



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

David Fontaine – Seat 2

Joe Elliott – Seat 3

Mayor Pro Tem – Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

February 23, 2026 7:00 PM

City Hall Commission Chamber

100 N Main Street

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

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

1. Call to Order

2. Consent Agenda/Informational Items

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

A. EXPENDITURE REPORT

B. MINUTES FOR APPROVAL: JANUARY 12, 2026 REGULAR MEETING

C. MINUTES FOR APPROVAL: JANUARY 26, 2026 REGULAR MEETING

D. BUDGETED FINANCIAL ITEMS

- 1. GENERATOR PURCHASE AND INSTALLATION FOR LIFT STATIONS
44-4 AT CONTINENTAL AND 51 AT OXFORD POINT FOR THE**

AMOUNT OF \$154,706.00

3. Presentations and/or Proclamations

A. *PROCLAIM MARCH 2026 AS IRISH AMERICAN HERITAGE MONTH*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2025-64 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

25-4023 - PD - Monarch Ranch North

The applicant seeks approval from the City of Wildwood City Commission for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

The Planning and Zoning Board/Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2026-1 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON APPROXIMATELY 0.26 MILES SOUTH OF THE E SR 44 AND S BUENA VISTA BLVD INTERSECTION, APPROXIMATELY 157 FEET WEST OF S BUENA VISTA BLVD AND APPROXIMATELY 195 FEET EAST OF HERITAGE BLVD, 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.***

25-4472 - AN - 5229 Hartford Lane

The applicants/owners, John T. and Kathleen M. Collins, have submitted a voluntary annexation application for parcel G16EC002, located within the Wildwood Country Resort Community, in the Heritage Wood 'N Lake Estate Subdivision on 0.14 acres, MOL.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2026-2 - 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.***

25-4474 - CP - 5229 Hartford Lane

The applicants/owners are seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for parcel G16EC002 on 0.14 acres MOL. This request is accompanied by rezoning request, ordinance number O2026-3.

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2026-3 - 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.***

25-4473 - RZ - 5229 Hartford Lane

The applicants/owners are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcel G16EC002 on 0.14 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request, ordinance number O2026-2.

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-4 - 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.

25-4569 - CP - VinSun

Parcel D17-042

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by rezoning request 25-4570 (O2026-5).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2026-5 - 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.***

25-4570 - RZ - VinSun

D17-042

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CH (Sumter County) to C-3 (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4569 (O2026-4).

The Planning and Zoning Board/Special Magistrate recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 6 IN THE AMOUNT OF \$43,038.63*
- B. *OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS PAY APPLICATION NO. 4 IN THE AMOUNT OF \$103,854.00*
- C. *MILLENNIUM PARK PHASE 1 & 2 PROJECT CHANGE ORDER NO. 16 IN THE AMOUNT OF \$74,444.40*
- D. *MILLENNIUM PARK BALLFIELDS POLE B6 MUSCO LIGHT REPAIRS FOR THE AMOUNT OF \$42,250*

E. *AMENDMENT NO. 6 TO THE PRECONSTRUCTION SERVICES AGREEMENT WITH GARNEY COMPANIES, INC*

10. General Items for Consideration/Discussion and Other Business

A. *25-2335 - SP - MONARCH RANCH BUILDING 1*

11. Appointments

12. City Manager Reports

A. *CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

A. *INFORMATION TECHNOLOGY 2025 Q4 QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

March 9, 2026 - City Commission Meeting at City Hall at 9am

March 15, 2026 - WPD Bass Fishing Tournament at Lake Panasoffkee Lodge All Day

March 16, 2026 - Mondays with the Manager at the Warfield Auditorium from 7:30am to 8:30am

March 23, 2026 - City Commission Meeting at City Hall at 7pm

February 23, 2026 7:00 PM

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING FEBRUARY 18 2026

Revenue Account Range: First to zzz-zzz-zzzz	Include Non-Anticipated: No	Year To Date As Of: 02/28/26
Expend Account Range: First to zzz-zzz-zz-zzzz	Include Non-Budget: No	
Print Zero YTD Activity: No		Prior Year: Thru 09/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	18,647,514.22	21,895,000.00	20,201,326.51	1,693,673.49-	92
001-312-4100	LOCAL OPTION GAS TAX	1,281,821.31	1,508,000.00	496,771.28	1,011,228.72-	33
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	5,484,991.61	5,230,000.00	1,953,126.19	3,276,873.81-	37
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	862,438.41	969,000.00	301,849.12	667,150.88-	31
001-313-1010	FRANCHISE TAX- SECO	2,117,340.59	2,100,000.00	986,085.15	1,113,914.85-	47
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	70,473.38	84,000.00	28,151.81	55,848.19-	34
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	297,263.40	350,000.00	122,159.88	227,840.12-	35
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	138,940.05	150,000.00	70,334.88	79,665.12-	47
001-313-4180	LEESBURG GAS FRANCHISE FEE	154,941.86	160,000.00	56,076.28	103,923.72-	35
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	43,346.06	57,000.00	15,327.76	41,672.24-	27
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	971,490.44	1,073,000.00	507,157.69	565,842.31-	47
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	50,515.88	67,000.00	22,038.80	44,961.20-	33
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	132,928.58	130,000.00	82,999.85	47,000.15-	64
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SV	296,807.06	300,000.00	94,855.27	205,144.73-	32
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	503,136.88	510,000.00	181,520.92	328,479.08-	36
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	833,742.55	820,000.00	319,819.10	500,180.90-	39
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,963,730.97	1,870,000.00	862,464.83	1,007,535.17-	46
001-314-3000	UTILITY TAX-WATER SALES	174,314.71	163,000.00	45,582.54	117,417.46-	28
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	215,700.10	215,000.00	70,527.14	144,472.86-	33
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	152,401.65	161,000.00	50,213.41	110,786.59-	31
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,092.59	16,000.00	5,076.30	10,923.70-	32
001-314-4030	FERRELLGAS LP	3,970.42	4,200.00	480.49	3,719.51-	11
001-314-4040	CIRCLE K STORES	230.82	200.00	149.74	50.26-	75
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	60,951.50	73,000.00	26,326.97	46,673.03-	36

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 18 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	247,771.00	247,000.00	94,293.98	152,706.02-	38
001-314-4100	INTERCONN RESOURCES LLC	17,179.07	10,000.00	8,004.86	1,995.14-	80
001-314-4110	THOMPSON GAS SOUTHEAST	66.22	100.00	0.00	100.00-	0
001-314-4140	PAR GAS	43.77	100.00	0.00	100.00-	0
001-314-4150	CVS	256.64	300.00	63.37	236.63-	21
001-314-4151	AMERIGAS PROPANE	6,210.17	4,000.00	2,023.61	1,976.39-	51
001-314-4152	LOWE'S PROPANE TAX	1,498.75	1,800.00	607.24	1,192.76-	34
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	263.82	500.00	150.73	349.27-	30
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	444,091.24	530,000.00	131,979.14	398,020.86-	25
001-314-4162	GAS SOUTH UTILITY TAX	666.89	1,000.00	279.80	720.20-	28
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	293,448.94	300,000.00	143,967.27	156,032.73-	48
001-314-4191	PUBLIX UTILITY TAX	843.45	1,000.00	286.28	713.72-	29
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	17,339.15	15,000.00	7,453.47	7,546.53-	50
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	42,302.50	26,000.00	26,604.20	604.20	102
001-314-9010	STATE COMMUNICATIONS TAX	993,111.66	1,130,000.00	394,260.02	735,739.98-	35
001-331-5000	FEMA GRANT	1,163.95	0.00	155,267.00	155,267.00	0
001-335-1200	STATE REVENUE SHARING	1,115,559.89	1,162,000.00	356,984.24	805,015.76-	31
001-335-1400	MOBILE HOME LICENSES	15,078.23	16,500.00	9,386.10	7,113.90-	57
001-335-1600	STATE BEVERAGE LICENSES	8,996.95	9,800.00	8,446.34	1,353.66-	86
001-335-1800	1/2 CENT SALES TAX	2,318,339.63	2,487,000.00	821,931.09	1,665,068.91-	33
001-339-1005	GIBSON PLACE UTIL CO PILOT FEES	22,984.62	14,000.00	14,222.05	222.05	102
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	7,192.76	7,000.00	3,160.61	3,839.39-	45
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	748,237.89	750,000.00	267,778.55	482,221.45-	36
001-341-2010	TREE MITIGATION PERMITS	605.56	0.00	50.00	50.00	0
001-342-9000	VCS CROSSING GUARD PROGRAM	43,147.66	0.00	0.00	0.00	0
001-347-4000	SPECIAL EVENT PERMIT FEE	850.00	500.00	0.00	500.00-	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	91,677.34	100,000.00	29,128.33	70,871.67-	29

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 18 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	17,077.96	0.00	7,242.65	7,242.65	0
001-347-5304	COMMUNITY CENTER STAFF FEES	1,865.07	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	16,051.71	15,000.00	823.62	14,176.38-	5
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,260.19	1,500.00	219.72	1,280.28-	15
001-347-5307	OUTDOOR BUILDING RENTALS	1,113.11	500.00	160.00	340.00-	32
001-347-5308	OPEN SPACE RENTALS	9,455.51	9,000.00	3,904.40	5,095.60-	43
001-350-1000	FINES	72,690.34	90,000.00	33,925.08	56,074.92-	38
001-351-1002	CODE ENFORCEMENT	4,316.32	10,000.00	1,580.71	8,419.29-	16
001-351-3000	POLICE-2ND DOLLAR FUND	5,964.48	7,500.00	2,279.02	5,220.98-	30
001-361-0000	INTEREST EARNINGS	192,172.51	200,000.00	35,911.18	164,088.82-	18
001-369-0000	OTHER MISCELLANEOUS REVENUE	19,296.35	10,000.00	2,214.62	7,785.38-	22
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,847.01	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	28,564.00	19,000.00	28,643.50	9,643.50	151
001-369-0050	AUCTION PROCEEDS	13,402.00	10,000.00	0.00	10,000.00-	0
001-369-0058	DONATIONS	27,921.81	0.00	1,200.00	1,200.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	1,959.13	0.00	0.00	0.00	0
001-369-0076	BASEBALL FIELD RENTAL	3,244.70	3,500.00	260.00	3,240.00-	7
001-369-0078	FIELD PREPARATION FEES	300.00-	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	40,595.00	35,000.00	23,850.00	11,150.00-	68
001-369-0796	SPECIAL EVENT REGISTRATION FEES	32,522.00	20,000.00	6,805.00	13,195.00-	34
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,901.04	6,000.00	1,873.60	4,126.40-	31
001-369-3740	FRDAP GRANT- M.L. KING PARK	50,000.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	0.00	2,500.00	0.00	2,500.00-	0
001-369-3762	JAG GRANT AWARD NO. R7240	0.00	0.00	68,040.00	68,040.00	0
001-369-4000	FUEL TAX REFUND	10,386.88	20,000.00	16,170.20	3,829.80-	81
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	246,817.37	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	7,500,000.00	0.00	7,500,000.00-	0
GENERAL FUND Revenue Totals		42,154,937.28	53,120,650.00	29,211,853.49	23,908,796.51-	54
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	53,000.82	54,900.00	21,037.03	33,862.97	38
001-511-10-2100	FICA EXPENSE	4,054.72	4,200.00	1,609.44	2,590.56	38
001-511-10-2200	RETIREMENT	30,515.64	29,800.00	11,479.98	18,320.02	39
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	109.25	240.75	31
001-511-10-2600	WORKERS COMPENSATION INSURANCE	469.84	500.00	307.92	192.08	62
001-511-30-3100	PROFESSIONAL SERVICES	2,571.25	3,000.00	0.00	3,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,399.80	9,100.00	569.62	8,530.38	6
001-511-30-4100	TELEPHONE EXPENSE	1,222.76	2,000.00	368.49	1,631.51	18
001-511-30-4110	IT LICENSING / EQUIPMENT	3,589.22	7,600.00	2,789.00	4,811.00	37
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	103.93	0.00	73.04	73.04-	0
001-511-30-4300	UTILITIES EXPENSE	1,837.41	2,000.00	299.52	1,700.48	15
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	685.70	2,500.00	574.00	1,926.00	23
001-511-30-5100	OFFICE SUPPLIES	0.00	200.00	0.00	200.00	0
001-511-30-5200	OPERATING SUPPLIES	0.00	400.00	18.89	381.11	5
001-511-30-5400	SUBSCRIPTIONS/DUES	6,705.40	9,600.00	6,940.40	2,659.60	72
001-511-30-5500	TRAINING	2,899.00	3,525.00	99.00	3,426.00	3
511 LEGISLATIVE- CITY COMMISSION:		114,340.49	130,175.00	46,275.58	83,899.42	36
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 18 2026

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	477,632.77	640,200.00	200,172.19	440,027.81	31
001-512-10-1500	SICK LEAVE	12,434.92	0.00	1,944.32	1,944.32-	0
001-512-10-1600	VACATION PAY	37,342.72	0.00	10,451.32	10,451.32-	0
001-512-10-1800	HOLIDAY PAY	20,112.05	0.00	15,227.82	15,227.82-	0
001-512-10-2100	FICA EXPENSE	40,074.91	50,900.00	15,471.19	35,428.81	30
001-512-10-2200	RETIREMENT	146,464.87	163,700.00	58,645.67	105,054.33	36
001-512-10-2210	BENEFIT ADMIN FEES	112.50	100.00	57.00	43.00	57
001-512-10-2300	LIFE & HEALTH INSURANCE	47,722.91	64,800.00	18,749.31	46,050.69	29
001-512-10-2600	WORKERS COMPENSATION INSURANCE	939.60	1,120.00	689.75	430.25	62
001-512-30-3100	PROFESSIONAL SERVICES	245,819.87	343,937.50	58,520.78	285,416.72	17
001-512-30-3450	CLOTHING AND UNIFORMS	291.95	800.00	0.00	800.00	0
001-512-30-4000	TRAVEL & PER DIEM	7,591.58	12,100.00	3,990.00	8,110.00	33
001-512-30-4100	TELEPHONE EXPENSE	3,596.69	5,500.00	1,148.14	4,351.86	21
001-512-30-4110	IT LICENSING / EQUIPMENT	22,611.54	32,600.00	16,185.67	16,414.33	50
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,806.08	4,000.00	265.41	3,734.59	7
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	294.92	1,000.00	6.68	993.32	1
001-512-30-4600	REPAIR & MAINTENANCE	3,937.19	7,000.00	262.67	6,737.33	4
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	1,040.69	2,500.00	156.23	2,343.77	6
001-512-30-5100	OFFICE SUPPLIES	1,515.68	2,500.00	73.66	2,426.34	3
001-512-30-5200	OPERATING SUPPLIES	1,143.06	9,050.00	1,835.35	7,214.65	20
001-512-30-5250	FUEL EXPENSE	128.30	300.00	55.44	244.56	18
001-512-30-5400	SUBSCRIPTIONS/DUES	4,117.10	6,500.00	1,469.68	5,030.32	23
001-512-30-5500	TRAINING	4,243.00	13,700.00	810.00	12,890.00	6
	512 EXECUTIVE- CITY MANAGER:	1,080,974.90	1,362,307.50	406,188.28	956,119.22	30
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	361,201.77	610,800.00	144,179.00	466,621.00	24

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-513-10-1300	OVERTIME	613.07	500.00	72.49	427.51	14
001-513-10-1500	SICK LEAVE	13,423.71	0.00	5,722.20	5,722.20-	0
001-513-10-1600	VACATION PAY	23,562.56	0.00	9,237.77	9,237.77-	0
001-513-10-1800	HOLIDAY PAY	14,016.12	0.00	11,425.64	11,425.64-	0
001-513-10-2100	FICA EXPENSE	31,580.38	46,700.00	13,628.63	33,071.37	29
001-513-10-2200	RETIREMENT	62,302.99	84,600.00	27,329.95	57,270.05	32
001-513-10-2210	BENEFIT ADMIN FEES	108.00	0.00	34.50	34.50-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	59,127.45	97,200.00	25,085.99	72,114.01	26
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,879.28	2,240.00	1,379.45	860.55	62
001-513-30-3100	PROFESSIONAL SERVICES	5,047.50	11,000.00	205.00	10,795.00	2
001-513-30-3200	ACCOUNTING/AUDITING FEE	25,125.00	25,750.00	3,750.00	22,000.00	15
001-513-30-3400	OTHER CONTRACTUAL SERVICES	25,592.64	28,150.00	8,075.89	20,074.11	29
001-513-30-4000	TRAVEL & PER DIEM	1,416.21	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	6,385.05	7,500.00	1,412.85	6,087.15	19
001-513-30-4110	IT LICENSING / EQUIPMENT	50,721.61	93,000.00	48,005.49	44,994.51	52
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,305.08	1,600.00	0.00	1,600.00	0
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	4,281.49	7,000.00	1,366.00	5,634.00	20
001-513-30-4300	UTILITIES EXPENSE	21,465.61	30,000.00	5,437.38	24,562.62	18
001-513-30-4400	RENTAL & LEASING	1,335.51	1,500.00	387.42	1,112.58	26
001-513-30-4500	GENERAL INSURANCE	364,728.50	517,500.00	404,024.50	113,475.50	78
001-513-30-4600	REPAIR & MAINTENANCE	16,645.82	20,000.00	4,715.73	15,284.27	24
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	6,875.91	6,000.00	2,199.65	3,800.35	37
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	2,968.49	5,000.00	1,129.03	3,870.97	23
001-513-30-5200	OPERATING SUPPLIES	5,327.19	13,750.00	5,601.46	8,148.54	41
001-513-30-5400	SUBSCRIPTIONS/DUES	1,653.50	2,700.00	0.00	2,700.00	0
001-513-30-5500	TRAINING	1,235.00	11,500.00	380.00	11,120.00	3

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	118,235.91	121,170.00	0.00	121,170.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	16,191.64	13,270.00	0.00	13,270.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	241,637.77	247,990.00	123,189.02	124,800.98	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	49,972.93	43,630.00	22,616.33	21,013.67	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	345,956.20	352,460.00	175,407.89	177,052.11	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	76,602.96	70,130.00	35,830.83	34,299.17	51
	513 CLERK/FINANCE DEPARTMENT:	1,958,522.85	2,477,020.00	1,081,830.09	1,395,189.91	44
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	679,718.25	946,400.00	283,870.90	662,529.10	30
001-516-10-1300	OVERTIME	141.35	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	30,871.25	0.00	8,090.98	8,090.98-	0
001-516-10-1600	VACATION PAY	42,244.34	0.00	16,773.11	16,773.11-	0
001-516-10-1800	HOLIDAY PAY	27,022.07	0.00	19,874.21	19,874.21-	0
001-516-10-2100	FICA EXPENSE	60,250.88	73,200.00	25,308.51	47,891.49	35
001-516-10-2200	RETIREMENT	124,595.83	147,600.00	52,683.21	94,916.79	36
001-516-10-2210	BENEFIT ADMIN FEES	216.00	100.00	90.00	10.00	90
001-516-10-2300	LIFE & HEALTH INSURANCE	102,287.19	145,800.00	43,294.31	102,505.69	30
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,818.88	3,360.00	2,069.20	1,290.80	62
001-516-30-3100	PROFESSIONAL SERVICES	731,862.98	880,000.00	119,614.72	760,385.28	14
001-516-30-3450	CLOTHING AND UNIFORMS	1,654.44	2,500.00	282.30	2,217.70	11
001-516-30-4000	TRAVEL & PER DIEM	8,377.80	14,000.00	0.00	14,000.00	0
001-516-30-4100	TELEPHONE EXPENSE	10,580.99	10,000.00	2,946.88	7,053.12	29
001-516-30-4110	IT LICENSING / EQUIPMENT	57,816.77	107,250.00	56,203.05	51,046.95	52
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	35,832.28	38,720.00	7,752.55	30,967.45	20
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,705.73	2,500.00	264.13	2,235.87	11
001-516-30-4600	REPAIR & MAINTENANCE	2,456.50	5,500.00	846.12	4,653.88	15

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	276.50	5,000.00	296.68	4,703.32	6
001-516-30-4950	CODE ENFORCEMENT	4,150.93	45,000.00	603.96	44,396.04	1
001-516-30-5100	OFFICE SUPPLIES	1,797.34	7,000.00	711.76	6,288.24	10
001-516-30-5200	OPERATING SUPPLIES	1,610.26	7,000.00	1,020.90	5,979.10	15
001-516-30-5250	FUEL EXPENSE	617.22	1,800.00	170.79	1,629.21	9
001-516-30-5400	SUBSCRIPTIONS/DUES	3,375.39	6,000.00	609.95	5,390.05	10
001-516-30-5500	TRAINING	9,137.57	20,000.00	910.00	19,090.00	5
	516 DEVELOPMENT SERVICES:	1,941,418.74	2,469,730.00	644,288.22	1,825,441.78	26
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	236,418.61	288,700.00	87,439.69	201,260.31	30
001-518-10-1500	SICK LEAVE	13,478.16	0.00	5,828.59	5,828.59-	0
001-518-10-1600	VACATION PAY	12,228.74	0.00	9,945.75	9,945.75-	0
001-518-10-1800	HOLIDAY PAY	7,558.47	0.00	5,189.45	5,189.45-	0
001-518-10-2100	FICA EXPENSE	20,412.83	22,500.00	8,292.88	14,207.12	37
001-518-10-2200	RETIREMENT	37,055.73	40,400.00	15,208.96	25,191.04	38
001-518-10-2300	LIFE & HEALTH INSURANCE	37,527.08	43,200.00	13,671.76	29,528.24	32
001-518-10-2600	WORKERS COMPENSATION INSURANCE	497.23	600.00	369.51	230.49	62
001-518-30-3100	PROFESSIONAL SERVICES	7,690.58	30,000.00	2,500.00	27,500.00	8
001-518-30-3400	OTHER CONTRACTUAL SERVICES	3,293.34	6,000.00	980.00	5,020.00	16
001-518-30-4000	TRAVEL & PER DIEM	3,922.27	5,000.00	351.96	4,648.04	7
001-518-30-4100	TELEPHONE EXPENSE	8,149.81	8,500.00	3,059.84	5,440.16	36
001-518-30-4110	IT LICENSING / EQUIPMENT	16,564.88	23,500.00	8,063.04	15,436.96	34
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-518-30-4600	REPAIR & MAINTENANCE	130.84	2,000.00	1.38	1,998.62	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	148.05	1,000.00	0.00	1,000.00	0

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-518-30-5200	OPERATING SUPPLIES	1,629.65	6,000.00	1,189.78	4,810.22	20
001-518-30-5250	FUEL EXPENSE	38.79	500.00	37.51	462.49	8
001-518-30-5400	SUBSCRIPTIONS/DUES	390.00	2,000.00	439.00	1,561.00	22
001-518-30-5500	TRAINING	1,393.40	8,000.00	195.77	7,804.23	2
001-518-30-5550	LICENSING	9,593.89	30,000.00	423.88	29,576.12	1
	518 INFORMATION TECHNOLOGY DEPARTMENT	418,122.35	518,500.00	163,188.75	355,311.25	31
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	197,289.69	228,600.00	64,984.78	163,615.22	28
001-519-10-1300	OVERTIME	15.42	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,801.09	0.00	2,629.23	2,629.23-	0
001-519-10-1600	VACATION PAY	9,563.35	0.00	6,093.52	6,093.52-	0
001-519-10-1800	HOLIDAY PAY	7,982.57	0.00	5,539.27	5,539.27-	0
001-519-10-2100	FICA EXPENSE	16,650.45	17,600.00	6,525.69	11,074.31	37
001-519-10-2200	RETIREMENT	29,903.54	32,100.00	11,118.32	20,981.68	35
001-519-10-2210	BENEFIT ADMIN FEES	108.00	100.00	462.25	362.25-	462
001-519-10-2300	LIFE & HEALTH INSURANCE	28,594.37	32,400.00	11,090.75	21,309.25	34
001-519-10-2600	WORKERS COMPENSATION INSURANCE	301.49	360.00	221.69	138.31	62
001-519-30-3100	PROFESSIONAL SERVICES	375.00	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,934.30	6,650.00	1,686.62	4,963.38	25
001-519-30-4000	TRAVEL & PER DIEM	4,356.70	8,700.00	0.00	8,700.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,256.94	5,500.00	1,251.08	4,248.92	23
001-519-30-4110	IT LICENSING / EQUIPMENT	22,291.97	45,800.00	15,102.06	30,697.94	33
001-519-30-4150	ADVERTISING/RECRUITING	5,478.39	9,500.00	1,143.94	8,356.06	12
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	308.47	500.00	278.90	221.10	56
001-519-30-4300	UTILITIES EXPENSE	1,855.04	2,300.00	468.42	1,831.58	20
001-519-30-4600	REPAIR & MAINTENANCE	5,396.62	5,500.00	1,277.23	4,222.77	23

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-519-30-4800	EMPLOYEE PROGRAMS	16,283.95	31,440.00	12,817.42	18,622.58	41
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	746.76	1,000.00	195.08	804.92	20
001-519-30-5100	OFFICE SUPPLIES	1,059.83	1,500.00	213.38	1,286.62	14
001-519-30-5200	OPERATING SUPPLIES	2,813.95	3,880.00	249.43	3,630.57	6
001-519-30-5250	FUEL EXPENSE	218.31	100.00	115.76	15.76-	116
001-519-30-5400	SUBSCRIPTIONS/DUES	2,154.00	2,220.00	523.25	1,696.75	24
001-519-30-5500	TRAINING	4,659.53	7,135.00	4,190.00	2,945.00	59
001-519-30-5501	STAFF TRAINING PROGRAMS	856.07	8,000.00	749.38	7,250.62	9
	519 HUMAN RESOURCE DEPARTMENT:	373,255.80	465,885.00	148,927.45	316,957.55	32
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,602,370.81	5,319,000.00	1,522,930.87	3,796,069.13	29
001-521-10-1220	UNIFORM ALLOWANCE	17,530.00	24,800.00	6,260.00	18,540.00	25
001-521-10-1250	ON CALL	12,250.00	13,000.00	5,000.00	8,000.00	38
001-521-10-1260	SHIFT DIFFERENTIAL	16,070.34	20,100.00	16,935.03	3,164.97	84
001-521-10-1300	OVERTIME	160,384.34	160,000.00	69,423.39	90,576.61	43
001-521-10-1500	SICK LEAVE	95,324.02	0.00	32,355.11	32,355.11-	0
001-521-10-1600	VACATION PAY	146,813.98	0.00	70,506.80	70,506.80-	0
001-521-10-1700	INCENTIVE PAY	28,280.00	55,000.00	9,940.00	45,060.00	18
001-521-10-1800	HOLIDAY PAY	132,716.23	0.00	99,692.73	99,692.73-	0
001-521-10-1820	HOLIDAY PREMIUM	201,274.12	180,000.00	85,601.87	94,398.13	48
001-521-10-2100	FICA EXPENSE	338,166.96	410,400.00	147,117.71	263,282.29	36
001-521-10-2200	RETIREMENT	1,359,530.36	1,709,600.00	617,968.09	1,091,631.91	36
001-521-10-2210	BENEFIT ADMIN FEES	850.50	500.00	304.50	195.50	61
001-521-10-2300	LIFE & HEALTH INSURANCE	519,387.49	777,600.00	213,176.74	564,423.26	27
001-521-10-2600	WORKERS COMPENSATION INSURANCE	112,755.19	134,500.00	82,829.68	51,670.32	62
001-521-30-3100	PROFESSIONAL SERVICES	30,397.93	52,000.00	6,981.57	45,018.43	13

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001-521-30-3400	OTHER CONTRACTUAL SERVICES	78,097.01	41,200.00	19,607.06	21,592.94	48
001-521-30-3450	CLOTHING AND UNIFORMS	11,058.53	27,000.00	3,879.42	23,120.58	14
001-521-30-3500	INVESTIGATIONS	13,180.80	17,000.00	4,695.30	12,304.70	28
001-521-30-4000	TRAVEL & PER DIEM	17,368.99	15,000.00	4,240.95	10,759.05	28
001-521-30-4100	TELEPHONE EXPENSE	85,884.91	107,000.00	28,141.15	78,858.85	26
001-521-30-4110	IT LICENSING / EQUIPMENT	220,899.74	470,000.00	167,609.11	302,390.89	36
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	462.41	2,000.00	259.74	1,740.26	13
001-521-30-4300	UTILITIES EXPENSE	67,929.17	70,000.00	15,440.48	54,559.52	22
001-521-30-4400	RENTAL & LEASING	2,208.75	5,000.00	847.57	4,152.43	17
001-521-30-4600	REPAIR & MAINTENANCE	61,250.71	90,000.00	21,045.76	68,954.24	23
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	2,881.50	11,000.00	470.93	10,529.07	4
001-521-30-5100	OFFICE SUPPLIES	1,853.96	5,000.00	1,328.04	3,671.96	27
001-521-30-5200	OPERATING SUPPLIES	73,902.18	85,000.00	25,762.16	59,237.84	30
001-521-30-5250	FUEL EXPENSE	172,571.31	220,000.00	52,306.75	167,693.25	24
001-521-30-5400	SUBSCRIPTIONS/DUES	4,981.62	5,500.00	7,412.00	1,912.00-	135
001-521-30-5500	TRAINING	26,074.73	50,000.00	9,020.80	40,979.20	18
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	450,636.97	349,900.00	42,172.00	307,728.00	12
001-521-80-8100	STATE JAG GRANT AWARD NO. R7240	68,040.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	8,133,385.56	10,431,100.00	3,391,263.31	7,039,836.69	33
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,302,143.25	1,694,100.00	484,494.66	1,209,605.34	29
001-541-10-1250	ON CALL	6,500.00	6,500.00	2,500.00	4,000.00	38
001-541-10-1300	OVERTIME	17,197.84	15,000.00	3,937.45	11,062.55	26
001-541-10-1500	SICK LEAVE	58,161.46	0.00	18,531.01	18,531.01-	0
001-541-10-1600	VACATION PAY	79,184.96	0.00	28,611.62	28,611.62-	0

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001-541-10-1800	HOLIDAY PAY	51,988.45	0.00	32,687.61	32,687.61-	0
001-541-10-1820	HOLIDAY PREMIUM	48,212.94	30,000.00	147.48	29,852.52	0
001-541-10-2100	FICA EXPENSE	119,242.07	130,300.00	43,557.07	86,742.93	33
001-541-10-2200	RETIREMENT	249,739.89	265,900.00	92,949.76	172,950.24	35
001-541-10-2210	BENEFIT ADMIN FEES	94.50	100.00	39.00	61.00	39
001-541-10-2300	LIFE & HEALTH INSURANCE	231,689.99	280,800.00	77,379.86	203,420.14	28
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,585.09	45,000.00	27,712.55	17,287.45	62
001-541-30-3100	PROFESSIONAL SERVICES	281,762.64	505,558.25	64,200.61	441,357.64	13
001-541-30-3400	OTHER CONTRACTUAL SERVICES	243,839.68	735,014.34	100,120.59	634,893.75	14
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	454,941.46	485,400.00	137,286.59	348,113.41	28
001-541-30-3450	CLOTHING AND UNIFORMS	7,051.30	9,000.00	2,574.45	6,425.55	29
001-541-30-4000	TRAVEL & PER DIEM	1,663.27	5,500.00	3,635.76	1,864.24	66
001-541-30-4100	TELEPHONE EXPENSE	24,979.29	30,000.00	7,521.90	22,478.10	25
001-541-30-4110	IT LICENSING / EQUIPMENT	54,641.89	148,400.00	72,884.79	75,515.21	49
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	203.85	150.00	0.00	150.00	0
001-541-30-4300	UTILITIES EXPENSE	31,541.49	40,000.00	13,582.88	26,417.12	34
001-541-30-4350	VILLAGES STREET LIGHTING	1,674,318.74	1,736,625.00	465,002.62	1,271,622.38	27
001-541-30-4400	RENTAL & LEASING	15,036.86	7,580.00	36.48	7,543.52	0
001-541-30-4600	REPAIR & MAINTENANCE	67,712.48	60,000.00	21,714.43	38,285.57	36
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	15,560.27	70,000.00	18,551.56	51,448.44	26
001-541-30-4602	REPAIR & MAINTENANCE - VEHICLES/EQUIP	0.00	15,000.00	3,158.56	11,841.44	21
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	1,431,381.67	2,000,000.00	0.00	2,000,000.00	0
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	7,702.08	6,000.00	634.04	5,365.96	11
001-541-30-4960	BOOT ALLOWANCE	3,318.77	4,100.00	1,186.32	2,913.68	29
001-541-30-5100	OFFICE SUPPLIES	2,184.18	6,000.00	374.46	5,625.54	6
001-541-30-5200	OPERATING SUPPLIES	82,800.07	75,000.00	32,608.26	42,391.74	43

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5250	FUEL EXPENSE	33,027.89	40,000.00	6,614.73	33,385.27	17
001-541-30-5400	SUBSCRIPTIONS/DUES	6,968.12	6,000.00	3,321.69	2,678.31	55
001-541-30-5500	TRAINING	15,765.07	23,000.00	3,420.51	19,579.49	15
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	5,500.00	6,260.64	760.64-	114
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	67,369.44	294,500.00	138,854.20	155,645.80	47
	541 PUBLIC WORKS/STREET DEPT.	6,725,510.95	8,779,027.59	1,916,094.14	6,862,933.45	22
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	260,476.59	309,900.00	101,212.33	208,687.67	33
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	4,237.29	0.00	752.62	752.62-	0
001-549-10-1600	VACATION PAY	19,229.94	0.00	7,629.96	7,629.96-	0
001-549-10-1800	HOLIDAY PAY	9,943.95	0.00	7,010.91	7,010.91-	0
001-549-10-2100	FICA EXPENSE	22,482.93	24,100.00	8,920.29	15,179.71	37
001-549-10-2200	RETIREMENT	40,376.04	43,500.00	16,359.72	27,140.28	38
001-549-10-2210	BENEFIT ADMIN FEES	54.00	100.00	18.00	82.00	18
001-549-10-2300	LIFE & HEALTH INSURANCE	48,037.18	54,000.00	17,901.95	36,098.05	33
001-549-10-2600	WORKERS COMPENSATION INSURANCE	14,094.39	16,800.00	10,346.00	6,454.00	62
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	5,796.96	10,000.00	2,217.32	7,782.68	22
001-549-30-3450	CLOTHING AND UNIFORMS	2,243.35	3,500.00	987.16	2,512.84	28
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,218.61	3,000.00	675.11	2,324.89	22
001-549-30-4110	IT LICENSING / EQUIPMENT	24,974.59	72,000.00	39,466.07	32,533.93	55
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,634.75	7,000.00	1,318.62	5,681.38	19
001-549-30-4400	RENTAL & LEASING	1,826.15	2,500.00	220.76	2,279.24	9

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4600	REPAIR & MAINTENANCE	3,541.97	5,000.00	954.42	4,045.58	19
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	624.88	700.00	0.00	700.00	0
001-549-30-5100	OFFICE SUPPLIES	341.16	1,500.00	183.40	1,316.60	12
001-549-30-5200	OPERATING SUPPLIES	77,233.33	83,000.00	21,817.75	61,182.25	26
001-549-30-5250	FUEL EXPENSE	3,911.64	4,000.00	1,204.50	2,795.50	30
001-549-30-5400	SUBSCRIPTIONS/DUES	323.00	800.00	255.00	545.00	32
001-549-30-5500	TRAINING	1,766.50	4,000.00	523.35	3,476.65	13
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	0.00	200,700.00	196,408.43	4,291.57	98
	549 FLEET MAINTENANCE DEPT:	548,369.20	848,400.00	436,383.67	412,016.33	51
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	861,994.26	1,628,800.00	428,035.20	1,200,764.80	26
001-572-10-1250	ON CALL	6,500.00	6,500.00	2,500.00	4,000.00	38
001-572-10-1300	OVERTIME	13,157.48	10,000.00	5,341.19	4,658.81	53
001-572-10-1500	SICK LEAVE	17,509.90	0.00	16,292.33	16,292.33-	0
001-572-10-1600	VACATION PAY	33,363.23	0.00	19,474.64	19,474.64-	0
001-572-10-1800	HOLIDAY PAY	31,202.61	0.00	30,151.76	30,151.76-	0
001-572-10-1820	HOLIDAY PREMIUM	45.48	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	74,869.01	125,000.00	38,520.87	86,479.13	31
001-572-10-2200	RETIREMENT	128,592.49	215,600.00	69,711.37	145,888.63	32
001-572-10-2210	BENEFIT ADMIN FEES	171.00	100.00	129.00	29.00-	129
001-572-10-2300	LIFE & HEALTH INSURANCE	167,113.35	334,800.00	88,898.60	245,901.40	27
001-572-10-2600	WORKERS COMPENSATION INSURANCE	12,215.11	15,500.00	9,545.44	5,954.56	62
001-572-30-3100	PROFESSIONAL SERVICES	22,378.39	131,895.00	25,287.00	106,608.00	19
001-572-30-3400	OTHER CONTRACTUAL SERVICES	178,648.77	205,080.00	82,043.18	123,036.82	40
001-572-30-3450	CLOTHING AND UNIFORMS	10,539.23	15,000.00	6.26	14,993.74	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-4000	TRAVEL & PER DIEM	4,970.42	4,550.00	2.50	4,547.50	0
001-572-30-4100	TELEPHONE EXPENSE	33,732.26	30,000.00	10,210.08	19,789.92	34
001-572-30-4110	IT LICENSING / EQUIPMENT	36,320.33	71,000.00	39,845.95	31,154.05	56
001-572-30-4150	ADVERTISING AND PROMOTIONS	25,388.04	25,000.00	10,387.12	14,612.88	42
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	4.14	150.00	1.48	148.52	1
001-572-30-4300	UTILITIES EXPENSE	41,409.37	50,000.00	8,796.70	41,203.30	18
001-572-30-4400	RENTAL & LEASING	4,830.46	7,500.00	893.36	6,606.64	12
001-572-30-4600	REPAIR & MAINTENANCE	106,944.62	125,000.00	25,494.28	99,505.72	20
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	8,334.65	38,000.00	80.75	37,919.25	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,681.40	10,000.00	397.07	9,602.93	4
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	3,691.49	5,300.00	1,339.09	3,960.91	25
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,513.18	20,000.00	9,197.72	10,802.28	46
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	80.93	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	182,861.48	170,000.00	56,223.31	113,776.69	33
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	120,957.82	140,000.00	51,292.47	88,707.53	37
001-572-30-4920	YOUTH CAMPS & PROGRAMS	53,747.99	60,000.00	4,046.65	55,953.35	7
001-572-30-4960	BOOT ALLOWANCE	1,536.66	3,500.00	1,014.54	2,485.46	29
001-572-30-5100	OFFICE SUPPLIES	4,131.78	4,500.00	861.60	3,638.40	19
001-572-30-5200	OPERATING SUPPLIES	101,201.28	117,400.00	31,399.66	86,000.34	27
001-572-30-5250	FUEL EXPENSE	19,709.13	25,000.00	6,330.79	18,669.21	25
001-572-30-5280	LANDSCAPING	35,382.83	70,000.00	6,309.69	63,690.31	9
001-572-30-5400	SUBSCRIPTIONS/DUES	3,803.80	3,210.00	323.81	2,886.19	10
001-572-30-5500	TRAINING	8,908.83	12,000.00	745.00	11,255.00	6
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	200,000.00	0.00	200,000.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	8,000.00	0.00	8,000.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	121,352.04	49,800.00	9,800.00	40,000.00	20
	572 PARKS & RECREATION:	2,490,795.24	3,943,185.00	1,090,930.46	2,852,254.54	28

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	91,236.38	127,900.00	29,067.58	98,832.42	23
001-575-10-1300	OVERTIME	317.45	0.00	0.00	0.00	0
001-575-10-1500	SICK LEAVE	43.67	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	322.99	0.00	0.00	0.00	0
001-575-10-1800	HOLIDAY PAY	600.96	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	5,929.29	10,000.00	2,223.66	7,776.34	22
001-575-10-2200	RETIREMENT	12,690.60	12,000.00	4,078.19	7,921.81	34
001-575-10-2300	LIFE & HEALTH INSURANCE	1,053.80-	0.00	0.00	0.00	0
001-575-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	19,541.25	20,000.00	9,556.95	10,443.05	48
001-575-30-3450	CLOTHING AND UNIFORMS	1,038.92	1,200.00	150.16	1,049.84	13
001-575-30-4100	TELEPHONE EXPENSE	513.35	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	0.69	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	64,118.72	60,000.00	16,174.74	43,825.26	27
001-575-30-4400	RENTAL & LEASING	1,593.64	2,500.00	470.73	2,029.27	19
001-575-30-4600	REPAIR & MAINTENANCE	14,563.78	50,000.00	23,067.06	26,932.94	46
001-575-30-5100	OFFICE SUPPLIES	0.00	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	21,739.43	30,000.00	3,556.16	26,443.84	12
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	56,958.03	0.00	0.00	0.00	0
	575 COMMUNITY CENTER:	290,255.35	321,930.00	88,345.23	233,584.77	27
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,362,391.00	0.00	6,362,391.00	0
	580 Total	0.00	6,362,391.00	0.00	6,362,391.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	247,524.97	326,004.00	0.00	326,004.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNC	7,500,000.00	4,500,000.00	0.00	4,500,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,000,000.00	10,500,000.00	10,500,000.00	0.00	100
	581 Total	17,747,524.97	15,326,004.00	10,500,000.00	4,826,004.00	69
GENERAL FUND Expenditure Totals		41,822,476.40	53,435,655.09	19,913,715.18	33,521,939.91	37

001 GENERAL FUND	Prior	YTD
Revenues:	42,154,937.28	29,211,853.49
Expenditures:	41,822,476.40	19,913,715.18
Net Income:	332,460.88	9,298,138.31

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	239.95	200.00	40.24	159.76-	20
101-366-1350	CONTRIBUTIONS/DUES	1,325.00	2,000.00	1,660.00	340.00-	83
101-366-1360	GRAVE OPENING PERMITS	1,350.00	600.00	300.00	300.00-	50
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	67,900.00	0.00	67,900.00-	0
CEMETERY FUND Revenue Totals		2,914.95	70,700.00	2,000.24	68,699.76-	2

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	7.53	2,000.00	2,102.02	102.02-	105
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		7.53	2,600.00	2,102.02	497.98	81
101-580-90-9999	CONTINGENCY	0.00	67,900.00	0.00	67,900.00	0
580 Total		0.00	67,900.00	0.00	67,900.00	0
CEMETERY FUND Expenditure Totals		7.53	70,500.00	2,102.02	68,397.98	3

101 CEMETERY FUND	Prior	YTD
Revenues:	2,914.95	2,000.24
Expenditures:	7.53	2,102.02
Net Income:	2,907.42	101.78-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	19,970.12	5,000.00	4,737.63	262.37-	95
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	427,869.00	505,000.00	0.00	505,000.00-	0
104-382-0010	TRANSFER FROM GENERAL	247,524.97	326,004.00	0.00	326,004.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,550,000.00	0.00	1,550,000.00-	0
COMMUNITY REDEVELOPMENT Revenue Tot		695,364.09	2,386,004.00	4,737.63	2,381,266.37-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	46,094.74	77,700.00	17,796.09	59,903.91	23
104-550-10-1500	SICK LEAVE	2,493.09	0.00	973.69	973.69-	0
104-550-10-1600	VACATION PAY	5,657.19	0.00	2,688.60	2,688.60-	0
104-550-10-1800	HOLIDAY PAY	1,937.68	0.00	1,374.63	1,374.63-	0
104-550-10-2100	FICA EXPENSE	4,298.01	6,000.00	1,746.69	4,253.31	29
104-550-10-2200	RETIREMENT	19,197.49	25,800.00	7,589.68	18,210.32	29
104-550-10-2300	LIFE & HEALTH INSURANCE	4,035.00	5,400.00	1,634.17	3,765.83	30
104-550-30-5400	SUBSCRIPTIONS/DUES	0.00	200.00	175.00	25.00	88
104-550-60-6330	FACADE IMPROVEMENT GRANT	2,180.00	40,000.00	0.00	40,000.00	0
104-550-60-6360	OLD WIRE RD WATER LINE REPLACEMENT	0.00	900,000.00	0.00	900,000.00	0
104-550-60-6390	OTHER MISC PROJECTS	887,772.15	64,854.30	64,854.30	0.00	100
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	0.00	200,000.00	0.00	200,000.00	0
550 COMM REDEVELOPMENT DEPT.:		973,665.35	1,344,954.30	98,832.85	1,246,121.45	7
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,041,049.70	0.00	1,041,049.70	0
580 Total		0.00	1,041,049.70	0.00	1,041,049.70	0
COMMUNITY REDEVELOPMENT Expenditure		973,665.35	2,386,004.00	98,832.85	2,287,171.15	4

