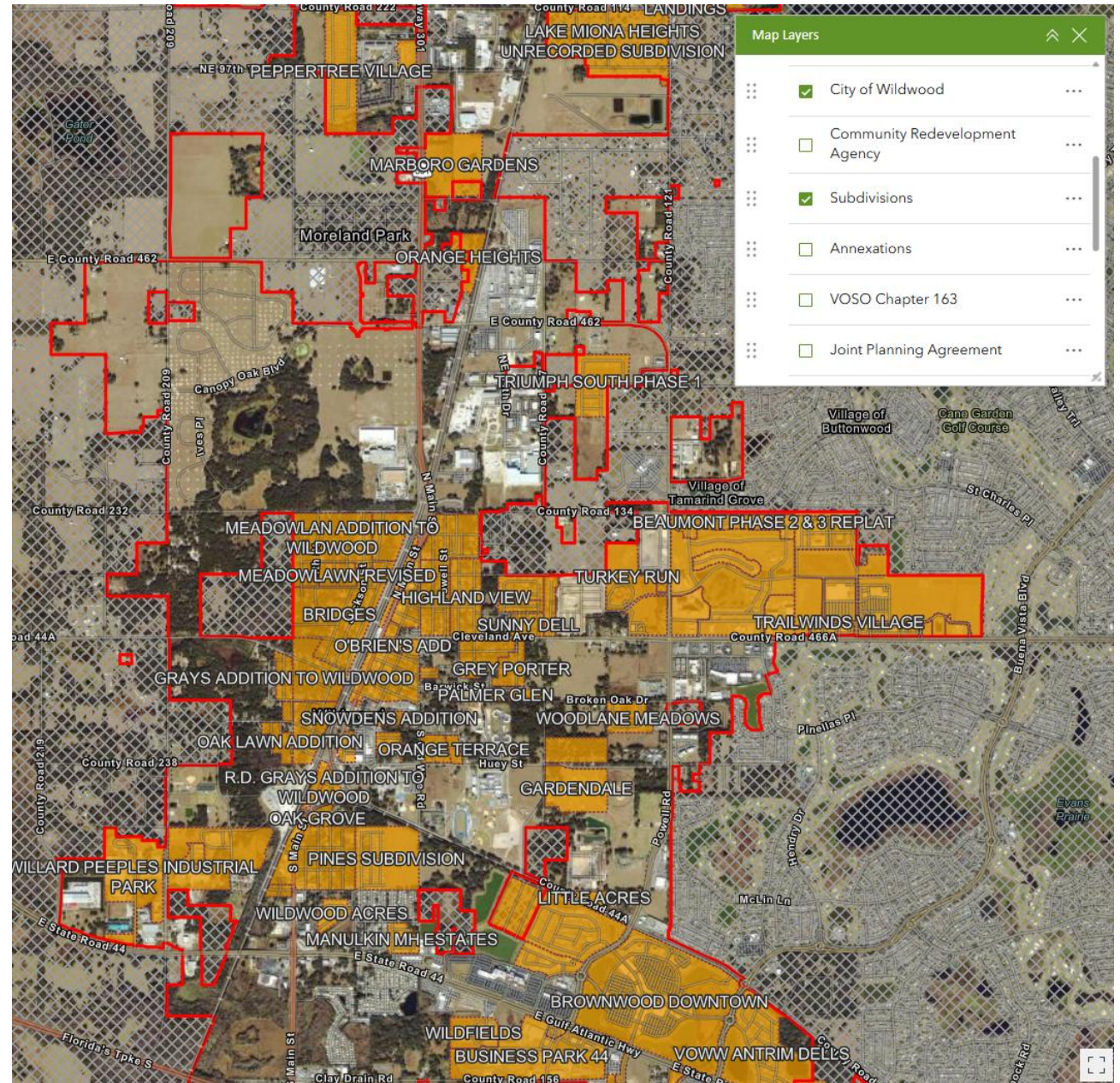
Future of PW GIS Program

- Launch Cityworks asset management platform
- Create interactive map library to include:
 - **Stormwater Assets Map**
 - **Capital Improvement Projects (CIP) Map**
 - **Citywide Infrastructure Map** of all PW assets
- Make GIS datasets available to other users
- Explore 3D modeling/digital twin technologies



City Departments with Potential for GIS Use

- Parks and Recreation
- Police Department
- Fleet Services
- Utilities
- Development Services



Final Thoughts

GIS is a key tool for supporting the development, maintenance, and improvement of our city's infrastructure. It helps staff make informed, data-backed decisions for managing utilities and roads, scheduling maintenance, and responding to service requests.

As community needs grow, GIS will play a greater role, driven by innovation, interdepartmental collaboration, and a focus on service. The Public Works Department remains committed to using GIS to extend asset life, improve service delivery, and better serve Wildwood residents.

Special thanks to Silas Daniel and Kai Nilson for their valuable contributions to the Citywide GIS Program and their assistance with developing this presentation.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Parks and Recreation Quarterly Report

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached report from the Parks and Recreation department.