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	695,364.09	4,737.63
Expenditures:	973,665.35	98,832.85
Net Income:	278,301.26-	94,095.22-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	72.03	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	32,505.00	20,000.00	26,840.00	6,840.00	134
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	38,900.00	0.00	38,900.00-	0
BAKER HOUSE Revenue Totals		32,577.03	59,000.00	26,840.00	32,160.00-	45

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	23,224.88	25,000.00	14.71	24,985.29	0
576 BAKER HOUSE DEPARTMENT:		23,224.88	25,000.00	14.71	24,985.29	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	34,000.00	0.00	34,000.00	0
580 Total		0.00	34,000.00	0.00	34,000.00	0
BAKER HOUSE Expenditure Totals		23,224.88	59,000.00	14.71	58,985.29	0

105 BAKER HOUSE	Prior	YTD
Revenues:	32,577.03	26,840.00
Expenditures:	23,224.88	14.71
Net Income:	9,352.15	26,825.29

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	45.00-	0
	WILDWOOD AREA HISTORICAL ASSOCIATIO	0.00	45.00	0.00	45.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	45.00	0
	580 Total	0.00	45.00	0.00	45.00	0

	WILDWOOD AREA HISTORICA Expenditure Tr	0.00	45.00	0.00	45.00	0
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106 WILDWOOD AREA HISTORICAL ASSOCIA	Prior	YTD
Revenues:	0.00	0.00
Expenditures:	0.00	0.00
Net Income:	0.00	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	208,491.12	250,000.00	304,670.14	54,670.14	122
107-361-0000	INTEREST	12,295.75	5,000.00	4,004.77	995.23-	80
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	1,310,000.00	0.00	1,310,000.00-	0
RECREATION IMPACT FEES Revenue Totals		220,786.87	1,565,000.00	308,674.91	1,256,325.09-	19

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
107-572-60-6301	MILLENNIUM PARK IMPROVEMENTS	0.00	1,500,000.00	0.00	1,500,000.00	0
107-572-60-6400	CAPITAL IMPROVEMENT-MACHINERY & EQUI	0.00	13,500.00	0.00	13,500.00	0
572 RECREATION IMPACT FEES:		0.00	1,513,500.00	0.00	1,513,500.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	51,500.00	0.00	51,500.00	0
580 Total		0.00	51,500.00	0.00	51,500.00	0
RECREATION IMPACT FEES Expenditure Tota		0.00	1,565,000.00	0.00	1,565,000.00	0

107 RECREATION IMPACT FEES	Prior	YTD
Revenues:	220,786.87	308,674.91
Expenditures:	0.00	0.00
Net Income:	220,786.87	308,674.91

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,168,712.00	1,100,000.00	541,516.08	558,483.92-	49
108-361-0000	INTEREST	243.90	200.00	16,666.54	16,466.54	***
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	2,630,000.00	0.00	2,630,000.00-	0
LAW ENFORCEMENT IMPACT FEES Revenue		1,168,955.90	3,730,200.00	558,182.62	3,172,017.38-	14

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	405.25	0.00	132.47	132.47-	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	1,014,100.00	0.00	1,014,100.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	0.00	0.00	0.00	0
108-521-90-9105	TRANSFER OUT TO GENERAL FUND	0.00	412,800.00	0.00	412,800.00	0
521 LAW ENFORCEMENT IMPACT FEES:		413,205.25	1,426,900.00	132.47	1,426,767.53	0

108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,317,400.00	0.00	2,317,400.00	0
580 Total		0.00	2,317,400.00	0.00	2,317,400.00	0

LAW ENFORCEMENT IMPACT Expenditure To		413,205.25	3,744,300.00	132.47	3,744,167.53	0
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108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,168,955.90	558,182.62
Expenditures:	413,205.25	132.47
Net Income:	755,750.65	558,050.15

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-334-9000	STATE GRANT REVENUE	0.00	0.00	200,000.00	200,000.00	0
301-361-0000	INTEREST	146,252.74	7,000.00	33,084.59	26,084.59	473
301-382-0010	TRANSFER FROM GENERAL FUND	10,000,000.00	10,500,000.00	10,500,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,150,000.00	0.00	14,150,000.00-	0
CAPITAL IMPROVEMENT FUND Revenue Total		10,146,252.74	24,657,000.00	10,733,084.59	13,923,915.41-	43

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
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	27,380.83	325,000.00	0.00	325,000.00	0
516 Total		27,380.83	325,000.00	0.00	325,000.00	0

301-521-60-6201	THE VILLAGES PD SUBSTATION	0.00	2,000,000.00	0.00	2,000,000.00	0
521 Total		0.00	2,000,000.00	0.00	2,000,000.00	0

301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	322,576.01	344,776.38	57,885.13	286,891.25	17
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	0.00	903,600.00	18,250.00	885,350.00	2
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	1,500,000.00	0.00	1,500,000.00	0
301-541-60-6302	BARWICK REHAB	27,744.74	3,049,664.33	16,816.48	3,032,847.85	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	362,792.92	251,240.08	99,668.40	151,571.68	40
301-541-60-6306	CLAY DRAIN ROAD DESIGN	158,486.35	611,104.15	387,219.78	223,884.37	63
301-541-60-6307	JACKSON ST IMPROVEMENTS	610,967.13	1,956.15	1,956.15	0.00	100
301-541-60-6308	HUEY ST IMPROVEMENTS	1,569,580.04	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	267,558.74	0.00	0.00	0.00	0
301-541-60-6313	CSX ROAD REHAB	0.00	50,000.00	0.00	50,000.00	0
301-541-60-6315	PETERS ST STORMWATER BMP IMPROVEME	0.00	435,000.00	12,414.50	422,585.50	3
301-541-60-6318	RAILYARD TRASH COMPACTOR	0.00	100,000.00	0.00	100,000.00	0

CITY OF WILDWOOD
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
541 Total		3,319,705.93	7,247,341.09	594,210.44	6,653,130.65	8
301-572-60-6205	RECREATION CENTER AT MLK PARK	1,884.50	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	5,713,826.85	6,250,000.00	2,212,702.28	4,037,297.72	35
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	300,000.00	0.00	300,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	54,280.00	525,420.00	19,620.00	505,800.00	4
572 Total		5,769,991.35	7,075,420.00	2,232,322.28	4,843,097.72	32
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	304,485.92	462,932.75	233,446.20	229,486.55	50
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	5,793.03	105,000.00	1,008.00	103,992.00	1
575 Total		310,278.95	567,932.75	234,454.20	333,478.55	41
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	8,938,400.00	0.00	8,938,400.00	0
580 Total		0.00	8,938,400.00	0.00	8,938,400.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNE	5,000,000.00	0.00	0.00	0.00	0
581 Total		5,000,000.00	0.00	0.00	0.00	0
CAPITAL IMPROVEMENT FUN Expenditure To		14,427,357.06	26,154,093.84	3,060,986.92	23,093,106.92	12

301 CAPITAL IMPROVEMENT FUND	Prior	YTD
Revenues:	10,146,252.74	10,733,084.59
Expenditures:	14,427,357.06	3,060,986.92
Net Income:	4,281,104.32-	7,672,097.67

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	5,104,970.40	5,522,210.00	1,349,853.43	4,172,356.57-	24
401-343-3150	BULK WATER SALES	7.38	0.00	0.00	0.00	0
401-343-3500	WATER- METER INSTALLATIONS	256,036.31	263,000.00	280,029.97	17,029.97	106
401-343-3510	WATER- OTHER (ON/OFF FEES)	47,624.68	33,020.00	8,085.00	24,935.00-	24
401-343-3520	WATER INCOME-OTHER	30,654.94	10,000.00	7,270.01	2,729.99-	73
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	0.00	0.00	0
401-343-3550	WATER UTILITY TAX	398.24-	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	9,424,277.64	12,285,940.00	2,822,551.24	9,463,388.76-	23
401-343-5510	SEWER OTHER MISC	1,295.00	13,375.00	552.20	12,822.80-	4
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,870.00	15,000.00	6,612.50	8,387.50-	44
401-343-5520	TSS/COD WASTEWATER FEES	924,272.57	1,000,000.00	208,734.70	791,265.30-	21
401-343-6100	REUSE WATER OPERATIONS	86,599.85	139,650.00	176.55	139,473.45-	0
401-361-0000	INTEREST EARNINGS	73,471.02	60,000.00	21,580.17	38,419.83-	36
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	10,101.00	0.00	0.00	0.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FL	11,140,343.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	2,435,883.97	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	1,678,360.70	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,000,000.00	0.00	9,000,000.00-	0
UTILITY FUND Revenue Totals		31,229,385.22	28,342,195.00	4,705,445.77	23,636,749.23-	16

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	162,640.27	227,900.00	57,739.70	170,160.30	25
401-530-10-1300	OVERTIME	0.00	0.00	15.42	15.42-	0
401-530-10-1500	SICK LEAVE	6,997.94	0.00	3,413.51	3,413.51-	0
401-530-10-1600	VACATION PAY	9,339.75	0.00	2,459.56	2,459.56-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-1800	HOLIDAY PAY	6,570.79	0.00	4,143.22	4,143.22-	0
401-530-10-2100	FICA EXPENSE	14,168.74	17,500.00	5,305.71	12,194.29	30
401-530-10-2200	RETIREMENT	25,489.20	31,800.00	9,508.99	22,291.01	30
401-530-10-2210	BENEFIT ADMIN FEES	54.00	100.00	0.00	100.00	0
401-530-10-2300	LIFE & HEALTH INSURANCE	36,035.74	54,000.00	11,505.65	42,494.35	21
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	1,100.00	1,100.00-	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,503.44	2,100.00	1,293.27	806.73	62
401-530-30-3100	PROFESSIONAL SERVICES	3,017.50	1,000.00	410.00	590.00	41
401-530-30-3200	ACCOUNTING & AUDITING FEES	25,125.00	30,000.00	3,750.00	26,250.00	12
401-530-30-3400	OTHER CONTRACTUAL SERVICES	36,575.67	39,750.00	13,609.51	26,140.49	34
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,225.15	6,500.00	1,242.50	5,257.50	19
401-530-30-4110	IT LICENSING / EQUIPMENT	29,449.35	44,000.00	31,089.36	12,910.64	71
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	22,789.98	32,800.00	20,003.28	12,796.72	61
401-530-30-4300	UTILITIES EXPENSE	18,030.52	20,000.00	4,968.92	15,031.08	25
401-530-30-4400	RENTAL & LEASING	1,452.74	1,500.00	387.37	1,112.63	26
401-530-30-4500	GENERAL INSURANCE	364,728.50	512,000.00	400,849.50	111,150.50	78
401-530-30-4600	REPAIR & MAINTENANCE	12,510.66	28,100.00	4,204.29	23,895.71	15
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,326.98	23,000.00	6,934.44	16,065.56	30
401-530-30-5100	OFFICE SUPPLIES	319.39	1,000.00	145.37	854.63	15
401-530-30-5200	OPERATING SUPPLIES	5,112.87	11,100.00	2,067.79	9,032.21	19
401-530-30-5400	SUBSCRIPTIONS/DUES	231.30	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	380.00	1,620.00	19
	530 PHYSICAL ENVIRONMENT/ADMIN:	806,455.48	1,087,150.00	586,527.36	500,622.64	54
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	928,913.19	1,135,900.00	425,344.78	710,555.22	37

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
401-533-10-1250	ON CALL	12,500.00	19,500.00	5,500.00	14,000.00	28
401-533-10-1300	OVERTIME	21,386.54	17,000.00	9,793.35	7,206.65	58
401-533-10-1500	SICK LEAVE	28,839.67	0.00	7,788.50	7,788.50-	0
401-533-10-1600	VACATION PAY	40,119.73	0.00	18,361.27	18,361.27-	0
401-533-10-1700	INCENTIVE PAY	2,800.00	0.00	1,000.00	1,000.00-	0
401-533-10-1800	HOLIDAY PAY	32,545.10	0.00	27,918.77	27,918.77-	0
401-533-10-1820	HOLIDAY PREMIUM	13,164.90	10,000.00	3,513.51	6,486.49	35
401-533-10-2100	FICA EXPENSE	83,090.59	88,100.00	38,194.40	49,905.60	43
401-533-10-2200	RETIREMENT	149,853.72	158,800.00	71,552.48	87,247.52	45
401-533-10-2210	BENEFIT ADMIN FEES	90.00	100.00	25.50	74.50	26
401-533-10-2300	LIFE & HEALTH INSURANCE	161,499.68	210,600.00	64,454.23	146,145.77	31
401-533-10-2600	WORKERS COMPENSATION INSURANCE	23,960.46	33,000.00	20,322.55	12,677.45	62
401-533-30-3100	PROFESSIONAL SERVICES	79,484.92	255,000.00	8,927.60	246,072.40	4
401-533-30-3400	OTHER CONTRACTUAL SERVICES	265,382.40	332,700.00	46,303.05	286,396.95	14
401-533-30-3450	CLOTHING AND UNIFORMS	7,918.39	11,000.00	3,739.40	7,260.60	34
401-533-30-4000	TRAVEL & PER DIEM	10,428.47	8,000.00	1,687.19	6,312.81	21
401-533-30-4100	TELEPHONE EXPENSE	37,875.97	40,000.00	12,769.10	27,230.90	32
401-533-30-4110	IT LICENSING / EQUIPMENT	29,091.71	40,000.00	17,717.29	22,282.71	44
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	716.95	3,500.00	66.13	3,433.87	2
401-533-30-4300	UTILITIES EXPENSE	209,754.94	230,000.00	64,959.07	165,040.93	28
401-533-30-4400	RENTAL & LEASING	3,171.87	9,000.00	1,013.61	7,986.39	11
401-533-30-4600	REPAIR & MAINTENANCE	182,204.86	220,000.00	54,715.20	165,284.80	25
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	102.50	6,000.00	103.60	5,896.40	2
401-533-30-4960	BOOT ALLOWANCE	2,200.84	4,000.00	653.40	3,346.60	16
401-533-30-5100	OFFICE SUPPLIES	1,494.65	6,500.00	1,076.32	5,423.68	17
401-533-30-5200	OPERATING SUPPLIES	145,708.49	200,000.00	52,988.23	147,011.77	26
401-533-30-5220	WATER METERS	0.34	360,000.00	36,430.38	323,569.62	10

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5250	FUEL EXPENSE	42,646.62	50,000.00	17,029.46	32,970.54	34
401-533-30-5260	CHEMICALS	535,599.92	530,000.00	226,088.22	303,911.78	43
401-533-30-5270	LABORATORY SAMPLES	38,546.00	40,000.00	6,716.00	33,284.00	17
401-533-30-5400	SUBSCRIPTIONS/DUES	6,148.55	7,000.00	1,315.40	5,684.60	19
401-533-30-5500	TRAINING	11,176.85	12,500.00	2,175.30	10,324.70	17
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	99,772.55	691,010.24	286,167.18	404,843.06	41
401-533-60-6301	METER CHANGE OUT PROGRAM	93,681.40	253,000.00	20,480.00	232,520.00	8
401-533-60-6350	LOOP/UPGRADE WATER MAINS	617,937.37	1,232,950.70	87,335.70	1,145,615.00	7
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.24	290,700.00	272,951.00	17,749.00	94
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	20,760.00	20,763.22	3.22-	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	1,638.07	840.00	835.19	4.81	99
401-533-70-7306	FDOT 301 WIDENING	0.00	4,500,000.00	0.00	4,500,000.00	0
	533 WATER DEPARTMENT:	3,921,448.45	11,027,460.94	1,938,775.58	9,088,685.36	18
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,484,694.87	2,290,500.00	637,860.77	1,652,639.23	28
401-535-10-1250	ON CALL	19,500.00	19,500.00	7,500.00	12,000.00	38
401-535-10-1300	OVERTIME	44,327.95	25,000.00	9,363.60	15,636.40	37
401-535-10-1500	SICK LEAVE	55,031.04	0.00	20,428.04	20,428.04-	0
401-535-10-1600	VACATION PAY	72,826.37	0.00	27,286.05	27,286.05-	0
401-535-10-1700	INCENTIVE PAY	5,100.00	0.00	1,950.00	1,950.00-	0
401-535-10-1800	HOLIDAY PAY	51,628.40	0.00	41,769.60	41,769.60-	0
401-535-10-1820	HOLIDAY PREMIUM	35,694.26	20,000.00	5,834.28	14,165.72	29
401-535-10-2100	FICA EXPENSE	135,261.64	177,200.00	57,418.69	119,781.31	32
401-535-10-2200	RETIREMENT	242,050.89	321,200.00	105,223.25	215,976.75	33
401-535-10-2210	BENEFIT ADMIN FEES	531.00	500.00	202.50	297.50	40
401-535-10-2300	LIFE & HEALTH INSURANCE	254,213.92	415,800.00	107,473.35	308,326.65	26

CITY OF WILDWOOD
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-10-2500	UNEMPLOYMENT COMPENSATION	782.88	0.00	0.00	0.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	47,733.00	66,000.00	40,644.99	25,355.01	62
401-535-30-3100	PROFESSIONAL SERVICES	71,764.78	188,375.00	18,590.46	169,784.54	10
401-535-30-3400	OTHER CONTRACTUAL SERVICES	795,385.88	1,100,000.00	321,412.67	778,587.33	29
401-535-30-3450	CLOTHING AND UNIFORMS	10,042.90	11,000.00	4,064.71	6,935.29	37
401-535-30-4000	TRAVEL & PER DIEM	14,852.23	16,000.00	2,946.34	13,053.66	18
401-535-30-4100	TELEPHONE EXPENSE	29,733.61	30,000.00	8,349.45	21,650.55	28
401-535-30-4110	IT LICENSING / EQUIPMENT	32,680.60	55,000.00	29,635.41	25,364.59	54
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,830.83	3,000.00	711.30	2,288.70	24
401-535-30-4300	UTILITIES EXPENSE	498,504.29	570,000.00	139,227.04	430,772.96	24
401-535-30-4400	RENTAL & LEASING	27,964.44	50,000.00	8,151.71	41,848.29	16
401-535-30-4600	REPAIR & MAINTENANCE	668,955.73	782,000.00	267,671.53	514,328.47	34
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	13,640.36	5,000.00	0.00	5,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	161,300.52	235,000.00	45,909.00	189,091.00	20
401-535-30-4960	BOOT ALLOWANCE	3,182.55	5,000.00	840.58	4,159.42	17
401-535-30-5100	OFFICE SUPPLIES	5,976.71	7,500.00	4,789.27	2,710.73	64
401-535-30-5200	OPERATING SUPPLIES	217,690.06	275,000.00	95,125.15	179,874.85	35
401-535-30-5250	FUEL EXPENSE	91,632.69	120,000.00	23,409.51	96,590.49	20
401-535-30-5260	CHEMICALS	278,173.23	350,000.00	99,757.02	250,242.98	28
401-535-30-5270	LABORATORY SAMPLES	328,945.00	320,000.00	81,087.00	238,913.00	25
401-535-30-5400	SUBSCRIPTIONS/DUES	2,016.59	6,500.00	1,000.40	5,499.60	15
401-535-30-5500	TRAINING	8,279.08	16,000.00	4,925.30	11,074.70	31
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	63,055.16	0.00	1,595.77	1,595.77-	0
401-535-60-6250	LIFT STATION UPGRADES	290,627.07	897,146.00	237,768.70	659,377.30	26
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	155,409.42	69,170.36	86,239.06	45
401-535-60-6330	CR 209 LS UPGRADES	0.12-	0.00	0.00	0.00	0
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	161,036.45	0.00	0.00	0.00	0

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	44,716.10	370,500.00	116,111.33	254,388.67	31
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	587,040.84	660,000.00	182,303.04	477,696.96	28
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	88,830.00	88,833.98	3.98-	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	0.00	31,850.00	31,844.72	5.28	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.48-	0.00	0.00	0.00	0
	535 WASTEWATER DEPARTMENT:	6,858,403.32	9,684,810.42	2,948,186.87	6,736,623.55	30
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	6,391,325.00	0.00	6,391,325.00	0
	580 Total	0.00	6,391,325.00	0.00	6,391,325.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	3,191,196.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	96,180.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	362,640.00	180,380.52	182,259.48	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	0.00	116,300.00	57,780.23	58,519.77	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	24,704.70	17,280.00	9,576.92	7,703.08	55
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	21,236.07	18,320.00	9,527.29	8,792.71	52
	582 DEBT SERVICE:	3,333,316.77	684,540.00	257,264.96	427,275.04	38
	UTILITY FUND Expenditure Totals	14,919,624.02	28,875,286.36	5,730,754.77	23,144,531.59	20

401 UTILITY FUND	<u>Prior</u>	<u>YTD</u>
Revenues:	31,229,385.22	4,705,445.77
Expenditures:	14,919,624.02	5,730,754.77

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Net Income:	<u>16,309,761.20</u>	<u>1,025,309.00-</u>
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	6,684,524.00	0.00	6,684,524.00-	0
402-361-0000	INTEREST	135,865.25	15,000.00	69,074.94	54,074.94	460
402-382-0010	TRANSFER FROM GENERAL FUND	7,500,000.00	4,500,000.00	0.00	4,500,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	0.00	0.00	0.00	0
402-382-4090	TRANSFER FROM WW SDC FUND	10,000,000.00	0.00	0.00	0.00	0
402-389-5000	CASH FORWARD	0.00	24,000,000.00	0.00	24,000,000.00-	0
402-389-9001	SERIES 2026A BOND PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	0
402-389-9002	SRF PHASE II 60021	0.00	20,000,000.00	0.00	20,000,000.00-	0
CAPITAL PROJECTS (LOAN/GRANT) Revenue		22,635,865.25	145,199,524.00	69,074.94	145,130,449.06-	0
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-60-6912	RIB SITE EXPANSION	0.00	4,650,000.00	0.00	4,650,000.00	0
402-536-60-6913	MILL PARK PROJECT - R-12 PUMP STATION	0.00	5,017,105.00	233,952.00	4,783,153.00	5
402-536-60-6914	MLK REUSE PUMP STATION	0.00	760,000.00	0.00	760,000.00	0
402-536-70-7353	WWTP PROJECT	65,075.46	121,931,801.31	10,624,637.38	111,307,163.93	9
536 Total		65,075.46	132,358,906.31	10,858,589.38	121,500,316.93	8
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	62,361,024.00	0.00	62,361,024.00	0
580 Total		0.00	62,361,024.00	0.00	62,361,024.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	11,140,343.00	0.00	0.00	0.00	0
581 Total		11,140,343.00	0.00	0.00	0.00	0
CAPITAL PROJECTS (LOAN/ Expenditure Tot		11,205,418.46	194,719,930.31	10,858,589.38	183,861,340.93	6
402 CAPITAL PROJECTS (LOAN/GRANT)		Prior	YTD			

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Revenues:	22,635,865.25	69,074.94
Expenditures:	11,205,418.46	10,858,589.38
Net Income:	11,430,446.79	10,789,514.44-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	126.48	100.00	1.58	98.42-	2
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	43,900.00	0.00	43,900.00-	0
INDUSTRIAL FUND Revenue Totals		126.48	44,000.00	1.58	43,998.42-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	0.00	6.87	6.87-	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	6.87	993.13	1
403-580-90-9999	CONTINGENCY	0.00	33,000.00	0.00	33,000.00	0
580 Total		0.00	33,000.00	0.00	33,000.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	10,000.00	0
581 INDUSTRIAL PARK:		10,000.00	10,000.00	0.00	10,000.00	0
INDUSTRIAL FUND Expenditure Totals		16,607.00	44,000.00	6.87	43,993.13	0

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	126.48	1.58
Expenditures:	16,607.00	6.87
Net Income:	16,480.52-	5.29-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	7.97	0.00	445.96	445.96	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	79,400.00	0.00	79,400.00-	0
WATER CONNECTION FEES Revenue Totals		7.97	79,400.00	445.96	78,954.04-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.00	200.00	120.00	80.00	60
533 Total		360.00	200.00	120.00	80.00	60

404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	79,200.00	0.00	79,200.00	0
580 Total		0.00	79,200.00	0.00	79,200.00	0

WATER CONNECTION FEES Expenditure Tota		360.00	79,400.00	120.00	79,280.00	0
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404 WATER CONNECTION FEES	Prior	YTD
Revenues:	7.97	445.96
Expenditures:	360.00	120.00
Net Income:	352.03-	325.96

CITY OF WILDWOOD
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	25.93	0.00	1,242.74	1,242.74	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,050.00	0.00	154,050.00-	0
	WASTEWATER CONNECTION FEES Revenue	25.93	154,050.00	1,242.74	152,807.26-	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	362.18	200.00	120.30	79.70	60
	535 SEWER TAP CONNECTION FEES:	362.18	200.00	120.30	79.70	60
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	153,850.00	0.00	153,850.00	0
	580 Total	0.00	153,850.00	0.00	153,850.00	0
406-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	0.00	0.00	153,997.38	153,997.38-	0
	581 Total	0.00	0.00	153,997.38	153,997.38-	0
	WASTEWATER CONNECTION F Expenditure 1	362.18	154,050.00	154,117.68	67.68-	100

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	25.93	1,242.74
Expenditures:	362.18	154,117.68
Net Income:	336.25-	152,874.94-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	814,280.00	1,887,940.00	1,227,025.23	660,914.77-	65
408-361-0000	INTEREST EARNED	529.22	100.00	19,839.72	19,739.72	***
408-389-5012	CASH FORWARD - WATER SDC	0.00	1,604,340.00	0.00	1,604,340.00-	0
WATER SDC FEES Revenue Totals		814,809.22	3,492,380.00	1,246,864.95	2,245,515.05-	35

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	1,069,023.04	0.00	0.00	0.00	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	400.36	0.00	132.28	132.28-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	29,948.00	0.00	0.00	0.00	0
408-533-60-6321	CR121 WATER MAIN INTERCONNECT	0.00	170,000.00	0.00	170,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.08-	919,973.81	222,770.18	697,203.63	24
533 Total		1,099,371.32	1,089,973.81	222,902.46	867,071.35	20
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,066,350.00	0.00	3,066,350.00	0
580 Total		0.00	3,066,350.00	0.00	3,066,350.00	0
408-581-90-9101	TRANSFER TO W/S FUND	2,435,883.97	0.00	0.00	0.00	0
581 Total		2,435,883.97	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	226,910.00	113,206.79	113,703.21	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	31,101.63	29,120.00	14,808.01	14,311.99	51
582 Total		31,101.63	256,030.00	128,014.80	128,015.20	50
WATER SDC FEES Expenditure Totals		3,566,356.92	4,412,353.81	350,917.26	4,061,436.55	8

408 WATER SDC FEES

<u>Prior</u>	<u>YTD</u>
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Revenues:	814,809.22	1,246,864.95
Expenditures:	3,566,356.92	350,917.26
Net Income:	2,751,547.70-	895,947.69

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	2,164,144.31	3,271,270.00	2,777,884.68	493,385.32-	85
409-361-0000	INTEREST EARNED	1,095.45	500.00	27,158.06	26,658.06	***
409-389-5013	CASH FORWARD	0.00	4,040,000.00	0.00	4,040,000.00-	0
WASTEWATER SDC FEES Revenue Totals		2,165,239.76	7,311,770.00	2,805,042.74	4,506,727.26-	38

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	400.92	0.00	133.06	133.06-	0
409-535-60-6310	MILLENIUUM PARK REUSE LINE	0.00	1,554,950.00	40,455.00	1,514,495.00	3
409-535-60-6316	PRISON FM PROJECT	0.00	250,000.00	0.00	250,000.00	0
409-535-70-7346	WWTP FACILITY PLAN	70,126.59	67,574.26	1,199.08	66,375.18	2
409-535-70-7347	CHARLOTTE LS UPGRADES	0.00	290,000.00	0.00	290,000.00	0
409-535-70-7348	CR209 AND TRAILWINDS FM REPUMP STATIO	0.00	400,000.00	0.00	400,000.00	0
409-535-70-7356	BEAUMONT LS CAPACITY DECREASE	0.00	90,000.00	0.00	90,000.00	0
535 Total		70,527.51	2,652,524.26	41,787.14	2,610,737.12	2

409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	4,696,180.00	0.00	4,696,180.00	0
580 Total		0.00	4,696,180.00	0.00	4,696,180.00	0

409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNE	10,000,000.00	0.00	0.00	0.00	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	1,678,360.70	0.00	0.00	0.00	0
581 Total		11,678,360.70	0.00	0.00	0.00	0

409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,620.00	2,297.59	2,322.41	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,850.00	34,922.94	34,927.06	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	288.62	270.00	136.46	133.54	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM,	926.70	850.00	435.52	414.48	51

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	582 Total	1,215.32	75,590.00	37,792.51	37,797.49	50
WASTEWATER SDC FEES Expenditure Totals		11,750,103.53	7,424,294.26	79,579.65	7,344,714.61	1

409 WASTEWATER SDC FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	2,165,239.76	2,805,042.74
Expenditures:	11,750,103.53	79,579.65
Net Income:	9,584,863.77 -	2,725,463.09

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	117.10	100.00	8.58	91.42-	9
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	52,050.00	0.00	52,050.00-	0
LAW ENFORCEMENT FUND Revenue Totals		117.10	52,150.00	8.58	52,141.42-	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	52,150.00	0.00	52,150.00	0
580 Total		0.00	52,150.00	0.00	52,150.00	0
LAW ENFORCEMENT FUND Expenditure Tota		0.00	52,150.00	0.00	52,150.00	0

601 LAW ENFORCEMENT FUND	Prior	YTD
Revenues:	117.10	8.58
Expenditures:	0.00	0.00
Net Income:	117.10	8.58

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING FEBRUARY 18 2026

Grand Totals	Prior	YTD
Revenues:	111,267,365.79	49,673,500.74
Expenditures:	99,118,768.58	40,249,869.76
Net Income:	12,148,597.21	9,423,630.98

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 January 12, 2026 7:00 PM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
David Fontaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present (Arrived at 7:06 p.m.)
Jason McHugh	City Manager	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	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

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

2. Oath of Office to David Fontaine

The Honorable Judge Paul L. Militello administered the oath of office to Mr. David Fontaine for the City of Wildwood Commissioner Seat #2. Mr. David Fontaine was sworn in with family members present to hold the Bible during the ceremony.

3. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - C were approved. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion passed 4-0. Commissioner Green was absent for this vote.

RESULT:	Passed
MOVER:	Commissioner Elliott

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

A. Expenditure Report

B. Minutes for Approval: November 24, 2025 Regular Meeting

C. Budgeted Financial Items

1. AMI (Advanced Metering Infrastructure) Purchase and Installation of Potable Water Meter Reading Collectors for the Amount of \$220,990.00

4. Presentations and/or Proclamations

None.

5. Public Hearings - Timed - Legislative

Commissioner Green arrived in the Commission Chambers at 7:06 p.m.

A. Swear in City Staff and Public Speakers

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

6. Public Hearings - Timed - Quasi-Judicial

A. A25-3154 - AN - Fannie Mae

Development Services Director Strickland provided a brief explanation of Ordinance O2025-44. She explained this was a standard annexation request of approximately 0.20 acres located on Robin Road in the Continental Country Club area. Strickland stated this was an annexation request where Sumter County had directed the applicant to the City for annexation and land use approval. Motion by Commissioner Flores, seconded by Commissioner Elliott, to adopt Ordinance O2025-44 on second and final reading. Motion passed unanimously.

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

7. Public Forum - 4 minute time limit

Marie Francis, a resident of the Beaumont CDD, addressed the commission about excessive water bills she had received while out of state. She requested city personnel inside inspect her home for issues and noted that current City policies prevented her request from being acted upon by the City of Wildwood. Mayor Wolf noted her concerns and stated the issue was likely the CDD district that controlled the irrigation meters. An appointment would be scheduled for further discussion.

Mayor Wolf read a letter from Gwendolyn Brown that asked for video tributes from those that knew her father, former City of Wildwood Police Chief Edward Lynum. Mayor Wolf shared personal anecdotes about former Police Chief Lynum and committed to providing a video tribute for the funeral service.

8. Ordinances First Reading Only (No Vote)

A. A25-3113 - SSCPA - Fannie Mae

Development Services Director Strickland presented Ordinance O2025-45, an ordinance that proposed a small-scale comprehensive plan amendment for the Fannie Mae property in Continental Country Club area that was recently annexed. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: January 26, 2026
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B. A25-3155 - RZ - Fannie Mae

Development Services Director Strickland presented Ordinance O2025-46, an ordinance that proposed a rezoning amendment for the Fannie Mae property stated in the previously heard Ordinance O2025-45. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: January 26, 2026
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C. A25-4472 - AN - Naimat Jesus Inc

Development Services Director Strickland presented Ordinance O2025-62, an ordinance that proposed voluntary annexation of approximately 1.06 acres along Warms Springs Avenue for Naimat Jesus, Inc. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: January 26, 2026
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9. Resolutions for Approval

A. IT Surplus Computers & Other Equipment January 2026

Mayor Wolf read Resolution R2025-38 that declared certain Information Technology equipment as surplus for disposal. These items would be disposed of through various methods that included auction, donation, or disposal. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Resolution R2025-38. Motion passed unanimously.

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

B. Approval of the 2025 Consulting Engineer's Report: Utility System Assessment Document

Assistant City Manager/CFO Smith explained that Resolution R2026-1 would approve the 2025

Consulting Engineer's Report Utility System Assessment, that was completed by CPH Consulting, LLC. City Manager McHugh detailed that this assessment was a requirement of the bond issuance process. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Resolution R2026-1. Motion passed unanimously.

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

C. Approving the Negotiated Sale of Utility System Revenue Bonds in an Amount not to Exceed \$90,000,000

Assistant City Manager/CFO Smith explained R2026-2 authorized a negotiated sale of \$90,000,000.00 in utility system revenue bonds for water and wastewater projects. City Manager McHugh explained the expansion of the wastewater treatment facilities and other improvements. He stated that this resolution appointed Jefferies, LLC as the underwriter and approved other related agreements. Mayor Wolf praised the work completed on the bond package and stated it was a lucrative offering. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Resolution R2026-2. Motion passed unanimously.

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

10. Financial & Contracts & Agreements

A. Millennium Park Phase 1 & 2 Project Payment Application 10 in the Amount of \$590,553.99

Public Works Director Hockenbury presented payment application No.10 for the Millennium Park Phase 1 and 2. He stated the payment was for work completed through November. Motion by Commissioner Flores, seconded by Commissioner Green, to approve payment application No.10. Motion passed unanimously.

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

B. Millennium Park Phase 1 & 2 Project Change Order 9 in the Amount of \$27,856.58

Public Works Director Hockenbury presented change order No.9 for Millennium Park Phase 1 and 2. He explained that due to a force main that was encountered during construction, a pre-treatment pond needed to be divided. Mayor Wolf asked if this was the responsibility of the City or the engineering firm. City Manager McHugh stated the error was due to inaccurate records of underground utilities. Motion by Commissioner Green, seconded by Commissioner Flores, to

approve change order No.9. Motion passed unanimously.

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

- C. Millennium Park Phase 1 & 2 Project Payment Application 11 in the Amount of \$547,568.25
Public Works Director Hockenbury presented payment application No.11 for the Millennium Park Phase 1 and 2. He stated the payment was for work completed through December and that with this payment the project was now current. Motion by Commissioner Green, seconded by Commissioner Flores, to approve payment application No.11. Motion passed unanimously.

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

- D. Authorization to Execute the Duke Energy Lighting Service Agreement and Approve CIAC Funding in the Amount of \$303,496.19 for Millennium Park Phase 1 & 2
Public Works Director Hockenbury presented the Duke Energy Lighting Service Agreement. He explained this agreement would fund the installation of approximately 51 pieces of decorative street lighting throughout Millennium Park. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the Duke Energy Lighting Service Agreement. Motion passed unanimously.

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

- E. Signature Drive Improvements Project Payment Application No. 4 in the Amount of \$127,691.40
Public Works Director Hockenbury presented payment application No. 4 for the Signature Drive Improvements. He explained this was the final payment for the project. Mayor Wolf praised C.W. Roberts for the efficiency of their work. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application No.4. Motion passed unanimously.

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

- F. Pay Application No. 10 for Phase One of the Water Reclamation Facility Project in the Amount of \$1,149,608.96

Utilities Deputy Director Martin presented payment application No.10 for phase one of the Water Reclamation Facility Project. Martin explained this was a payment for ongoing construction. City Manager McHugh noted there was significant progress that included erection of structures and excavation. Motion by Commissioner Green, seconded by Commissioner Flores, to approve payment application No.10. Motion passed unanimously.

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

- G. Work Authorization No. 31 for Kimley-Horn to Modify the City's SWFWMD Permit for the Amount of \$85,500

Utilities Deputy Director Martin presented work authorization No.31 to modify the city's Southwest Florida Water Management District (SWFWMD) water use permit. He explained the modification was to request increased water allocation for expected population growth within the city. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve work authorization No.31. Motion passed unanimously.

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

- H. Wildwood WRF Phase 2 ODP (Owner Direct Purchase) of Equipment for the Combined Amount of \$1,714,772.14

Utilities Deputy Director Martin presented the Water Reclamation Facility (WRF) project phase 2 owner direct purchase. He explained this direct purchase was for equipment that included generators, pumps and chemical tanks. He noted this purchase saved the city approximately \$106,000.00 in taxes. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the WRF project phase 2 owner direct purchase. Motion passed unanimously.

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

- I. Employment Contract for Police Officer Recruit Weston Hoffman

Police Chief Parmer presented the employment contract for police officer recruit Weston Hoffman. He noted the annual \$5,000.00 AJ Foundation scholarship that was provided by Steve Munz of Galaxy Home Solutions. Motion by Commissioner Green, seconded by Commissioner

Flores, to approve the employment contract. Motion passed unanimously.

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

11. General Items for Consideration/Discussion and Other Business

A. Procedure for Appointment of Mayor Pro Tem

City Attorney Bills presented options for selecting a Mayor-Pro-Tem that consisted of a motion and vote method or nomination and ballot method. After discussion, the Commission chose the nomination and ballot method.

12. Appointments

A. Selection of Mayor Pro Tem

The Commissioners each voted for one of the candidates. The results were:

Voter Name	Nomination/Selection
Commissioner Elliott	Seat 3 - Joe Elliott
Commissioner Green	Seat 5 - Julian Green
Mayor Wolf	Seat 4 - Marcos Flores
Commissioner Fontaine	Seat 4 - Marcos Flores
Commissioner Flores	Seat 4 - Marcos Flores

Commissioner Flores was selected as Mayor Pro Tem with a majority of three votes.

13. City Manager Reports

City Manager McHugh welcomed Commissioner Fontaine and congratulated Mayor Pro Tem Flores.

City Manager McHugh reported on the Beaumont HOA/CDD irrigation issues and noted he contacted the HOA and had planned to work with residents on water conservation education.

City Manager McHugh noted a successful turnout of ten citizens at the most recent Monday with the Manager meeting.

A. Set Workshop for February 2, 2026 at 9:00 am

City Manager McHugh scheduled a workshop to discuss police officer recruitment and Millennium Park project updates.

14. Other Department Reports

None.

15. Commission Members Reports

Commissioner Elliott reported on attending the Florida League of Cities Heartland local meeting. He praised the Touch-a-Truck event coordinated by Parks & Recreation Director Kellem.

Commissioner Green reported on the East Central Florida Regional Planning Council's effectiveness report. He offered condolences to the Lynum family.

Commissioner Fountaine reported on the completion of the Florida League of Cities orientation. He reported on meeting with department heads and the Touch-a-Truck event.

Commissioner Flores reported on attending Touch-a-Truck. He thanked everyone for his appointment as Mayor Pro Tem.

Mayor Wolf reported on the Touch-a-Truck event. He offered condolences to the Lynum family and committed to providing a video tribute.

16. City Attorney Reports

None.

17. Adjournment

With no further business to discuss, the meeting was adjourned at 7:54 p.m. Motion by Commissioner Green, seconded by Commissioner Flores, to adjourn. Motion passed unanimously.

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

Upcoming Events

January 17, 2026 - Dr. Martin Luther King Jr. Celebration at the Dr. Martin Luther King Jr. Community Center at 12:00 p.m.

January 26, 2026 - City Commission Meeting at City Hall at 7:00 p.m.

February 02, 2026 - City Commission Workshop at City Hall at 9:00 a.m.

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 January 26, 2026 7:00 PM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
David Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Ashley Hunt	City Attorney	Absent
Joshua Bills	City Attorney	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

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 - D were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion passed unanimously.

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

A. Expenditure Report

B. Minutes for Approval: December 1, 2025 Special Meeting

C. PLAT 2411-011 Densan Park Ph 3 Improvement Plan

D. Budgeted Financial Items

1. Replacement and Upgrade of two Lift Station Panels, Stations No.44-4 (CCC) and No. 34 (Steeple Chase) for the Amount of \$109,545.00

3. Presentations and/or Proclamations

A. Proclamation for Edward Lynum Jr.

City staff proposed proclaiming May 5, 2026, as Edward Lynum Jr. Day. The proclamation was accepted by Edward Lynum's widow and daughter, amongst other family members. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the proclamation. The motion passed unanimously.

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

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. A25-3113 - SSCP A - Fannie Mae

Development Services Director Strickland provided a brief explanation of Ordinance O2025-45. She explained the ordinance proposed a small scale future land use map amendment for a parcel in the Continental Country Club area. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Ordinance O2025-45 on second and final reading. Motion passed unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. A25-3155 - RZ - Fannie Mae

Development Services Director Strickland provided a brief explanation of Ordinance O2025-46.

She explained the ordinance proposed a zoning map amendment for the Fannie Mae property in the Continental Country Club area. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Ordinance O2025-46 on second and final reading. Motion passed unanimously.

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

B. A25-4353 - AN - Naimat Jesus Inc

Development Services Director Strickland provided a brief explanation of Ordinance O2025-62. She explained the ordinance provided a voluntary annexation for a property along Warm Springs Avenue. She stated this property consisted of several combined parcels for development. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance O2025-62 on second and final reading. Motion passed unanimously.

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

6. Public Forum - 4 minute time limit

Marie Francis addressed the commission about several issues that included property flooding, issues with the community entrance gate where she lived and issues with a water treatment system she had purchased. She explained the monetary costs she had incurred as a result of the property flooding she experienced and the damage to her rental vehicle from the entrance gate malfunction.

Mayor Wolf stated that the City of Wildwood would work with her and advised that she call the City when needed. He also offered to meet with her to discuss these issues.

7. Ordinances First Reading Only (No Vote)

A. A25-4568 - AN - VinSun

Development Services Director Strickland provided a brief explanation of Ordinance O2025-63, a voluntary annexation of approximately 0.56 acres located at US Highway 301 and East County Road 466. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	February 9, 2026
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8. Resolutions for Approval

A. Resolution Authorizing the Submission of Application to the State Revolving Loan (SRF) Program for Project WW60021

Assistant City Manager/CFO Smith explained that Resolution R2026-3 approved the State

Revolving Fund loan application WW60021 for a \$10,000,000.00 hurricane SRF award with \$5,000,000.00 in partial forgiveness. Motion by Commissioner Elliott, seconded by Commissioner Flores, to adopt Resolution R2026-3. Motion passed unanimously.

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

B. Resolution Authorizing the Submission of Application to the State Revolving Loan (SRF) Program for Project WW60024

Assistant City Manager/CFO Smith explained that Resolution R2026-4 approved the State Revolving Fund loan application WW60024 for the maximum annual award amount. Daniel Magro from Aclus Engineering was introduced as one of the individuals who assisted with processing the award requirements and application submittal. Motion by Commissioner Elliott, seconded by Commissioner Flores, to adopt Resolution R2026-4. Motion passed unanimously.

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

9. Financial & Contracts & Agreements

A. Perpetual Utility Easement to Sumter Electric Cooperative, Inc. d/b/a SECO Energy for Millennium Park

City Manager McHugh presented a perpetual utility easement with SECO Energy for Millennium Park. He noted the language between the City Attorney and SECO's legal team. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the utility easement subject to the resolution of the City Attorney's outstanding comments. Motion passed unanimously.

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

B. SECO Energy Infrastructure Upgrades for Millennium Park Phase 1&2 in the Amount of \$84,584.05

Public Works Director Hockenbury explained the requested energy infrastructure upgrades for phase one and two of the Millennium Park project. He noted this included the installation of two transformers and electric lines needed to meet the demands of the park. Motion by Commissioner Green, seconded by Commissioner Fountaine, to approve the SECO Energy infrastructure upgrades. Motion passed unanimously.

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

- C. Oak Grove Village Drainage Improvements Pay Application No. 3 in the Amount of \$95,589.00
Public Works Director Hockenbury presented payment application No. 3 for the Oak Grove Village drainage improvements. He stated the project was nearing completion. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve payment application No. 3. Motion passed unanimously.

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

- D. Signature Drive Improvements Project Payment Application No. 5 in the Amount of \$179,864.73
Public Works Director Hockenbury presented payment application No. 5 for the Signature Drive improvements project. He stated the project was near completion pending thermoplastic line painting. Motion by Commissioner Flores, seconded by Commissioner Green, to approve payment application No. 5. Motion passed unanimously.

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

- E. Work Authorization No. 32 for Kimley-Horn to Design, Conduct Bid Administration, and Permit the Rerouting of the Federal Prison 16" Force Main for the Amount of \$210,000.00
Utilities Deputy Director Martin presented work authorization No. 32 for Kimley-Horn to design, conduct bid, and permit the federal prison force main rerouting project. He explained this was a capital improvement project and the improvement relocated the main force away from prospective construction areas. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve work authorization No. 32. Motion passed unanimously.

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

- F. Wildwood WRF Phase 2 ODP (Owner Direct Purchase) of DAVCO Generator and Blowers for the Combined Amount of \$426,000.00
Utilities Deputy Director Martin presented Wildwood WRF phase two owner direct purchase. He explained this purchase was for a generator and two blowers that would save \$25,560 in taxes. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the owner direct

purchase. Motion passed unanimously.

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

G. Agreement with Sumter County Dragon Boat Club

City Manager McHugh presented the Sumter County Dragon Boat Club agreement. He then explained the terms of the agreement that included storage considerations, coordination with Sumter County School Board, scheduling, indemnification and insurance provisions and a one-year term with a 30-day termination cause. Mayor Wolf expressed his opposition to the agreement and stated the logistical issues of launching a dragon boat at Lake Deaton that included launch times and potential conflicts with other watercraft. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the Sumter County Dragon Boat agreement. Motion passed 4-1, with Mayor Wolf in opposition.

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager McHugh reported on the successful bond issuance. He noted the funding procured should eliminate the need for a second bond issuance. He then notified the commissioners of the schedule and attire guidelines for the upcoming photo session.

A. Local Construction Projects Update

B. Reminder of City Commission Workshop for February 2, 2026 at 9:00am

City Manager McHugh reminded the Commissioners of the February 2, 2026 workshop at 9:00 AM.

13. Other Department Reports

A. Development Services Quarterly Report Q1 FY 2026

14. Commission Members Reports

Commissioner Elliott reported on five topics that included property tax legislation, economic development, disability hiring programs, leadership succession and Commission order of business.

Commissioner Green reported on his future attendance at the East Central Florida Regional Planning Council meeting.

Commissioner Fountaine reported on the quality of city staff and recognized Chief Parmer for representing Wildwood at the Eisenhower Recreation Center for a life-saving award presentation.

Mayor Wolf reported on the new flagpole at Trailwinds and how he served as a pallbearer for C. John Coniglio's funeral.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:44 p.m. Motion by Commissioner Elliott, seconded by Commissioner Green, to adjourn. Motion passed unanimously.

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

Upcoming Events

- January 31, 2026 - Picnic in the Park at the Wildwood Community Center from 10am to 12pm
- February 9, 2026 - City Commission Meeting at City Hall at 9am
- February 9, 2026 - Mondays with the Manager at City Hall from 4:30pm to 5:30pm
- February 16, 2026 - One Day Fun Day at the Warfield Auditorium from 7:30am to 5:30pm
- February 21, 2026 - Father Daughter Dance at the Warfield Auditorium from 5pm to 8pm
- February 23, 2026 - City Commission Meeting at City Hall at 7pm

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: Generator Purchase and Installation for Lift Stations 44-4 at Continental and 51 at Oxford Point for the Amount of \$154,706.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Ring Power
Effective Date: 02/11/2026 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 25/26 fiscal budget. Funds are available in account 401-535-60-6250 (Lift Station Upgrades).

HISTORY/FACTS/ISSUES:

As a part of the City's annual preventative maintenance efforts, staff is requesting to purchase two (2) new onsite generators for lift stations #44-4 (Continental) and #51 (Oxford Point). The new generators will provide continuous, uninterrupted service and increase reliability during storm and emergency events. The generators are procured from a Sourcewell Cooperative Pricing Agreement through Ring Power Caterpillar. Attached is a quote from Ring Power Ocala for the amount of \$154,706.00.

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GENERATORS****Your North and Central Florida Caterpillar Dealer****ST. AUGUSTINE**
500 World Commerce Prkwy
St. Augustine, FL 32092
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Midway, FL 32343
850-562-1622**OCALA**
6202 N US 301/441
Ocala, FL 34475
352-732-4600**ORLANDO**
9901 Ringhaver Dr.
Orlando, FL 32824
407-855-6195**TAMPA**
9797 Gibsonton Dr
Riverview, FL 33569
813-671-3700**SALES****SERVICE****PARTS****LEASING****RENTALS****QUOTATION / SALES AGREEMENT / SECURITY AGREEMENT**DATE: **01.12.26**QUOTATION NO: **RB26-WW4451.SOURCEWELL**CUSTOMER NAME: **City of Wildwood Sourcewell ID
34722**

ADDRESS:

CITY/STATE/ZIP: **Wildwood, FL 34785**

PHONE:

ESTIMATED SHIPPING LEAD TIME: **14-16 Weeks Upon
Purchase Order**SHIPPING VIA/FOB: **Jobsite**ESTIMATED SUBMITTAL LEAD TIME: **2 WEEKS**JOBSITE ADDRESS: **TBD**CITY/STATE/ZIP: **Wildwood FL 34785**PROJECT NAME: **WW 2026 LS 51 & LS 44****TERMS:** Full payment is due from buyer within 10 days of delivery or pickup of the equipment.

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
QTY TWO (2) New Caterpillar C4.4 Diesel Engine Generator Set, 50kW, Rated Standby, Voltage Varied By Job Site, Three Phase, UL2200 Equipped as Follows: <ul style="list-style-type: none"> • GCCP1.2 Generator Controller • Block Heater • Electronic Governor • Alarms and Shutdowns • Generator Run Relay • Permanent Magnet-Excited • Battery: Wet with Cables, Battery Charger 10 A • Generator Circuit Breaker 250 Amp, Adjustable Trip • Secondary Breaker For Load Banking, 250 Amp, Adjustable Trip • Enclosure Sound Attenuated. 150 MPH Wind Load Certification • Internal Exhaust Silencer • Fuel Tank UL142- 55 Hour Sub-Base 255 Gallon With Rupture Basin • Color: Cat White Enclosure Black Base Tank. 		

Quotation Accepted By: _____ Date: _____ Tax No.: _____

Customer: _____ Salesman's Signature: _____

Rainer Berry

Rainer Berry, EPG Sales Central FL

TERMS

- This offer to sell is made subject to buyer's acceptance within ten (10) days from this date (noted above).
- All quoted prices are subject to change without notice. Those in effect on the date of shipment shall prevail.
- Subject to credit approval.
- Used equipment is subject to prior sale.
- A 25% restocking fee will be assessed for all canceled orders or returned materials.
- No retainage to be withheld. Ring Power Systems is an equipment supplier and is not a sub-contractor. Our terms are Net 10 days.
- **No sales tax is included.**
- Buyer grants to seller a security interest in all equipment as described in this agreement until such time as payment is made in full in accordance with the terms and conditions of this agreement and in accord with the seller's credit application.
- **Ring Power requires a purchase order to secure this sales agreement.**

Quote No. **RB26-WW4451.SOURCEWELL**

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
<p>QTY TWO (2) New Automatic Transfer Switches</p> <ul style="list-style-type: none"> • ASCO 300 Series, 200 Amp, Non Service Rated, Voltage by Site • Nema 4X SS Enclosure • 11BE – Programmable Engine Exercisor • 18RX – Source Availability Contacts • 44G – Anti Condensation Heater Wired to Load Side Terminals <p>SCOPE OF INSTALLATION</p> <ul style="list-style-type: none"> • All Material, & Labor for A Complete Installation. • Modify or Pour Generator Pad as Needed • Deliver, Offload, Set, Connect, & Anchor New Generator & Transfer Switch • Customer Responsible for Panel Mount Modifications to Accommodate Transfer Switch if Needed. <p>Start-up: Perform Required Caterpillar Commissioning. Perform a 2 Hour Generator Full Load Test. Perform a System Customer Witness Transfer Test. Basic Customer Instruction is Included.</p> <p>O&M's One (1) Set of Operation and Maintenance Manuals</p> <p>Warranty: <u>5 Year Platinum Plus Caterpillar ECS / ASCO 5 Year Extended Coverage</u></p>		
PER UNIT Total Net Per Sourcewell Contract # 092222-CA		\$77,353.00
Total Net Per Sourcewell Contract # 092222-CAT	\$154,706.00	\$154,706.00
<p>NOTE:</p> <ul style="list-style-type: none"> • Purchase orders must include the current Sourcewell Contract Number 092222-CAT and the Customer Sourcewell Member Number – 34722 • Generator Sized for 11 HP Pumps, Lead / Lag, Across The Line Starting. Voltage By Sit. LS 51 -208V, LS 44 – 240V. <p>Notice to Buyer:</p> <p>This quotation is valid for 30 days. Due to the fluctuating costs associated with key materials such as steel, aluminum, and copper, and other manufacturer delays beyond Ring Power’s control, we reserve the right to review quotation pricing at the time of order and again at time of equipment release. If material costs increase by greater than 2%, Ring Power will update our quotation accordingly. We appreciate your understanding during this volatile time and look forward to partnering with you as we work through it together.</p> <p>See Page 3 For Additional Notes</p>		

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
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NOTE

1. The above price includes start-up, testing, and customer training (during normal business hours, Monday-Friday, 8 AM - 4PM). Equipment installation must complete and equipment ready to start-up. This includes all auxiliary power for generator/enclosure accessories, interconnect wiring, Remote Annunciators, etc. If there are questions regarding the locations for termination, our Project Manager will assist you. Return service calls due to incomplete installation (outside of Ring Power's control) may result in additional charges.
2. Training that is to be videotaped, requires Ring Power approval in advance. RPC "Video Recording Agreement" / waiver signed by the customer / end-user in advance. Videographer / Recording Equipment to be provided by others.
3. Third Party Testing provided by others (i.e. NETA, Infrared Scanning, etc...)In some cases, based on the generator set package weights and dimensions, items may ship loose and must be re-assembled by the contractor on site. Those items might include the fuel tank, load frame & generator, generator enclosures, mufflers, etc...
4. For fuel tanks over 550 Gallons, it is the Contractor or Owners responsibility to notify the appropriate State, and/or local regulatory agencies prior to delivery of the fuel storage tank so that it can be inspected prior to fueling. The FDEP Registration form will be provided in the Ring Power Submittal. Per FDEP Breach of Integrity Testing Guidance, tanks will ship from the factory with a vacuum/gauge installed. On-site testing is not included.
5. No sales tax included
6. Proposal is based on information supplied by the Customer, & Review of Previous Submittal.
7. No specifications, drawings, or diagrams were received or reviewed. General exception is taken to any other specifications and drawings not available at time of quotation. Equipment supplied will be limited to that described in this proposal.
8. Equipment shipped will be invoiced for at the time of delivery.
9. Ring Power will not release equipment for production until we have received the signed sales agreement or PO and signed and approved submittal from our customer. This is done to insure that we are providing quality equipment that fits our customer's needs. If you need any assistance, please contact your sales representative.

Thank you for considering Ring Power Systems for your generator needs

Rainer Berry
Rainer Berry
 Ring Power Systems, Retail Generator Sales NE Florida, Central FI
 904-494-7561 Office 904-679-9706 Cell
 Rainer.Berry@Ringpower.com

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Proclaim March 2026 as Irish American Heritage Month

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation declaring March 2026 as Irish American Heritage Month. Greg Seán Canning, with the Ancient Order of Hibernians, will be in attendance to accept the proclamation.



Proclamation

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the month of March 2026, be, and is hereby proclaimed as

IRISH AMERICAN HERITAGE MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 23rd day of February 2026.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 25-4023 - PD - Monarch Ranch North

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number: 25-4023 - PD - Monarch Ranch North

Ordinance Number: O2025-64

Owner/Applicant: 75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC

Property Location: The property is generally located south on SR 44, 0.52 miles west of the intersection of N US 301 and SR 44.

Parcel: F12-082

Acres: 49.406 +/-

Date: 2/13/2026

The applicant seeks approval from the City of Wildwood City Commission for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

Per City of Wildwood LDRs Sec. 8.6(A), the City Commission may approve and adopt a Planned Development providing the following:

(1) That the proposal is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan, as the current future land use designation is Industrial (IND), which is intended to accommodate a mix of industrial uses. The City of Wildwood remains a desirable and attractive city for residential, commercial, and industrial developments. The City of Wildwood addresses conservation, recreation and open space areas within our comprehensive plan. However, it also addresses intergovernmental coordination and the State has also made provisions within Florida Statutes

380.0657 and 288.005 for certain economic development projects, such as target industrial businesses and/or certain intermodal logistics-centers projects, to be considered high-priority and provide concessions due to the diversification of the tax base and encouragement in capital investment and job growth designed to improve the quality of life for our residents.

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

The proposed change will not adversely affect public facilities. City utilities, including potable water and wastewater, will service the site. At this time, reuse is not available. However, once it becomes available, the owner/developer will work with the Utilities Department to connect to reuse. The owner/developer is currently in negotiations with the City regarding water and wastewater provisions.

(3) That changed or changing conditions make the passage of the proposal necessary;

Duke Energy has identified the industrial site as having the potential to be “one of only two ‘Mega Sites’ in the State of Florida.” The industrial development of the site has received support from Sumter County, which will be a driving force for economic development in the area. The City of Wildwood works diligently to balance protecting the environment by requiring a certain level of detail and protective measures for natural resources, but also adheres to property rights provisions within the Florida Statutes that can lead to significant economic development for the region. Many of these agreements have been in place for several decades and which have been drafted in coordination with all relevant jurisdictions and agencies to improve the delivery of services necessary to keep up with the population growth.

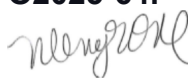
(4) That the proposal will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

The applicant has submitted a Transportation Impact Analysis accepted by Sumter County that requires no improvements at this time. However, as the site expands and develops, additional traffic impact studies shall be required. Any improvements identified at that time shall be made by the developer. Each development is reviewed in accordance with the City's LDRs as well as any other developer's agreements and/or planned development agreements in place, which adhere to criteria designed for the safety, welfare and well-being of the community.

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

The proposed change will not deter the improvement or development of adjacent properties. Adjacent properties will be allowed to develop in accordance with their future land use and zoning designations assigned by their jurisdictions. The majority of the adjacent property to the west and south is under the same entity/developer, who has control and ownership of the parent parcel. A master drainage plan will serve the overall development.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2025-64.



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-64

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida (the City) adopted Ordinances Nos. 2025-29 and 2025-30 which approved Industrial land use and M-1 zoning for this property on July 28, 2025;

WHEREAS, 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC (the Owners) filed with the City of Wildwood a Planned Development (PD) application on or about October 10, 2025;

WHEREAS, the Owners seek to create the Monarch Ranch North PD to establish a new industrial park south of State Road 44, west of the CSX railroad tracks, and north of the Florida Turnpike within the City;

WHEREAS, the Monarch Ranch North PD will establish the initial development of a larger industrial project that will have a significant economic impact on Sumter County and the City of Wildwood in terms of employment and new investment in the community;

WHEREAS, future development will expand the industrial park south of the Florida Turnpike and west toward I-75 on properties that have been identified by Sumter County and the State of Florida as a job growth/high economic site due to its location adjacent to and significant frontage on I-75 and the Florida Turnpike;

WHEREAS, Sumter County is coordinating with the State of Florida to actively market this property to potential users;

WHEREAS, the term "Mega Industrial Site" is applicable to the larger industrial center at build out with the potential to produce a significant economic benefit, including high-wage jobs, to the Central Florida region;

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

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

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

The application filed by 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developers” or “Owners”) for a Commercial/Industrial Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____, _____. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on February 3, 2026, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Monarch Ranch North Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on October 10, 2025, by the Developer.
- B. That all applicable fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 49.4± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Commercial/Industrial Planned Development of the lands described in Exhibit “A.”

- B. That the zoning district of the subject land described in Exhibit “A” are classified as “M-1: Industrial” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan (the Concept Plan) prepared by Clymer Farner Barley Engineering, Inc. dated October 8, 2025, is incorporated into this Ordinance as Exhibit “B” attached hereto. The Concept Plan is substantially consistent with City of Wildwood Comprehensive Plan and illustrates the general location of industrial uses, the transportation network, and open space.
- C. Development Program. The Project will consist of a maximum of 500,000 square feet of industrial development with a minimum of 20% open space provided. The project shall be developed in accordance with the Concept Plan and this Section. Principal and accessory uses shall be permitted that are identified in Exhibit “C” of this Agreement and those permitted in the M-1 zoning district as listed in Chapter 3, Table 3-6 of the City of Wildwood Land Development Regulations.
- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Project Review Committee, the Planning and Zoning Board and action by the City

Commission in the same manner as an Application for Planned Development. The Owner may apply to amend this Agreement or apply to create a new Planned Development to further develop their landholdings.

- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Development Standards. The Project shall adhere to the Monarch Ranch North PD district standards prescribed in Exhibit “C” to this Agreement. These standards include, but are not limited to setbacks, buffering, landscaping, lighting, design standards, and roadway criteria.
- G. Transportation.
 - 1) Access. The Project will have direct access to State Road 44, a four-lane state-maintained roadway. Internal circulation will be consistent with the Concept Plan included as Exhibit “B”.
 - 2) Internal Roadways.
 - a. Individual land uses shall be interconnected with internal roadways or driveways as shown on the Concept Plan. All roads shall be designed to the standards prescribed in Exhibit “C” to this Agreement.
 - b. The Project shall provide transportation interconnectivity conceptually located between the owners adjoining parcels as shown on Exhibit “B” to this Agreement.
 - 3) Improvements.
 - a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County’s impact fees ordinances.
 - b. No offsite improvements are required per the Traffic Impact Study performed by Kimley Horn dated May 2025. However, Developer acknowledges that additional Traffic Impact Studies will be required as the Monarch Ranch Industrial Park expands to the owners adjoining properties. Future transportation improvements may be required by the City, Sumter County, or the Florida Department of Transportation as warranted by future Traffic Impact Studies.
- H. Environmental Impacts
 - 1) Wetlands. The Project is expected to impact a 0.6 acre wetland in the southern portion of the development. The Developer shall coordinate with

the Southwest Florida Water Management District on impacts to this wetland.

- 2) **Listed Species.** The Developer has submitted an analysis that states the Property does not have any protected species.
 - 3) **Future Analyses.** Developer acknowledges that additional studies will be required as the Monarch Ranch Industrial Park expands to adjoining properties.
- I. **Tree Mitigation Exception.** The Project is exempt from the City's tree protection requirements found in Section 6.10 of the City's land development regulations due to the significant economic development benefit provided to the City and the region. This exception only applies to this initial development of the Monarch Ranch North PD as reflected in the Concept Plan in Exhibit "B". Developer acknowledges the City is an active participant in the Arbor Day Foundation's Tree City USA program for the last 35 years and is committed to preserving trees, particularly Live Oak species of trees. At the time of future Project expansion, the City and Developer will closely coordinate and balance strategies to further the City's intent to both protect trees and encourage economic development.
- J. **Public Facilities.**
- 1) **Potable Water, Wastewater, and Reuse Water.** The Project will be served by central potable water and wastewater prior to issuance of any Certificate of Occupancy. Developer and City are currently negotiating an agreement to address the provision of these services. Reuse water is not currently available to the Project, but Developer will connect to the City's reuse system once available.
 - 2) **Easements.** In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 foot utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements. Easements are permitted within the required landscape buffers and setback areas.
 - 3) **Solid Waste.** Solid waste services shall be provided by the City or the City's contracted refuse service provider.
 - 4) **Stormwater.** The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.

- 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project. The City shall ensure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.
- K. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner, or its designee, at no cost or obligation to the City. In the event of noncompliance with this Ordinance, the Monarch Ranch North PD district standards prescribed in Exhibit “C”, or the City Land Development Regulations, the City maintains the right to enforce same against the property owner by and through its code enforcement procedure and special magistrate.
- L. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood and Sumter County prior to issuance of building permits shall also be applicable to the Planned Development.
- M. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4: SEVERABILITY

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

SECTION 5: SCRIVENER’S ERROR

The city attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 6: EFFECTIVE DATE

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT A

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:

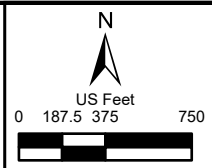
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" 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 "A"



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



#A25-4023
MONARCH RANCH NORTH
 PARCEL F12-082

MAP 1A
LOCATION
MAP
NOV 2025

EXHIBIT "C"

MONARCH RANCH NORTH PD DISTRICT STANDARDS

INDUSTRIAL COMPONENT

1. DISTRICT INTENT	2. PERMITTED USES	
	PRINCIPAL USES	ACCESSORY USES
<p>The Industrial Component standards are based on the M-1 District found in Tables 3-4 and 3-6 of the City's land development code.</p> <p>The Project is permitted a maximum of 500,000 square feet of non-residential development. The Industrial Component is permitted a wide range of industrial and manufacturing uses, outdoor and indoor storage, limited retail, office, public, business technology park and other similar uses.</p> <p>The maximum development cannot exceed a 0.50 gross floor area ratio.</p> <p>Agriculture and Silviculture activities are allowed in the Industrial Component as an interim use.</p>	<ol style="list-style-type: none"> 1) Compounding or assembly of consumer, business, scientific and medical merchandise, such as electronic equipment, precision instruments, glassware, china, household appliances, cabinets, furniture or jewelry, from the previously prepared materials: clay, cloth or fiber, cork, fur, glass, leather, paper (no milling), precious or semiprecious stones or metals, nonferrous metals, plaster, plastics, shells, textiles, tile and wood. 2) Business or technology park and may also include scientific and research laboratories and corporate and general offices. Such uses may not employ the use of hazardous materials or volatile chemicals, except as a minor or incidental part of the production process 3) Professional service establishments and offices 4) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, farm equipment and other similar uses with potential outside storage of products 5) Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items 6) Indoor Personal Storage facilities – Multistory and Indoor Storage facilities – Single Story 7) Copy Centers 	<p>Accessory uses allowed within the Project are those permitted in the M-1 zoning district and as identified in Section 3.7 of the City's land development regulations.</p>

	<ul style="list-style-type: none"> 8) Convenience Store 9) Concrete block plant 10) Manufacturing of nonhazardous materials 11) Electric, gas, or energy generating facility 12) Service and repair shops for automobiles, small engines, and other similar uses 13) Funeral homes, crematories and other similar service establishments 14) Wholesaling, warehousing, bulk storage, or distribution establishments and similar uses. 15) Research laboratories and associated activities. 16) Light manufacturing, assembling, processing, packaging or fabricating. 17) Outdoor storage yards and similar uses such as junkyards, scrap yards and salvage yards. 18) Building or landscape contractor with onsite equipment storage. 19) Open space, wetlands, forested lands, pastures, environmental habitat, karst areas, open water, and lands set aside to be protected. 20) Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses. 21) Street and highway department garage or maintenance facility 22) Utility facilities such as electric substations, wastewater treatment plants, well sites, and other similar uses 23) Other uses, which in the opinion of the Development Services Director, are of a 	
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	similar and compatible nature to those uses described in this district.	
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INDUSTRIAL COMPONENT DISTRICT DEVELOPMENT STANDARDS

Use Category	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Restrictions
	Lot or Site Area	Lot Width	Lot Depth	Front	Side-Interior Lot	Side-Corner Lot	Rear	Building Height (excluding stories used for parking)
All permitted principal uses	None	None	None	0 feet	None	0 feet	0 feet	No height restriction except fire code

SETBACKS AND BUFFERING: Buffers and Setbacks will be provided as follows:

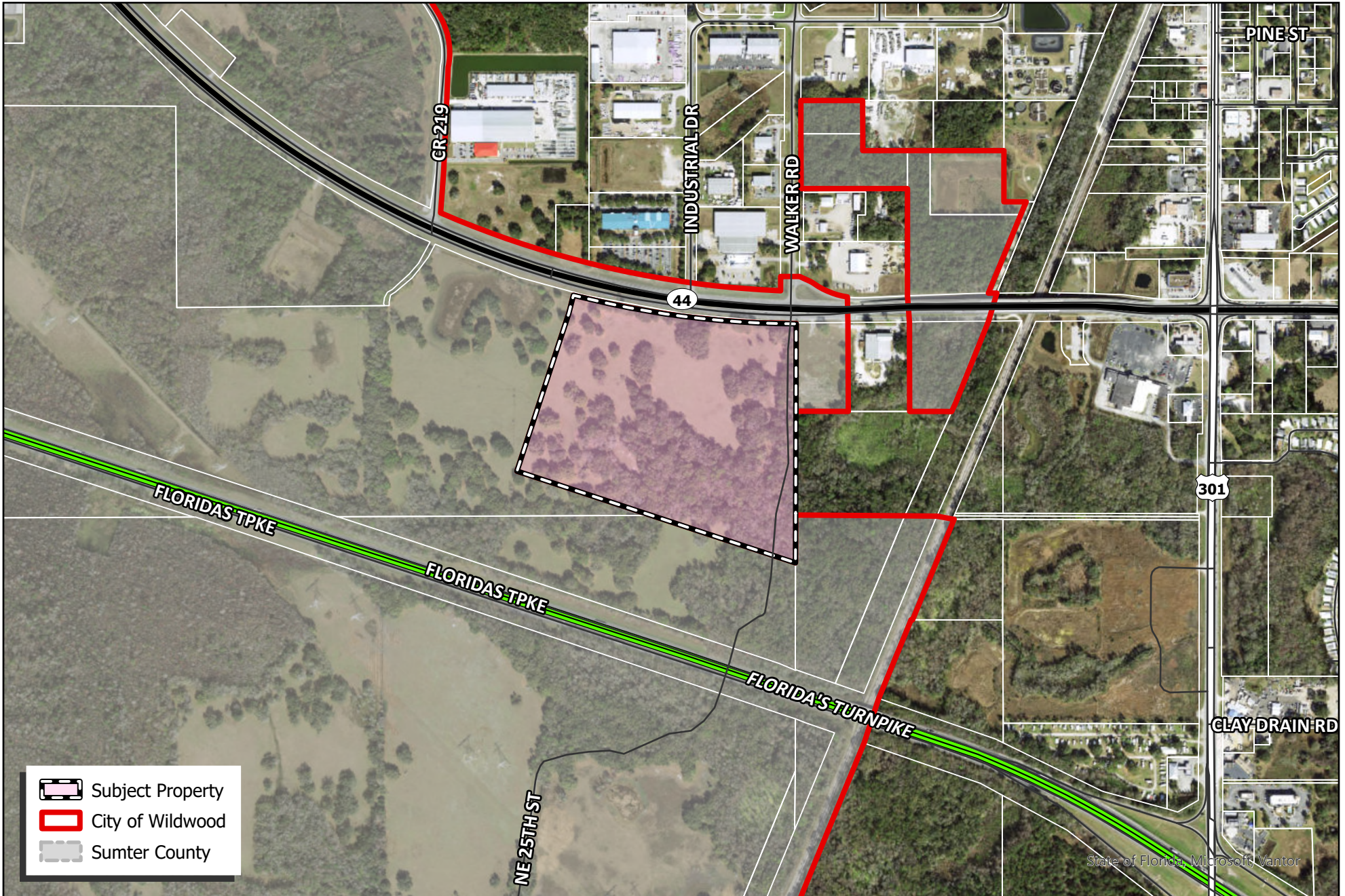
Buffers – Buffers will be provided consistent with the City’s Design District Standards except for the southern and western perimeter boundaries. A 25 foot buffer will be provided adjacent State Road 44 (the northern perimeter boundary). A 20 foot buffer will be provided along the eastern perimeter boundary adjacent to the City owned property. No buffer will be provided along the southern and western perimeter boundaries. The Property adjoining the western and southern boundaries is owned by the Developer and will be incorporated into a future expansion or will have a deed restriction or a similar agreement if required by the City. Buffers are also identified on the Project Concept Plan consistent with these buffering standards. Stormwater facilities are permitted within the required buffer area if there is no other area where the stormwater can be accommodated on the property. Easements are permitted within the landscape buffers.




Setbacks – The Building footprint may not encroach into the required perimeter buffer. The Building footprint on the southern and western perimeter boundaries must be setback a minimum of 10 feet but parking may encroach into the setback area as reflected on the Project Concept Plan. Setback requirements shall not apply to what is generally known as signs, sign towers, walls and other similar entry features. Easements are permitted within the required setback boundary.

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The Project will comply with the general requirements in the City of Wildwood Land Development Regulations and the standards specific to the M-1 zoning district, except where identified below, in the PD Agreement and the PD District Standards.

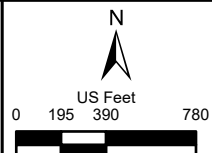
1. All roads constructed within the development will be publicly dedicated and conveyed to the City of Wildwood or Sumter County and will meet roadway specifications approved in this Agreement.
2. Urban Local Road right of way shall be a minimum of fifty (50') feet, per table 6-8 of the LDR. Width of lanes may be increased to 14', and total pavement may be increased to 28'. The City of Wildwood will accept local roads within the Project.
3. Collector Roads shall be built per City of Wildwood specifications. The City of Wildwood will accept Collector Roads.
4. Arterial Roads shall be built per Sumter County specifications. Sumter County will accept any proposed four lane arterial roads within the Project.
5. Sight distance triangles within the property will be according to standard engineering practices.
6. Sidewalks are not required, except adjacent to buildings as shown on the Project Concept Plan.
7. Bike paths are not required.
8. Straight road lengths shall have no minimum.
9. Streetlights are not required.
10. 10'x18' parking spaces are allowed where adjacent to a landscape area or 7' wide sidewalk.



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#A25-4023
MONARCH RANCH NORTH
 PARCEL F12-082

MAP 1B
LOCATION
MAP
NOV 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: O2025-62

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

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

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

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 3, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a new Planned Development (PD) (O2025-64) Agreement. The subject property is generally located south on SR 44, 0.52 miles west of the intersection of N US 301 and SR 44.

Case Number: 25-4023 - PD - Monarch Ranch North Planned Development

Applicant(s): 75 Turnpike VDC, LLC

Owner(s): 75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC

Parcel(s): F12-082

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

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

recommends approval.

recommends approval with the following conditions:

recommends denial.

Dated: February 3, 2026



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

MONARCH RANCH NORTH
PLANNED DEVELOPMENT

Prepared For:

75 Turnpike VDC, LLC
And
75 Turnpike BDC, LLC
7978 Cooper Creek Boulevard
University Park, Florida 34201

Prepared By:

HOLTZMAN VOGEL [ON BEHALF OF NELSON MULLINS]
119 SOUTH MONROE, SUITE 500
WILDWOOD, FLORIDA 32301

OCTOBER 2025

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MONARCH RANCH NORTH

PLANNED DEVELOPMENT NARRATIVE

PROJECT NARRATIVE INCLUDING JUSTIFICATION AND SUPPORTING PLANNING ANALYSIS

I. PROJECT SUMMARY

75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC respectfully submits this Planned Development (PD) application and narrative to create the Monarch Ranch North PD. This PD will establish a new industrial park south of State Road 44, west of the CSX railroad tracks and north of the Florida Turnpike in the City of Wildwood. The property is well located approximately two miles east of the I-75 and Florida Turnpike interchange and with frontage on State Road 44. A location map and parcel map are attached as **Exhibit A**.

The Project is approximately 49.4 acres and will not exceed 500,000 square feet of non-residential development (Project). The City of Wildwood (the City) recently approved a future land use map amendment redesignating the property from General Commercial and Agriculture to Industrial. The PD boundary consists of a single parcel identified by the Sumter County property appraiser as Parcel ID#F12-082 and owned by 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC. The property is vacant and undeveloped.

This PD will establish the initial development of a larger industrial project that will have a significant economic impact on Sumter County and the City of Wildwood in terms of employment and new investment in the community. Future phased development will expand the industrial park south of the Florida Turnpike and west toward I-75. These properties have been identified by Sumter County and the State of Florida as a job growth/high economic site due to its location adjacent to and significant frontage on I-75 and the Florida Turnpike. Sumter County is coordinating with the State of Florida to actively market this property to potential users. The term "Mega Industrial Site" is applicable to the larger industrial center at build out with the potential to produce a significant economic benefit, including high wage jobs, to the Central Florida region. Supporting letters from Sumter County and Duke Energy are attached as **Exhibit B**.

The Project will have an industrial component with a wide range of industrial and manufacturing uses, outdoor and indoor storage, limited retail, office, business technology park and other similar uses.

The Project conditions are discussed in Section VI of this supporting narrative.

II. OWNER AND AGENT INFORMATION

Applicant / Property Owner	75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC 7978 Cooper Creek Boulevard University Park, Florida 34201
Agents	Dzuro and Associates MS-2234 7580 Middleton Drive Middleton, Florida 34762 Email: brandon.matulka@thevillages.com Darrin Taylor Holtzman Vogel, PLLC 119 South Monroe Street, Suite 500 Wildwood, Florida 32301 Email: dtaylor@holtzmanvogel.com
Parcel	Parcel # F12-082

III. EXISTING CONDITIONS

A. EXISTING CONDITIONS AND ENVIRONMENTAL CONSTRAINTS

The property is vacant and undeveloped. The property has frontage on State Road 44, which is an urban corridor through the City of Wildwood. The site has been planned for intensive urban use by the City. The property to the north of State Road 44 is already developed with active industrial or heavy commercial uses. This amendment is consistent with the existing development pattern.

Breedlove Dennis & Associates (BDA) was engaged to review the approximate extent of wetlands that may be subject to federal, state, or local regulatory jurisdiction and assessed the occurrence and potential occurrence of state or federally endangered or threatened species (Listed Species) onsite. BDA identified that the amendment boundary comprises less than an acre of wetlands. BDA also identified no listed species on site.

For more information on the environmental resources on site please see the environmental consultant's report (see **Exhibit C**).

Archaeological Consultants, Inc. (ACI) was also engaged to analyze the potential for archaeological and historical resources. ACI conducted an archaeological and historical desktop analysis and concluded that there is a low probability of resources being found on the site. The results of the archaeological and historical resources analysis are included as **Exhibit D**.

The existing land uses surrounding the Property are identified below.

Existing Uses Surrounding the Property

North: Industrial and Commercial
South: Vacant/Undeveloped and the Florida Turnpike
East: Vacant/Undeveloped, CSX railroad and Commercial
West: Vacant/Undeveloped

IV. FUTURE LAND USE, ZONING AND COMPATIBILITY

The property is designated Industrial on the City’s Future Land Use Map (FLUM) and M-1 on the City’s Zoning Map. The City has planned for the lands along both sides of the State Road 44 west of US 301 as a heavy commercial/industrial corridor with its proximity to both I-75 and the Florida Turnpike. Industrial allows for a wide range of industrial and manufacturing uses, outdoor and indoor storage, limited retail, office, public, business technology park and other similar uses. The proposed industrial park is compatible with the surrounding area.

Table 1 below identifies the future land use and zoning districts surrounding the Property:

TABLE 1: SUMMARY OF FUTURE LAND USES AND ZONING

DIRECTION	FUTURE LAND USE	ZONING
NORTH	Commercial and Industrial	M-1 (Industrial) and C-3 (General Commercial)
SOUTH	Agriculture (Sumter County)	A10C (Agriculture - Sumter County)
EAST	Commercial, Public Facilities and Agriculture (Sumter County)	CH (Heavy Commercial - Sumter County), PEU (Public, Educational, Utilities) and A10C (Agriculture – Sumter County)
WEST	General Commercial (Sumter County) and Agriculture (Sumter County)	A10C (Sumter County – Agriculture)

Exhibit E provides a map of the future land and zoning districts for the parcels surrounding the Property.

V. ADEQUACY OF PUBLIC FACILITIES TO SERVE THE PROJECT

There are adequate public facilities in place or planned to serve the Project. The property is within the urban service area and electric, central water and sewer are available.

Transportation

Kimley Horn & Associates analyzed the transportation impacts of the proposed 500,000 square feet of industrial and determined that there is adequate capacity to support this amount of development. The supporting traffic analysis is attached as **Exhibit F**.

Potable Water

The City of Wildwood is the water provider for this Project. **Table 2** below analyzes the new potable water demand created by this Project.

Table 2: Maximum Potable Water Demand Projection for Project

Use	Entitlement	Estimated Rate	Total Water Usage
Industrial	500,000 square feet	0.1 gpd/gross sq. ft.	50,000 gpd

The City of Wildwood has adequate capacity available to serve this Project

Sanitary Sewer

The City of Wildwood is the sewer provider for this Project. **Table 3** below analyzes the new sanitary sewer demand created by this Project.

Table 3: Maximum Sanitary Sewer Demand Projection for Project

Use	Entitlement	Estimated Rate	Total Sewer Usage
Industrial	500,000 square feet	0.1 gpd/gross sq. ft.	50,000 gpd

The City of Wildwood has adequate capacity available to serve this Project.

Public School and Parks and Recreation

The Project will not impact the Sumter County School System or the City of Wildwood parks system because there is no residential component.

VI. PROPOSED PD COMPONENTS AND ANALYSIS

This PD includes the following:

1. An industrial component consistent with the M-1 land use district standards as established in Tables 3-4 and 3-6 of the City's Land Development Regulations.
2. A site conditions map;
3. A conceptual development plan (attached as **Exhibit G**) which proposes the following:
 - a. Approximately 39.52 acres (80% of the property) dedicated to industrial use which includes stormwater management areas;
 - b. The remaining 9.88 acres (20% of the property) are dedicated to open space;
 - c. The internal roadway circulation including the access connection to SR 44.

-
4. The Project Development Standards are based on the M-1 requirements which are attached as **Exhibit H**.
 5. The Project showing the required 20% open space.
 6. A PD overlay will need to be adopted for the property.
 7. An exemption from the City's tree mitigation requirements in Section 6.10 of the land development regulations based on the language provided below for economic development purposes.
 8. Exempt buffering requirements on the western and southern perimeter boundary due to common ownership and plans to include those properties in future expansion of the industrial park.

The tree mitigation exemption is needed to accommodate the immediate need for industrial development at this location. The Conceptual Development Plan clearly identifies the limited space on site for the three proposed buildings, parking and the required greenspace. Trees will be planted on site in the perimeter buffer areas except where areas are set aside for future expansion along the southern and western perimeter. The Developer has agreed to work with the City when the future expansion of the larger industrial park is planned to look for opportunities to both save and plant trees furthering the City's tree preservation goals.

The Developer is also requesting that no perimeter buffer is required along the western and southern boundaries. These properties are in unified ownership with this property and planned to be included in the development plan in the future. The Concept Plan clearly identifies that the boundary will serve as a shared parking lot for an additional building to be placed on the western property to the west in the future. The Developer is willing, if required by the City, to put a deed restriction or similar restriction on the adjacent commonly owned property so any future use of that property will have to consider this lack of a perimeter buffer from the existing development.

VII. CONSISTENCY OF PROPOSED PROJECT WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.

A. CONSISTENCY WITH COMPREHENSIVE PLAN

The PD application is consistent with and furthers the following relevant policies from the Wildwood Comprehensive Plan:

FUTURE LAND USE ELEMENT POLICIES

GOAL 1 The City of Wildwood shall implement land use planning through comprehensive policies, regulations, capital projects and incentives to enhance the quality of life for its citizens, promote economic vitality, and accommodate future population in a sustainable and equitable manner.

CONSISTENCY: THE PROPOSED PROJECT WILL AUTHORIZE DEVELOPMENT ALONG THE STATE ROAD 44 CORRIDOR WHICH IS PLANNED FOR INTENSE COMMERCIAL AND INDUSTRIAL DEVELOPMENT. THE AMENDMENT WILL HELP GENERATE NEEDED EMPLOYMENT IN THE CITY WHILE PROTECTING ENVIRONMENTAL FEATURES.

OBJECTIVE 1.1 FUTURE LAND USE MAP - The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Policy 1.1.1 The following FLU categories, along with their intended uses, densities, intensities (for non-residential development), and open space requirements are established:

c. Nonresidential FLU Categories

FLU Category	Description	Maximum Intensity
Industrial (IND)	Intended to accommodate a wide range of industrial uses including mining after approval as a conditional use	0.5 FAR or 70% ISR, whichever is less

CONSISTENCY: THE PROPOSED PROJECT WILL DEVELOP CONSISTENT WITH THE USES AND MAXIMUM INTENSITY STANDARDS ESTABLISHED IN POLICY 1.1.1.

OBJECTIVE 1.2 SUSTAINABLE GROWTH - The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

CONSISTENCY: THE PROPOSED PROJECT FRONTS THE STATE ROAD 44 CORRIDOR. THESE LANDS ARE ALREADY APPROVED FOR URBAN DEVELOPMENT AND PROVIDE FOR A LOGICAL EXTENSION OF THE CITY'S MUNICIPAL BOUNDARY.

Policy 1.2.1 The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

Policy 1.2.2 The City shall conduct studies and analyses that forecast the future demand for infrastructure, services, and utilities over a short-and long-term period. The analyses shall be utilized in the preparation of the annual update to the 5-year Schedule of Capital Improvements.

CONSISTENCY: THE PROPOSED PROJECT WILL BE SERVED BY CENTRAL WATER AND SEWER AND IS IN A LOCATION WHERE PUBLIC FACILITIES ARE AVAILABLE OR ARE PLANNED.

Policy 1.2.5 The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

CONSISTENCY: THE PROPOSED PROJECT IS LOCATED WITHIN THE JPA, WHICH IS AN AREA PLANNED FOR URBAN DEVELOPMENT AND WHERE PUBLIC FACILITIES ARE IN PLACE OR PLANNED.

Policy 1.2.8 The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern:

- a. Contribute to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities.
- b. Promote innovative and compact design principles such as vertical mixed use, clustering, and planned development.
- c. Advance the creation of a diverse housing inventory.
- d. Cultivate a multi-modal transportation network to achieve high levels of safety, connectivity, and mobility between uses.
- e. Develop a thriving and equitable economy through recruitment, retention, training, education, and employment.
- f. Foster distinctive and attractive neighborhoods with a strong sense of place.
- g. Preserve open space and other agricultural areas, agricultural activities, natural beauty, and significant natural resources.
- h. Encourage the location of schools proximate to residential areas when possible.
- i. Direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl.
- j. Validate multiple modes of transportation.
- k. Cultivate safer neighborhoods by employing Crime Prevention Through Environmental Design (CPTED) techniques.
- l. Maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion on surrounding properties, buffering, vegetative buffering, fencing and/or walls to make uses compatible with each other.
- m. Maximize use of existing and future public facilities and services.

CONSISTENCY: THE PROPOSED PROJECT FURTHERS THIS POLICY BY ALLOWING NEW INDUSTRIAL DEVELOPMENT ALONG THE SR 44 CORRIDOR WHERE COMMERCIAL AND INDUSTRIAL USES HAVE BEEN DEVELOPED AND ARE PLANNED. THE CORRIDOR IS WITHIN THE URBAN DEVELOPMENT AREA (UDA) AND INFRASTRUCTURE IS IN PLACE TO SERVE THE CORRIDOR. THIS STRATEGY ALSO MAINTAINS COMPATIBILITY WITH THE SURROUNDING AREA BECAUSE LIKE USES ARE ENCOURAGED ALONG THE CORRIDOR AND AWAY FROM THE CITY'S NEIGHBORHOODS.

OBJECTIVE 1.3 RESOURCE STEWARDSHIP - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Policy 1.3.1 The City shall continue to coordinate with the local, regional, state and federal agencies concerned with managing natural resources for the purposes of their continued protection and preservation.

Policy 1.3.2 The City shall prohibit the installation of new septic tanks within all new residential, commercial and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

Policy 1.3.4 The City shall encourage all new development and redevelopment projects to:

- a. Implement green infrastructure and building practices.
- b. Respect natural topographies.
- c. Reduce building footprints and impervious surface areas to the maximum extent feasible.
- d. Locate development away from environmentally sensitive areas.
- e. Preserve natural habitats and ecosystems.
- f. Provide for onsite stormwater management facilities using low impact development techniques and methods.
- g. Employ energy, water, and waste conservation measures.
- h. Preserve open space and natural lands.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT. FINALLY, THE VAST MAJORITY OF THESE LANDS ARE ALREADY DESIGNATED FOR GENERAL COMMERCIAL AND THUS APPROVED FOR INTENSE URBAN DEVELOPMENT.

Policy 1.3.5 The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

Policy 1.3.10 Development shall cease on a site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City and the Florida Department of State of such discovery. Construction shall not begin until the City and the State have determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S HISTORICAL RESOURCE PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY A HISTORICAL AND ARCHAEOLOGICAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 1.4 ECONOMIC DEVELOPMENT - The City shall cultivate an environment which fosters, supports, and champions economic growth and development activities.

Policy 1.4.6: The City shall work with the Sumter County Economic Development Office to develop a list of shovel-ready properties within the City and market these properties for future development.