Staff

Recently Hired:

- Office Manager – Kristy Jones
 - Custodial team is now under Parks and Rec – previously under Public Works
-
- The Department is now fully staffed. All vacancies are filled.
-
- Athletics and Events staff will attend the 2025 Florida Recreation and Park Association conference at the end of August.

Project Updates

HVAC Progress at WWCC

- On pause until the contractor can obtain more 454b refrigerant. Anticipated completion is the end of September.

Millennium Park

- The project is still on track to be completed on time. Some tasks, such as the installation of the airnasium, have been rescheduled to accommodate other items that need to be addressed before the installation takes place.

Oxford Park

- Removed remaining playground equipment.
- Basketball court will be resurfaced. Nets and poles will be replaced.
- Pavilion refurbishment is in progress.
- Kimley Horn submitted building plans for the restroom last month.
- Kimley Horn is in the process of completing the field survey and geotechnical boring.
- Site planning and permitting will start in September/October.

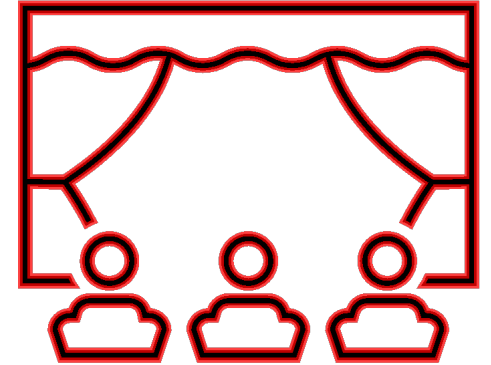
Baker House

- Mini splits – installed
- Barn repairs – complete
- Electrical work – complete
- Drywall repairs – complete
- Alarm System – in progress

Special Events

Event Attendance: May – July

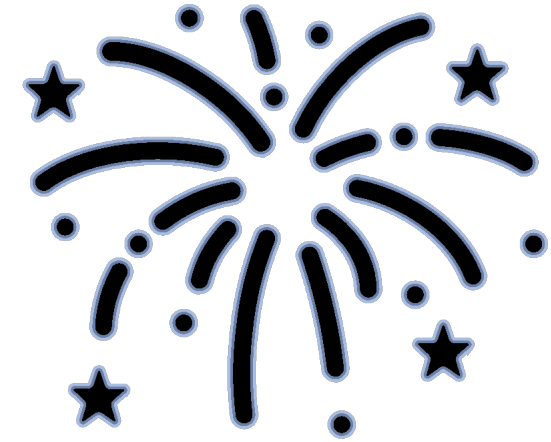
- Great Gatsby Party at the Baker House: 42 participants
- Mother & Son Dance: 85 participants
- Comedy Night: 181 participants
- NBA 2K25 Gaming Tournament: 32 participants
- Adult Trivia Night: 33 participants
- Happy Birthday America: 2,500 attendees
- Back to School Extravaganza: 750 attendees
- Picnic in the park: 14 attendees



Special Events

Upcoming Events:

- Cornhole Tournament – August 9
- Girls' Night Out – August 22
- Comedy Night – September 6
- One Day Fun Day – September 19



Athletics

League Participation:

Basketball:

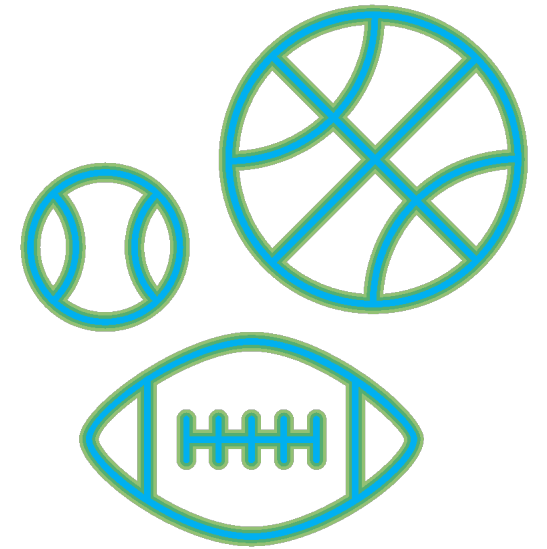
- 2019 – 182
- 2020 – no data available
- 2021 – 124
- 2022 – 92
- 2023 – 132
- 2024 – 158
- 2025 – 181

Flag Football:

- 2019 – 66
- 2020 – 99
- 2021 – 108
- 2022 – 135
- 2023 – 105
- 2024 – 208
- 2025 – TBD

Baseball/Softball:

- 2021 – 135
- 2022 – 144
- 2023 – 187
- 2024 – 190
- 2025 – 248



Athletics

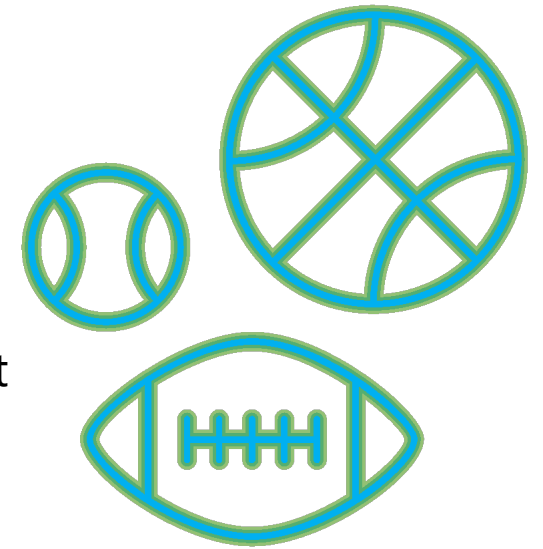
Updates:

Basketball:

- We will need to find another location to hold games and practices. First Baptist Church of Wildwood is ending its partnership with the City.

Flag Football:

- Registration closes October 3
- Season runs from October 13 – December 13
- Ages 5 – 14
- We are expecting an influx of children who previously played for Wildwood Pop Warner (they will not have a season this year).

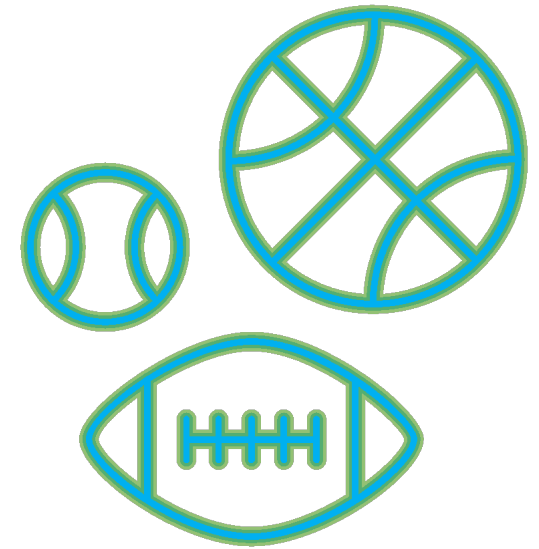


Athletics

Updates:

Baseball:

- We have seven volunteer board members to assist with league operations, player development, and growth.
- Goals:
 - Improve league structure and scheduling
 - Player retention and growth
 - Player development
 - Facilities and equipment improvement
 - Community engagement
 - Registration and communication improvement
 - Safety and compliance
 - Coach/umpire training and improvement



Programs



Youth:

- Summer Camp was a success! We are looking forward to expanding camp in 2026.
- Upgrades will be made to the 4th Street building so we can host camps there as well.
- One Day Fun Day Camp is scheduled for September 19.

Seniors:

- Partnership with You Thrive Senior Services begins on September 5.
- Program will be held at the Warfield Auditorium on Mondays and at Dr. Martin Luther King Jr. Community Center on Fridays.
- Free breakfast, lunch, and recreational activities for seniors ages 60+.

Facility Reservations (May – July)

- WWCC: 51 rentals
- Warfield Auditorium: 33 rentals
- Oxford Community Center: 20 rentals
- Dr. MLK Community Center: 5 rentals

Questions?



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Fleet Services Department Report

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached report with an update from the Fleet Services Department.



Memorandum

To: Jason McHugh, City Manager

From: Steve Watson, Fleet Manager

Date: 07/29/2025

Re: Fleet Department Quarterly Update

Jason,

The spring and summer months are busy times for the Fleet Department. Due to the expanded area requiring mowing and landscaping, the amount of equipment needing maintenance has also increased. The City now has 25 mowers and tractors dedicated to mowing, all of which require weekly servicing. There are also dozens of trimmers, edgers, blowers, spray equipment, and miscellaneous equipment involved in landscaping that require servicing as well. The Fleet Department manages this workload while continuing to maintain the rest of the City's fleet.

Since the last report, the department has received all vehicles and equipment budgeted for FY2025, and these are now in service.

During this period, the department also held two surplus auctions with the proceeds totaling \$33,278.00. These auctions included vehicles and equipment that met the criteria for replacement. The department plans to hold one more auction before the end of the fiscal year.



As we approach the end of FY25, staff will start preparing for the FY26 capital equipment orders. This process requires coordination between Fleet, individual departments, and vendors. Fleet will also start creating a plan to initiate several new programs that will greatly increase data availability within our department as well as benefit the city as a whole.

The Fleet Department remains committed to maintaining the City's fleet to a high standard and in a fiscally responsible manner.

From May 1 to the present, a total of 80 repair invoices have been processed, amounting to \$14,801.12. It's impossible to fully capture everything we do on a daily basis, but some of the main services may include:

1. Landscape equipment repairs and service
2. Tire repairs
3. Windshield wiper, light bulb, and similar replacements
4. Fabrication work and repairs

This total does not include oil changes, tires, or mower service. All parts and tire maintenance are billed through the Fleet Department. One of the programs Fleet will be working on in the upcoming fiscal year is a new fleet management software that will provide more precise data pertaining to individual department costs.