CONSISTENCY: THE PROPOSED PROJECT WILL FURTHER THE CITY'S OBJECTIVES TO CREATE ECONOMIC GROWTH AND NEW EMPLOYMENT. THE PROPOSED DEVELOPMENT WILL EXPAND DEVELOPMENT ALONG THIS CORRIDOR WHERE THE CITY AND COUNTY ARE PLANNING FOR EXTENSIVE COMMERCIAL GROWTH.

TRANSPORTATION ELEMENT

GOAL 2 To provide for a safe, convenient, and efficient multi-modal transportation system that facilitates the movement of people and goods in the City of Wildwood.

OBJECTIVE 2.1 MULTIMODAL SYSTEM - The City shall plan for and promote alternative modes of transportation to provide a safe and efficient multi-modal system to provide for a possible reduction of individual motor vehicle travel.

Policy 2.1.1. The City shall implement a land use pattern that results in safe, compact, mixed-use, walkable communities with a wide range of jobs, services and housing located within close proximity to each other. This pattern will help reduce vehicle miles traveled and the emission of greenhouse gases.

Policy 2.1.4 All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 2.1.5 The City shall utilize landscaping to improve the aesthetic quality of the City's transportation facilities, to act as a traffic-calming mechanism and buffer adjoining land uses from major roadways.

CONSISTENCY: THE PROPOSED PROJECT IS LOCATED ALONG THE STATE ROAD 44 CORRIDOR WHERE THE CITY AND COUNTY HAVE PLANNED FOR AN URBAN DISTRICT WITH INDUSTRIAL AND COMMERCIAL USES. CONCENTRATING THESE USES ALONG THE CORRIDOR HELPS TO DIRECT IMPACTS AWAY FROM ADJACENT AND INCOMPATIBLE RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE 2.3 SYSTEM PERFORMANCE - The City shall use various tools to improve the operational efficiency of all transportation facilities.

Policy 2.3.3 The City shall rely on the Level of Service Standards established in the ISBA and as follows, based on peak hour, peak direction traffic volumes, to ensure that acceptable traffic conditions are maintained. LOS standards are not regulatory, but provide a basis by which the City may monitor congestion and coordinate needed improvements with Sumter County, FDOT and the Lake-Sumter MPO.

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects CR 462 from C-466A to US 301	As determined by FDOT
All Other Roadways	LOS F (City and County) LOS D

Policy 2.3.9 The City shall minimize the impacts of development on constrained and backlogged corridors by placing an emphasis on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical operational improvements, demand management strategies (e.g., ridesharing and vanpooling), Intelligent Transportation Systems (ITS), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the Land Development Regulations.

CONSISTENCY: THE PROPOSED PROJECT FURTHERS THE CITY’S PLANNING FOR URBAN SERVICES. THE SUPPORTING DOCUMENTS DEMONSTRATE THAT THESE LANDS ARE ALREADY APPROVED FOR URBAN USES.

OBJECTIVE 2.5 ROADWAY DESIGN AND MAINTENANCE - The City shall ensure the transportation system meets the needs of the current and future City residents.

Policy 2.5.7 The Land Development Regulations shall require developers to improve publicly (State, County, or City) maintained roads to accommodate the impacts of their proposed development or redevelopment projects based on the Level of Service (LOS) standards as established in the ISBA and this Comprehensive Plan.

CONSISTENCY: THE SUPPORTING TRAFFIC ANALYSIS DEMONSTRATES THAT NO NEW IMPACTS WILL BE CREATED.

PUBLIC FACILITIES ELEMENT

GOAL 4 Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth.

OBJECTIVE 4.1 PUBLIC SERVICE AVAILABILITY - The City shall ensure adequate public facility capacity is available to serve the current and future City population.

Policy 4.1.1 The City shall enforce the level of service standards (LOS) for sanitary sewer, potable water, solid waste and drainage/stormwater adopted in the Capital Improvements Element (see Policy 8.3.1.e.).

Policy 4.1.2 The replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO WATER AND SEWER FACILITIES.

OBJECTIVE 4.2 SANITARY SEWER SERVICE - The City shall provide sanitary sewer service to meet existing and projected demands identified in this Comprehensive Plan.

Policy 4.2.3 The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. Where the development is to be served by another wastewater supplier, the City shall consult with the applicable wastewater supplier prior to approving a building permit, to determine availability by the anticipated issuance date of the certificate of occupancy.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO SANITARY SEWER AND FACILITIES.

OBJECTIVE 4.3 WATER SERVICE - The City shall provide water services to meet the existing and projected demands identified in this Comprehensive Plan.

Policy 4.3.3 The City shall extend water lines to existing subdivisions when it is economically feasible. However, the City will extend water lines, when requested, provided that the developer, owner(s) or group representing the interests of the owners (e.g. HOA or CDD) are willing to pay for costs of expansion.

Policy 4.3.5 The City shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. Where the development is to be served by another water supplier, the City shall consult with the applicable water supplier prior to approving a building permit, to determine availability by the anticipated issuance date of the certificate of occupancy.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO CENTRAL WATER FACILITIES.

OBJECTIVE 4.5 DRAINAGE AND STORMWATER - Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Policy 4.5.1 The City shall enforce Land Development Regulations to provide for protection of natural drainage features and ensure that future development utilizes stormwater best management practices.

Policy 4.5.2 New developments shall be required to manage runoff so that post-development runoff rates and volumes do not exceed pre-development conditions.

Policy 4.5.5 Developers/applicants shall be required to obtain relevant stormwater management permits from SWFWMD or FDEP, as applicable.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO MEET THE REQUIRED STORMWATER LEVEL OF SERVICE STANDARDS.

OBJECTIVE 4.6 AQUIFER RECHARGE The functions of natural groundwater aquifer recharge areas within the City will be protected and maintained.

Policy 4.6.1 The City shall maintain a map depicting areas within the City having high aquifer recharge potential, based on data from SWFWMD.

Policy 4.6.2 The City shall continue to enforce maximum impervious surface restrictions consistent with the protection of functional values.

CONSISTENCY: THE PROPOSED PROJECT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THAT THE LAND IS SUITABLE FOR URBAN DEVELOPMENT. ADDITIONALLY, ANY DEVELOPMENT WILL BE REQUIRED TO MEET THE CITY'S STORMWATER, WATER QUALITY AND WATER SUPPLY PLANNING STANDARDS.

CONSERVATION ELEMENT

GOAL 5 Conserve, protect and manage the natural resources of the City of Wildwood to ensure that they are used efficiently to maintain the highest environmental quality practicable while respecting individual property rights.

OBJECTIVE 5.1 NATURAL RESOURCES - The City shall protect its natural resources from the adverse impacts of development.

Policy 5.1.1 The City shall require that all applications for development orders or permits contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

Policy 5.1.2 The City shall require that new development use Natural Resource Conservation Service and Florida Department of Environmental Protection Best Management Practices to control soil erosion and unconfined emissions and to prevent stormwater runoff from adversely impacting surface water quality.

Policy 5.1.3 The City shall actively enforce National Pollution and Discharge Elimination System (NPDES) BMPs. The City, when performing site visits, shall inspect for proper placement and maintenance of BMPs, and will require applicants to submit an erosion control plan and any required NPDES permits.

Policy 5.1.4 The City shall require that all golf courses implement one or more BMPs specific to golf course maintenance shown on FDEP's list of BMPs web site.

<p>CONSISTENCY: THE PROPOSED PROJECT WILL DEVELOP CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.</p>

OBJECTIVE 5.2 SURFACE WATER - The City shall protect the flood storage capabilities of surface water bodies so as to minimize damage from 100-year flood events.

Policy 5.2.3 The City shall adopt/continue to enforce design criteria for stormwater management practices that:

- a. Minimize the leaching or discharge of nutrients and pollutants; and
- b. Require stormwater to be treated at 1.5 times the standard for discharges directly to an Outstanding Florida Water (OFW).

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE REQUIREMENTS OF THE CITY'S PLAN FOR PROTECTION OF NATURAL RESOURCES INCLUDING FLOODPLAINS. THE SUPPORTING ANALYSIS DEMONSTRATES THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.3 GROUND WATER - The City shall protect groundwater resources for potable water usage.

CONSISTENCY: THE PROPOSED PROJECT WILL MEET THE CITY'S REQUIREMENTS FOR PROTECTION OF NATURAL RESOURCES INCLUDING GROUNDWATER. THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.4 SPRINGS PROTECTION - The City shall coordinate with other agencies and develop programs to protect sensitive areas within and adjacent to all springs and spring runs.

Policy 5.4.1 The City shall cooperate with and promote the monitoring programs of the USGS, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies.

Policy 5.4.2 The City shall coordinate with local colleges, the school board and individual schools to develop environmental education programs for school-aged children regarding springs, water bodies, watersheds and ground water.

Policy 5.4.3 The City shall coordinate with local community organizations to develop environmental education programs regarding springs, water bodies, watersheds and ground water.

Policy 5.4.4 The City shall continue to enforce regulations for springs protection utilizing as a guide the BMPs contained in the document "Protecting Florida's Springs Manual-Land Use Planning Strategies and BMPs" (FDCA and FDEP). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, use of septic systems, identification and review of and buffering of karst features, creation of open space and efficient irrigation to maximize conservation of water.

Policy 5.4.5 The City shall establish fertilizer-free zones in all buffers surrounding spring heads, as well as adjacent to any surface waters, and wetlands which drain directly into a spring or spring run.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.5 WATER CONSERVATION - The City shall participate in and promote water conservation programs.

Policy 5.5.1 The City shall continue to cooperate with the SWFWMD to implement water conservation programs.

Policy 5.5.2 On April 1 of each year, the City shall submit a report to the SWFWMD with an update of the water conservation rate structure and effectiveness, and the progress on the implementation of the water conservation plan submitted to the SWFWMD as part of the Water Use Permitting effort.

Policy 5.5.9 The City shall continue to investigate strategies to further conserve water.

CONSISTENCY: THE PROPOSED PROJECT WILL MEET THE CITY'S NATURAL RESOURCE PROTECTION REQUIREMENTS. THE AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.6 FLOODPLAINS - The City shall protect the 100-Year Floodplain so there is no net loss of flood storage capacity.

Policy 5.6.1 The City shall require development applications to include precise delineation of floodplains through site specific studies and field determinations.

Policy 5.6.2 The City shall require all proposed development to be located outside the floodplain area where feasible. Where proposed development areas lie entirely within the 100-year floodplain, all structures shall be elevated at least one foot above the 100-year base flood elevation.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.7 WETLANDS - The City shall protect wetlands and their natural function.

Policy 5.7.1 The City shall work with the SWFWMD and US Army Corps of Engineers to enforce regulations to avoid and minimize impacts to wetland functions, and where impacts are unavoidable, require appropriate mitigation.

Policy 5.7.2 All wetlands on any proposed development site must be identified as part of the application for and prior to the issuance of development orders which permit site alteration. Wetland areas shall be delineated in accordance with Section 373.421, Florida Statutes and Chapter 62-340.300, F.A.C.

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE CITY'S WETLAND PROTECTION POLICIES AND THE APPLICABLE REGULATORY REQUIREMENTS.

OBJECTIVE 5.8 KARST FEATURES - The City shall protect karst features, such as sinkholes, caves and seeps, located on or under developable lands within the City limits.

Policy 5.8.1 The City shall protect areas containing karst features through appropriate development review and regulations, the acquisition of land for conservation, or through the purchase or dedication of easements.

Policy 5.8.2 The Land Development Regulations shall require developers to guide more intense development away from karst areas that are incapable of remediation, to provide a buffer from preserved karst areas that have been scientifically proven to have direct impact on ground water quality, and to put preserved karst areas within conservation easements.

Policy 5.8.3 Developers of property on which karst features are located shall accurately identify and scientifically evaluate those features prior to development permit approval. Features shall be evaluated utilizing subsurface investigation and ground penetrating radar when appropriate, and shall be classified in one of three categories:

- a. Stable; Areas that are stable for normal development without remediation;
- b. Unstable, capable of remediation; Areas that can be remediated and utilized for normal development with proven mediation technologies such as pressure grouting with cement grout or sand or;
- c. Unstable; Areas that are incapable of remediation.

Policy 5.8.4 The City shall use revenues and monies that become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features scientifically proven to directly impact ground water quality shall be considered for acquisition by the City with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

Policy 5.8.5 Development will be allowed based upon the classification of karst features, as follows:

- a. stable karst features – normal development;
- b. unstable karst areas capable of remediation – normal development upon remediation provided that appropriate level of remediation as recommend and approved by professional geotechnical engineer is used; and
- c. unstable karst features incapable of remediation – conservation or passive recreation uses only.

Policy 5.8.6 Techniques used to stabilize karst features capable of remediation, include pressure grouting with sand or cement slurry and other methods recommended by a professional geotechnical engineer. All remediation plans shall be prepared by a professional geotechnical engineer, who shall prepare and certify a completion report following remediation certifying that the work was completed as specified in the plan.

Policy 5.8.7 The development plan shall identify strategies for protecting karst features during construction and after development, which promote the following:

- a. Inclusion of unstable karst features into pervious open space areas;
- b. Use of landscape design principles to incorporate karst features as aesthetic elements;
- c. Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features;
- d. Prohibition of untreated stormwater discharge to karst features scientifically determined to have a direct hydraulic connection to the aquifer;
- e. Prohibition of discharge of wastewater effluent to karst features; and
- f. Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

Policy 5.8.8 The City shall require impervious liners where appropriate to prevent direct hydraulic connection to the aquifer between stormwater ponds in karst areas and the aquifer.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS.

OBJECTIVE 5.9 FLORA AND FAUNA - The City shall protect endangered, threatened, or listed species and their habitats consistent with state and federal regulations.

Policy 5.9.1 The City recognizes the existence and strategic value of habitat within the City for federal and state listed species of flora and fauna. The City shall participate in and support the efforts on the part of the USFWS, FWC, SWFWMD, ACOE and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

Policy 5.9.2 Proposed development projects which are determined to affect listed species will be prohibited unless authorization from the appropriate state or federal agency is obtained.

Policy 5.9.3 Protection of listed species and their habitats shall be addressed during the Comprehensive Plan amendment and development review process. Applications for development must include an environmental assessment.

Policy 5.9.4 The City shall encourage the use of wildlife corridors and prevent habitat fragmentation.

Policy 5.9.5 The City shall use one or more of the following methods to protect endangered, threatened and listed species and their habitat:

- a. Authorization including conditions and on and off-site mitigation where appropriate from state or federal regulatory agencies;
- b. Encourage the use of Low Impact Development (LID) cluster development, vegetative buffers, and other flexible regulatory techniques to work with developers to protect endangered, threatened or listed species and conserve habitat;
- c. Fee simple acquisition through dedication and the use of conservation easements.

Policy 5.9.6 The City shall maintain land development regulations to protect viable, rare natural vegetative communities through implementation of the following guidelines:

- a. Where feasible, development shall be clustered to avoid destruction of viable, rare natural vegetative communities;
- b. The use of native vegetation shall receive priority in meeting, buffering, landscaping and open space requirements; and
- c. The City shall encourage the removal of category I or category II exotic species listed by the Florida Exotic Pest Plant Council (FLEPPC).

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.10 AIR QUALITY - The City shall meet or exceed the Air Quality Standards established by the FDEP.

Policy 5.10.1 The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multi-modal systems, including bus transit, and by adapting streets, and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars.

Policy 5.10.2 The City shall promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.

Policy 5.10.4 The City shall maintain a tree protection ordinance to sustain natural vegetative filters for air pollution.

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE FDEP AIR QUALITY STANDARDS.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7 The City shall coordinate with federal, state, regional and local jurisdictions and agencies to implement the Comprehensive Plan.

OBJECTIVE 7.4 INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT - The City shall continue to coordinate with Sumter County for the provision of services, planning and annexations.

Policy 7.4.1 The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to their current Interlocal Service Boundary and Joint Planning Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No 02009-10, as amended. The ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 7.4.2 A Joint Planning Area and Municipal Services Area has been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area, as shown on Map 1-11, shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

CONSISTENCY: THE PROPOSED PROJECT IS WITHIN THE JPA BOUNDARY BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY AND/OR ADJOINS THE CITY OF WILDWOOD.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

The Project is consistent with and furthers the following provisions in the City of Wildwood Land Development Regulations:

Chapter 8 – Planned Developments

8.1. Intent - The standards and procedures of this Chapter are not intended as an avenue for relaxing requirements set forth in the Land Development Regulations; the intent of this Chapter is to promote design flexibility and to permit planned diversification and integration of uses and structures. The City Commission shall have authority to establish limitations and regulations for the project to protect the public's health, safety, and welfare. In doing so, planned developers are intended to:

- (1) Promote more efficient and economic uses of land;
- (2) Encourage compatible and harmonious development of contiguous lands;
- (3) Promote home ownership opportunities for all residents of the community;
- (4) Provide flexibility and variety to meet changing needs, technologies, economics, and consumer preferences;
- (5) Be totally controllable based on the needs of the City, in terms of the impact on the proposed site and surrounding neighborhoods;
- (6) Require uses of land which reduce transportation needs as well as conserve energy and natural resources;
- (7) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities;
- (8) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned;
- (9) Lower development and building costs by permitting smaller networks of infrastructure and the use of more economical building types and shared facilities;
- (10) Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development; and
- (11) Administer mixed-use developments in conformance with the goals and objectives of the comprehensive plan.

CONSISTENCY: THE PROJECT FURTHERS THE CITY'S INTENT FOR THE PD DISTRICT. THE CURRENT AMENDMENT IS THE INITIAL DEVELOPMENT OF A MUCH LARGER INDUSTRIAL PROJECT. DEVELOPING A MEGA-INDUSTRIAL SITE IS THE PREFERRED LAND PATTERN FOR REGIONAL INDUSTRIAL CENTERS DUE TO THEIR PRIME LOCATION AND ABILITY TO TAKE ADVANTAGE OF ECONOMIES OF SCALE. THE PROJECT IS SERVED BY PUBLIC FACILITIES, AND THE PROJECT LOCATION WILL PROVIDE THE OPPORTUNITY FOR TRANSPORTATION FACILITY IMPROVEMENTS PROVIDING BETTER CONNECTIONS TO REGIONAL ROADWAYS INCLUDING I-75 AND THE FLORIDA TURNPIKE.

8.2. Procedure

(A) **Pre-application conference.** A pre-application conference is mandatory for all applications for planned developments. The purpose of the pre-application conference is for the applicant to become familiar with City requirements and expectations and to encourage an efficient application process. Applicants are encouraged to provide pertinent information to the Development Services Director in advance of the meeting. The Development Services Director shall determine the appropriate persons and parties to be in attendance at the pre-application conference.

(B) **Application.** An application for planned development is required for all planned development proposals. The application shall be submitted to the office of the Development Services Director and include supporting documents and analyses specified on the application. If the application is from anyone other than a City official or board, the payment of such fees as have been established by the City Commission shall be submitted.

(C) **Sufficiency.** The Development Services Director shall review the application for sufficiency. Upon determination of sufficiency, project review shall begin.

(D) **Project Review Committee.** The Project Review Committee shall review all applications for planned development. The Project Review Committee shall review the application in accordance with Section 1.6(B) of this Code. All comments of the Project Review Committee shall be included in the staff report and presented to the Planning and Zoning Board.

(E) **Planning and Zoning Board.** The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned development. The Planning and Zoning Board shall review the proposed application and make recommendations to the City Commission.

(F) **City Commission.** The City Commission shall hold a duly noticed public hearing and shall approve, approve with conditions, or deny the application in accordance with Section 3.3(C)(5) of this Code.

(G) **Approval.** The City Commission may approve a planned development only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

- (1) The request is consistent with the comprehensive plan and the future land use map;
- (2) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
- (3) Adequate public facilities are available, or an agreement has been established that will provide these improvements in a reasonable time frame;

-
- (4) Granting the application will not allow a type or intensity that is premature or out of character in relationship to the vision of the surrounding area; and
 - (5) Whether the proposed change will constitute a grant of special privilege to the applicant.

CONSISTENCY: THE PROJECT WILL BE REQUIRED TO FOLLOW THE CITY'S APPROVAL PROCESS. THE PROJECT ALSO MEETS THE CITY'S MINIMUM REQUIREMENTS WHICH ARE:

- 1) THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP. THE PROPERTY IS DESIGNATED INDUSTRIAL AND IS WITHIN THE SUMTER COUNTY URBAN DEVELOPMENT BOUNDARY.
- 2) THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA WITH INDUSTRIAL AND HEAVY COMMERCIAL DEVELOPMENT AROUND THE SITE OR UNDEVELOPED/VACANT LAND.
- 3) ADEQUATE PUBLIC FACILITIES ARE IN PLACE TO SERVE THE DEVELOPMENT.
- 4) THE PROJECT IS VERY COMPATIBLE WITH THE SURROUNDING AREA AND NOT OUT OF CHARACTER.
- 5) THE PD DOES NOT CONSTITUTE A SPECIAL PRIVILEGE TO THE LANDOWNERS.

(H) **Zoning overlay map.** In accordance with the section 3.2(D), the City shall maintain a zoning overlay map that illustrates the various planned developments throughout the City. After City Commission approval of a planned development, the zoning overlay map shall be modified to include the planned development. The zoning overlay map shall be available for public inspection and shall include, at a minimum, the following:

- (1) Boundary of the planned development;
- (2) The name of the planned development; and
- (3) The ordinance number and adoption date.

CONSISTENCY: THE CITY WILL BE REQUIRED TO INCLUDE THE INFORMATION ABOVE IF THIS PD IS ADOPTED.

8.3. Required Documentation and Analyses

(A) The application for planned development shall require accompanying documentation and/or analyses in support of the application. Such documentation and analyses shall include:

- (1) **Traffic impact analysis (TIA).** The applicant shall submit a TIA that has been conducted within one (1)- year prior to submittal and has been accepted by Sumter County Public Works; in the event the project is documented to reduce the required LOS below its adopted level, non-road expansion mobility strategies shall be the preferred form of mitigation.

(2) **Environmental assessment.** A professionally conducted survey of native vegetative communities shall be required for all proposed planned development sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1)-year prior to the submittal date. The environmental assessment shall address at a minimum:

- (a) Wildlife and listed species populations within the proposed development site;
- (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species;
- (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

(3) **Preliminary concurrency analysis.** In addition to the TIA, the applicant shall prepare a preliminary concurrency analysis that calculates the projected demands generated by the proposed project and shall state the availability of such facilities in relation to the project. The Development Services Department shall review the preliminary concurrency analysis in accordance with Subsection 7.2(B)(1).

(4) **Map series.** The applicant shall provide a series of maps as required on the application for planned development.

(5) Any additional documentation or analyses required on the application for planned development or determined during the pre-application conference.

CONSISTENCY: KIMLEY HORN HAS CONDUCTED A SUPPORTING TRAFFIC ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT. BDA AND ACI, RESPECTIVELY, CONDUCTED AN ENVIRONMENTAL AND ARCHAEOLOGICAL AND HISTORICAL ANALYSIS DEMONSTRATING THAT THE PROPERTY IS SUITABLE FOR DEVELOPMENT.

A PRELIMINARY CONCURRENCY ANALYSIS IS PROVIDED DEMONSTRATING THAT PROJECTED DEMANDS DO NOT EXCEED THE PUBLIC FACILITY CAPACITY TO SERVE THE DEVELOPMENT. THE CONCURRENCY ANALYSIS FOR TRAFFIC RELIES ON THE KIMLEY HORN ANALYSIS. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF WILDWOOD.

THE PROJECT WILL HAVE NO IMPACTS ON THE SUMTER COUNTY SCHOOL STUDENT STATION CAPACITY AND WILL NOT IMPACT THE PARKS AND RECREATION SYSTEM FOR THE CITY.

THE PROJECT INCLUDES A CONCEPTUAL DEVELOPMENT PLAN THAT IDENTIFIES THE LOCATION OF LAND USES AND BUILDINGS, OPEN SPACE AND THE INTERNAL CIRCULATION SYSTEM.

THIS PD NARRATIVE ALSO INCLUDES A SUPPORTING ANALYSIS DEMONSTRATING THE NEED FOR EXCEPTIONS FROM THE CITY'S BUFFERING AND TREE PRESERVATION REQUIREMENTS.

8.4. Conceptual Plan

(A) The application for planned development shall be accompanied by a conceptual plan of the proposed project. The purpose of the conceptual plan is to provide the City with general information with respect to the type, character, scale and intensity, as well as the phasing of the proposed project in order for the City to evaluate the potential impacts of the project and to demonstrate the suitability of the site. The level of detail contained within the conceptual plan will be determined during the pre-application conference at the discretion of the Development Services Director, but the following information, at a minimum, shall be included on the conceptual plan:

- (1) Legal description of the property;
- (2) Map illustrating the location of the project in context with the City;
- (3) The zoning of parcels adjacent to the project;
- (4) Density and intensity of land uses and their location throughout the site with tabulations by acreage and percentages thereof;
- (5) Location of all recreation facilities, open spaces and preservation areas with tabulations by acreage and percentages thereof;
- (6) The number, type and location of residential buildings and dwelling units;
- (7) The square footage and location of all non-residential buildings;
- (8) The internal transportation network and facilities including provisions for pedestrian, multi-modal and transit where applicable;
- (9) Identification of the adjacent external transportation network;
- (10) Location of nearest potable water, sanitary sewer, and reuse lines in relation to the project;
- (11) In the case of plans which call for project to take place over a period of years or in phases, a schedule showing the time within which application for final approval is intended to be filed for each phase of the project;
- (12) Applicable zoning district(s), underlying Future Land Use, and Design District; and
- (13) Any additional data, plans or specifications pertinent to the proposed project determined at the pre-application conference.

CONSISTENCY: THE PD APPLICATION INCLUDES A CONCEPTUAL DEVELOPMENT PLAN AND SUPPORTING MAPS PROVIDING THE INFORMATION REQUIRED IN THE LIST ABOVE.

8.5. Project Phasing

(A) **Intent.** It is the intent of this Code that, to the extent possible, each approved planned development is carried through to completion in the manner in which it is approved; therefore, each phase of the project will be expected to follow the development program. These phases shall be so located, designed and arranged that, should for any reason the full planned development not be developed, the completed portion will be self-contained.

(B) **Consistency.** All such phases shall, in their timing, nature, intensity and location, be determined to be consistent with the larger planned development and to contribute to its completion in a unified manner. Where such consistency cannot be achieved, it will be necessary to seek approval of modifications to the planned development.

(C) **Public facilities and infrastructure.** To ensure that all needed improvements, public facilities and infrastructure will be provided for each phase of construction,

(1) All public facilities and infrastructure needed to support the project phase shall be planned, designed and in place before any building permits can be issued in each phase of the planned development.

(2) The density and intensity contained within a single phase may exceed the maximum allowable density and intensity allowed; however, the total density and intensity for the planned development as a whole shall not exceed the maximum allowable density and intensity.

<p>CONSISTENCY: THIS PD ESTABLISHES THE INITIAL PHASE OF DEVELOPMENT. FUTURE PHASES WILL REQUIRE AMENDMENTS TO THIS PD OR A SEPARATE PD FOR THAT PARTICULAR PHASE.</p>

8.6. Planned Development Agreement

(A) **Adoption by ordinance.** The planned development agreement shall be adopted by ordinance by the City Commission. The planned development agreement shall be a governing document of the development and shall set the guidelines by which a planned development is developed.

(B) **Components.** The planned development agreement shall contain the following at a minimum, as applicable:

(1) Name of property, applicant, or petitioner;

(2) Legal description of the property;

(3) Statistical information such as:

(a) Total acreage of the site;

(b) The number of residential units per dwelling type (single family detached, single family attached, apartment/ condominium units, units within a mixed-use building);

(c) The number of non-residential lands uses by type and size (gross square footage) to be allowed; and

(d) The minimum amount of open space acreage to be retained.

(4) A phasing schedule for the proposed project (or for each phase, if applicable);

(5) A statement providing a detailed listing of the performance standards to be adhered to by the

planned development including standards for building setbacks, lot frontages, residential densities, floor area ratios, impervious surface ratios, building heights, right-of-way widths and other standards which may be applicable to the proposed development;

(6) A statement indicating the project's adherence to the design district standards. Any deviation from those standards shall be specifically stated in the agreement;

(7) Measures for water and energy conservation;

(8) Applicable environmental considerations such as habitat and wetland preservation, wetland buffer areas, and mitigation strategy;

(9) Access and transportation considerations;

(10) Entity responsible for maintenance of open space and common areas;

(11) Demonstration of internal and external interconnectivity for infrastructure, open space and environmental systems; and

(12) Expiration date of the agreement.

(C) **Expiration.** If no significant construction has started on the approved planned development within 24 months after approval, the planned development agreement shall lapse and be of no further effect. If a planned development agreement lapses under the provisions of this Chapter, the planned development agreement shall be void. Planned development agreements associated with Developments of Regional Impact may be for a period of five (5) years.

(D) **Request for extension.** The City Commission may extend the planned development agreement for periods of up to 12 months provided the applicant can demonstrate why said development was delayed under the original approval.

(E) **Amending the Planned Development Agreement.** The originally established Planned Development agreement may not be amended for one (1) year after the original approval date and may only be amended annually thereafter based on the original approval date. An applicant seeking an amendment to an existing Planned Development Agreement shall provide a narrative to show that the proposed amendment meets the following criteria:

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

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

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

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

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

CONSISTENCY: THIS AMENDMENT IS SUPPORTED BY A PLANNED DEVELOPMENT AGREEMENT AS REQUIRED.

8.7. Types

(A) **Residential planned developments (RPD).** Residential planned developments shall be allowed in all single use residential future land use map designations except for Agriculture-10 and Agriculture-5.

(B) **Commercial/industrial planned developments (CIPD).** Commercial/industrial planned developments shall be allowed in all single use non-residential future land use map designations.

(C) **Mixed-use planned developments (MUPD).** All properties with a mixed-use designation on the future land use map with the exception of properties designated as Residential/Institutional/Office (RIO) or Residential Mixed-use (RMU) must proceed through the development process as a planned development.

CONSISTENCY: THIS PD APPLICATION IS SUBMITTED AS A COMMERCIAL/INDUSTRIAL PLANNED DEVELOPMENT (CIPD).

EXHIBITS

- A. Parcel and Location Map
- B. Supporting Letters from Sumter County and Duke Energy
- C. Environmental Analysis
- D. Historical and Archaeological Analysis
- E. Future Land Use and Zoning Maps
- F. Traffic Analysis
- G. Conceptual Development Plan
- H. Project Development Standards
- I. Aerial of Property
- J. Planned Development Application Form
 - a. Owner and Agent Designation
 - b. Legal Description

EXHIBIT A

PARCEL AND LOCATION MAPS

EXHIBIT B

SUPPORTING LETTERS FROM SUMTER COUNTY AND DUKE ENERGY

EXHIBIT C
ENVIRONMENTAL ANALYSIS

EXHIBIT D
HISTORICAL AND ARCHAEOLOGICAL ANALYSIS

EXHIBIT E
FUTURE LAND USE AND ZONING MAPS

EXHIBIT F
TRAFFIC ANALYSIS

EXHIBIT G
CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT H
PROJECT DEVELOPMENT STANDARDS

EXHIBIT I
AERIAL OF PROPERTY

EXHIBIT J
PLANNED DEVELOPMENT APPLICATION FORM



REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
09/24/2025

1.2 -A full TIA will be required during the site plan process.

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087

May 2025

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352 438 3000

AMBER L. GARTNER, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 72294
THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY AMBER L. GARTNER, P.E.
ON THE DATE INDICATED HERE.
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Amber L
Gartner

Digitally signed by Amber L. Gartner
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INC., email=amber.gartner@kimley-
horn.com
Date: 2025.09.11 17:02:11 -04'00'

Kimley»Horn

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- APPENDIX B: CFRPM Output
- APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.

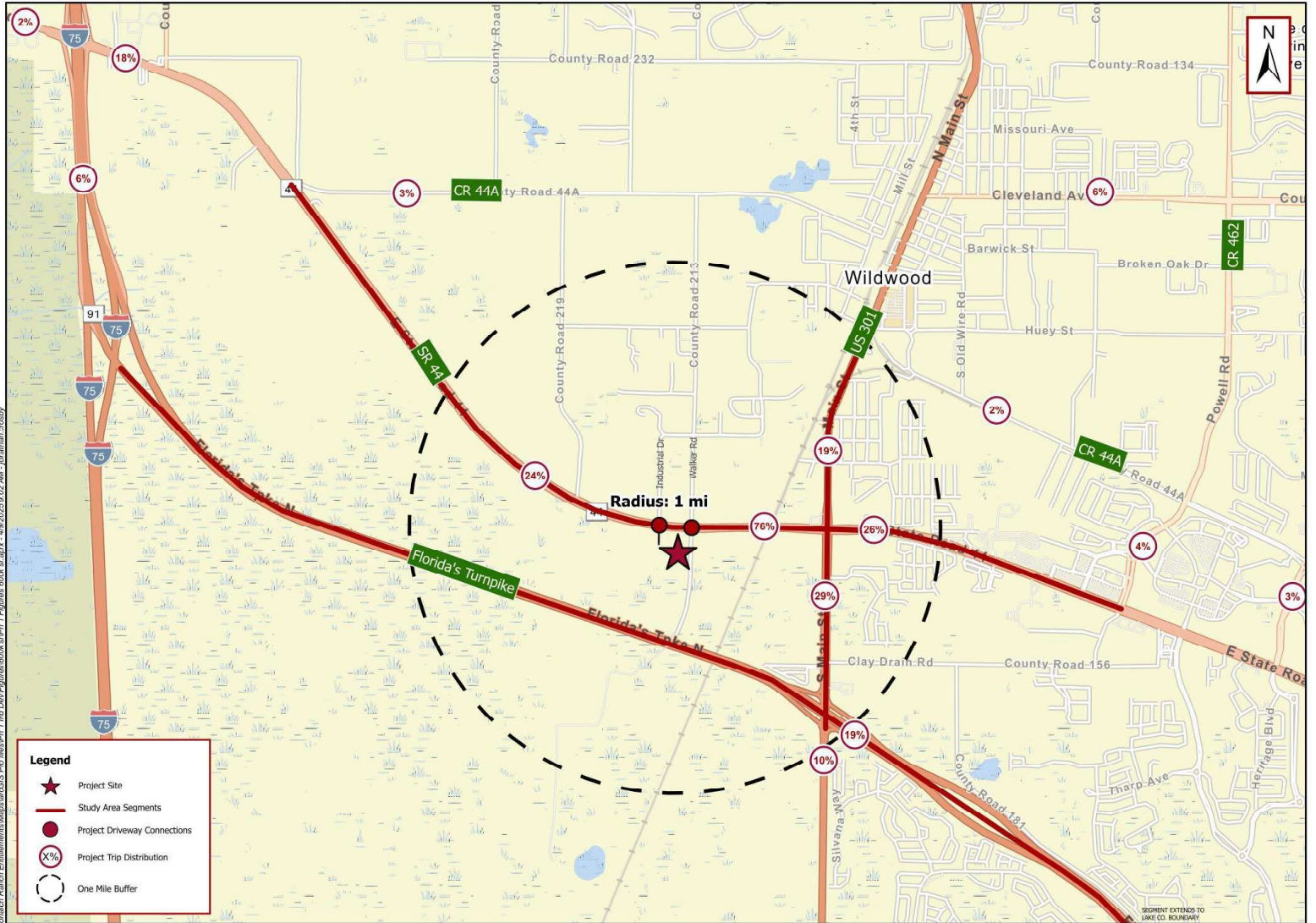


FIGURE 1 - PROJECT LOCATION, TRIP DISTRIBUTION, AND STUDY AREA

**MONARCH RANCH NORTH PH 1 DEVELOPMENT
CITY OF WILDWOOD, FLORIDA**

Kimley»Horn

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Not To Scale

Project No.: 040380087

May 2025

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EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes ¹						Existing PM Peak Hour Traffic Conditions (2025) ²						Background PM Peak Hour Traffic Conditions (2030)						
		Segment ID	#of Lanes (2025)	Context Class	Adopted LOS	Growth Rate	PK Hr Two-Way Service Volume (2025)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS ³	#of Lanes (2030)	PK Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS ³	
From	To																			
SR 44	CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
	Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
	US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301	SR 91/FLORIDA'S TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
	CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
	SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE	SR 93/I-75	US 301/SR 35	3545100	4	IA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
	US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	IA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B

Notes:
 1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
 2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
 3. The LOS is from the 2023 FDOT Quality / Level of Service Handbook.

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DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLUJ Development Potential Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
 1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.
Industrial Park [ITE 130]
 Daily $Ln(T) = 0.52 * Ln(X) + 4.45$; (X is 1,000 Sq. Ft. GFA)
 AM Peak Hour of Adjacent Street $T = 0.34 * (X)$; (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
 PM Peak Hour of Adjacent Street $T = 0.34 * (X)$; (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C**.

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway		Roadway Attributes ¹						Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)					
		From	To	Segment ID	# of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign ³	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	Project Impact	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV
SR 44	CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
	Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
	US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301	SR 91/FLORIDA TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
	CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
	SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE	SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
	US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B

- Notes:
- The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 HJOI Quality/LOS tables.
 - The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
 - Percent assignment is the maximum across the segment, derived using the CRRPM v7.0 model output.
 - Project impact is the two-way project traffic volume divided by the two-way service volume.

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CONCLUSION

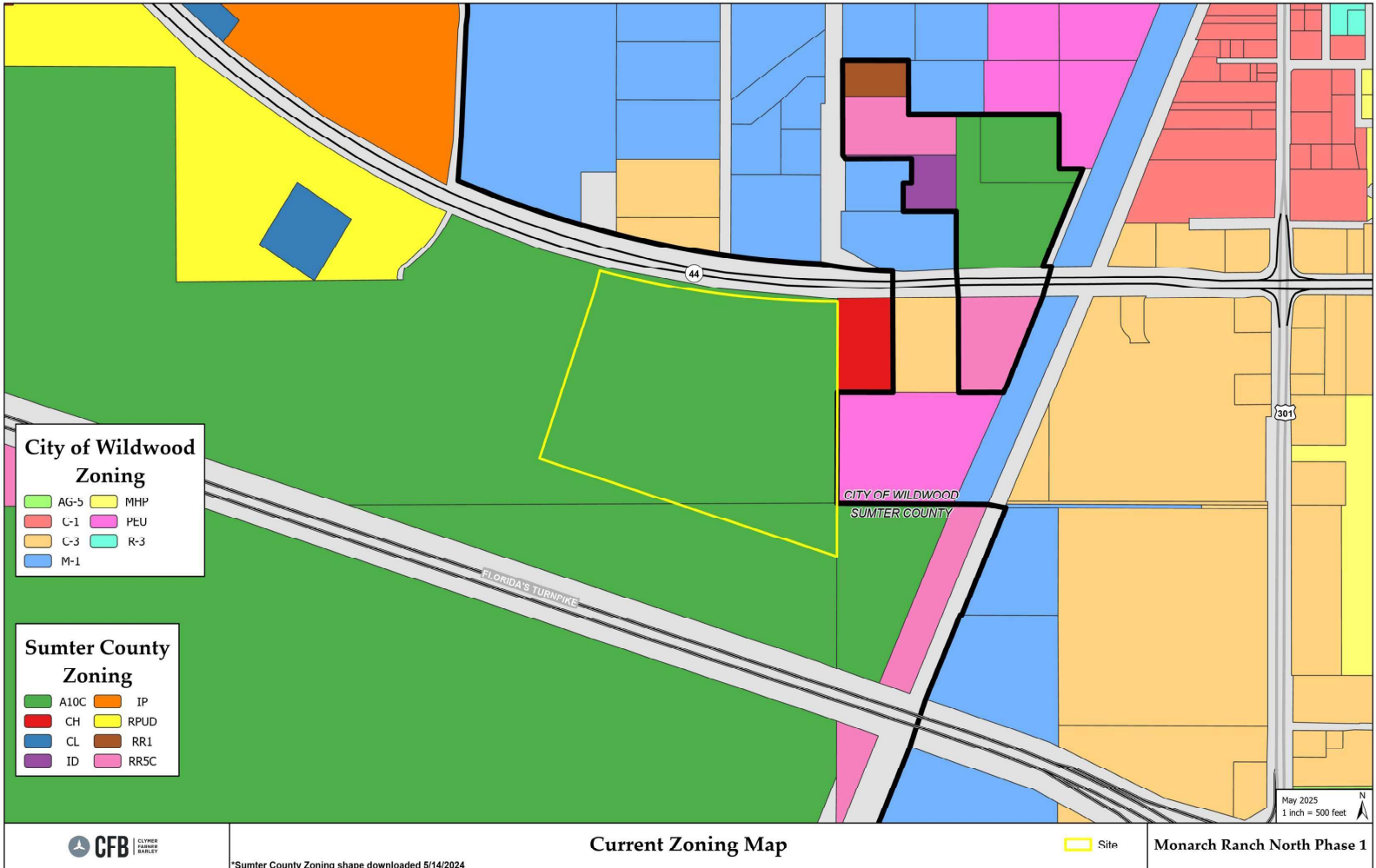
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

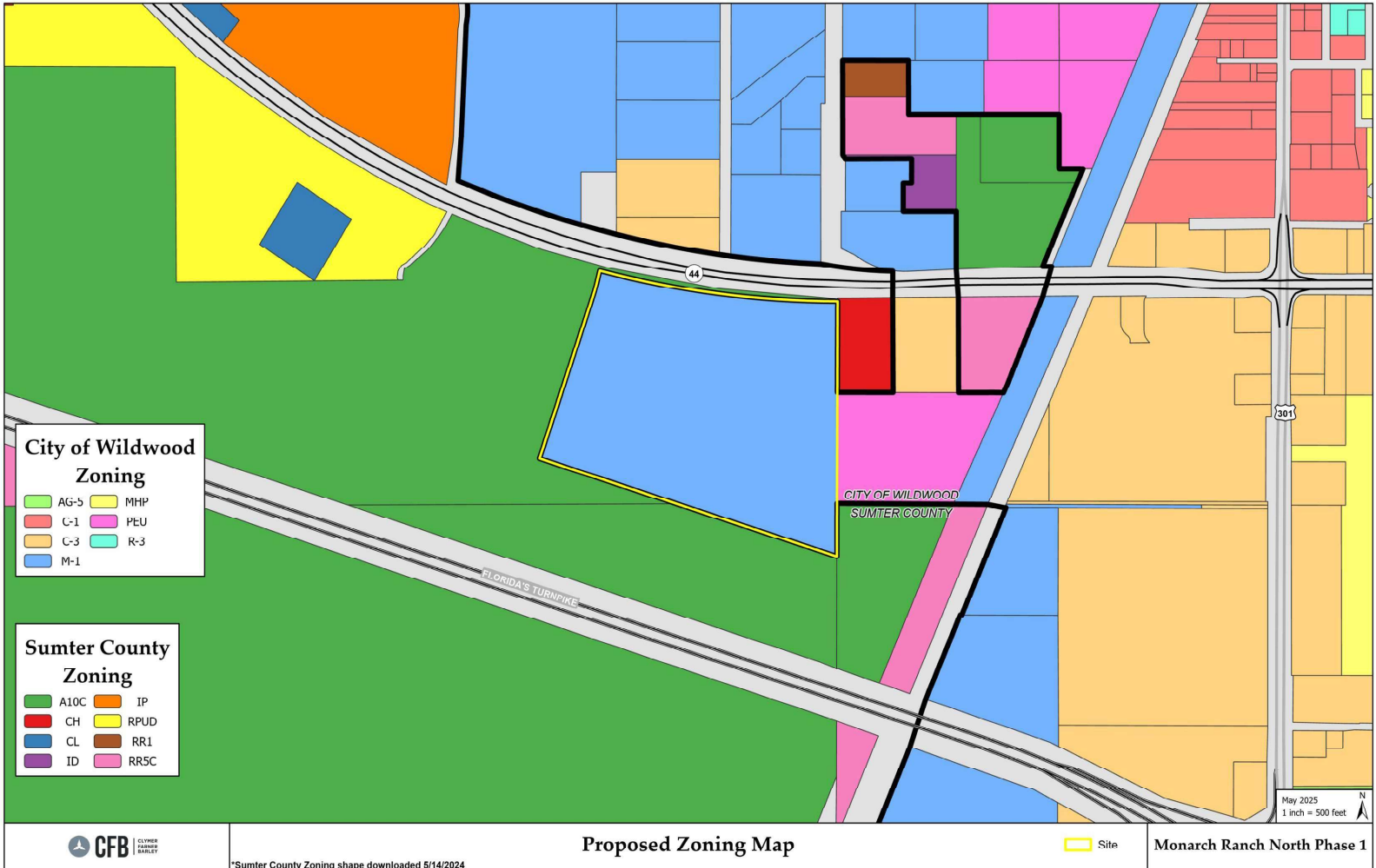
The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

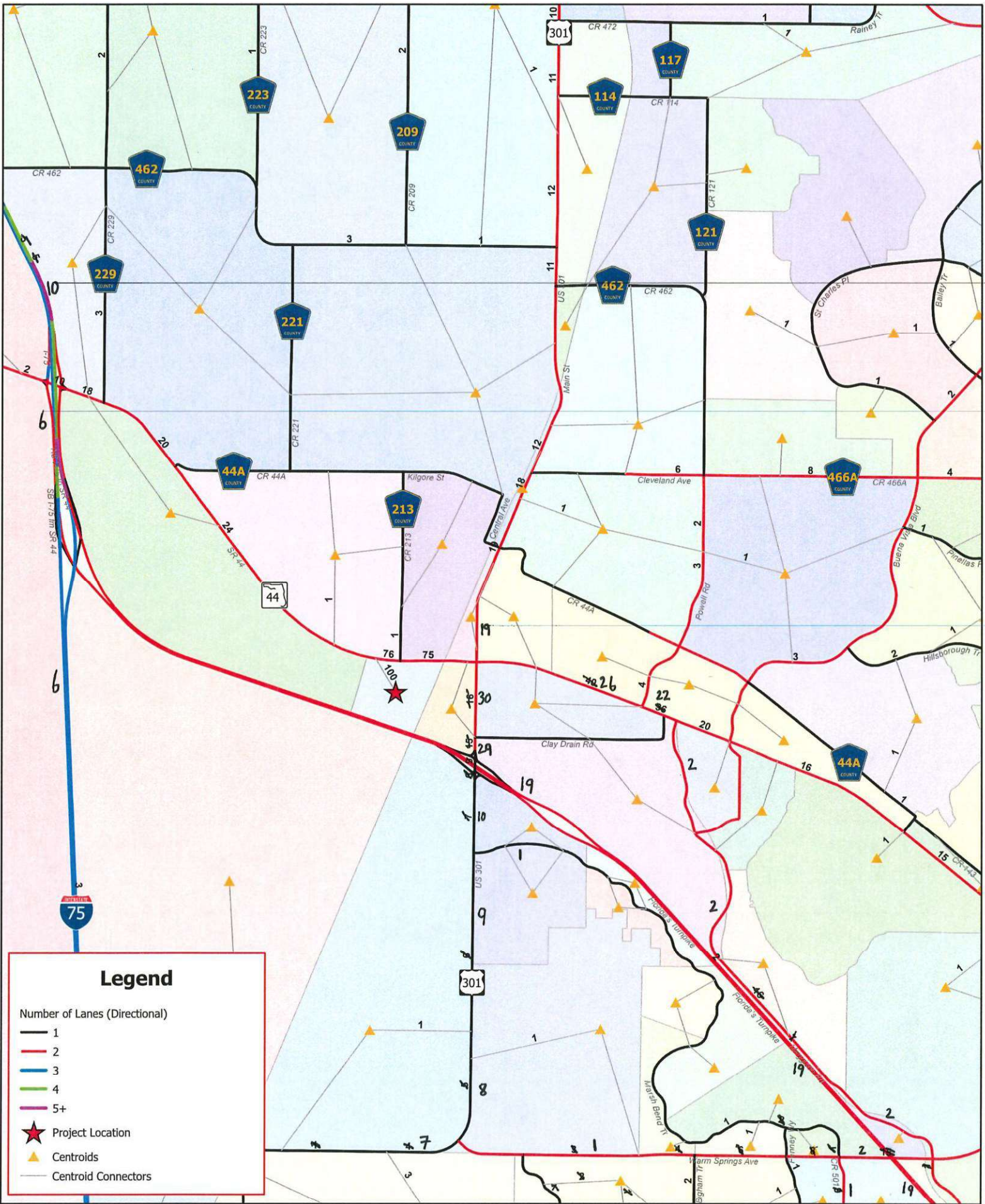
APPENDIX

APPENDIX A: Property Map





APPENDIX B: CFRPM Output



Trip Distribution - Monarch Ranch Ph. 1
CFRPMv7 - 2030 - 3/18/2025

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd		Annual Growth Rates						
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BFBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 931I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

COUNTY: 18
 STATION: 0200
 DESCRIPTION: SR-44, 0.57 MI W OF US 301
 START DATE: 05/22/2024
 START TIME: 1045

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
1000	156	151	164	142	613	141	116	138	143	538	1151
1100	137	157	170	156	620	136	173	124	155	588	1208
1200	145	147	153	127	572	138	182	154	129	603	1175
1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
1700	166	168	169	174	677	256	262	258	257	1033	1710
1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353

24-HOUR TOTALS: 10073 10120 20193

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	988	815	569	715	1523
P.M.	1630	690	1645	1034	1645	1720
DAILY	715	988	1645	1034	1645	1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282	10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961	10120

GENERATED BY SPS 5.0.0.63

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0200 - SR-44, 0.57 MI W OF US 301

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2024	19300 C	E	9500	W	9800	9.50	54.00	10.70
2023	20100 S	E	9600	W	10500	9.50	53.90	24.00
2022	19100 F	E	9100	W	10000	9.50	54.00	13.20
2021	19100 C	E	9100	W	10000	9.50	53.00	12.10
2020	14400 F	E	7600	W	6800	9.50	54.70	5.60
2019	15100 C	E	8000	W	7100	9.50	53.30	13.20
2018	15700 F	E	8100	W	7600	9.50	53.70	12.10
2017	15700 C	E	8100	W	7600	9.50	53.50	13.60
2016	14300 C	E	7600	W	6700	9.00	53.10	13.10
2015	13100 C	E	6700	W	6400	9.00	54.70	13.70
2014	13200 C	E	6800	W	6400	9.00	55.10	13.40
2013	12800 C	E	6500	W	6300	9.00	56.40	12.00
2012	12600 C	E	6500	W	6100	9.00	56.30	14.10
2011	12800 C	E	6500	W	6300	9.00	51.30	12.90
2010	13000 S		0		0	9.85	55.51	12.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	26000 F	N 12500	S 13500	9.00	54.00	8.90
2023	25000 C	N 12000	S 13000	9.00	53.90	8.90
2022	19200 S	N 10000	S 9200	9.00	54.00	20.50
2021	19200 F	N 10000	S 9200	9.00	53.00	20.50
2020	18600 C	N 9700	S 8900	9.00	54.70	20.50
2019	20000 F	N 10000	S 10000	9.00	53.30	14.90
2018	19900 C	N 10000	S 9900	9.00	53.70	14.90
2017	16400 F	N 8200	S 8200	9.00	53.50	14.30
2016	15400 C	N 7700	S 7700	9.00	53.10	14.30
2015	14000 C	N 7000	S 7000	9.00	54.70	13.30
2014	13700 C	N 6900	S 6800	9.00	55.10	13.60
2013	14000 C	N 7000	S 7000	9.00	56.40	15.10
2012	13300 C	N 6600	S 6700	9.00	56.30	13.30
2011	13000 C	N 6500	S 6500	9.00	51.30	13.90
2010	13300 C	N 6600	S 6700	9.85	55.51	12.40
2009	12500 C	N 6200	S 6300	9.88	55.48	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500 F	N 14500	S 15000	9.00	54.00	24.70
2023	28500 C	N 14000	S 14500	9.00	53.90	24.70
2022	23500 S	N 12000	S 11500	9.00	54.00	16.60
2021	23500 F	N 12000	S 11500	9.00	53.00	16.60
2020	22500 C	N 11500	S 11000	9.00	54.70	16.60
2019	24500 F	N 12500	S 12000	9.00	53.30	14.00
2018	24500 C	N 12500	S 12000	9.00	53.70	14.00
2017	22000 C	N 11000	S 11000	9.00	53.50	13.30
2016	21000 C	N 10500	S 10500	9.00	53.10	13.70
2015	18200 C	N 9100	S 9100	9.00	54.70	12.20
2014	17800 C	N 8900	S 8900	9.00	55.10	12.60
2013	19900 C	N 10000	S 9900	9.00	56.40	12.60
2012	20000 C	N 10000	S 10000	9.00	56.30	12.90
2011	18400 C	N 9300	S 9100	9.00	51.30	11.10
2010	21000 C	N 10500	S 10500	9.85	55.51	11.50
2009	22000 C	N 11000	S 11000	9.88	55.48	11.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY																				
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N																				
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N																				
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N																				
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A																				
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S																				
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A																				
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A																				
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A																				
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S																				
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A																				
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A																				
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N																				
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N																				
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N																				
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N																				
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N																				
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A																				
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A																				
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S																				
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N																				
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A																				
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N																				
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N																				
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N																				
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A																				
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N																				
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N																				
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A																				
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N																				
30	W																										25584B																			
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N																				
WEEKDAY AVERAGE =		26561					SATURDAY AVERAGE =					29477					SUNDAY AVERAGE =					28363					NUMBER OF GOOD DAYS					30					TOTAL MONTHLY COUNT =					813290				
MONTHLY AVERAGE =		27235																																												

COMMENTS:
"B"====> BAD DAY
"N"-----> NORMAL DAY
"A"====> ATYPICAL DAY
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N

WEEKDAY AVERAGE = 25560 SATURDAY AVERAGE = 28711 SUNDAY AVERAGE = 30261 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 817288
MONTHLY AVERAGE = 26681

COMMENTS:
"B"====> BAD DAY
"N"-----> NORMAL DAY
"A"====> ATYPICAL DAY
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	56058 C	N 28056	S 28002	9.50	54.30	20.30
2023	56245 C	N 27484	S 28761	10.50	54.40	24.70
2022	47500 S	0	0	10.50	54.80	21.30
2021	48212 F	N 24331	S 23881	10.50	54.80	21.30
2020	38376 C	N 19226	S 19150	10.50	54.80	20.70
2019	49138 C	N 24305	S 24833	10.50	54.50	17.80
2018	49310 C	N 24411	S 24899	9.50	54.60	17.30
2017	47836 C	N 23529	S 24307	9.50	54.70	16.00
2016	45903 C	N 22722	S 23181	10.50	55.10	17.10
2015	43427 C	N 21656	S 21771	10.50	55.30	16.30
2014	39798 C	N 19859	S 19939	10.50	55.50	15.30
2013	37893 C	N 18860	S 19033	10.50	56.40	15.90
2012	35500 F	N 0	S 0	10.50	55.70	15.40
2011	36072 C	N 17822	S 18250	10.50	55.70	15.40
2010	37235 C	N 18439	S 18796	11.62	56.95	15.10
2009	35941 C	N 18020	S 17921	11.34	55.19	15.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

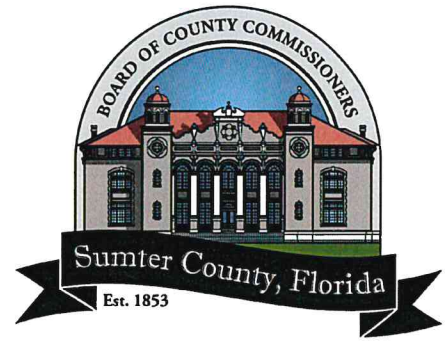
SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	49800 C	N 24900	S 24900	10.50	56.10	19.90
2023	50200 C	N 25100	S 25100	10.50	54.40	21.90
2022	49600 C	N 24800	S 24800	10.50	55.50	19.20
2021	44000 C	N 22000	S 22000	10.50	59.60	21.30
2020	40400 C	N 20200	S 20200	10.50	53.80	20.70
2019	44700 C	N 22350	S 22350	10.50	53.80	17.80
2018	45300 C	N 22650	S 22650	9.50	57.70	17.30
2017	43500 C	N 21750	S 21750	9.50	57.70	16.20
2016	40400 C	N 20200	S 20200	10.50	57.20	16.60
2015	37000 C	N 18500	S 18500	10.50	54.50	16.00
2014	33000 C	N 16500	S 16500	10.50	54.80	15.20
2013	33000 C	N 16500	S 16500	10.50	55.60	15.60
2012	34000 E	N 17000	S 17000	10.50	54.40	14.80
2011	35000 E	N 17500	S 17500	10.50	55.10	15.10
2010	33700 C	N 16850	S 16850	11.01	55.93	14.40
2009	33200 C	N 16600	S 16600	10.79	54.81	14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



October 14, 2025

To Whom It May Concern:

RE: Sumter County Comprehensive Plan Monarch Ranch Industrial Overlay

Sumter County submitted and gained support from the State of Florida for the Monarch Ranch Industrial Overlay in 2008 and continued to work towards making this Primary Economic Activity Center, as noted in its Comprehensive Plan, the most significant industrial center in Central Florida. These efforts included partnerships with Duke Energy which determined, through two separate studies, that the property was not only a “Super Site” but also has the potential of being one of only two “Mega Sites” in the State of Florida. The steps to get from Super Site to Mega Site is a dedicated substation and an interchange either from Florida’s Turnpike or I-75.

Sumter County also functioned as a partner to stage Industrial Park Drive from US 301 as a four-lane facility terminating at the Southern property line of Monarch Ranch. Sumter County recognizes the need for flexibility in the land development code to meet the long-term marketing and development needs of the future industrial customers. Sumter County demonstrated this partnership in the development orders issued for the Coleman Ridge Mixed Use Development that includes the Representative Marlene O’Toole Industrial Park under development presently and the near completed development of the Duke Energy Certified Site Ready Governor Rick Scott Industrial Park.

The primary goal of economic development in Sumter County is to diversify the tax base, encourage capital investment and job growth, and improve the quality of life for our residents and visitors. With the continued application of exemptions for property taxes for homestead properties, it is essential to have non-residential capital investment to carry the burden of the public services and infrastructure to the greatest benefit of the community’s residents.

Sumter County, as the consolidated economic development partner with the City of Wildwood, will continue to support the Monarch Ranch development in its marketing activities, in providing incentives to targeted industry meeting the County’s adopted incentive policy, and engaging in public-private partnerships related to long-term infrastructure projects that meet these objectives.

Debora K. Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Todd Coon, District 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Donald Wiley, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

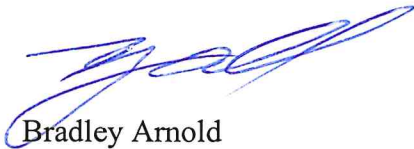
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Erin Munz, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

I am happy to provide testimony to the points provided in this letter as required when considering the development of the flexible standards required for the successful development of the Monarch Ranch as at least a Super Site but even more so as a Duke Energy Certified Site Ready Mega Site!

Sincerely and on behalf of Sumter County Economic Development,



Bradley Arnold
County Administrator

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 25-4472 - AN - 5229 Hartford Lane

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicants/owners, John T. and Kathleen M. Collins, have submitted a voluntary annexation application for parcel G16EC002, located within the Wildwood Country Resort community, in the Heritage Wood 'N Lake Estate Subdivision. The property to be annexed totals 0.14 acres, MOL and is located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.

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

The City of Wildwood provides water and sewer services to the Wildwood Country Resort community. The parcel is currently connected to these utilities, and the use will not result in any increase in density or intensity.

Section 1.f of the Inter-Local Service Boundary Roads Sub-Agreement with Sumter County (O2021-31) is not applicable in this case due to the privately owned and maintained roads within Wildwood County Resort.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-1

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON APPROXIMATELY 0.26 MILES SOUTH OF THE E SR 44 AND S BUENA VISTA BLVD INTERSECTION APPROXIMATELY 157 FEET WEST OF S BUENA VISTA BLVD AND APPROXIMATELY 195 FEET EAST OF HERITAGE BLVD, 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 approximately 0.26 miles south of the E SR 44 and Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd, 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 John T. and Kathleen M. Collins., is more particularly described as follows:

Parcel G16EC002
John T and Kathleen M Collins
0.14 +/-

LEGAL DESCRIPTION

LOT 2, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, 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 _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

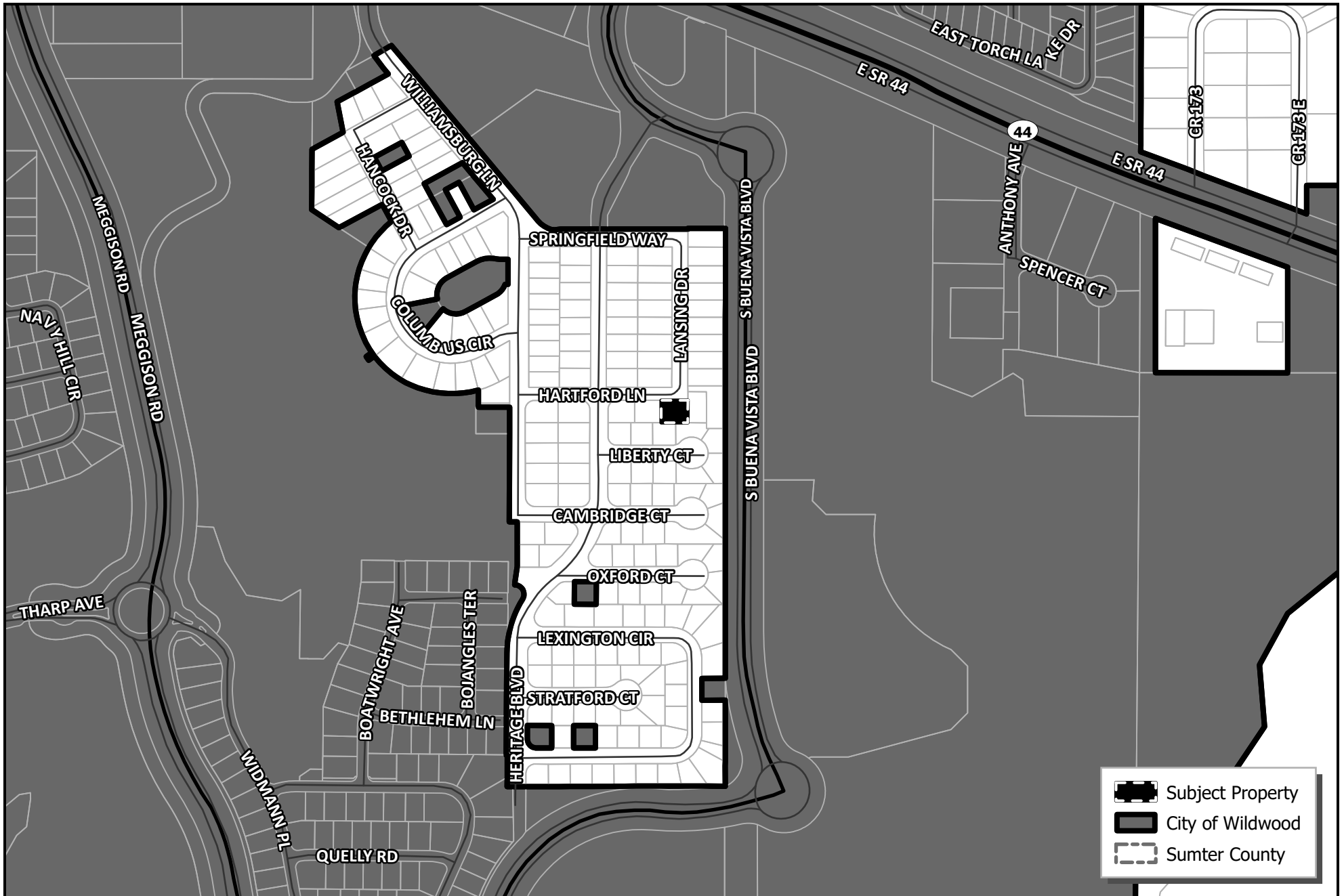
First Reading: _____

Second Reading: _____

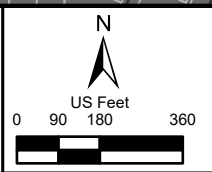
Approved as to form:

City Attorney

EXHIBIT A

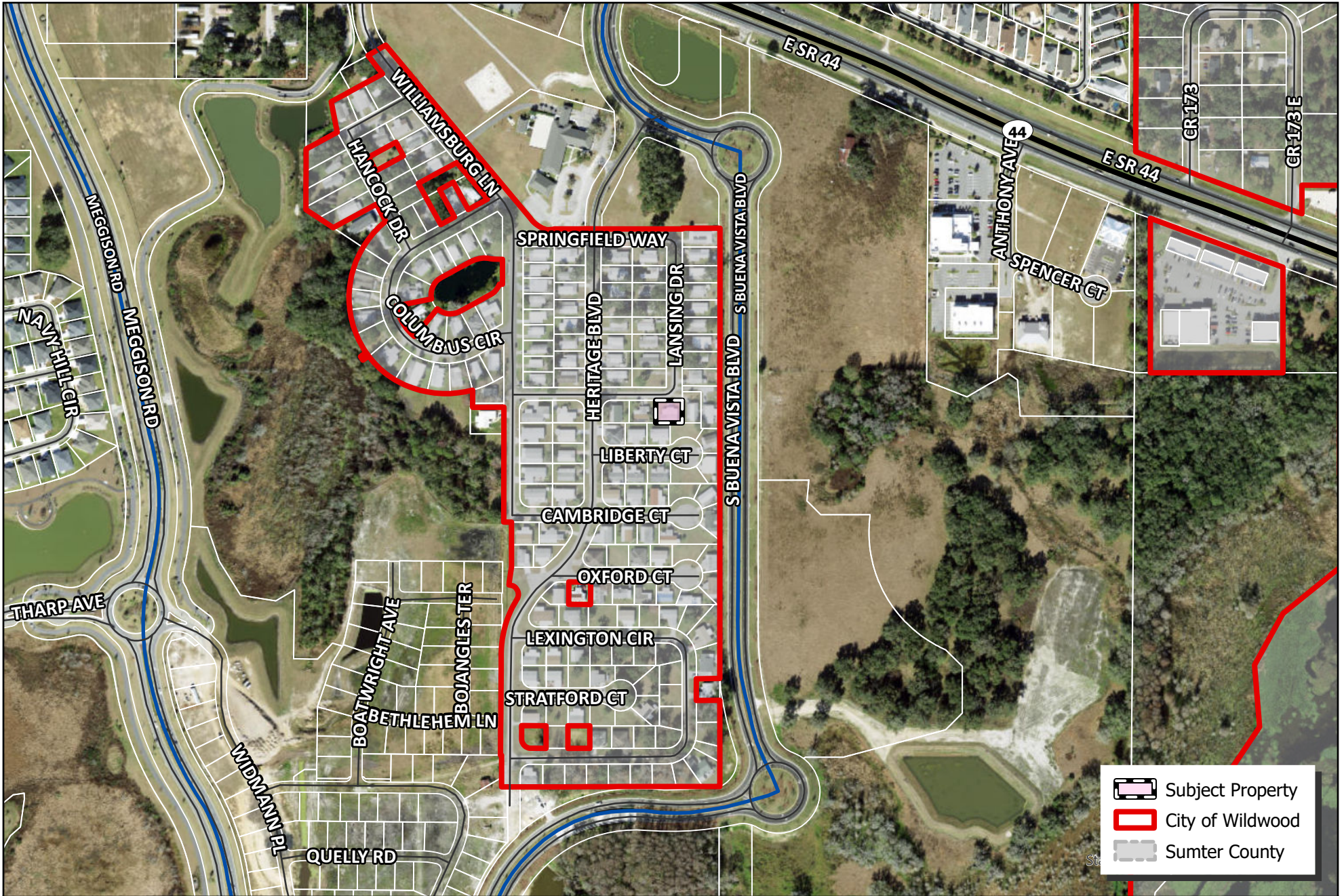


CITY OF WILDWOOD
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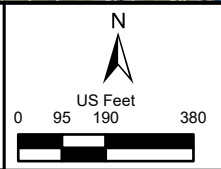


#A25-4472
5229 HARTFORD LN
 PARCEL G16EC002

MAP 1A
LOCATION
MAP
JAN 2026



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



#A25-4472
5229 HARTFORD LN
 PARCEL G16EC002

MAP 1B
LOCATION
MAP
JAN 2026



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: O2026-1

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

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 25-4474 - CP - 5229 Hartford Lane

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4474 - CP - 5229 Hartford Lane
Ordinance Number	O2026-2
Owner/Applicant(s)	John T. and Kathleen M. Collins
Property Location	The subject property is generally located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.
Parcel	G16EC002
Date	February 16, 2026

The applicants/owners are seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for the parcel listed above on a total of 0.14 acres MOL. This request is accompanied by rezoning request, Ordinance number O2026-3.

ANALYSIS: The applicants/owners seek to move out of Sumter County's jurisdiction and into the City of Wildwood to be represented by the City of Wildwood Commissioners. There is one existing manufactured home on the lot under this amendment with no new development being proposed.

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

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

The applicants/owners have submitted justification to the City of Wildwood in support of the proposed Future Land Use (FLU) amendment, consistent with the Joint Planning Area (JPA) established between the City of Wildwood and Sumter County, within which the subject parcel is located.

(2) The proposed amendment is not inconsistent 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 Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood). The 2050 Comprehensive Plan FLU Policy 1.1.1.a. for Mobile Home Park accommodates single-family dwelling units, including manufactured homes. The FLU designates a maximum density allowance of 10 units per acre. However, the Wildwood Country Resort Community is currently platted in which each parcel can accommodate one dwelling unit. This is also in line with Policy 1.2.7. Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.

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

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

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

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject parcel is located within the Heritage Wood 'N Lake Estates Subdivisions, an established community, known as Wildwood Country Resort, featuring manufactured homes and single-family residences.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

As per Housing Policy 3.1.5, "the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multifamily homes, and innovative housing types."

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The area encompasses three distinct subdivisions that create this community known as Wildwood Country Resort.

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

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

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

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

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

City water and sewer lines are already located within the Wildwood Country Resort Community and the parcel is currently being serviced by the City of Wildwood.

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

City water and sewer lines are already located within the Wildwood Country Resort Community and the parcel is currently being serviced by the City of Wildwood.

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

The JPA agreement between Sumter County and the City of Wildwood, 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.”

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

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

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

Parcel G16EC002 is currently under the annexation process with the second and final reading at the City Commission's regular meeting held on Monday, February 23, 2026. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

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

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

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

Access to the Wildwood Country Resort Community is off of S Buena Vista Blvd onto a privately owned and maintained road, Heritage Blvd.

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

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

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

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

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

Transportation: Access to the Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road.

Potable Water & Sewer: There is an 8-inch water and sewer line servicing the subdivision.

Schools: The parcel has a manufactured home and could contribute 0.286 school-aged children.

CONCLUSION:

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



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-2

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:

G16EC002
John T. and Kathleen M. Collins
0.14 +/-

LEGAL DESCRIPTION:

LOT 2, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

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

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

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

in no way affect 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 _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

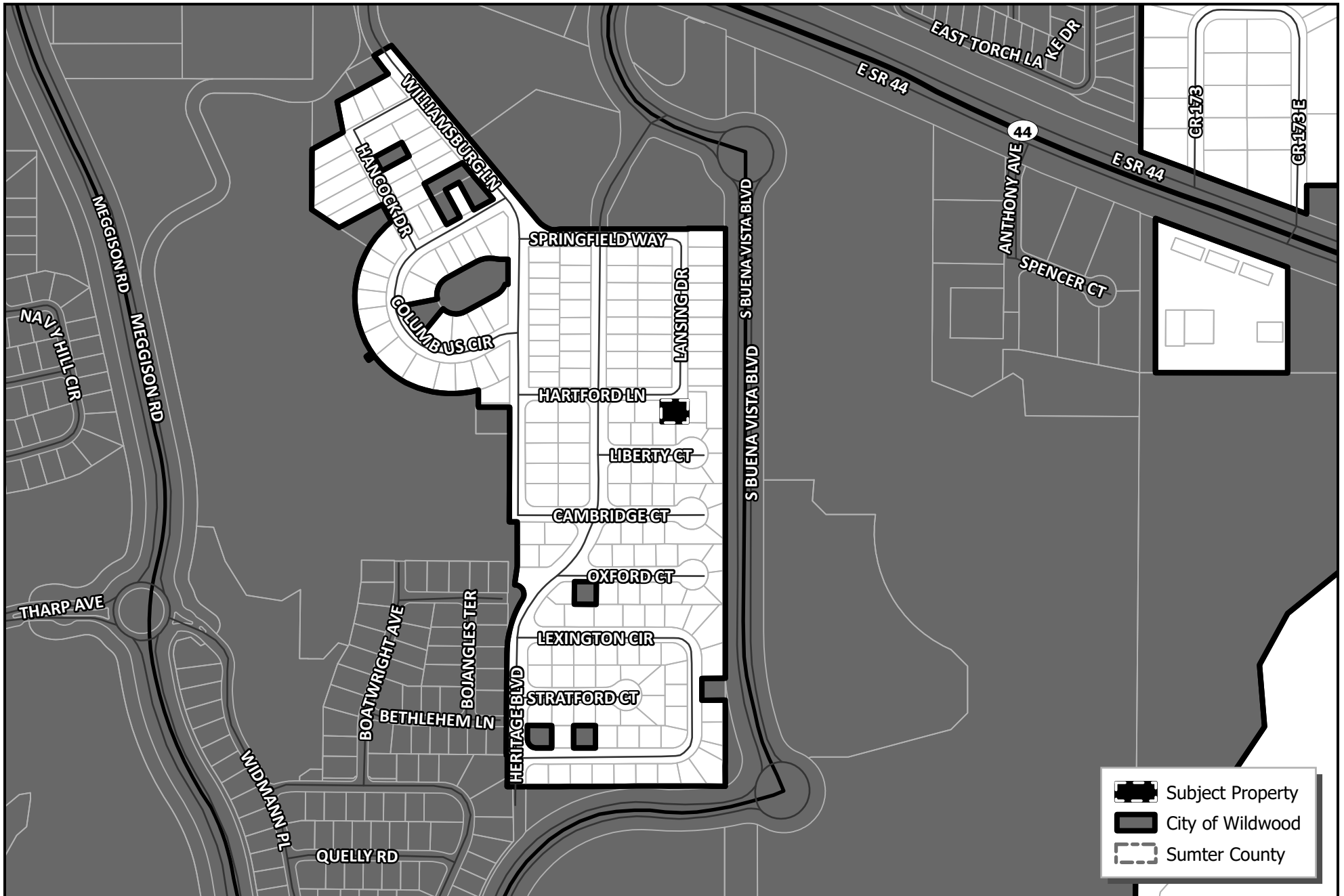
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

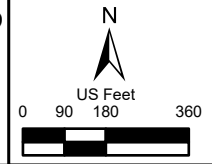
EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County

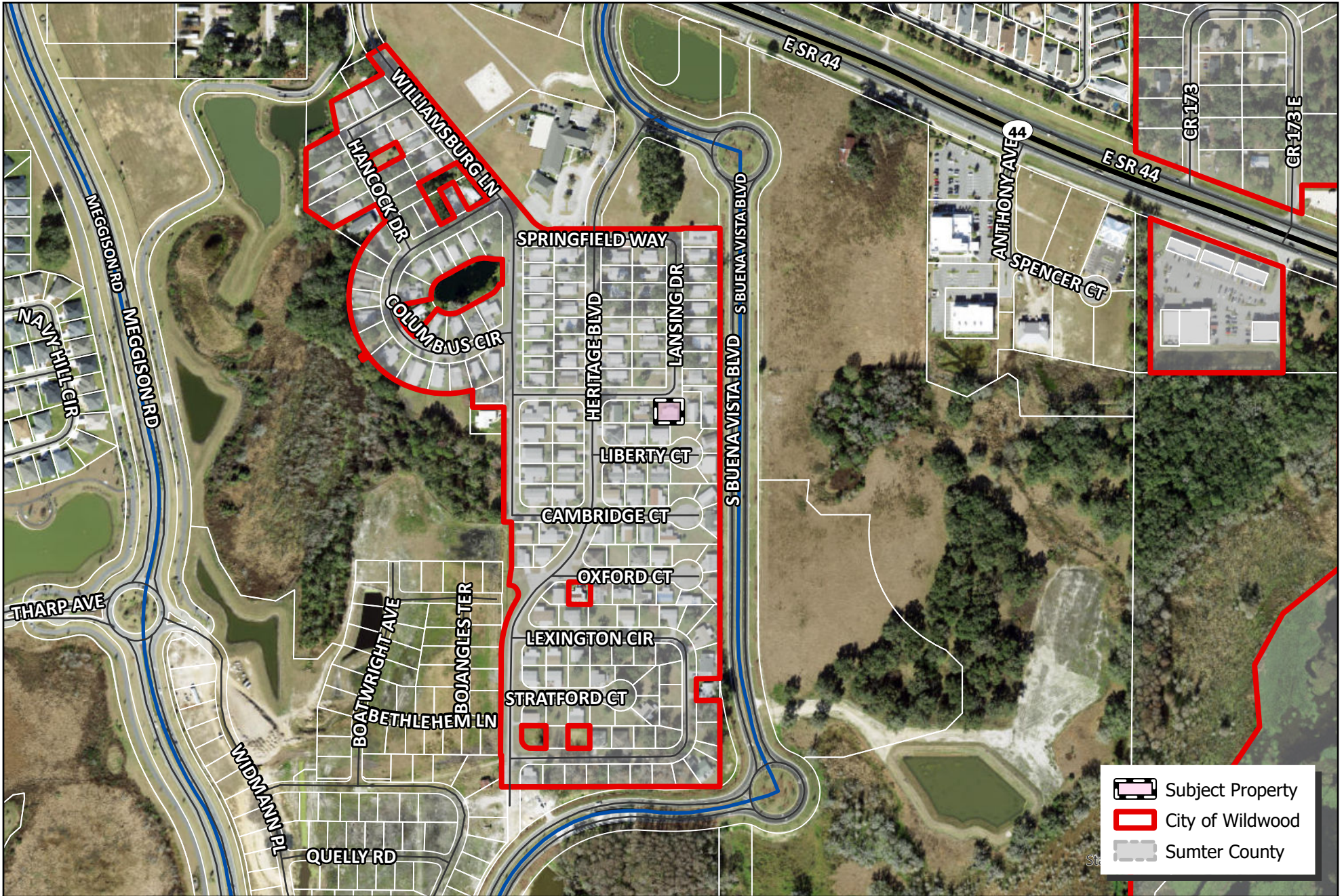


CITY OF WILDWOOD
 100 North Main Street
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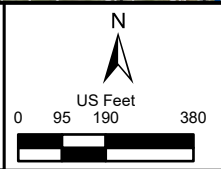


#A25-4474
5229 HARTFORD LN
 PARCEL G16EC002

MAP 1A
LOCATION
MAP
JAN 2026

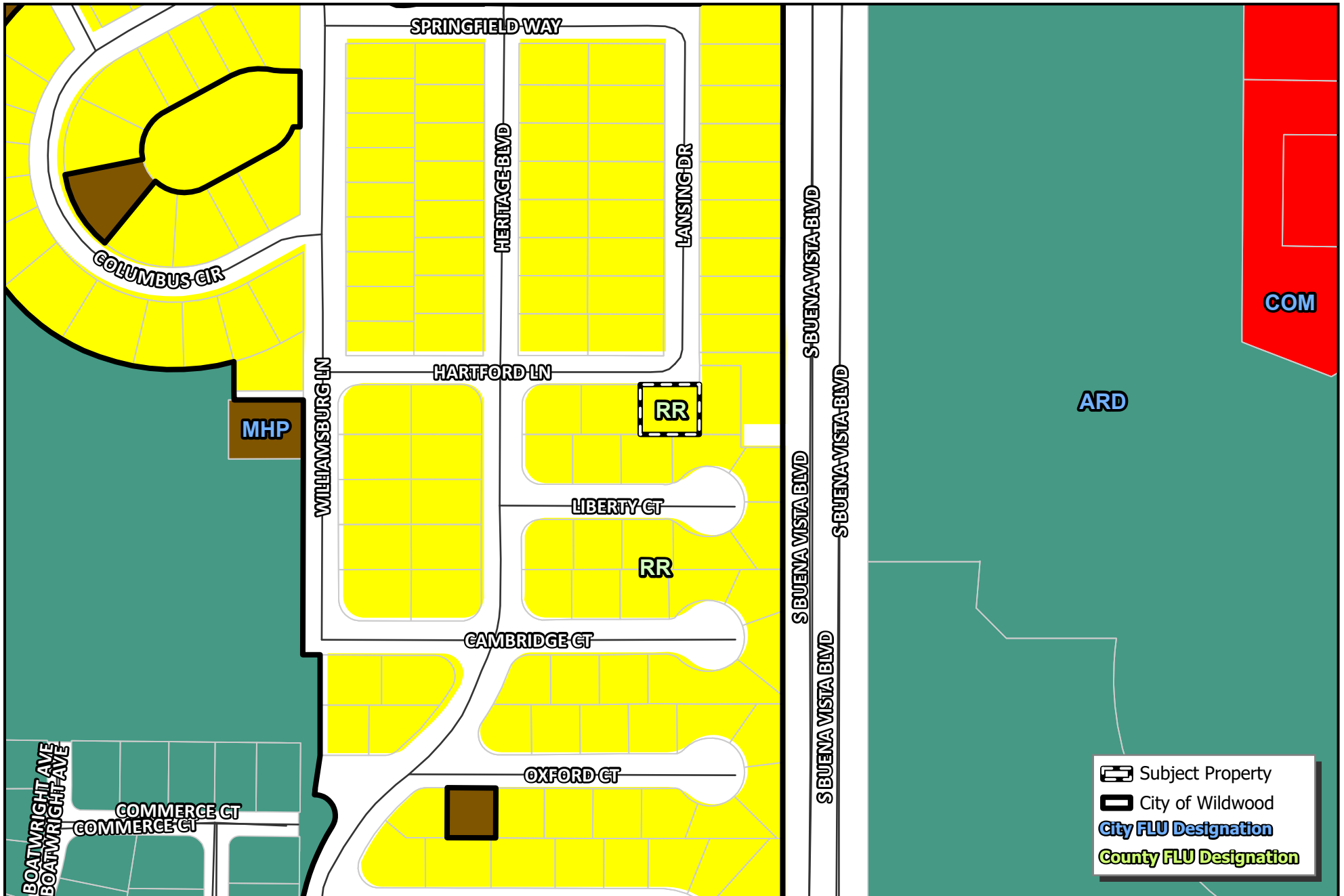


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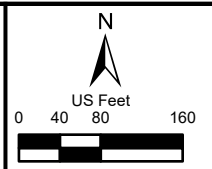


#A25-4474
5229 HARTFORD LN
 PARCEL G16EC002

MAP 1B
LOCATION
MAP
JAN 2026

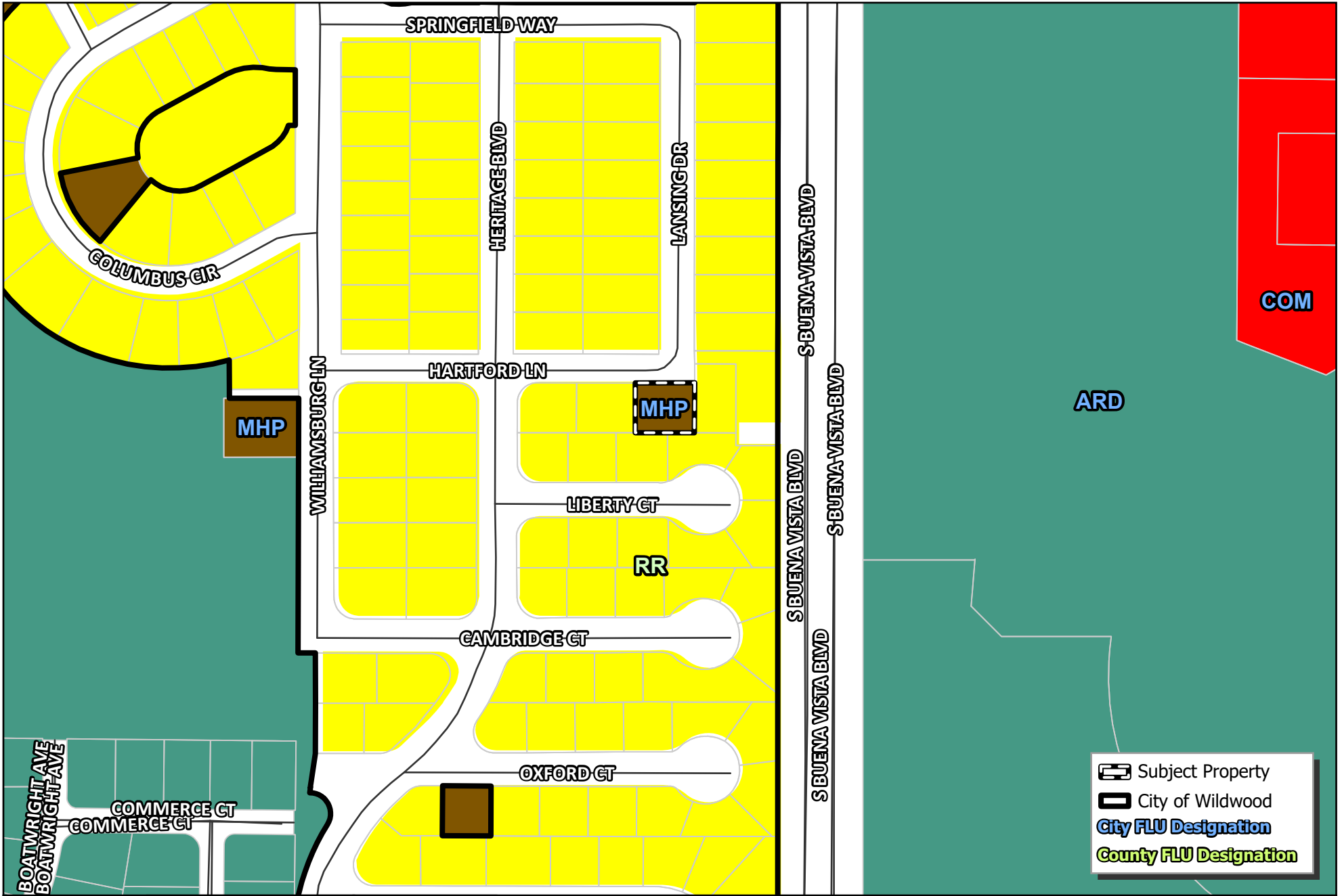


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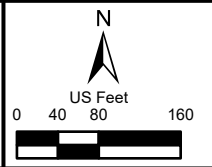


#A25-4474
5229 HARTFORD LN
 PARCEL G16EC002

MAP 2A
EXISTING LAND USE
JAN 2026



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 100 North Main Street
 Wildwood, FL 34785
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www.wildwood-fl.gov



#A25-4474
5229 HARTFORD LN
 PARCEL G16EC002

MAP 2B
**PROPOSED
 LAND USE**
JAN 2026



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: O2026-2

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

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

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

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

The case below was heard on Tuesday, February 3, 2026, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) on 0.14 acres MOL. The subject property is generally located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.

Case Number: A25-4474 – CP – 5229 Hartford Lane

Applicant(s): John T. and Kathleen M. Collins

Owner(s): John T. and Kathleen M. Collins

Parcel(s): G16EC002

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: February 3, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 25-4473 - RZ - 5229 Hartford Lane

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number 25-4473-RZ-5229 Hartford Lane

Ordinance Number O2026-3

Applicant/Owner(s) John T. and Kathleen M. Collins

Property Location The subject property is generally located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.

Parcel G16EC002

Date February 16, 2026

The applicants/owners are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request, ordinance number O2026-2.

ANALYSIS: The applicants/owners seek to move out of Sumter County's jurisdiction and into the City of Wildwood to be represented by the City of Wildwood Commissioners. There is an existing manufactured home on the parcel proposed under this amendment with no new development being proposed.

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. the City's zoning map shall be consistent with the Wildwood FLUM. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact

development.

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

The proposed rezoning to MHP is compatible with the current zoning in this area, being residential, and the existing character of the subdivisions within this community. The community exhibits a mix of manufactured homes and single-family residences.

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

Schools: The parcel has a manufactured home and could contribute 0.286 school-aged children.

Potable Water & Sewer: There is an 8-inch water and sewer line servicing the subdivision(s) to which the parcel is currently connected.

Streets: Access to the Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road. Streets within the subdivisions are privately owned and maintained.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the current use of the property to bring into compliance with the proposed Future Land Use designation.

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

A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the parcel is within an already platted subdivision where trips have been accounted for. For a single-family residence, it's expected to generate up to 10 daily trips.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD (County)
SOUTH	RPUD (County)
EAST	RPUD (County)
WEST	RPUD (County)

If the rezoning is approved, no changes are expected to be made. The owners intend to keep the existing manufactured home which is permitted within the proposed zoning district.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-3

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:

G16EC002
John T. and Kathleen M. Collins
0.14 +/-

LEGAL DESCRIPTION:

LOT 2, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect 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 _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

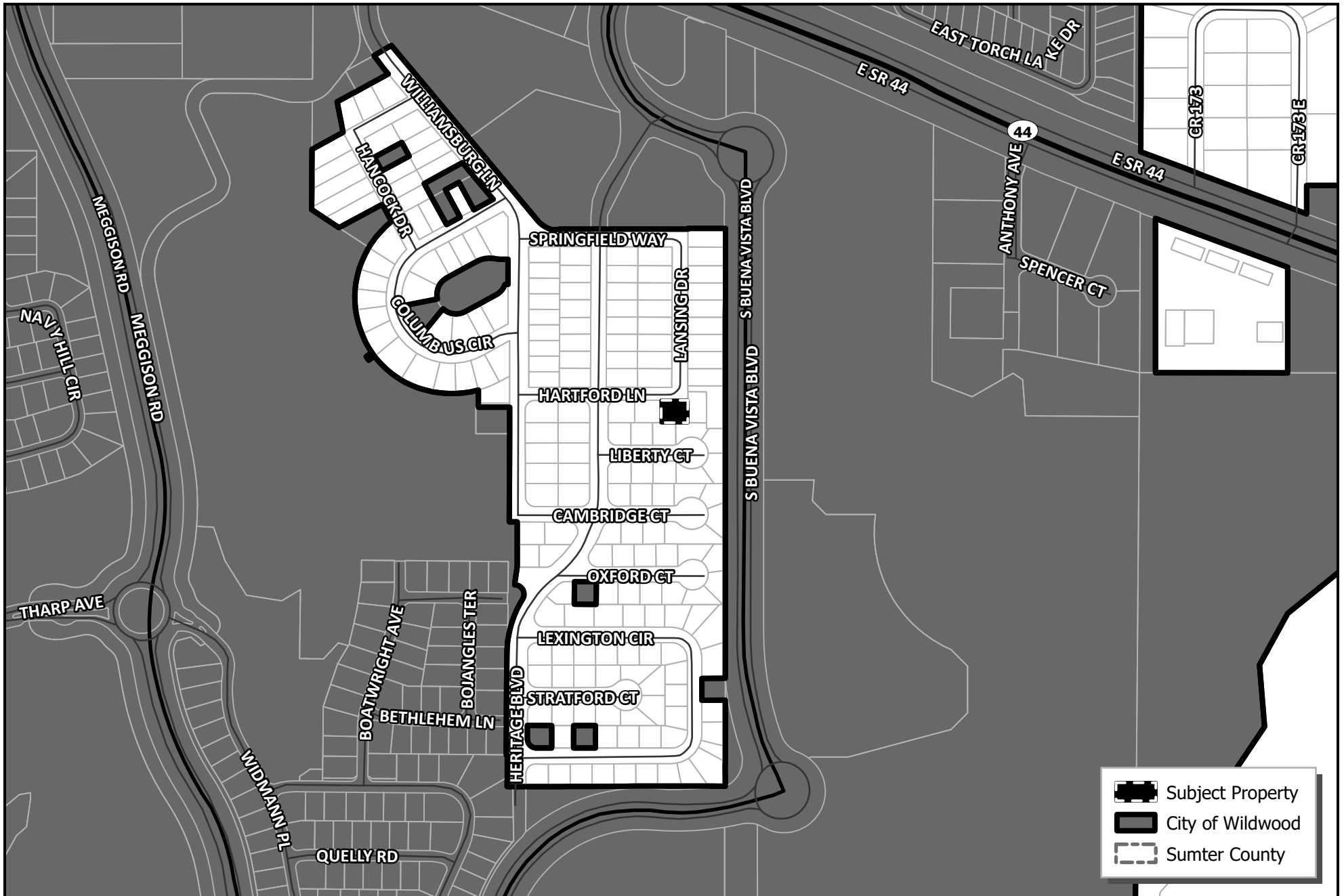
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

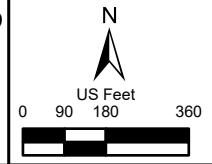
EXHIBIT A



 Subject Property
 City of Wildwood
 Sumter County

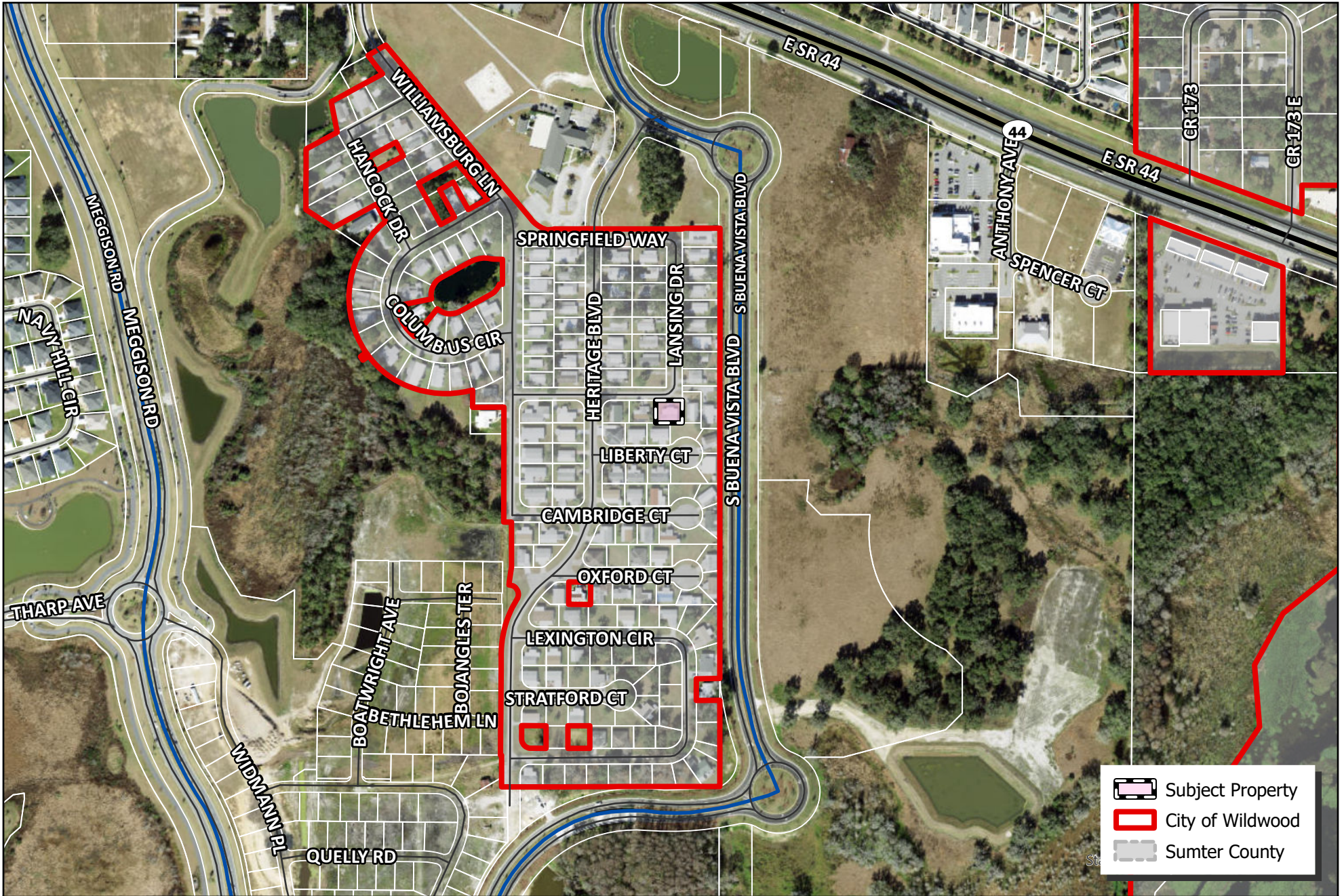


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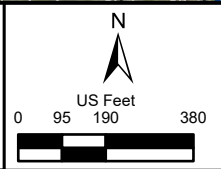


#A25-4473
5229 HARTFORD LN
 PARCEL G16EC002

MAP 1A
LOCATION
MAP
JAN 2026

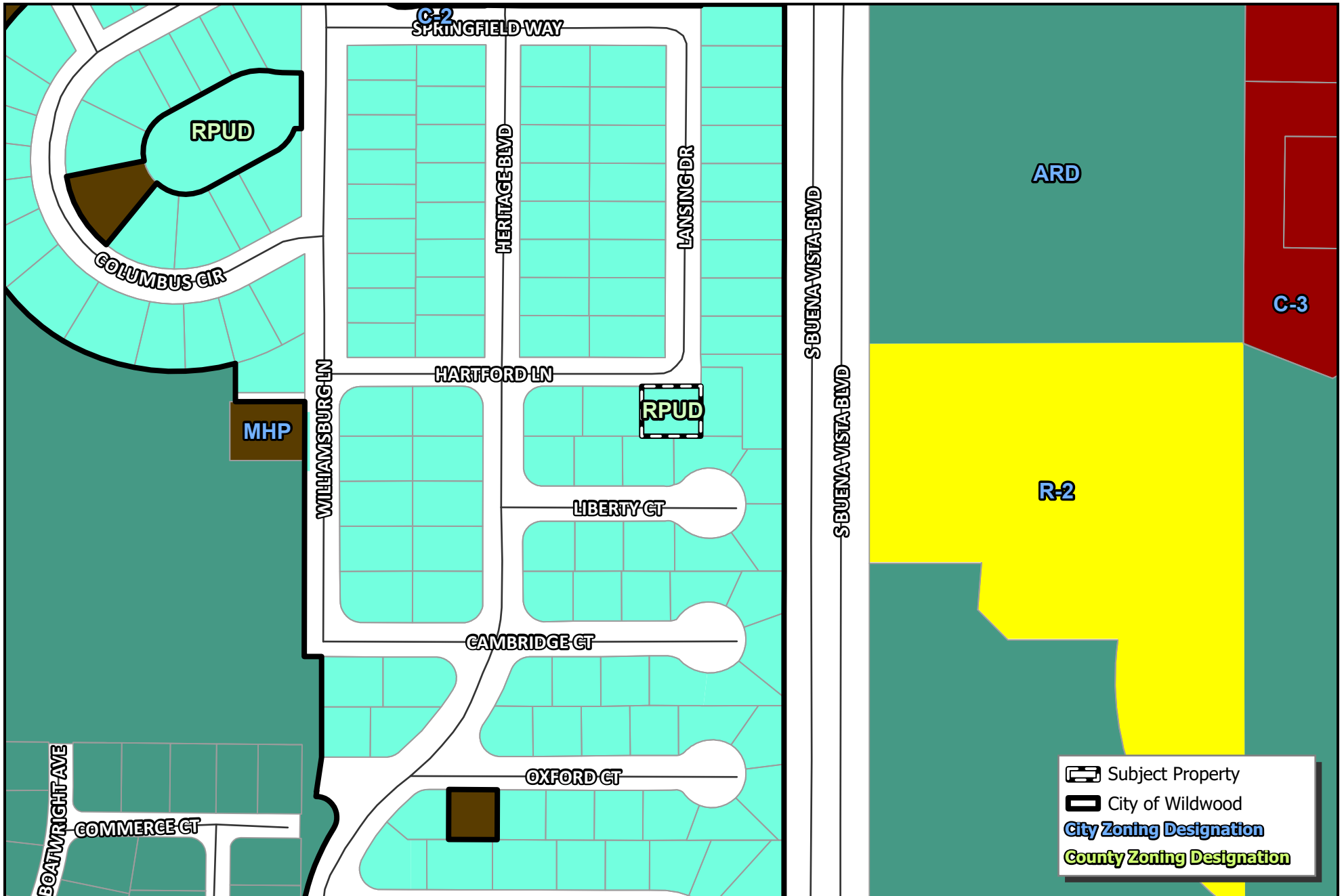


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#A25-4473
5229 HARTFORD LN
 PARCEL G16EC002

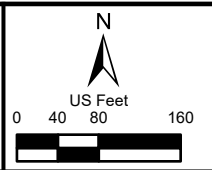
MAP 1B
LOCATION
MAP
JAN 2026



Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation

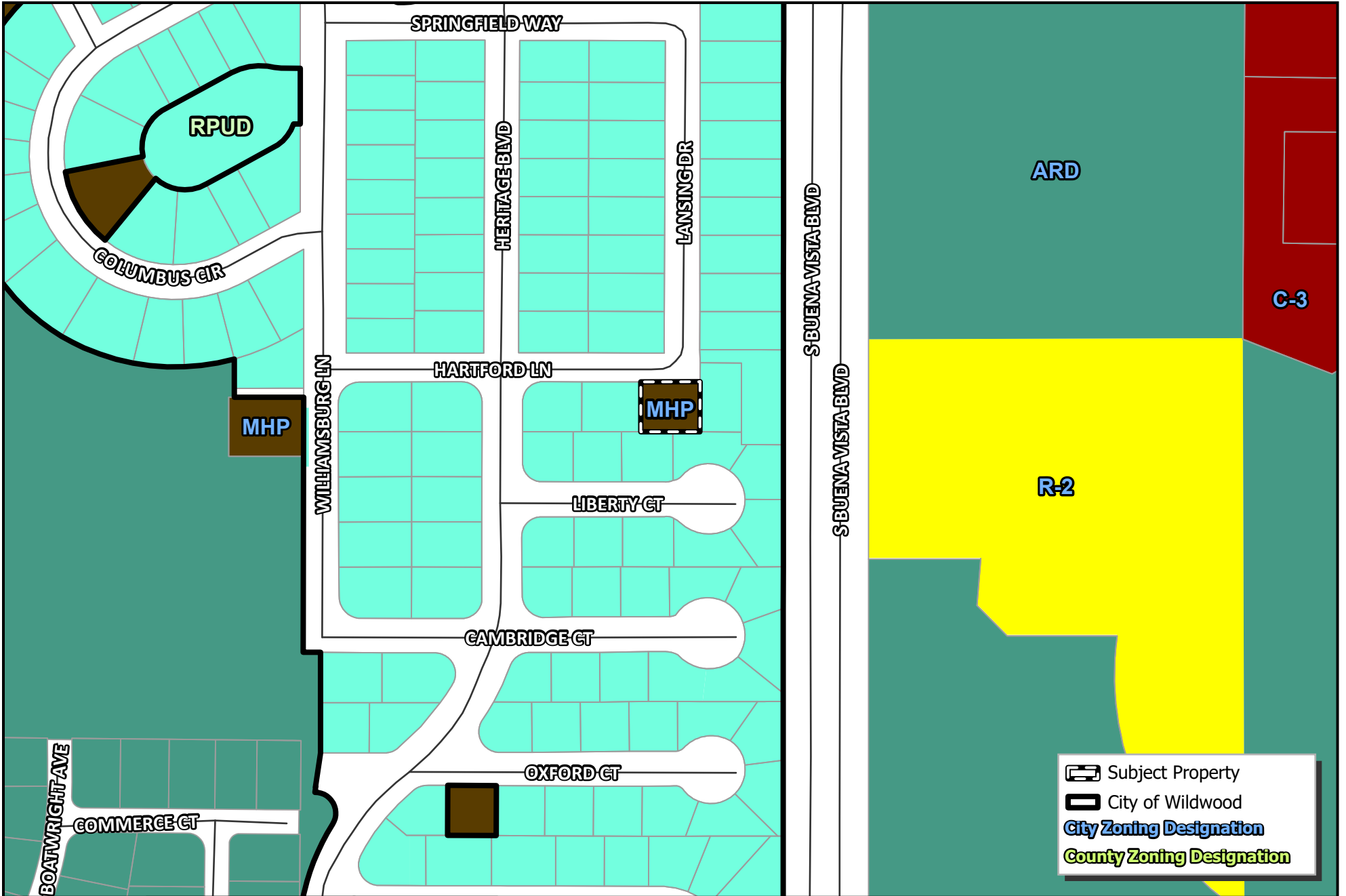


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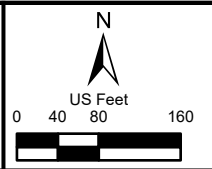


#A25-4473
5229 HARTFORD LN
 PARCEL G16EC002

MAP 3A
EXISTING ZONING
JAN 2026



CITY OF WILDWOOD
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 Wildwood, FL 34785
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#A25-4473
5229 HARTFORD LN
 PARCEL G16EC002

MAP 3B
PROPOSED ZONING
JAN 2026



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: O2026-3

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

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

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

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

The case below was heard on Tuesday, February 3, 2026, by the Special Magistrate. The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) on 0.14 acres MOL. The subject property is generally located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.

Case Number: A25-4473 – RZ – 5229 Hartford Lane

Applicant(s): John T. and Kathleen M. Collins

Owner(s): John T. and Kathleen M. Collins

Parcel(s): G16EC002

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.

recommends other: _____

Dated: February 3, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

The following parcel has been submitted for a small-scale comprehensive plan and rezoning application for the city land use and zoning of Mobile Home Park (MHP).

5229 Hartford Lane (G16EC002)

The parcel currently has one manufactured home. This produces up to 10 trips per day, all within a platted subdivision. Applicant would like to request a TIA exemption.

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
01/15/2026

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 25-4569 - CP - VinSun

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4569 - VinSun
Ordinance Number	O2026-4
Owner/Applicant	Bryan Hoang
Property Location	The property is generally located at the southeast corner of the intersection of US 301 and E C 466.
Parcel Number	D17-042

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by rezoning request 25-4570 (Ordinance O2026-5).

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

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

The applicant is proposing a small-scale comprehensive plan amendment to amend the commercial land use in the County to Commercial within the City. Justification has been presented to the city to support the proposed amendment, with the surrounding parcels on the FLUM depicting primarily commercial land use designations within the City and County, with some mixed-use land use to the south of the property and on the west side of US 301. The applicant is not proposing a new development at this time. The annexation and change of land use for the parcel will facilitate the applicant's ability to continue the temporary sale of fireworks on the property. The property is currently vacant aside from a billboard, and temporary uses such as a food truck and occasionally a fireworks sales tent. There are additional parcels to the south and west that are commercial and would complement Policy 1.2.8 of the 2050 comprehensive plan, which requires that the city contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities, especially along commercial corridors.

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

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan will allow for a maximum intensity of point five (0.50) FAR or seventy-five percent (75%) impervious surface ratio (ISR), whichever is less, on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1. The proposed amendment will conform with Policy 1.2.1. as utilities are available to the subject parcel, and should any development occur, connection will be required. Additionally, the property would follow Policy 1.2.8.i., which states that the city shall direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl. The maximum FAR for the development is 12,196.8 square feet.

Lastly, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. Application A25-4570 is also being processed to amend the parcel's zoning from Heavy Commercial in Sumter County to C-3 in the City. The proposed amendment is consistent with the FLUM and conforms with the 2050 Comprehensive Plan as it brings the newly annexed parcel into compliance.

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

The amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern. Abiding by Policy 1.2.8.i., as it maintains compatibility with adjacent land uses and provides interconnectivity, maximizing the use of existing and future public facilities and services.

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

The applicant will not need to provide an environmental study, as the parcel does not have any native vegetation and is surrounded by development on all sides. There are no plans for developing the parcel at this time. However, should the parcel be developed in the future, all landscape buffer requirements will have to be met. It's expected that the proposed amendment will not have an adverse effect on environmentally sensitive systems, since there are no wetlands nor special flood hazard areas found on the property. Tree mitigation will not be required as there are no existing trees on the subject property.

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

Transportation: The site is currently accessed via CR 107; additional access points are not proposed at this time. On November 26, 2025, Sumter County Public Works accepted the exemption from the traffic impact analysis for this proposal. No additional traffic impacts will be generated by the comprehensive plan amendment and rezoning applications as the site's use will remain the same.

Potable Water & Sewer: The subject property is within the utility service area according to the 2024 Utility Master Plan, and utilities are currently available. Should anything be developed on the property, connection to utilities will be required.

Schools: There is no expected generation of school-age children.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2026-4.

DATED: 2/12/2026

A handwritten signature in black ink, appearing to read 'MP', is positioned above the typed name.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2026-4

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

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

Parcel D17-042
Bryan Hoang as Trustee(s) of the Bryan Hoang Trust
Acres +/- 0.56

LEGAL DESCRIPTION:

BEG 85 FT N OF NW COR INTERSECTION MAIN ST & SECOND ST RUN N 170 FT TO SW COR INTERSECTION 2ND ST&SR 466 W 111 FT S 4DEG 22 MIN 40 SEC W 65.5 FT S 104.7 FT E 116 FT TO POB & BEG 111 FT W OF SW COR INTERSECTION 2ND ST & SR 466 RUN S 4 DEG 22 MIN 40 SEC W 65.5 FT W 109.21 FT TO E R/W HWY 301 N 0 DEG 34 MIN 20 SEC E ALONG E R/W 301 TO S R/W SR 466 E TO POB IN TOWN OF OXFORD BEING IN SECTIONS 17 & 18 TOWNSHIP 18 S RANGE 23 E LESS HWY 301 R/W LESS THE N 25 FT THEREOF AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB LESS ANY PORTION LYING WITHIN THE FOLLOWING DESC: AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB

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

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect 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 _____, 2026, 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: _____

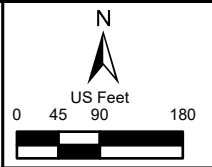
Approved as to form:

City Attorney

EXHIBIT A

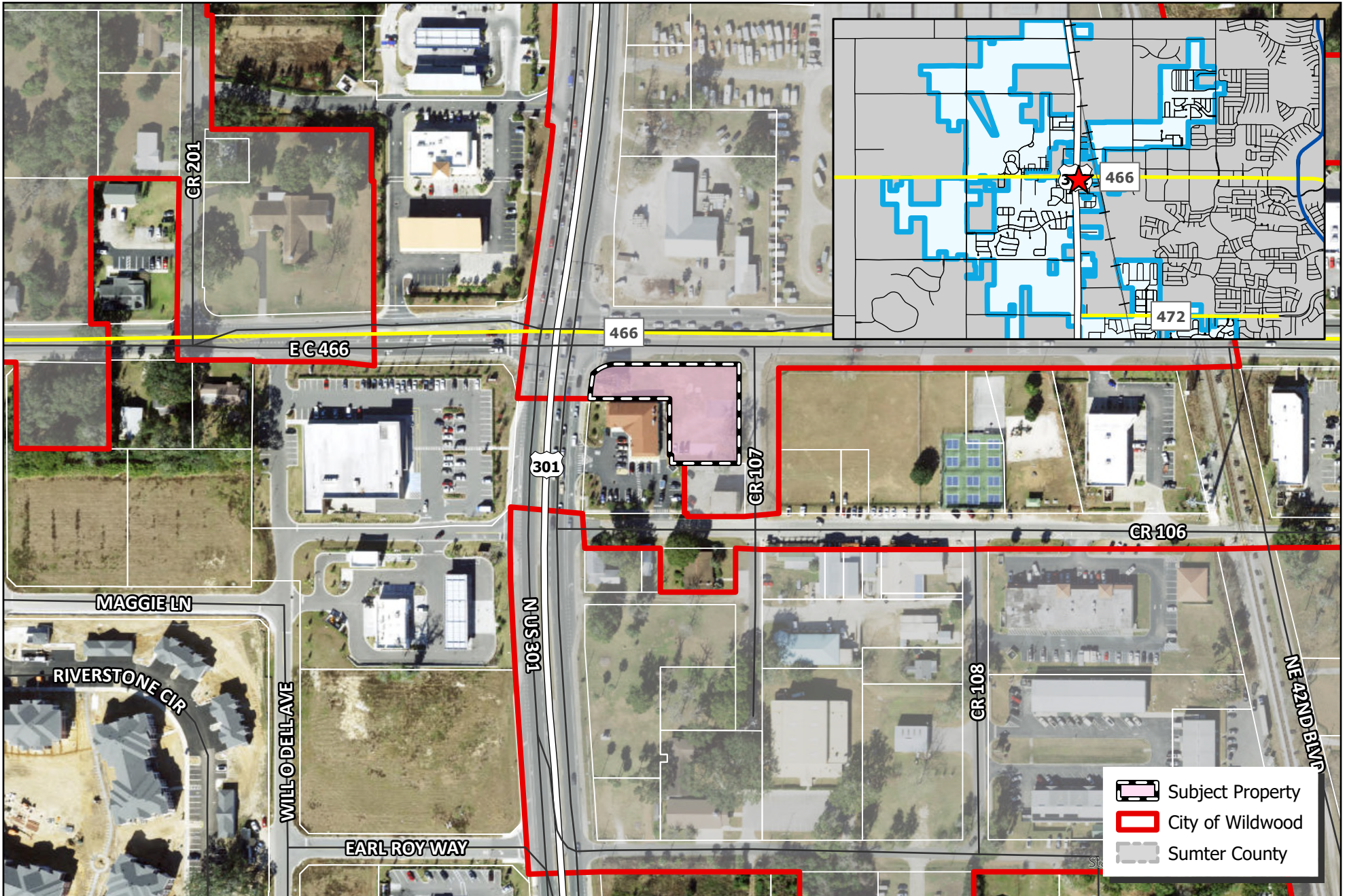


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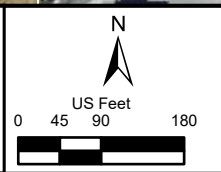


#A25-4569
VINSUN
 PARCEL D17-042

MAP 1A
LOCATION
MAP
NOV 2025

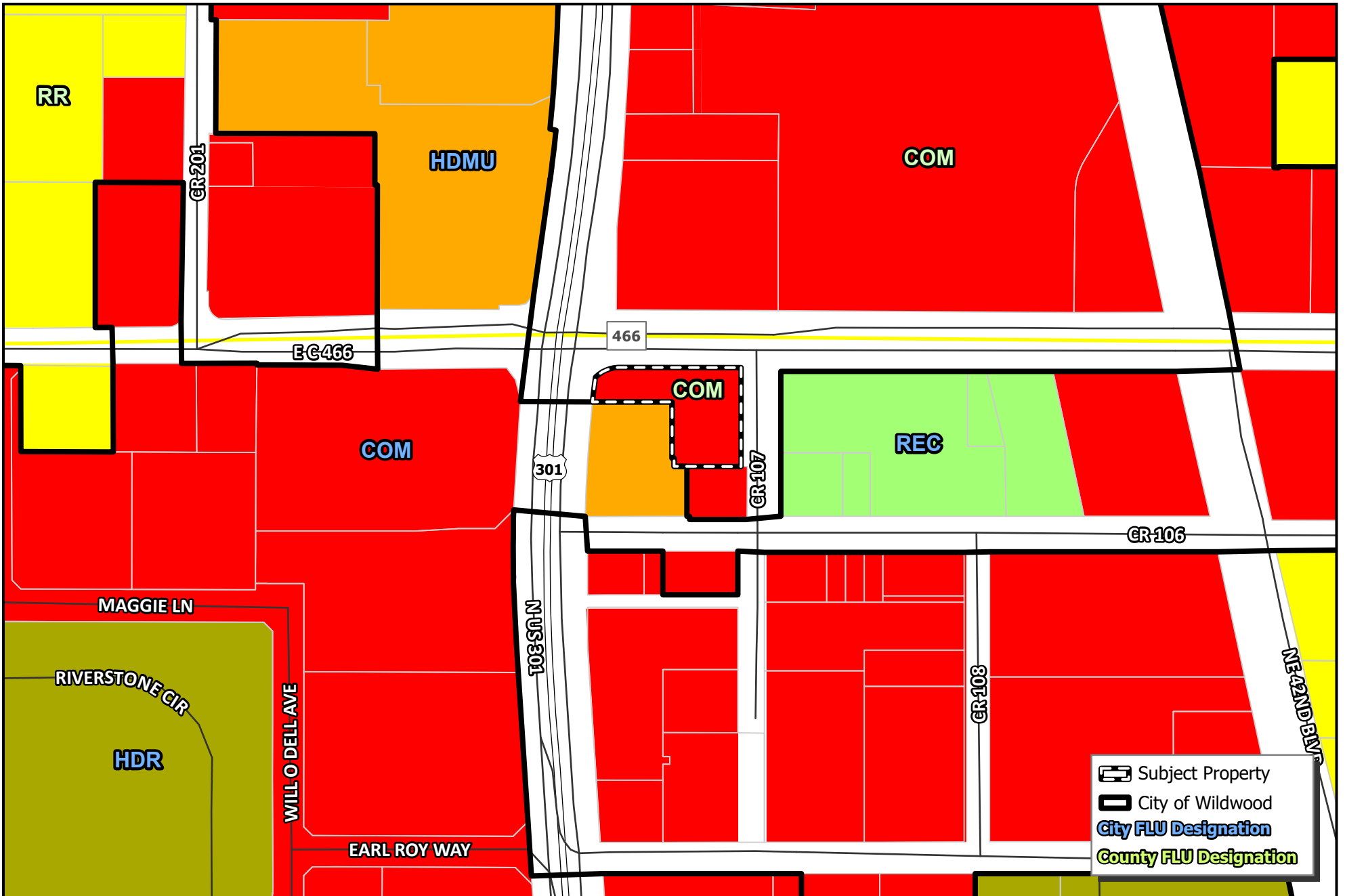




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#A25-4569
VINSUN
 PARCEL D17-042

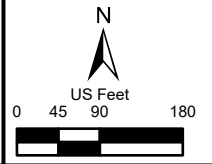
MAP 1B
LOCATION
MAP
NOV 2025



-  Subject Property
-  City of Wildwood
- City FLU Designation**
- County FLU Designation**

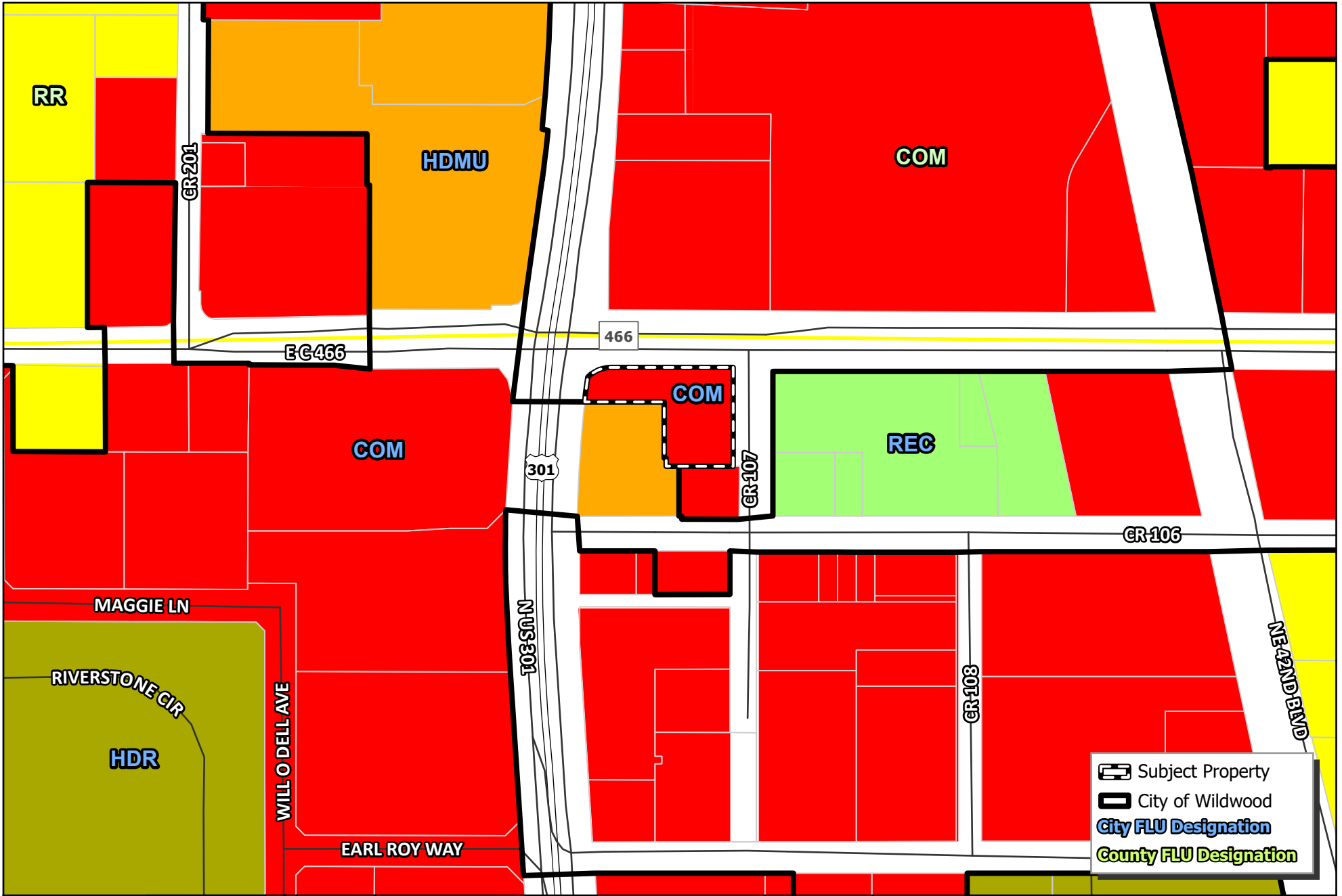


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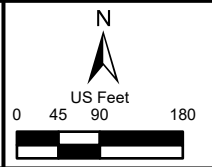


#A25-4569
VINSUN
 PARCEL D17-042

MAP 2A
EXISTING
LAND USE
NOV 2025



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 Wildwood, FL 34785
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 www.wildwood-fl.gov



#A25-4569
VINSUN
 PARCEL D17-042

MAP 2B
 PROPOSED
 LAND USE
 JAN 2026



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: O2026-4

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

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

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

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

The case below was heard on Tuesday, February 3, 2026, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial (Sumter County) to Commercial (City) on 0.56 acres MOL. The subject property is generally located at the southeast corner of the intersection of US 301 and E C 466.

Case Number: A25-4569 – CP – VinSun

Applicant(s): Bryan Hoang

Owner(s): Bryan Hoang

Parcel(s): D17-042

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: February 3, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 25-4570 - RZ - VinSun

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4570 - VinSun
Ordinance Number	O2026-5
Owner/Applicant	Bryan Hoang
Property Location	The property is generally located at the southeast corner of the intersection of US 301 and E C 466.
Parcel Number	D17-042

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CH (Sumter County) to C-3 (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4569 (Ordinance O2026-4).

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

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

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

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

The land use pattern of the surrounding area is commercial in nature due to the US 301 and E C 466 Commercial corridors. The proposed C-3 zoning designation will serve to provide products and services needed for surrounding existing residential neighborhoods.

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

Schools: There is no expected generation of school-age children.

Potable Water & Sewer: The subject property is within the utility service area according to the 2024 Utility Master Plan, and utilities are currently available. Should anything be developed on the property, connection to utilities will be required.

Streets: The site is currently accessed via CR 107; additional access points are not proposed at this time. On November 26, 2025, Sumter County Public Works accepted the exemption from the traffic impact analysis for this proposal. No additional traffic impacts will be generated by the comprehensive plan amendment and rezoning applications as the site's use will remain the same.

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

The site occasionally accommodates a temporary sales tent that requires a separate permit, typically issued by Sumter County. Due to the property's location within the Joint Planning Area, the County referred the property owner to the City for annexation. Any future temporary use permits will be issued by the City.

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

The site will continue to operate with the occasional temporary sales tent; no new development is proposed at this time. Therefore, no increase in traffic is anticipated, and the project will not result in any detriment to public safety. Sumter County's Public Works has provided an approved exemption for this project, but should any development occur on the parcel, a new Traffic Impact Analysis will be required.

(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: E C 466 (ROW)
SOUTH: 466/301 Mixed Use (City)
EAST: CR 107(ROW)
WEST: N US 301 (ROW)

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

The applicant seeks approval for Ordinance O2026-5, subject to the approval of O2026-4, which establishes a future land use appropriate for the proposed zoning.

DATED: 2/12/2026



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2026-5

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

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

Parcel D17-042
Bryan Hoang as Trustee(s) of the Bryan Hoang Trust
Acres +/- 0.56

LEGAL DESCRIPTION:

BEG 85 FT N OF NW COR INTERSECTION MAIN ST & SECOND ST RUN N 170 FT TO SW COR INTERSECTION 2ND ST&SR 466 W 111 FT S 4DEG 22 MIN 40 SEC W 65.5 FT S 104.7 FT E 116 FT TO POB & BEG 111 FT W OF SW COR INTERSECTION 2ND ST & SR 466 RUN S 4 DEG 22 MIN 40 SEC W 65.5 FT W 109.21 FT TO E R/W HWY 301 N 0 DEG 34 MIN 20 SEC E ALONG E R/W 301 TO S R/W SR 466 E TO POB IN TOWN OF OXFORD BEING IN SECTIONS 17 & 18 TOWNSHIP 18 S RANGE 23 E LESS HWY 301 R/W LESS THE N 25 FT THEREOF AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB LESS ANY PORTION LYING WITHIN THE FOLLOWING DESC: AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB

This property is to be reclassified from CH (Sumter County) to C-3 (City of Wildwood).

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect 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 _____, 2026, 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: _____

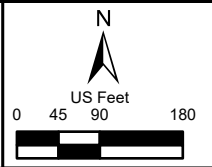
Approved as to form:

City Attorney

EXHIBIT A

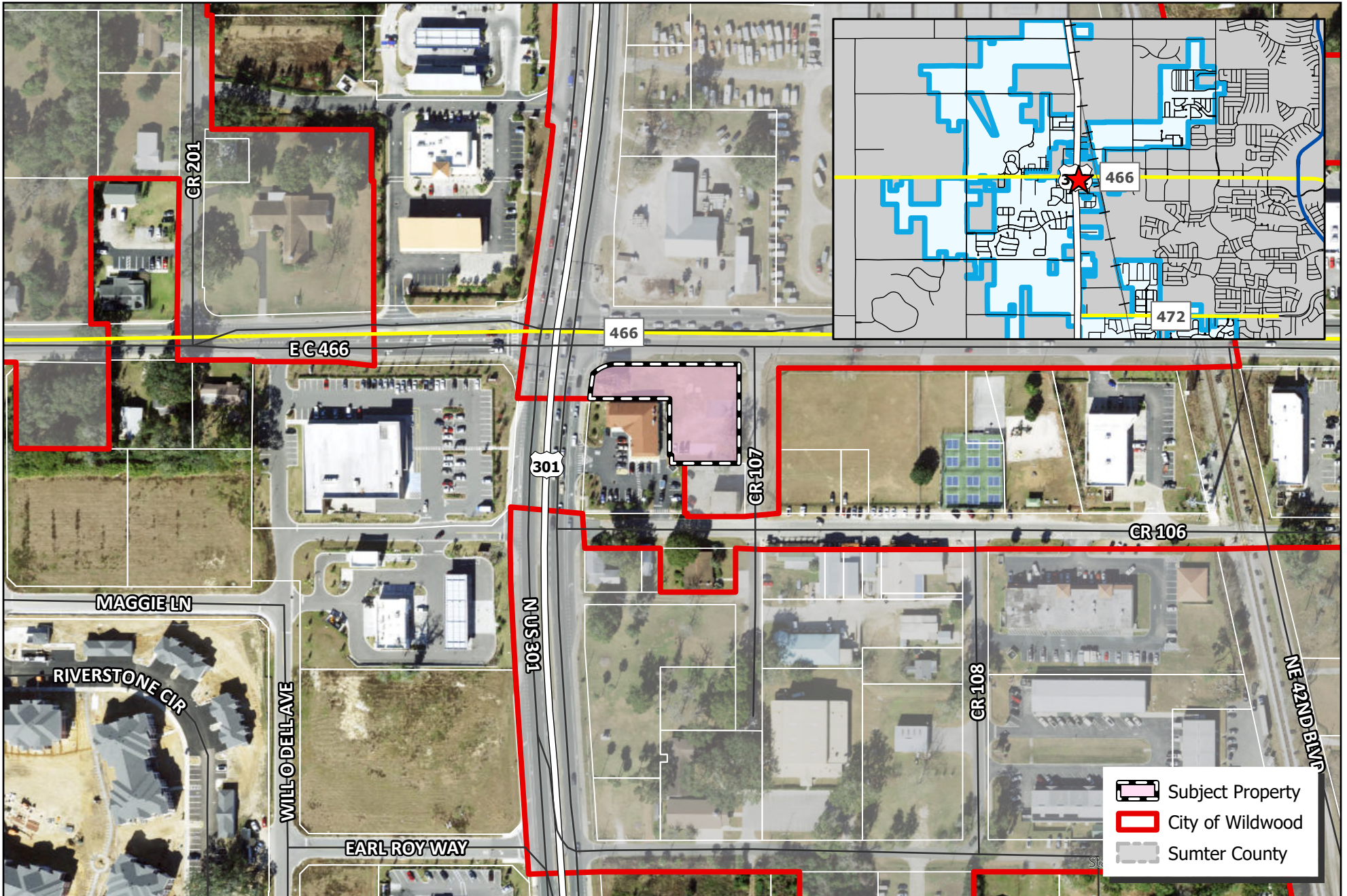


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

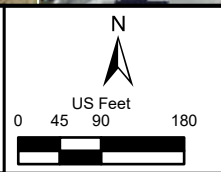


#A25-4570
VINSUN
 PARCEL D17-042

MAP 1A
LOCATION
MAP
NOV 2025

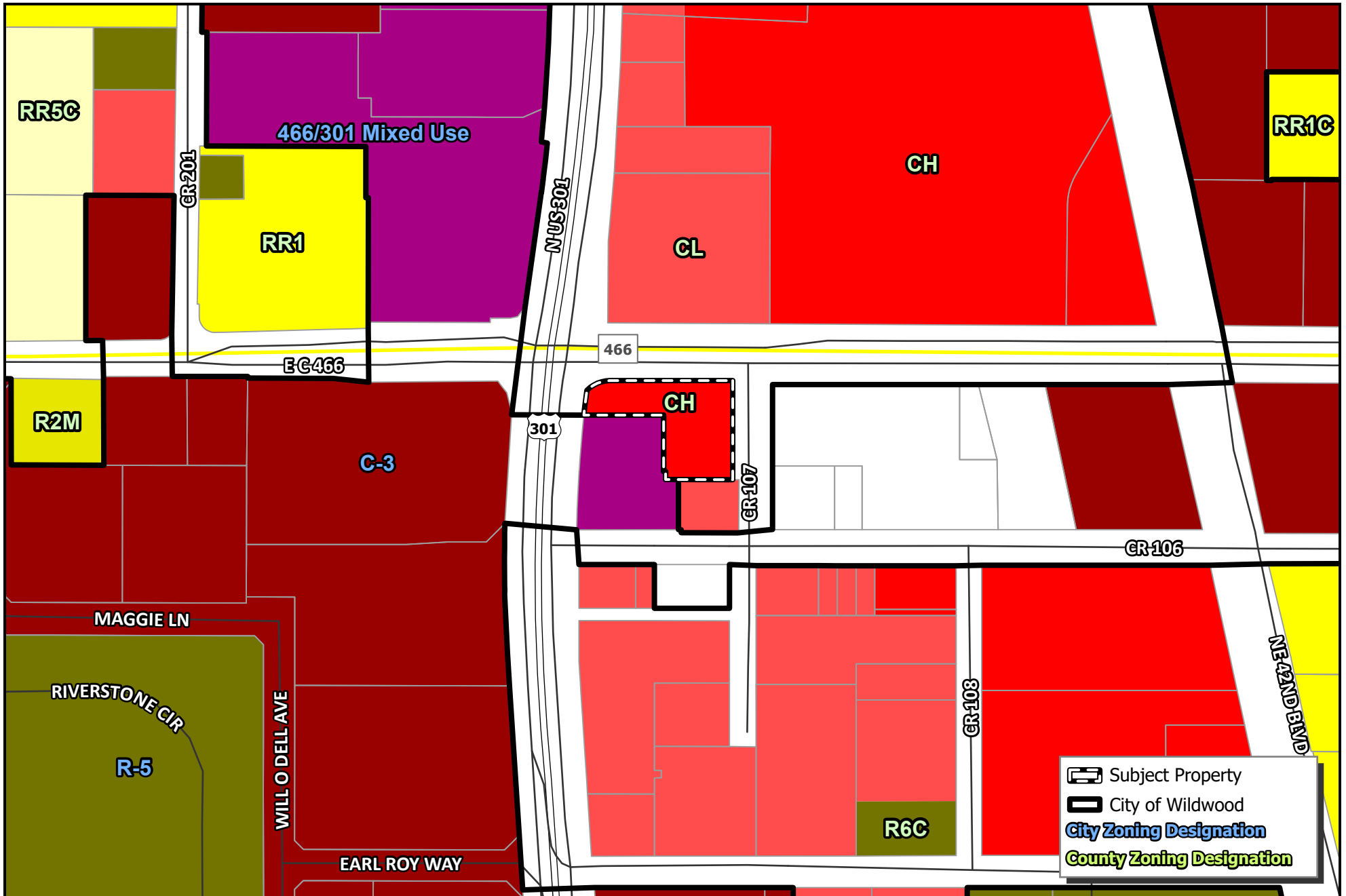


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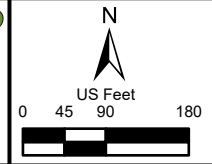
MAP 1B
LOCATION
MAP
NOV 2025



Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation

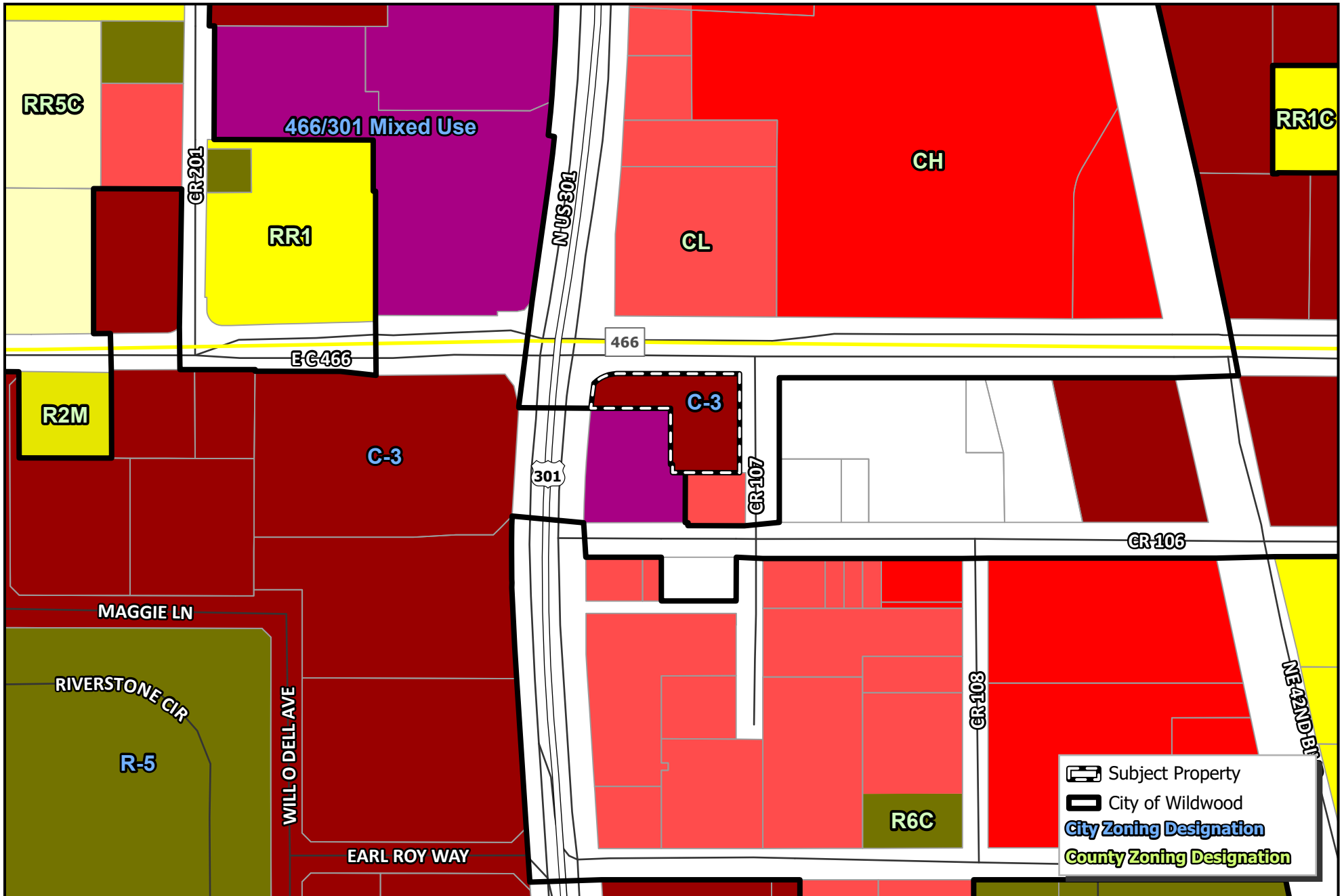






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#A25-4570
VINSUN
 PARCEL D17-042

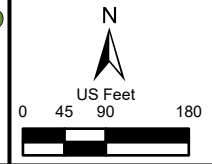
MAP 3A
EXISTING ZONING
JAN 2026



 Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation



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



#A25-4570
VINSUN
 PARCEL D17-042

MAP 3B
PROPOSED ZONING
JAN 2026



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: O2026-5

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

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

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

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

The case below was heard on Tuesday, February 3, 2026, 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 CH (Sumter County) to C-3 (City) on 0.56 acres MOL. The subject property is generally located at the southeast corner of the intersection of US 301 and E C 466.

Case Number: A25-4570 – RZ – VinSun

Applicant(s): Bryan Hoang

Owner(s): Bryan Hoang

Parcel(s): D17-042

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.

recommends other: _____

Dated: February 3, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Signature Drive Improvements Project Payment Application No. 6 in the Amount of \$43,038.63

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for this project is allocated to 301-541-60-6306.

HISTORY/FACTS/ISSUES:

On June 23, 2025, the City Commission approved the award of the Signature Drive Improvements Project to CW Roberts Contracting, Inc. (CWR). CWR has submitted Pay Application No. 6 in the amount of \$43,038.63 for work performed through January 31, 2026. The project is currently 99% complete and has reached substantial completion, with final completion nearing and retainage held pending closeout.

Kimley-Horn, serving as the City's consulting engineer, has reviewed the Payment Application and recommends approval.

SECTION 00622 – APPLICATION FOR PAYMENT NO.

To: City of Wildwood

Contract for: Signature Drive Improvements

For Work Accomplished through the date of: 1/31/2026

ITEM			CONTRACTOR'S Schedule of Values			Work Completed	
			Unit Price	Quantity	Amount	Quantity	Amount
See attached schedule of items.							
C.O. No.	Total				\$		\$
1	1	\$ 13,971.25	\$13,971.25	1	13,971.25	1	13,971.25
C.O. No.	2	\$ 35,124.47	\$35,154.47	1	35,154.47	1	35,154.47

Accompanying Documentation:	GROSS AMOUNT DUE	\$ 477,611.22
Schedule of Items	LESS RETAINAGE	\$ 23,798.24
	AMOUNT DUE TO DATE	\$ 66,836.87
	LESS PREVIOUS PAYMENTS	\$ 409,127.85
	AMOUNT DUE THIS APPLICATION	\$ 43,038.63

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 5 inclusive; and (2) title to all 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, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

By: _____, C.W. Roberts Contracting Inc.


Dated: 2/13/2026

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: _____, ENGINEER

Date: 02/13/2026

END OF SECTION



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

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

Reviewed By: MARIO PETROLA, P.E. Date: 2/13/26

PAY REQUEST OF CONSTRUCTION FOR

PRIME CONTRACTOR : C. W. ROBERTS CONTRACTING, INC.
ADDRESS : 3660 Harfield Rd
 TALLAHASSEE, FL 32303
 (352) 330 - 2540
TELEPHONE :
ATTENTION : STUART SAVOY
EMAIL : ssavoy@cwrccontracting.com
TELEPHONE : (850) 545-4464

PROJECT NAME : Signature Drive Improvements
OWNER : City of Wildwood
OWNER PROJECT NO. : ITB 2025-11
FINANCIAL PROJECT ID : N/A
F. A. P. NO. : N/A
ENGINEER : Kimley-Horn and Associates Inc.
ADDRESS : 1700 SE 17th St., Ste 200
 Ocala, FL 34471
 Mohammed Murad
ATTENTION :
EMAIL : mohammed.murad@kimley-horn.com
TELEPHONE : (352) 438-3000

CWR PROJECT NO. : 1512299
BEGIN PAY PERIOD : 1/1/2026
END PAY PERIOD : 1/31/2026
PAY REQUEST NO. : 6

LINE NO.	ITEM NO.	WORK ITEM DESCRIPTION	EST. QTY.	UNIT MEASURE	UNIT PRICE	SCHEDULED VALUES	QUANTITIES OF WORK COMPLETED			VALUE OF WORK COMPLETED			% COMPLETE
							PREVIOUS	THIS APP.	TO - DATE	PREVIOUS	THIS APP.	TO - DATE	
ROADWAY IMPROVEMENTS													
1	101-1	MOBILIZATION	1.000	LS	\$83,560.15	\$83,560.15	1.000		1.000	\$83,560.15	\$0.00	\$83,560.15	100.00%
1A	1A	PAYMENT AND PERFORMANCE BOND	1	LS	\$2000.00	\$2,000.00	1.000		1.000	\$2,000.00	\$0.00	\$2,000.00	100.00%
2	102-1	MAINTENANCE OF TRAFFIC	1.000	LS	\$44,850.00	\$44,850.00	1.000		1.000	\$44,850.00	\$0.00	\$44,850.00	100.00%
3	3	AS-BUILT AND LAYOUT	1.000	LS	\$16,000.00	\$16,000.00	1.000		1.000	\$16,000.00	\$0.00	\$16,000.00	100.00%
4	104-10-3	SEDIMENT BARRIER (STANDARD)	745.000	LF	\$3.70	\$2,756.50	300.000		300.000	\$1,110.00	\$0.00	\$1,110.00	40.27%
5	110-1-1	CLEARING & GRUBBING, INCLUDES TREE REMOVAL	0.140	AC	\$28,000.00	\$3,920.00	0.140		0.140	\$3,920.00	\$0.00	\$3,920.00	100.00%
6	120-1	REGULAR EXCAVATION	875.000	CY	\$17.00	\$14,875.00	875.000		875.000	\$14,875.00	\$0.00	\$14,875.00	100.00%
7	120-6	EMBANKMENT	240.000	CY	\$32.00	\$7,680.00	240.000		240.000	\$7,680.00	\$0.00	\$7,680.00	100.00%
8	160-4	TYPE 'B' STABILIZATION (LBR 40) (12")	790.000	SY	\$21.00	\$16,590.00	790.000		790.000	\$16,590.00	\$0.00	\$16,590.00	100.00%
9	285-709	OPTIONAL BASE GROUP 09 (10")	545.000	SY	\$43.00	\$23,435.00	545.000		545.000	\$23,435.00	\$0.00	\$23,435.00	100.00%
10	327-70-5	MILLING EXISTING ASPHALT PAVEMENT (2' AVG DEPTH)	1733.000	SY	\$4.10	\$7,105.30	1,733.000		1,733.000	\$7,105.30	\$0.00	\$7,105.30	100.00%
11	327-70-19	MILLING EXISTING ASPHALT PAVEMENT (3/4" AVG DEPTH)	204.000	SY	\$23.00	\$4,692.00	204.000		204.000	\$4,692.00	\$0.00	\$4,692.00	100.00%
12	334-1-53	SUPERPAVE ASPHALT (TYPE SP-12.5) PG 76-22- 3.5"	21.700	TN	\$433.00	\$9,396.10	21.700		21.700	\$9,396.10	\$0.00	\$9,396.10	100.00%
13	334-1-53	SUPERPAVE ASPHALT (TYPE SP-12.5)-PG76-22- 2"	260.700	TN	\$150.00	\$39,105.00	260.700		260.700	\$39,105.00	\$0.00	\$39,105.00	100.00%
14	337-7-25	ASPHALT CONCRETE FRICTION COURSE, INC BIT, FC-5, PG 76-22- 3/4"	13.600	TN	\$1,178.00	\$16,020.80	13.600		13.600	\$16,020.80	\$0.00	\$16,020.80	100.00%
15	425-1-521	INLETS (DT BOT) (TYPE C) (<10')	1.000	EA	\$6,101.00	\$6,101.00	1.000		1.000	\$6,101.00	\$0.00	\$6,101.00	100.00%
16	425-2-41	MANHOLE, P-7 (<10')	1.000	EA	\$4,685.00	\$4,685.00	1.000		1.000	\$4,685.00	\$0.00	\$4,685.00	100.00%
17	430-175-118	PIPE CULVERT (OPTIONAL MATERIAL) (ROUND) (18") (S/CD)	470.000	LF	\$94.00	\$44,180.00	470.000		470.000	\$44,180.00	\$0.00	\$44,180.00	100.00%
18	430-984-125	MITERED END SECTION (OPTIONAL ROUND) (18") (SD)	2.000	EA	\$2,564.00	\$5,128.00	2.000		2.000	\$5,128.00	\$0.00	\$5,128.00	100.00%
19	430-830	FILLING AND PLUGGING PIPE - PLACE OUT OF SERVICE	8.000	CY	\$753.00	\$6,024.00	8.000		8.000	\$6,024.00	\$0.00	\$6,024.00	100.00%
20	520-1-10	CONCRETE CURB & GUTTER (TYPE F)	451.000	LF	\$35.00	\$15,785.00	451.000		451.000	\$15,785.00	\$0.00	\$15,785.00	100.00%
21	527-2	DETECTABLE WARNINGS	46.000	SF	\$34.00	\$1,564.00	46.000		46.000	\$1,564.00	\$0.00	\$1,564.00	100.00%
22	570-1-2	PERFORMANCE TURF (SOD)	806.000	SY	\$8.90	\$7,173.40	806.000		806.000	\$7,173.40	\$0.00	\$7,173.40	100.00%
SIGNAL IMPROVEMENTS													
23	632-7-1	SIGNAL CABLE-NEW OR RECONSTRUCTED INTERSECTION, F&I	1.000	PI	\$1,813.00	\$1,813.00	1.000		1.000	\$1,813.00	\$0.00	\$1,813.00	100.00%
24	650-1-16	TRAFFIC SIGNAL, F&I - ALUMINUM, 4 SECTION, 1 WAY	1.000	AS	\$2,860.00	\$2,860.00	1.000		1.000	\$2,860.00	\$0.00	\$2,860.00	100.00%
25	670-5-710	TRAFFIC CONTROLLER ASSEMBLY, MODIFY ONLY - NO COMPONENTS ADDED	1.000	AS	\$3,738.00	\$3,738.00	1.000		1.000	\$3,738.00	\$0.00	\$3,738.00	100.00%
SIGNING & MARKING IMPROVEMENTS													
26	700-1-11	SINGLE POST SIGN (F&I) (GROUND MOUNT) (<12 SF)	1.000	AS	\$1,011.00	\$1,011.00	1.000		1.000	\$1,011.00	\$0.00	\$1,011.00	100.00%
27	700-1-12	SINGLE POST SIGN (F&I) (GROUND MOUNT) (12-20 SF)	1.000	AS	\$3,602.00	\$3,602.00	1.000		1.000	\$3,602.00	\$0.00	\$3,602.00	100.00%
28	700-3-101	SIGN PANEL (F&I) (GROUND MOUNT) (<12 SF)	1.000	AS	\$790.00	\$790.00	1.000		1.000	\$790.00	\$0.00	\$790.00	100.00%
29	706-1-3	RETROREFLECTIVE PAVEMENT MARKER (TYPE B)	26.000	EA	\$5.65	\$146.90	26.000		26.000	\$146.90	\$0.00	\$146.90	100.00%
30	710-90	PAINTED PAVEMENT MARKING (FINAL SURFACE)	1.000	LS	\$5,909.00	\$5,909.00	1.000		1.000	\$5,909.00	\$0.00	\$5,909.00	100.00%
31	711-11-102	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (8')	0.038	GM	\$8,522.00	\$323.84	0.000	0.038	0.038	\$0.00	\$323.84	\$323.84	100.00%
32	711-11-123	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (12") (FOR CROSSWALKS)	176.000	LF	\$4.55	\$800.80	0.000	176.000	176.000	\$0.00	\$800.80	\$800.80	100.00%
33	711-11-124	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (18") (FOR DIAGONALS AND CHEVRONS)	127.000	LF	\$6.82	\$866.14	0.000	127.000	127.000	\$0.00	\$866.14	\$866.14	100.00%
34	711-11-125	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24") (FOR STOP LINE AND CROSSWALK)	40.000	LF	\$9.10	\$364.00	0.000	40.000	40.000	\$0.00	\$364.00	\$364.00	100.00%
35	711-11-141	THERMOPLASTIC (STANDARD) (WHITE) (2-4 DOTTED GUIDELINE/6/10 GAP EXTENSION) (6')	0.030	GM	\$2,954.00	\$88.62	0.000	0.030	0.030	\$0.00	\$88.62	\$88.62	100.00%

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							PREVIOUS	THIS APP.	TO - DATE	PREVIOUS	THIS APP.	TO - DATE	
36	711-11-170	THERMOPLASTIC (STANDARD) (WHITE) (ARROW)	11.000	EA	\$114.00	\$1,254.00	0.000	11.000	11.000	\$0.00	\$1,254.00	\$1,254.00	100.00%
37	711-14-125	THERMOPLASTIC (PREFORMED) (WHITE) (SOLID) (24" FOR CROSSWALK)	121.000	LF	\$18.20	\$2,202.20	0.000	121.000	121.000	\$0.00	\$2,202.20	\$2,202.20	100.00%
38	711-16-101	THERMOPLASTIC (STANDARD-OTHER SURFACES) (WHITE) (SOLID) (6')	0.257	GM	\$9,462.00	\$2,431.73	0.000	0.257	0.257	\$0.00	\$2,431.73	\$2,431.73	100.00%
39	711-16-201	THERMOPLASTIC (STANDARD-OTHER SURFACES) (YELLOW) (SOLID) (6')	0.195	GM	\$9,477.00	\$1,848.02	0.000	0.195	0.195	\$0.00	\$1,848.02	\$1,848.02	100.00%
40	40	NEW VALVE BOX, F&I	1.000	AS	\$477.00	\$477.00	1.000		1.000	\$477.00	\$0.00	\$477.00	100.00%
41	41	ADJUST WATER MAIN	1.000	LS	\$15,363.00	\$15,363.00	1.000		1.000	\$15,363.00	\$0.00	\$15,363.00	100.00%
42	42					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
43	43					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
44	44					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
45	45					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
46	46					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
47	47					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
48	48					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
CONTRACT AMOUNT						\$428,515.50				\$416,689.66	\$10,179.35	\$426,869.01	
INITIAL CONTINGENCY													
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
INITIAL CONTINGENCY TOTAL						\$0.00				\$0.00	\$0.00	\$0.00	
FUEL AND BITUMINOUS ADJUSTMENTS													
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
FUEL AND BITUMINOUS ADJUSTMENTS TOTAL						\$0.00				\$0.00	\$0.00	\$0.00	
Change Orders													
41.1	41	ADJUST WATER MAIN (WORK NOT NEEDED)	-1.000	LS	\$15,363.00	(\$15,363.00)	(1.000)		(1.000)	(\$15,363.00)	\$0.00	(\$15,363.00)	100.00%
C/O #01		UTILITY DELAY	1.000	LS	\$29,334.25	\$29,334.25	1.000		1.000	\$29,334.25	\$0.00	\$29,334.25	100.00%
C/O #2		C/O #2 Fill Dirt Purchase, Haul & Install (T & M)	1.000	LS	\$8,487.27	\$8,487.27	0.000	1.000	1.000	\$0.00	\$8,487.27	\$8,487.27	100.00%
13.1	334-1-53	C/O #2 - OVERRUN - SUPERPAVE ASPHALT (TYPE SP-12.5)- PG76-22- 2"	70.450	TN	\$150.00	\$10,567.50	0.000	70.450	70.450	\$0.00	\$10,567.50	\$10,567.50	100.00%
21.1	527-2	C/O #2 - OVERRUN - Detectable Warning (ADA MAT)	11.250	Sq Ft.	\$34.00	\$382.50	0.000	11.250	11.250	\$0.00	\$382.50	\$382.50	100.00%
20.1	520-1-10	C/O #2 - OVERRUN - CONCRETE CURB & GUTTER (TYPE D) (REMOVE & REPLACE)	60.000	LF	\$35.00	\$2,100.00	0.000	60.000	60.000	\$0.00	\$2,100.00	\$2,100.00	100.00%
22.1	570-1-2	C/O #2 - OVERRUN - PERFORMANCE TURF (SOD)	1434.000	SY	\$8.90	\$12,762.60	0.000	1,434.000	1,434.000	\$0.00	\$12,762.60	\$12,762.60	100.00%
14.1	337-7-25	C/O #2 - OVERRUN-ASPHALT CONCRETE FRICTION COURSE, INC BIT, FC-5, PG 76-22- 3/4"	0.700	TN	\$1,178.00	\$824.60	0.000	0.700	0.700	\$0.00	\$824.60	\$824.60	100.00%
						\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
						\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
						\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
CHANGE ORDERS TOTAL						\$49,095.72				\$13,971.25	\$35,124.47	\$49,095.72	
PRESENT CONTRACT AMOUNT						\$477,611.22				\$430,660.91	\$45,303.82	\$475,964.73	99.66%

ORIGINAL CONTRACT AMOUNT :	\$428,515.50
CHANGE ORDERS (), (), () :	\$49,095.72
FUEL & BIT ADJUSTMENTS :	\$0.00
PRESENT CONTRACT AMOUNT :	\$477,611.22
EARNINGS TO - DATE :	\$45,303.82
LESS RETAINAGE :	(\$2,265.19)
LESS PREVIOUS AMOUNT PAID :	(\$409,127.85)
NET DUE THIS REQUEST :	\$43,038.63

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Oak Grove Village Drainage Improvements Pay Application No. 4 in the Amount of \$103,854.00

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for this project is allocated from 301-541-60-6303.

HISTORY/FACTS/ISSUES:

The Oak Grove Village Drainage Improvements Project was approved by the City Commission and awarded to DB Civil Construction, LLC, on February 13, 2025. DB Civil Construction has submitted Payment Application No. 4 in the amount of \$103,854.00 for work performed through January 31, 2026. Work during this period included installing road base and black base, yard and LS piping, drainage structures, and a new drain pipe. The project is currently approximately 82% complete.

Kimley-Horn, the City's consulting engineer, has reviewed the Payment Application and recommends approval.

**APPLICATION FOR PAYMENT
CONTRACTOR**

CITY OF WILDWOOD



- 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 completed at the job site, information that pertains to the fabrication processes or to technique of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: LAUREN.KENT Date: 2/3/26

Contractor

Is this Application for Payment a progress payment or final payment? <input checked="" type="checkbox"/> Monthly Progress Payment <input type="checkbox"/> Final Application for Payment			Brief Description of Completed Work		
Enter GRANT Number here (if applicable):			Installation of road base & black base. Yard and LS piping, drainage structures and new drain pipe		
Bid/RFP/RFQ No.:		Project Name:			
CONTRACTOR NAME:		Contract/Agreement No.:			
CONTRACTOR ADDRESS:		Purchase Order/Change Order No.:			
CONTRACTOR TAX ID #		Invoice/Application Date:			
CONTRACTOR ADDRESS:		Invoice/Application No.:			
CONTRACTOR TAX ID #		Period From/To:			
CONTRACTOR'S APPLICATION FOR PAYMENT					
Application is made for payment, as shown below, in connection with the above referenced Contract/Agreement.			The undersigned Contractor certifies that Contractor has checked and verified this Application for Payment for this period, and that it is a true and correct statement of all work performed, and/or any and all material and equipment supplied by the Contractor; that all Work, materials and equipment included in this Application for Payment has been performed and/or supplied in full accordance with the Contract Documents and/or duly authorized deviations, substitutions or alterations and/or additions; that all terms of this Application for Payment have been authenticated and approved by the authorized undersigned representative of the Contractor and the Current Payment shown herein is now due.		
1.0	ORIGINAL CONTRACT PRICE.....	\$529,890.00			
2.0	NET CHANGE BY CHANGE ORDERS.....	\$18,900.00			
3.0	CONTRACT SUM TO DATE (Lines 1 + 2).....	\$548,790.00			
4.0	TOTAL PREVIOUS AMOUNT BILLED.....	\$ 432,670.00			
5.0	WORK COMPLETED THIS PERIOD.....	\$109,320.00			
5.1	STORED MATERIAL THIS PERIOD.....				
	<small>NOTE: Pre-approval required for Line Item 5.1, see Payment Procedure for additional requirements.</small>				
6.0	TOTAL GROSS EARNED.....	\$ 541,990.00			
7.0	RETAINAGE:				
	5% of Completed Work	\$27,099.50			
8.0	TOTAL EARNED LESS RETAINAGE.....	\$514,890.50			
	<small>(Lines 6.0 minus Line 7.0)</small>				
9.0	LESS PREVIOUS PAYMENTS.....	\$411,036.50			
	<small>(Line 8 from prior Application for Payment)</small>				
10.0	CURRENT PAYMENT DUE.....	\$103,854.00			
			Contractor Authorized Representative Signature		
			Date: 2/2/2026		
			Print Name John Robbins Title: Project Manager		
For County Use Only - DO NOT WRITE BELOW THIS LINE					
			County Department :		
			County Department Address:		
			PM Initials County Authorized Representative Signature		
			County Authorized Representative Printed Name		
2.0	CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS		
2.1				Cost Code:	
2.2				Cost Code:	
2.3				Cost Code:	
2.4				Cost Code:	
2.5				Cost Code:	
FAILURE TO FULLY COMPLETE THIS FORM MAY JEOPARDIZE TIMELY PAYMENT. IF THIS APPLICATION FOR PAYMENT IS A FINAL INVOICE FOR THE NAMED PROJECT INCLUDE CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN.				PO#:	
				Misc. Codes:	
					For Finance Use

CONTRACTOR NAME:		DB Civil Construction, LLC			Project Name:		Oak Grove Village Drainage		
SCHEDULE OF VALUES					Contract/Agreement No.:				
					Purchase Order/Change Order No.:		25-00800		
					Invoice/Application Date:		2-Feb-26		
					Invoice/Application No.:		4		
A	B	C	D		E	F	G	H	I
Pay Item	Description of Work	Scheduled Value	Work Complete		Materials Presently Stored <i>(Not in D or E)</i>	Total Completed and Stored to Date (D + E +F)	% Complete	Balance to Finish (C - G)	
			From Previous Application for Payment	This Period					
1.0	MOBILIZATION	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100%	\$ -	
2.0	MAINTENECE OF TRAFFIC	\$ 4,000.00	\$ 4,000.00			\$ 4,000.00	100%	\$ -	
3.0	EROSION CONTROL	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	100%	\$ -	
4.0	RESTORATION, COMPLETE	\$ 8,000.00	\$ 4,000.00	\$ 3,200.00		\$ 7,200.00	90%	\$ 800.00	
5.0	PROFESSIONAL SITE VIDEO (Pre & Post CONSTRUCTION)	\$ 700.00	\$ 350.00	\$ 350.00		\$ 700.00	100%	\$ -	
6.0	STORMWATER LIFT STATION, COMPLETE (INCLUDING HANDLING, TRANSPORTATION, AND INSTALLATION OF ALL CITY SUPPLIED EQUIPMENT AND MATERIALS AS SPECIFIED BY THE CONTRACT PLANS)	\$ 286,500.00	\$ 257,750.00	\$ 28,750.00		\$ 286,500.00	100%	\$ -	
7.0	MILLING EXISTING ASPHALT PAVEMENT, 1 1/2" AVG DEPTH	\$ 39,950.00	\$ 39,950.00			\$ 39,950.00	100%	\$ -	
8.0	CONCRETE DRIVEWAY AND PADS, 6" THICK	\$ 19,000.00	\$ -	\$ 19,000.00		\$ 19,000.00	100%	\$ -	
9.0	TURNOUT CONSTRUCTION- ASPHALT/DRIVEWAY BASE-ASPHALT MATERIAL	\$ 24,000.00	\$ 6,000.00	\$ 12,000.00		\$ 18,000.00	75%	\$ 6,000.00	
10.0	POWER POLE, RELOCATE	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	100%	\$ -	
11.0	EXISTING STORM STRUCTURE REMOVAL	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	100%	\$ -	
12.0	20' DOUBLE SWING GATE	\$ 4,000.00	\$ -	\$ 4,000.00		\$ 4,000.00	100%	\$ -	
13.0	TYPE "V" STORMWATER INLET	\$ 18,000.00	\$ 18,000.00			\$ 18,000.00	100%	\$ -	
14.0	TYPE "C" STORMWATER INLET	\$ 16,000.00	\$ 16,000.00			\$ 16,000.00	100%	\$ -	
15.0	6' BARBED WIRE BLACK COATED CHAIN LINK FENCE	\$ 12,120.00	\$ -	\$ 12,120.00		\$ 12,120.00	100%	\$ -	
16.0	STORM PIPE, REMOVAL (8" PVC)	\$ 3,920.00	\$ 3,920.00			\$ 3,920.00	100%	\$ -	
17.0	6" C900 DR-18 PVC FORCE MAIN BY OPEN CUT	\$ 5,400.00	\$ 5,400.00			\$ 5,400.00	100%	\$ -	
18.0	18" DRAINAGE PIPE	\$ 23,800.00	\$ 23,800.00			\$ 23,800.00	100%	\$ -	
19.0	CONNECT TO EXISTING 6" STORM FORCE MAIN	\$ 3,500.00	\$ -	\$ 3,500.00		\$ 3,500.00	100%	\$ -	
20.0	REMOVE AND CAP FORCE MAIN PIPE	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 7,500.00	100%	\$ -	
21.0	PAYMENT AND PERFORMANCE BOND	\$ 5,500.00	\$ 5,500.00			\$ 5,500.00	100%	\$ -	
	ORIGINAL CONTRACT =>	\$ 529,890.00	\$ 432,670.00	\$ 90,420.00	\$ -	\$ 523,090.00			
	CHANGE ORDER NO.1								
1.0	Rock Excavation	\$ 18,900.00		\$ 18,900.00		\$ 18,900.00	100%	\$ -	
	CHANGE ORDER SUBTOTAL	\$ 18,900.00	\$ -	\$ 18,900.00	\$ -	\$ 18,900.00			
	TOTAL:	\$ 548,790.00	\$ 432,670.00	\$ 109,320.00	\$ -	\$ 541,990.00	\$ -	\$ 6,800.00	

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project Change Order No. 16 in the Amount of \$74,444.40

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-572-60-6302.

HISTORY/FACTS/ISSUES:

On February 13, 2025, the City Commission approved the award of the Millennium Park Phase 1 & 2 Project to Kingdom Construction. As discussed during a recent workshop with the City Commission, staff requested the addition of a resinous wall coating system for the racquetball courts to improve durability, reduce maintenance, and better withstand long-term outdoor use. Kingdom Construction has submitted Change Order No. 16, in the amount of \$74,444.40, for the resinous coating installation. This change does not impact the project schedule.

CPH, the Engineer of Record, has reviewed Change Order No. 16 and recommends approval.



500 West Fulton Street
 Sanford, FL 32771
 Phone: 407.322.6841
 Fax: 407.330.0639

February 11, 2026

Change Order Narrative
 Millennium Park – Phase 1 & 2
 Owner: City of Wildwood
 Contractor: Kingdom Construction
 Consultant: CPH Consulting, LLC.

RE: Change Order #16 (Revised) – Racquetball Court Resinous Coating

To whom it may concern;

This narrative is to provide a detailed review of Change Order #16, as provided Kingdom Construction and attached herewith.

Reason

During the design development process for Millennium Park, CPH was asked to include a set of racquetball courts in the location of what was previously an outdoor basketball court. The courts were requested to meet standard high school level requirements. The racquetball courts were dimensioned per competitive regulatory standards and the American Sports Builders Association. The design from the bid process calls for the lowest cost option, with reinforced concrete floors and flush joint CMU walls. However, the higher-level, competitive racquetball courts will typically feature a wall finish for a smoother playing surface.

At the request of City staff, CPH provided 3 potential options for upgrading the walls to a smoother finish. The 3 options ranged in cost from a skim coat and paint finish (lowest cost) to full hard plaster and paint finish (highest cost). Ultimately, the City requested pricing from Kingdom Construction on the mid-range cost option for a resinous coating over the CMU walls. CPH revised the Architectural Drawings to provide details on the resinous coating and also included specifications to meet industry standards.

Due to the significant cost of the resinous coating, it is at the City’s discretion whether to invest in this improvement to the racquetball courts. The City of Wildwood authorized the resinous coating at the February 2nd, City Commission Meeting.

Itemized Breakdown

Item No. 1 – Resinous Coating

This item represents the time and material cost for applying a resinous coating on the walls of the racquetball courts. The cost is inclusive of all required materials, equipment rentals, and labor. The total cost of \$61,020.00 matches the quote provided by The Plummer Painting Company. An itemized cost breakdown is included with the quote for further clarification of expenses.

Item No. 2 – GC Fee, Admin, Insurance, Bond

This is the cost representative of Kingdom Construction’s overhead, profit, change order coordination, bonding, and insurance. This cost is a set 22% of the summed total of item 1.



Other Considerations

- This pricing exercise was requested by the City Director of Parks and Recreation.
- The other two finish options provided by CPH were not priced.
- The City of Wildwood approved the resinous coating option at the February 2nd Commission Meeting.
- This change order was originally submitted as change order #18 on 12/29/2025 and has since been revised (reordered).

Recommendation

As the Engineering Consultants for the City of Wildwood on the Millennium Park project, CPH acknowledges adequate supporting documentation for the resinous coating cost was provided. However, this would represent a significant cost increase to the current project budget. In accordance with the approval of the resinous coating option from the City Commission Meeting, CPH recommends acceptance of Change Order #16.

Sincerely,
CPH Consulting, LLC.

A handwritten signature in blue ink that reads "Tyler Fitzgerald".

Tyler Fitzgerald, P.E.
Project Manager

SECTION 00950
CHANGE ORDER FORM

Change Order No. 16REV

Project Name: Millennium Park Phase 1 & 2

Bid No.: ITB-2024-30

Owner: The City of Wildwood

Contractor: Kingdom Construction

Agreement Date: February 13, 2025

This Change Order is necessary to cover changes in the Work to be performed under the Agreement. The Agreement, General Conditions, Supplementary Conditions, and Technical Specifications contained in the Project Manual apply to and govern all Work under this Change Order.

THE FOLLOWING CHANGES ARE MADE TO THE CONTRACT DOCUMENTS:

1.	Original Contract Price	\$ 10,645,645.08
2.	Current Contract Price (Adjusted by Previous Change Orders)	\$ 9,755,092.99
3.	Total Proposed Change in Contract Price	\$ 74,444.40
4.	New Contract Price (Item 2 + Item 3)	\$ 9,829,537.39
5.	Original Contract Time (Notice to Proceed to Substantial Completion)	730 Days
6.	Current Contract Time (Adjusted by Previous Change Orders)	730 Days
7.	Current Subst. Completion Date (Adjusted by Previous Change Orders)	February 13, 2027
8.	Total Proposed Change in Contract Time	0 Days
9.	New Contract Time (Item 6 + Item 8)	730 Days
10.	New Contract Substantial Completion Date (Item 7 + Item 8)	February 13, 2027
11.	Current Final Completion Date (Adjusted by Previous Change Orders)	March 30, 2027
12.	Current Contract Time From Substantial Completion to Final Completion	45 Days
13.	Total Proposed Change in Contract Time Subst. to Final Completion	0 Days
14.	New Contract Time Subst. To Final Completion (Item 12 + Item 13)	45 Days
15.	New Contract Final Completion Date (Item 10 + Item 14)	March 30, 2027

CHANGES ORDERED

ITEM 1

- Requested to add Resinous Coating to the Racquetball walls

Change in Contract Price: \$74,444.40

Change in Contract Time: 0 Days

CHANGE ORDER SUMMARY			
No.	Description	Change in Contract Price	Change in Contract Time
16	Resinous Coating	\$74,444.40	0
TOTAL		\$74,444.40	0 Days

WAIVER This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR’s complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

APPROVAL AND CHANGE ORDER AUTHORIZATION

ACKNOWLEDGMENTS

The **Change Order 16REV**, and work affected thereby, is subject to all provisions of the original Agreement and specifically changed by this Change Order; and

It is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Agreement other than matters expressly provided herein.

WITNESS to CONTRACTOR:

[Handwritten Signature]

02/18/2026
Date

Kingdom Construction

Contractor
Ian Nichols President

Printed Name and Title of Officer

[Handwritten Signature]
By (Signature)

02/18/2026
Date

(Corporate Seal)

ATTEST:

(Signature)

Date

(Seal)

City of Wildwood

Owner

Printed Name and Title

By (Signature)

Date

Recommended CPH - EOR:

[Handwritten Signature]

Tyler Fitzgerald, PE

END OF SECTION



Change Order #16REV

Name of Project: Wildwood Millennium Park

COR#: 19
Date: 12/29/2025

Description of Work: Requested to add Resinous Coating to the Racquetball walls

NO.	DESCRIPTION	Material			Labor			Sub Cost	Total Cost	
		Qty	Unit	Unit Price	Material Costs	Hours /Unit	Rate			Labor Cost
1	Resinous Coating				\$ -			\$ -	\$ 61,020.00	\$ 61,020.00
2	GC Fees, Admin, Bond, Insurance				\$ -			\$ -	\$ -	\$ 13,424.40
3					\$ -			\$ -	\$ -	\$ -
4					\$ -			\$ -	\$ -	\$ -
5					\$ -			\$ -	\$ -	\$ -
6					\$ -			\$ -	\$ -	\$ -
7					\$ -			\$ -	\$ -	\$ -
8					\$ -			\$ -	\$ -	\$ -
9					\$ -			\$ -	\$ -	\$ -
10					\$ -			\$ -	\$ -	\$ -
11					\$ -			\$ -	\$ -	\$ -
12					\$ -			\$ -	\$ -	\$ -
13					\$ -			\$ -	\$ -	\$ -
14					\$ -			\$ -	\$ -	\$ -
15					\$ -			\$ -	\$ -	\$ -
Total		0.00	0.00	\$ -	\$ -	0.00	\$ -	\$ -	\$ 61,020.00	\$ 74,444.40

Subtotal \$ 74,444.40

SIGNATURE: _____

ACCEPTED BY: _____

DATE: _____

KINGDOM CONSTRUCTION SIGNATURE: _____

ACCEPTED BY: IAN NICHOLS

DATE: _____

CHANGE ORDER PROPOSAL: \$ 74,444.40



The Plummer Painting Company
660 Jackson Ave, Winter Park, FL 32789
Ph: 407-585-0210 Fx: 407-585-0220

Change Order Request

Order#: P-1

Order Date: 10/02/2025

To: Ian Nichols
Kingdom Construction
1102 N. Main Street Suite E
Wildwood FL 34785

Project: 2025045
Millenium Park - Phase 1 & 2
1300 Huey Street
Wildwood FL 34785

Fax:

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached

Requested By:

Customer Order:

Specifications Attached

Description of Work	Amount
RESINOUS WALL COATINGS	61,020.00

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

61,020.00

**Itemized Cost Breakdown
for Directives/Change Orders
(Contractors, Subcontractors & Sub-subcontractors)**

Submitted By: **THE PLUMMER PAINTING COMPANY**
 Description of Work: Resinous Wall Coating System – Racquetball Courts
 Application Sequence:
 Sherwin-Williams Heavy Duty Block Filler – for surface preparation and pore filling.
 Sherwin-Williams Resuflor 3462G – intermediate epoxy coat for durability and adhesion.
 Sherwin-Williams Resuflor HPW – topcoat for chemical resistance, cleanability, and finish top coat

Job Number: 2025045
 Project Name: MILLENIUM PARK - PHASE 1 + 2
 Contract No: _____
 Date: 6-Oct-25
 Directive/Pending Item: **P-1**

<u>Labor Classification</u>	<u>Total Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
PAINTER	248.00 @	52.00 /hr	12,896.00
TRAVEL	66.00 @	52.00 /hr	3,432.00
FOREMAN	16.00 @	65.00 /hr	1,040.00
FOREMAN OT	- @	97.50 /hr	-
SUPERVISION (OPS MANAGER)	16.00 @	85.00 /hr	1,360.00
	Sub-Total Labor:		\$ 18,728.00
		Total Labor:	\$ 18,728.00

<u>Materials</u>	<u>Qty</u>	<u>X</u>	<u>Price per</u>	<u>\$ Total Materials:</u>
SW - HEAVY BLOCK FILLER	260	\$	19.00	\$ 4,940.00
SW - RESUFLOR 3462G	20	\$	600.00	\$ 12,000.00
SW - RESUFLOR HPW	65	\$	250.00	\$ 16,250.00
				\$ 33,190.00
(Shipping Charges) Transportation:				\$
Sub-Total Material:				\$
Sales Tax on Material				\$ 2,157.35
15% Mark-Up (OH&P)				\$ 4,978.50
				Total Materials: \$ 40,325.85

<u>Equipment Rental</u>	<u>Time</u>	<u>Price per Invoice</u>	<u>\$</u>
SCISSOR LIFT			\$ 1,350.00
			\$
			\$ -
Delivery/Pick-Up Charge			\$ 210.00
Sub-Total Equipment:			\$ 1,560.00
15% Mark-Up on Equip:			\$ 234.00
			Total Equip. Rental: \$ 1,794.00

<u>Subcontractors</u>	<u>\$</u>
	\$ 0
	\$ 0
Sub-Total Subcontractors:	\$ -
15% Mark-Up on Subs:	\$ -
	Total Subs: \$ -

<u>Misc Items</u>	<u>QTY</u>	<u>Price per Invoice</u>	<u>\$</u>
SUNDRIES	1	250	\$ 150
			\$ 0
Sub-Total Misc:			\$ 150.00
15% Mark-Up :			\$ 22.50
			Total Misc: \$ 172.50

Directive/Change Order Sub-Total:	\$ 61,020.35
Permits (if applicable):	\$ -
2% Mark Up	\$ -
Bonds (if applicable):	\$ -
Total Cost of this Directive/Change Order Request:	\$ 61,020.35

SECTION 09 97 23
RESINOUS WALL COATINGS

PART 1 - GENERAL

1.1 SUMMARY

- A. Provide a complete resinous wall coating system over CMU substrate with flush mortar joints, including block filler, epoxy base coat, and polyurethane finish coats, to achieve a smooth, matte, durable surface for racquetball court use.

1.2 REFERENCES

- A. ASTM D4258 – Surface Cleaning Concrete.
- B. ASTM D4259 – Abrading Concrete.
- C. ASTM D4060 – Abrasion Resistance.
- D. ASTM D4541 – Pull-Off Strength of Coatings.

1.3 SUBMITTALS

- A. Product data sheets for each coating product.
- B. Color samples for Owner's approval (matte white unless otherwise indicated).
- C. Installation instructions and surface preparation procedures.

1.4 QUALITY ASSURANCE

- A. Manufacturer: Sherwin-Williams or approved equal.
- B. Applicator: Company specializing in application of resinous coatings within minimum 3 years of experience.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Serwin-Williams Protective & Marine Coatings.
 - 1. Heavy Duty Block Filler

2. Resuflor™ 3462G Epoxy Coating, 1 coat.
3. Resuflor™ HPW Polyurethane, 2 coats.

2.2 SYSTEM PERFORMANCE

- A. Abrasion resistance: ASTM D4060, < 60 mg loss.
- B. Adhesion: ASTM D4541, minimum 400 psi.
- C. Finish: Matte, non-glare.
- D. Color: White (as selected by Architect).

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify CMU walls are clean, dry, sound, and mortar joints are struck flush.
- B. Correct defects before application.

3.2 PREPARATION

- A. Skim coat or parge CMU as necessary to achieve tolerance of 1/8 inch in 10'- 0".
- B. Mechanically clean surfaces in accordance with ASTM D4258 and D4259.

3.3 APPLICATION

- A. Apply **Heavy Duty Block Filler**:
 1. Apply one (1) coat minimum.
 2. Inspect after curing; if surface porosity or joint telegraphing remains, apply a **second coat** to achieve a smooth, uniform finish.
 - a. Apply one (1) coat Resuflor™ 3462G epoxy coating.
 - b. Apply two (2) coats Resuflor™ HPW polyurethane, matte white finish.
 - c. Apply all products in accordance with manufacturer's written instructions and recommended coverage rates.

3.4 PROTECTION

- A. Protect finished surfaces from damage until Substantial Completion.

END OF SECTION 099723

Karrie Fitzgerald

From: Tyler Fitzgerald (P.E.) <tfitzgerald@cphcorp.com>
Sent: Wednesday, October 1, 2025 11:26 AM
To: Courtney Kellem; Jeremy Hockenbury; Hector Sanchez; Amanda Clark; Karrie Fitzgerald; Ray Kaste
Cc: John Lenti; John Skrandel; Martin Mitchell
Subject: RE: Racquetball Court Wall Finish
Attachments: A102 - ARCHITECTURAL PLAN - RACQUETBALL.pdf; 09 97 23 - RESINOUS WALL COATINGS.pdf

Good morning all,

This email is to close the loop on the Racquetball Court Wall Finishes. Please find the attached Racquetball Plan Sheet and wall coating specifications for your reference. Let us know if there are any questions on this item.

Thank you,

Tyler Fitzgerald, P.E.

PROJECT MANAGER

tfitzgerald@cphcorp.com

o 407.322.6841 (x1008) c 407.927.7261



BUILDING STRONGER COMMUNITIES TOGETHER

From: Courtney Kellem <ckellem@wildwood-fl.gov>
Sent: Friday, September 19, 2025 9:15 AM
To: Tyler Fitzgerald (P.E.) <tfitzgerald@cphcorp.com>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Hector Sanchez <hsanchez@wildwood-fl.gov>; Amanda Clark <aclark@wildwood-fl.gov>; Karrie Fitzgerald <karrie@kingdomconstruction.org>; Ray Kaste <ray@kingdomconstruction.org>
Cc: John Lenti <jlenti@cphcorp.com>; John Skrandel <john.skrandel@cphcorp.com>; Martin Mitchell <mmitchell@cphcorp.com>
Subject: RE: Racquetball Court Wall Finish

This Message is from an external sender.

Option 2 – Resin Coating over CMU

Win the day!



Courtney Kellem, MPA, CPRP
Director, Parks & Recreation
6500 Powell Road
Wildwood, FL. 34785
Ph.: 352-461-0134 ext. 804
ckellem@wildwood-fl.gov
www.wildwood-fl.gov

From: Tyler Fitzgerald (P.E.) <tfitzgerald@cphcorp.com>

Sent: Friday, September 19, 2025 8:07 AM

To: Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Hector Sanchez <hsanchez@wildwood-fl.gov>; Amanda Clark <aclark@wildwood-fl.gov>; Courtney Kellem <ckellem@wildwood-fl.gov>; Karrie Fitzgerald <karrie@kingdomconstruction.org>; Ray Kaste <ray@kingdomconstruction.org>

Cc: John Lenti <jlenti@cphcorp.com>; John Skrandel <john.skrandel@cphcorp.com>; Martin Mitchell <mmitchell@cphcorp.com>

Subject: Racquetball Court Wall Finish

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

Good morning Team,

The question came up in yesterday's meeting about whether a finish was specified for the Racquetball Court CMU walls. I talked to our team about this and it does not appear there is a specified wall finish other than flush joint CMU. I don't recall this being discussed in the design process but its certainly an item we want to close the loop on. The most competitive racquetball courts will typically have a finish to ensure a smoother playing surface. There are several finish options if the City would like to explore them. Please see the below options and breakdown:

Option 1 – Skim Coat + Paint (Lowest Cost)

- Method:
 - CMU laid with flush joints.
 - Apply thin skim/parge coat (~1/8"–3/16") to smooth out mortar lines.
 - Prime with block filler.
 - Two coats of matte racquetball wall paint (white/off-white).
- Pros:
 - Lowest first cost; minimal added work.
 - Meets USAR rules (flat, smooth, non-glare).
 - Easy to recoat in-house.
- Cons:
 - Scuffs easily from ball impact.
 - Requires repainting every 2–5 years depending on play volume.

- Moderate durability only.

Option 2 – Resin Coating over CMU (Mid-Range Cost)

- Method:
 - CMU flush joints → skimmed/leveled to 1/8" in 10'-0" flatness tolerance.
 - Apply multi-layer resin system (epoxy or polyurethane): primer + 2–3 coats, matte white finish.
- Pros:
 - Hard, seamless, impact-resistant surface.
 - More durable and easier to clean than paint alone.
 - Longer maintenance cycle (10–15 years).
- Cons:
 - Higher upfront cost than skim + paint.
 - Requires skilled applicator and controlled curing.
 - Repairs can require recoating full wall for uniformity.

Option 3 – Full Hard Plaster + Paint (Highest Cost)

- Method:
 - CMU substrate fully parged and leveled.
 - Apply two- or three-coat hard plaster system (gypsum or cementitious).
 - Smooth trowel finish to racquetball tolerances.
 - Prime + matte racquetball paint finish.
- Pros:
 - Most traditional, competition-level finish for racquetball courts.
 - Extremely smooth, uniform rebound surface.
 - Very durable if properly maintained; only paint layer needs renewal.
- Cons:
 - Highest cost due to labor and material.
 - Skilled plaster installers required.
 - Adds some schedule time vs skim or resin systems.

Thank you,

Tyler Fitzgerald, P.E.

PROJECT MANAGER

tfitzgerald@cphcorp.com

o 407.322.6841 (x1008) c 407.927.7261



BUILDING STRONGER COMMUNITIES TOGETHER



**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Millennium Park Ballfields Pole B6 Musco Light Repairs for the Amount of \$42,250

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT: Funds for this repair will come from Repair and Maintenance 001-572-30-4600. Insurance reimbursement is anticipated.

HISTORY/FACTS/ISSUES:

On November 18, 2025, a light pole on Field 9 at the Millennium Park ballfields caught fire, resulting in significant damage. After conducting an investigation, it was determined that the fire was caused by an osprey nest located on top of the light fixture. Musco Lighting, LLC has provided the Parks and Recreation Department with a quote to complete the necessary repairs. An insurance claim has been submitted, and we expect to receive reimbursement for the repair costs.

Cost Breakdown:

Musco Lighting Equipment: \$29,250
Labor for Demo and Install: \$6,000
Lift required to Reach Fixtures for Repair: \$5,500
Freight: \$1,500

Quote

Date: December 16th, 2025

Project: Millennium Park Pole B6 Fixture Replacement

Wildwood, FL

To: Jason Wheeler

Musco Project Number: 113592

Quotation Price

The fee for services rendered including labor, listed materials and freight is **\$42,250.00**** Plus applicable sales tax.

Breakdown of pricing:

Musco Equipment: \$29,250.00

Labor for Demo and Install: \$6,000.00

Lift: \$5,500.000

Freight: \$ 1,500.00

Scope of Service

Musco proposes the following service:

- Demo the existing fixtures and cross-arms from pole B6 that were destroyed in the fire from the Osprey Nest.
- Furnish and install (1) 4P Crossarm and (1) 1P Crossarm.
- Furnish and install (4) LED Fixtures to match current color temperature of the existing HID Lighting.
- Furnish and install (1) LED Ball Tracker Fixture.
- Furnish and install (2) LED ECE'S.
- Furnish and install (2) Pole Harness's.
- Ground pole and fixtures.

Notes

- Reasonable access to all poles with construction-sized lift is required.
- Ground protection (plywood) and assistance to move, if needed, provided by owner.
- Price assumes using the existing controls for the B6 Lighting.

Payment Terms: Signed Purchase Order Required

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco. Freight Charges have been included in the above prices. Sales tax is NOT included as part of this quote.

Licenses and Permits

MUSCO, a non-union organization, requires the customer to arrange and secure all licenses, permits and/or applicable labor contracts with local authorities. MUSCO shall not be held responsible for local union labor and any permits, if required.

Nonliability

Before Musco enters the Property to set up its equipment under this Agreement, Customer must notify Musco of any landscaping or surface areas that are to be avoided by Musco in setting up its equipment. Absent Musco's negligence or willful misconduct, Musco is not, at any time or to any extent, liable, responsible or in any way accountable for any loss, injury, death or damage to persons or property, from any cause that at any time may be suffered or sustained by Customer, or by any person on or about the Property arising out of the entry or activities on the Property by Musco, or any person or persons permitted on the Property by Musco.

If you have any questions regarding the quotation, please call me at the number listed below.

Sincerely,



Gene Fynaardt
Sales Representative
Musco Lighting
Office: 641-673-2682
Cell: 641-660-8581
Email: gene.fynaardt@musco.com







CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Amendment No. 6 to the Preconstruction Services Agreement with Garney Companies, Inc

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

In January 2024, the City Commission approved an agreement for Construction Manager at Risk (CMAR) Preconstruction Phase Services with Garney Companies, Inc (the "Agreement"). Subsequently, the Agreement was amended by Amendments 1 through 5. In October 2025, the City Commission approved Amendment No. 4, which added Exhibits F and G to the Agreement, providing updated SRF Supplementary Conditions received from the Florida Department of Environmental Protection (FDEP), portions of which referenced Build America, Buy America provisions for certain projects. It has since been determined that Build America, Buy America does not apply to the Wastewater Treatment Plant project.

Therefore, Amendment No. 6 removes the Build America, Buy America provision from the SRF Supplementary Conditions in Exhibits F and G.

The City Attorney has vetted the amendment, and staff recommends approval.

**AMENDMENT NO. 6
TO PRECONSTRUCTION AGREEMENT
CONSTRUCTION MANAGER AT RISK
WATER RECLAMATION FACILITY PROJECT**

This Amendment No. 6 is made and entered into upon execution by both parties, by and between, the **City of Wildwood**, a political subdivision of the State of Florida, hereinafter referred to as the "City," and **Garney Companies Inc.**, a Missouri corporation authorized to do business in the State of Florida, hereinafter referred to as the "**Construction Manager**" or "**CM.**"

WITNESSETH

WHEREAS, the City and the Construction Manager entered into a Construction Manager at Risk Preconstruction Phase Services Agreement dated January 22, 2024, as amended by Amendment No. 1 to Preconstruction Agreement dated August 26, 2024, as amended by Amendment No. 2 to Preconstruction Agreement dated February 10, 2025, as amended by Amendment No. 3 to Preconstruction Agreement dated April 14, 2025, as amended by Amendment No. 4 for Preconstruction Agreement dated October 13, 2025, as amended by Amendment No. 5 (GMP-01 Amendment 5) to Preconstruction Agreement dated December 8, 2025, (the "Agreement"), for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (the "Project"); and

WHEREAS, the Agreement authorized Preconstruction Phase Services; and

WHEREAS, Amendment No. 4 amended the Agreement to provide for updated SRF Supplementary Conditions received from the Florida Department of Environmental Protection for the State Revolving Fund Program designated as Exhibits F and G to the Agreement; and

WHEREAS, portions Exhibits F and G referenced Build America, Buy America provisions that would only apply to certain projects; and

WHEREAS, it has been determined that Build America, Buy America does not apply to this project; and

WHEREAS, the parties now wish to amend a portion of the updated SRF Supplementary Conditions received from the Florida Department of Environmental Protection for the State Revolving Fund Program as added to the Agreement under Amendment No 4 (Amendment No. 6).

NOW, THEREFORE, the City and the CM, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. The City and the CM agree that the Build America, Buy America Provisions of **Exhibit F** and **Exhibit G** not apply to the CM or any subcontractors

2. **Exhibit F** attached to Amendment No. 4 is hereby amended to delete **Article 18** in its entirety.

3. **Exhibit G** attached to Amendment No. 4 is hereby amended to delete **Article 17** in its entirety.

4. Any other provisions or references related to Article 18, Exhibit F or Article 17, Exhibit G, including, but not limited to, Appendix D of Exhibit F and Appendix D of Exhibit G, shall be deemed to be deleted and/or not applicable to the Agreement.

5. Except as modified herein, all other terms, covenants, and conditions of the Exhibits F and G shall remain in full force and effect. Nothing in this Amendment No. 6 should be interpreted as invalidating the Agreement.

[Remainder of page is intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Amendment No. 6 as of the last date written below.

GARNEY COMPANIES, INC.
A MISSOURI CORPORATION

Signed By: _____

Print Name: _____

Date: _____

Title: _____

CITY COMMISSION
CITY OF WILWOOD, FLORIDA

By: _____
ED WOLF, MAYOR

Date: _____

ATTEST:

By: _____
JESSICA BARNES, CITY CLERK

Approved as to form and correctness:

By: _____
CITY ATTORNEY

**AMENDMENT NO. 4
TO PRECONSTRUCTION AGREEMENT
CONSTRUCTION MANAGER AT RISK
WATER RECLAMATION FACILITY PROJECT**

This Amendment No. 4 is made and entered into upon execution by both parties, by and between, the **City of Wildwood**, a political subdivision of the State of Florida, hereinafter referred to as the "City," and **Garney Companies Inc.**, a Missouri corporation authorized to do business in the State of Florida, hereinafter referred to as the "**Construction Manager**" or "**CM.**"

WITNESSETH

WHEREAS, the City and the Construction Manager entered into a Construction Manager at Risk Preconstruction Phase Services Agreement dated January 22, 2024, as amended by Amendment No. 1 to Preconstruction Agreement dated August 26, 2024, as amended by Amendment No. 2 to Preconstruction Agreement dated February 10, 2025, as amended by Amendment No. 3 to Preconstruction Agreement dated April 14, 2025. (the "Agreement"), for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (the "Project"); and,

WHEREAS, the Agreement authorized Preconstruction Phase Services; and,

WHEREAS, the parties now wish to amend the Agreement to provide for updated SRF Supplementary Conditions received from the Florida Department of Environmental Protection for the State Revolving Fund Program, (Amendment No 4).

NOW, THEREFORE, the City and the CM, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. The Agreement shall be amended to include Exhibit F, attached hereto, which includes supplementary conditions for formally advertised equipment/materials procurement dated August 2022 and is entitled "Florida Department of Environmental Protection State Revolving Fund Program Supplementary Conditions for Formally Advertised Equipment/Materials Procurement". The Construction Manager and all subcontractors are bound to the requirements of this Exhibit.
2. The Agreement shall be amended to include Exhibit G, attached hereto, which includes supplementary conditions for formally advertised construction procurement dated July 2025 and is entitled "Florida Department of Environmental Protection State Revolving Fund Program Supplementary Conditions for Formally Advertised Construction Procurement". The Construction Manager and all subcontractors are bound to the requirements of this Exhibit.

3. In the event of a conflict between the provisions, terms and conditions of this Amendment No. 4, including Exhibits F and G, and the Agreement, this Amendment No. 4 and Exhibits F and G shall supersede the provisions, terms and conditions of the Agreement. However, a provision, term, or condition of the Agreement shall only be superseded to the extent that this Amendment and the Agreement expressly conflict. Except as modified herein, all other provisions, terms, and conditions of the Agreement shall remain in full force and effect. Nothing in this Amendment No. 4 should be interpreted as invalidating the Agreement.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 4 as of the last date written below.

GARNEY COMPANIES, INC.
A MISSOURI CORPORATION

Signed By: Eric C. Wagner

Print Name: Eric C Wagner

Date: 10/16/2025

Title: Director

CITY COMMISSION
CITY OF WILWOOD, FLORIDA

By: Ed Wolf
ED WOLF, MAYOR

Date: October 13, 2025

ATTEST:

By: Jessica Barnes
JESSICA BARNES, CITY CLERK

Approved as to form and correctness:

By: [Signature]
CITY ATTORNEY

Exhibit F

SUPPLEMENTARY CONDITIONS (EQUIPMENT/MATERIALS)

Florida Department of Environmental Protection
State Revolving Fund Program
Supplementary Conditions
for
Formally Advertised
Equipment/Materials Procurement

**TABLE OF CONTENTS FOR THE FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS (EQUIPMENT/MATERIALS)**

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4	RESOLUTION OF PROTESTS AND CLAIMS/DISPUTES	FDEP-4
5	CHANGES TO THE BIDDING AND CONTRACT DOCUMENTS	FDEP-4
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15	DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)	FDEP-8
16	AMERICAN IRON AND STEEL PROVISION	FDEP-9
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A	CERTIFICATION OF COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS	FDEP-10
B	CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION – LOWER TIER COVERED TRANSACTIONS	FDEP-11
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D	BUILD AMERICA, BUY AMERICA PROVISION	FDEP-13

**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

The intent of the Florida Department of Environmental Protection (FDEP) Supplementary Conditions is to complement and supplement other provisions of the Bidding Documents. However, if there is any conflict between the FDEP Supplementary Conditions and other provisions of the Bidding Documents, the FDEP Supplementary Conditions shall take precedence over the other provisions except when the other provisions are similar to, but more stringent than, the FDEP Supplementary Conditions. When other provisions of the Bidding Documents are similar to, but more stringent than, the FDEP Supplementary Conditions, the more stringent provisions shall apply.

ARTICLE 1 - DEFINITIONS

1.1. Wherever used in these Supplementary Conditions (except in the appendix to these Supplementary Conditions), the following terms have the meanings indicated, which are applicable to both the singular and plural thereof.

1.1.1. Addendum - A written or graphic instrument that is issued prior to the opening of bids and that clarifies, corrects, or changes the Bidding Documents.

1.1.2. Agreement or Contract - The written agreement between the Owner and the Contractor covering the furnishing of the Goods and Special Services; these Supplementary Conditions and other Contract Documents are attached to the Agreement/Contract and made a part thereof as provided therein.

1.1.3. Application for Payment - The form that is accepted by the Engineer and used by the Contractor in requesting progress and/or final payments and that is to include such supporting documentation as is required by the Contract Documents.

1.1.4. Bid - The offer or proposal of a bidder submitted on the prescribed form and setting forth the price(s) for furnishing the Goods and Special Services.

1.1.5. Bidder - Any person, firm, or corporation that submits a bid directly to the Owner.

1.1.6. Bidding Documents - The Advertisement for Bids or the Invitation to Bid, the Instructions to Bidders or the Information for Bidders, the Bid Form, the proposed Contract Documents, and all addenda.

1.1.7. Change Order - A document that is recommended by the Engineer and signed by the Contractor and the Owner; that authorizes an addition, deletion, or revision in the Goods or Special Services or an adjustment in the Contract Price or the Contract Time; and that is issued on or after the Effective Date of the Agreement/Contract.

1.1.8. Contract Documents - The Agreement/Contract; the Contractor's Bid when attached as an exhibit to the Agreement/Contract; the General Conditions; the Supplementary Conditions (including these Supplementary Conditions); the Specifications (written technical descriptions of material, equipment, standards, and workmanship as applied to the Goods and Special Services and certain administrative details applicable thereto); any Drawings (drawings that show the character and scope of the Goods to be furnished); all addenda that pertain to the Contract Documents; and all change orders.

1.1.9. Contract Price - The moneys payable by the Owner to the Contractor under the Contract Documents as stated in the Agreement/Contract.

1.1.10. Contract Time - The number of days or the date(s) stated in the Contract Documents for furnishing the Goods and Special Services.

1.1.11. Contractor - The person, firm, or corporation with whom or which the Owner enters into the Agreement/Contract.

1.1.12. Effective Date of the Agreement/Contract - The date indicated in the Agreement/Contract on which the Agreement/Contract becomes effective, or if no such date is indicated in the Agreement/Contract, the date on which the Agreement/Contract is signed and delivered by the last of the two parties to sign and deliver the Agreement/Contract.

1.1.13. Engineer - The person, firm, or corporation named as such in the Contract Documents.

1.1.14. Goods - All material, equipment, and other tangible personal property required to be furnished under the Contract Documents.

1.1.15. Minority Business Enterprise (MBE) - A historically Black college or university or a business that is (a) certified as socially and economically disadvantaged by the Small Business Administration, (b) certified as an MBE by a state or Federal agency, or (c) an independent business concern which is at least 51-percent owned and controlled by minority group members. (A minority group member is an individual who is a citizen of the United States and one of the following: [i] Black American; [ii] Hispanic American [with origins from Puerto Rico, Mexico, Cuba, or South or Central America]; [iii] Native American [American Indian, Eskimo, Aleut, or native Hawaiian]; or [iv] Asian-Pacific American [with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territories of the Pacific, Northern Marianas, Laos, Cambodia, Taiwan, or the Indian Subcontinent].)

1.1.16. Owner - The local government (municipality, county, district, or authority; or any agency thereof; or a combination of two or more of the foregoing acting jointly) with which the Florida Department of Environmental Protection may execute, or has executed, a State revolving fund loan agreement and to which the Goods and Special Services are to be furnished.

1.1.17. Project - The total construction or facilities described in a State revolving fund loan agreement between the Florida Department of Environmental Protection and the Owner, of which the Goods and Special Services to be furnished under the Contract Documents may be the whole or a part.

1.1.18. Special Services - All field services to be furnished by the Contractor as required by the Contract Documents.

1.1.19. Subcontract - A direct contract between a subcontractor and the Contractor, or any other subcontractor at any tier, for the furnishing of any of the Goods or Special Services required by the Contract Documents.

1.1.20. Subcontractor - A person, firm, or corporation having a direct contract with the Contractor, or any other subcontractor at any tier, for the furnishing of any of the Goods or Special Services required by the Contract Documents.

1.1.21. Successful Bidder - The lowest responsive, responsible bidder to whom or which the Owner intends to award the Agreement/Contract.

1.1.22. Women's Business Enterprise (WBE) - A business that is (a) certified as a WBE by a state or Federal agency or (b) an independent business concern which is at least 51-percent owned and controlled/operated by women. (Determination of whether a business is at least 51-percent owned by women shall be made without regard to community property laws [e.g., an otherwise qualified WBE that is 51-percent owned by a married woman in a community property state will not be disqualified because the married woman's husband has a 50-percent interest in the married woman's share of the business; similarly, a business that is 51-percent owned by a married man and 49-percent owned by women will not become a qualified WBE by virtue of the married man's wife having a 50-percent interest in the married man's share of the business].)

ARTICLE 2 - PRIVACY OF AGREEMENT/CONTRACT

2.1. The Owner expects to finance this Agreement/Contract with assistance from the Florida Department of Environmental Protection, which administers a State revolving fund loan program supported in part with funds directly made available by grants from the United States Environmental Protection Agency. Neither the State of Florida nor the United States (nor any of their departments, agencies, or employees) will be a party to this Agreement/Contract or any lower-tier subcontract.

ARTICLE 3 - PROCUREMENT REQUIREMENTS

3.1. This Agreement/Contract and the Owner's solicitation and award of this Agreement/Contract are subject to requirements contained in Chapter 62-503 (Clean Water State Revolving Fund Loan Program) or Chapter 62-552 (Drinking Water State Revolving Fund Loan Program), Florida Administrative Code as applicable.

ARTICLE 4 - RESOLUTION OF PROTESTS AND CLAIMS/DISPUTES

Resolution of Protests Concerning the Owner's Solicitation and/or Award of this Agreement/Contract:

4.1. Protests concerning the Owner's solicitation and/or award of this Agreement/Contract must be filed in writing with the Owner to be considered.

4.2. All timely written protests concerning the Owner's solicitation and/or award of this Agreement/Contract are to be resolved in accordance with the Owner's dispute resolution process. A copy of the ordinance(s), resolution(s), or written policy (policies) that set forth the Owner's dispute resolution process is included elsewhere in the Bidding Documents or is to be made available by the Owner upon request.

4.3. Neither the Florida Department of Environmental Protection (FDEP) nor the United States Environmental Protection Agency (USEPA) will become a party to, or have any role in resolving, protests concerning the Owner's solicitation and/or award of this Agreement/Contract. Protest decisions made by the Owner can not be appealed to the FDEP or the USEPA.

Resolution of Claims and Disputes between the Owner and the Contractor:

4.4. Unless otherwise provided in the Contract Documents, all claims and disputes between the Owner and the Contractor arising out of, or relating to, the Contract Documents or the breach thereof are to be decided by arbitration (if the Owner and the Contractor mutually agree) or in a court of competent jurisdiction within the State of Florida.

4.5. Neither the Florida Department of Environmental Protection nor the United States Environmental Protection Agency will become a party to, or have any role in resolving, claims and disputes between the Owner and the Contractor.

ARTICLE 5 - CHANGES TO THE BIDDING AND CONTRACT DOCUMENTS

5.1. All changes to the Bidding Documents made subsequent to the Florida Department of Environmental Protection's (FDEP's) acceptance of the Bidding Documents and prior to the opening of bids are to be documented via addendum (addenda) to the Bidding Documents; all changes to the Contract Documents made after the opening of bids are to be documented by change order(s) to the Contract Documents. The Owner shall submit all addenda and change orders to the FDEP.

ARTICLE 6 - ADVERTISEMENT FOR BIDS; SUBMISSION OF BIDS; OPENING OF BIDS

Advertisement for Bids:

6.1. At a minimum, this Agreement/Contract is to be advertised for bids in local and statewide newspapers.

Submission of Bids:

6.2. Bidders shall submit their bids at the place and by the deadline indicated elsewhere in the Bidding Documents.

Opening of Bids:

6.3. Bids are to be opened and read aloud publicly at the time and place indicated elsewhere in the Bidding Documents.

ARTICLE 7 - AWARD OF AGREEMENT/CONTRACT

7.1. If this Agreement/Contract is awarded, it is to be awarded to the lowest responsive, responsible bidder. A fixed-price (lump-sum or unit-price or both) agreement/contract is to be used. A clear explanation of the method of evaluating bids and the basis for awarding this Agreement/Contract are included elsewhere in the Bidding Documents. All bids may be rejected when in the best interest of the Owner.

ARTICLE 8 - CONTRACT TIME

8.1. The number of days within which, or the date(s) by which, the Goods and Special Services are to be furnished and ready for final payment (the Contract Time) is set forth elsewhere in the Contract Documents. Unless otherwise provided in the Contract Documents, the Contract Time will commence to run on the Effective Date of this Agreement/Contract.

ARTICLE 9 - PROGRESS AND PAYMENT SCHEDULES

9.1. The Contractor shall submit progress and payment schedules to the Owner within ten calendar days after the Effective Date of this Agreement/Contract.

9.1.1. The progress schedule is to indicate the Contractor's estimated dates for furnishing the various Goods and Special Services and is to show both the projected cost of Goods and Special Services furnished and the projected percentage of Goods and Special Services furnished versus Contract Time.

9.1.2. The payment schedule is to show the Contractor's projected progress and/or final payment(s) cumulatively by month.

ARTICLE 10 - INSURANCE

10.1. Unless otherwise provided in the Contract Documents, the Contractor shall assume all risk of loss or damage to the Goods prior to the Owner's acceptance of delivery of the Goods and shall purchase and maintain, during fabrication and/or delivery of the Goods, such property insurance upon the Goods as the Owner requires or as the Contractor deems appropriate, whichever is greater.

10.2. Unless otherwise provided in the Contract Documents, the Owner shall assume all risk of loss or damage to the Goods after it accepts delivery of the Goods. After assuming all risk of loss or damage to the Goods, the Owner shall purchase and maintain property insurance upon the Goods. This insurance is to be in the amount recommended by a competent insurance counselor and is to insure against such risks as are customarily insured against in connection with the storage or operation of like goods (to the extent that such insurance is obtainable from time to time against any one or more such risks). In addition, this insurance is to be obtained from responsible insurance companies licensed to do business in the State of Florida.

ARTICLE 11 - APPLICATION(S) FOR PAYMENT

11.1. The Contractor's application(s) for payment are to be accompanied by such certificates or documents as may be reasonably required. The Owner shall forward a copy of such certificates or documents as may be reasonably required to the Florida Department of Environmental Protection.

ARTICLE 12 - ACCESS TO RECORDS

12.1. Authorized representatives of the Owner, the Florida Department of Environmental Protection, and the United States Environmental Protection Agency shall have access to, for the purpose of inspection, any books, documents, papers, and records of the Contractor that are pertinent to this Agreement/Contract. The Contractor shall retain all books, documents, papers, and records pertinent to this Agreement/Contract for a period of five years after receiving and accepting final payment under this Agreement/Contract.

NOTE: ARTICLE 13 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 13 - MINORITY AND WOMEN'S BUSINESS ENTERPRISES

13.1. A goal of five percent of the Contract Price is established for Minority Business Enterprise (MBE) participation in the furnishing of the Goods and Special Services, and a goal of five percent of the Contract Price is established for Women's Business Enterprise (WBE) participation in the furnishing of the Goods and Special Services. If bidders or prospective contractors (including the Contractor) intend to let any lower-tier subcontracts for any portion of the furnishing of the Goods and Special Services, they shall physically include these percentage goals for MBE and WBE participation in all solicitations for subcontracts and shall take affirmative steps to assure that MBEs and WBEs are utilized, when possible, as sources of the Goods and Special Services. Affirmative steps are to include the following: (a) including small, minority, and women's businesses on solicitation lists; (b) assuring

that small, minority, and women's businesses are solicited whenever they are potential sources; (c) dividing total requirements, when economically feasible, into small tasks or quantities to permit maximum participation by small, minority, and women's businesses; (d) establishing delivery schedules, when requirements permit, that will encourage participation by small, minority, and women's businesses; and (e) using the services of the Small Business Administration and the Office of Minority Business Enterprise of the United States Department of Commerce as appropriate.

13.2. Within ten calendar days after being notified of being the apparent Successful Bidder, the apparent Successful Bidder shall submit to the Owner documentation of the affirmative steps it has taken to utilize Minority and Women's Business Enterprises (MBEs and WBEs) in the furnishing of the Goods and Special Services and documentation of its intended use of MBEs and WBEs in the furnishing of the Goods and Special Services. The Owner shall keep this documentation on file and shall forward to the Florida Department of Environmental Protection a copy of the apparent Successful Bidder's documentation concerning its intended use of MBEs and WBEs in the furnishing of the Goods and Special Services.

13.3. Minority and Women's Business Enterprise (MBE and WBE) participation in the furnishing of the Goods and Special Services is to be considered in the award of this Agreement/Contract. The Owner shall not execute this Agreement/Contract until the Florida Department of Environmental Protection has approved the extent of MBE and WBE participation in the furnishing of the Goods and Special Services.

ARTICLE 14 - VIOLATING FACILITIES (SECTION 306 OF THE CLEAN AIR ACT, SECTION 508 OF THE CLEAN WATER ACT, AND EXECUTIVE ORDER 11738)

14.1. The Contractor, and all subcontractors at any tier, shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857[h]), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738 (Administration of the Clean Air Act and the Federal Water Pollution Control Act with Respect to Federal Contracts, Grants, or Loans), and 40 CFR Part 15, which prohibit the use, under nonexempt Federal contracts, grants, or loans, of facilities included on the United States Environmental Protection Agency's List of Violating Facilities.

14.2. In accordance with 40 CFR Part 15, if the price of this Agreement/Contract exceeds \$100,000 and/or if this Agreement/Contract is otherwise nonexempt from 40 CFR Part 15, the Contractor agrees to the following:

14.2.1. The Contractor will not use any facility on the United States Environmental Protection Agency's List of Violating Facilities in the performance of this Agreement/Contract for the duration of time that the facility remains on the List;

14.2.2. The Contractor will notify the Florida Department of Environmental Protection/United States Environmental Protection Agency (USEPA) if a facility it intends to use in the performance of this Agreement/Contract is on the USEPA's List of Violating Facilities or if it knows that a

facility it intends to use in the performance of this Agreement/Contract has been recommended to be placed on the USEPA's List of Violating Facilities; and

14.2.3. In the performance of this Agreement/Contract, the Contractor will comply with all requirements of the Clean Air Act and the Clean Water Act, including the requirements of Section 114 of the Clean Air Act and Section 308 of the Clean Water Act, and all applicable clean air standards and clean water standards.

14.3. If the Contractor, or any subcontractor at any tier, awards any lower-tier subcontracts for any portion of the Goods or Special Services, it shall physically include in all such subcontracts the following provision:

14.3.1. The Subcontractor shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857[h]), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738 (Administration of the Clean Air Act and the Federal Water Pollution Control Act with Respect to Federal Contracts, Grants, or Loans), and 40 CFR Part 15, which prohibit the use, under nonexempt Federal contracts, grants, or loans, of facilities included on the United States Environmental Protection Agency's (USEPA's) List of Violating Facilities. In accordance with 40 CFR Part 15, if the price of this Subcontract exceeds \$100,000 and/or if this Subcontract is otherwise nonexempt from 40 CFR Part 15, the Subcontractor agrees to the following: (a) the Subcontractor will not use any facility on the USEPA's List of Violating Facilities in the performance of this Subcontract for the duration of time that the facility remains on the List; (b) the Subcontractor will notify the Florida Department of Environmental Protection/USEPA if a facility it intends to use in the performance of this Subcontract is on the USEPA's List of Violating Facilities or if it knows that a facility it intends to use in the performance of this Subcontract has been recommended to be placed on the USEPA's List of Violating Facilities; and (c) in the performance of this Subcontract, the Subcontractor will comply with all requirements of the Clean Air Act and the Clean Water Act, including the requirements of Section 114 of the Clean Air Act and Section 308 of the Clean Water Act, and all applicable clean air standards and clean water standards. In addition, if the Subcontractor awards any lower-tier goods or special services subcontracts under this Subcontract, the Subcontractor shall physically include this provision in all such subcontracts.

ARTICLE 15 - DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)

15.1. If the price of this Agreement/Contract equals or exceeds \$25,000, the Owner shall not award this Agreement/Contract, nor permit any lower-tier goods or special services subcontract with a price equaling or exceeding \$25,000 to be awarded, to any party that is debarred or suspended or is otherwise excluded from, or ineligible for participation in, Federal assistance programs under Executive Order 12549 (Debarment and Suspension).

15.2. The attention of all bidders or prospective contractors (including the Contractor) is directed to the certification/clause entitled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions", which has been extracted from Appendix B to 40 CFR Part 32 and included as Appendix B to these Supplementary Conditions. The certification/clause entitled "Certification Regarding Debarment, Suspension, Ineligibility and

Voluntary Exclusion - Lower Tier Covered Transactions" is applicable to this Agreement/Contract if the price of this Agreement/Contract equals or exceeds \$25,000.

15.3. If bidders or prospective contractors (including the Contractor), or any prospective subcontractors at any tier, intend to let any lower-tier subcontracts for any portion of the Goods or Special Services, they shall physically include the certification/clause entitled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions", which is included as Appendix B to these Supplementary Conditions, in all lower-tier goods and special services subcontracts with a price equaling or exceeding \$25,000 and in all solicitations for such subcontracts.

ARTICLE 16 – AMERICAN IRON AND STEEL PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with the American Iron and Steel Provision as provided in Appendix C. Signing Appendix A certifies compliance with the American Iron and Steel provision.

ARTICLE 17 - PROHIBITED LOCAL GOVERNMENT CONSTRUCTION PREFERENCES

- A. Pursuant to Section 255.0991, F.S., for a competitive solicitation for construction services in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state, college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation that provides a preference based upon:
1. The contractor's maintaining an office or place of business within a particular local jurisdiction;
 2. The contractor's hiring employees or subcontractors from within a particular local jurisdiction; or
 3. The contractor's prior payment of local taxes, assessments, or duties within a particular local jurisdiction.
- B. For any competitive solicitation that meets the criteria in Paragraph A., a state college, county, municipality, school district, or other political subdivision of the state shall disclose in the solicitation document that any applicable local ordinance or regulation does not include any preference that is prohibited by Paragraph A.

NOTE: ARTICLE 18 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 18 – BUILD AMERICA, BUY AMERICA PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The Build America, Buy America provision as provided in Appendix D. Signing Appendix A certifies compliance with the Build America, Buy America provision if the project is a Federal Cap Grant project.

**APPENDIX A TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION SUPPLEMENTARY CONDITIONS**

**CERTIFICATION OF COMPLIANCE WITH THE FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS**

This certification relates to an equipment/materials contract proposed by _____,
(insert the name of the Owner)
which expects to finance the proposed equipment/materials contract with assistance from the Florida
Department of Environmental Protection (which administers a State Revolving Fund loan program supported in
part with funds directly made available by grants from the United States Environmental Protection Agency). I
am the undersigned prospective equipment/materials contractor or subcontractor.

I certify that I have read the Florida Department of Environmental Protection’s Supplementary Conditions and agree
to incorporate the following articles into the bid and/or contract:

- ARTICLE 15 DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)
- ARTICLE 16 AMERICAN IRON AND STEEL PROVISION
- ARTICLE 18 BUILD AMERICA, BUY AMERICA PROVISION – IF A FEDERAL CAP GRANT
PROJECT

I agree that I will obtain identical certifications from prospective lower-tier construction subcontractors prior to
the award of any lower-tier construction subcontracts. I also agree that I will retain such certifications in my
files.

(Signature of Authorized Official)

(Date)

(Name and Title of Authorized Official [Print or Type])

(Name of Prospective Construction Contractor or Subcontractor [Print or Type])

(Address and Telephone Number of Prospective Equipment/Materials Contractor or Subcontractor
[Print or Type])

(Employer Identification Number of Prospective Construction Contractor or Subcontractor)

**APPENDIX B TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND
VOLUNTARY EXCLUSION - LOWER TIER COVERED TRANSACTIONS**

[Note: This certification/clause has been extracted from Appendix B to 40 CFR Part 32 and is applicable to all FDEP-assisted goods and services (including construction) contracts and subcontracts with a price equaling or exceeding \$25,000; this certification/clause is to be included in all FDEP-assisted goods and services (including construction) contracts and subcontracts with a price equaling or exceeding \$25,000 and in all solicitations for such contracts and subcontracts.]

**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -
Lower Tier Covered Transactions**

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

(3) The prospective lower-tier participant also certifies that it and its principals:

(a) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(b) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (3)(a) of this certification; and

(c) Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State or local) terminated for cause or default. Where the prospective lower-tier participant is unable to certify to any of the above, such prospective participant shall attach an explanation to this proposal.

**APPENDIX C TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

AMERICAN IRON AND STEEL PROVISION

The Contractor acknowledges to and for the benefit of the _____ (“Owner”) and the State of Florida (the “State”) that it understands that iron and steel products to be installed as a part of this contract must be in compliance with the requirements in H.R. 3547, “Consolidated Appropriations Act, 2014,” (Appropriations Act). H.R. 3547 includes the following language in Division G, Title IV, Sec. 436, under the heading, "Use of American Iron and Steel,":

(a) (1) None of the funds made available by a State water pollution control revolving fund as authorized by title VI of the Federal Water Pollution Control Act (33 U.S.C. 1381 et seq.) or made available by a drinking water treatment revolving loan fund as authorized by section 1452 of the Safe Drinking Water Act (42 U.S.C. 300j-12) shall be used for a project for the construction, alteration, maintenance, or repair of a public water system or treatment works unless all of the iron and steel products used in the project are produced in the United States.

(2) In this section, the term "iron and steel products" means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.

(b) Subsection (a) shall not apply in any case or category of cases in which the Administrator of the Environmental Protection Agency (in this section referred to as the "Administrator") finds that--

(1) applying subsection (a) would be inconsistent with the public interest;

(2) iron and steel products are not produced in the United States in sufficient and reasonably available quantities and of a satisfactory quality; or

(3) inclusion of iron and steel products produced in the United States will increase the cost of the overall project by more than 25 percent.

(c) If the Administrator receives a request for a waiver under this section, the Administrator shall make available to the public on an informal basis a copy of the request and information available to the Administrator concerning the request, and shall allow for informal public input on the request for at least 15 days prior to making a finding based on the request. The Administrator shall make the request and accompanying information available by electronic means, including on the official public Internet Web site of the Environmental Protection Agency.

(d) This section shall be applied in a manner consistent with United States obligations under international agreements.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney’s fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

**APPENDIX D TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

Build America, Buy America Requirement

The Contractor acknowledges to and for the benefit of the _____ (“Owner”) and the State of Florida (the “State”) that it understands that the products to be installed as a part of this contract must be in compliance with the Infrastructure Investment and Jobs Act (“IIJA”), Pub. L. No. 117-58, which includes the Build America, Buy America Act (“the Act”). Pub. L. No. 117-58, §§ 70901-52. The Act requires the following Buy America preference:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products used in the project are produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

The Contractor hereby presents and warrants to and for the benefit of the Owner and State that (a) the Contractor has reviewed and understands the Build America, Buy America Requirement, (b) all of the products used in the project will be and/or have been produced in the United States in a manner that complies with the Build America, Buy America Requirement, unless a waiver of the requirement is approved, and (c) the Contractor will provide any further verified information, certification or assurance of compliance with this Acknowledgement, or information necessary to support a waiver of the Build America, Buy America Requirement, as may be requested by the Owner or the State.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney’s fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

EXHIBIT G

SUPPLEMENTARY CONDITIONS (CONSTRUCTION)

Florida Department of Environmental Protection
State Revolving Fund Program
Supplementary Conditions
for

Formally Advertised
Construction Procurement

Revised July 2025

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ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

The intent of the Florida Department of Environmental Protection (FDEP) Supplementary Conditions is to complement and supplement other provisions of the Bidding Documents. However, if there is any conflict between the FDEP Supplementary Conditions and other provisions of the Bidding Documents, the FDEP Supplementary Conditions shall take precedence over the other provisions except when the other provisions are similar to, but more stringent than, the FDEP Supplementary Conditions. When other provisions of the Bidding Documents are similar to, but more stringent than, the FDEP Supplementary Conditions, the more stringent provisions shall apply.

ARTICLE 1 - DEFINITIONS

Wherever used in these Supplementary Conditions (except in the appendices to these Supplementary Conditions), the following terms have the meanings indicated, which are applicable to both the singular and plural thereof.

- 1.1 Addendum - A written or graphic instrument that is issued prior to the opening of bids and that clarifies, corrects, or changes the Bidding Documents.
- 1.2 Agreement or Contract - The written agreement between the Owner and the Contractor covering the Work to be performed and furnished; these Supplementary Conditions and other Contract Documents are attached to the Agreement/Contract and made a part thereof as provided therein.
- 1.3 Bid - The offer or proposal of a bidder submitted on the prescribed form and setting forth the price(s) for the Work to be performed and furnished.
- 1.4 Bidder - Any person, firm, or corporation that submits a bid directly to the Owner.
- 1.5 Bidding Documents - The Advertisement for Bids or the Invitation to Bid, the Instructions to Bidders or the Information for Bidders, the Bid Form, the proposed Contract Documents, and all addenda.
- 1.6 Bond - An instrument of security.
- 1.7 Change Order - A document that is recommended by the Engineer and signed by the Contractor and the Owner; that authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Time; and that is issued on or after the Effective Date of the Agreement/Contract.
- 1.8 Contract Documents - The Agreement/Contract; the Contractor's Bid when attached as an exhibit to the Agreement/Contract; the Performance and Payment Bond(s); the General Conditions; the Supplementary Conditions (including these Supplementary Conditions); the Specifications (written technical descriptions of material, equipment, construction systems, standards, and workmanship as applied to the Work and certain administrative details applicable thereto); the Drawings (drawings that show the character and scope of the Work to be performed and furnished); all addenda that pertain to the Contract Documents; and all change orders.
- 1.9 Contract Time - The number of days or the date stated in the Contract Documents for completion of the Work.
- 1.10 Contractor - The person, firm, or corporation with whom or which the Owner enters into the Agreement/Contract.
- 1.11 Effective Date of the Agreement/Contract - The date indicated in the Agreement/Contract on which the Agreement/Contract becomes effective, or if no such date is indicated in the Agreement/Contract, the date on which the Agreement/Contract is signed and delivered by the last of the two parties to sign and deliver the Agreement/Contract.
- 1.12 Engineer - The person, firm, or corporation named as such in the Contract Documents.
- 1.13 Minority Business Enterprise (MBE) - A historically Black college or university or a business that is (a) certified as socially and economically disadvantaged by the Small Business Administration, (b) certified as an MBE by a state or federal agency, or (c) an independent business concern which is at least 51-percent owned and controlled by minority group members. (A minority group member is an individual who is a citizen of the United States and one of the following: [i] Black American; [ii] Hispanic American [with origins from Puerto Rico, Mexico, Cuba, or South or Central America]; [iii] Native American [American Indian, Eskimo, Aleut, or native Hawaiian]; or [iv] Asian-Pacific American

[with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territories of the Pacific, Northern Marianas, Laos, Cambodia, Taiwan, or the Indian Subcontinent].)

1.14 Notice to Proceed -The written notice given by the Owner to the Contractor fixing the date on which the Contract Time will commence to run and on which the Contractor shall start to perform its obligations under the Contract Documents.

1.15 Owner - The local government (municipality, county, district, or authority; or any agency thereof; or a combination of two or more of the foregoing acting jointly) with which the Florida Department of Environmental Protection (FDEP) may execute, or has executed, a State Revolving Fund loan agreement and for which the Work is to be provided.

1.16 Project - The total construction or facilities described in a State Revolving Fund loan agreement between the FDEP and the Owner, of which the Work to be provided under the Contract Documents may be the whole or a part.

1.17 Sponsor – The recipient of the State Revolving Fund loan agreement that provides funds for the project.

1.18 Subcontract - A direct contract between a subcontractor and the Contractor, or any other subcontractor at any tier, for the furnishing of goods (material and equipment) or the performance of services (including construction) necessary to complete the Work.

1.19 Subcontractor - A person, firm, or corporation having a direct contract with the Contractor, or any other subcontractor at any tier, for the furnishing of goods (material and equipment) or the performance of services (including construction) necessary to complete the Work.

1.20 Successful Bidder - The lowest responsive, responsible bidder to whom or which the Owner intends to award the Agreement/Contract.

1.21 Women's Business Enterprise (WBE) - A business that is (a) certified as a WBE by a state or federal agency or (b) an independent business concern which is at least 51-percent owned and controlled/operated by women. (Determination of whether a business is at least 51-percent owned by women shall be made without regard to community property laws [e.g., an otherwise qualified WBE that is 51-percent owned by a married woman in a community property state will not be disqualified because the married woman's husband has a 50-percent interest in the married woman's share of the business; similarly, a business that is 51-percent owned by a married man and 49-percent owned by women will not become a qualified WBE by virtue of the married man's wife having a 50-percent interest in the married man's share of the business].)

1.22 Work - The entire completed construction or the various separately identifiable parts thereof required to be performed and furnished under the Contract Documents; Work is the result of performing services, furnishing labor, furnishing material and equipment, and incorporating material and equipment into the construction as required by the Contract Documents.

ARTICLE 2 - PRIVACY OF AGREEMENT/CONTRACT

2.1. The Owner expects to finance this Agreement/Contract with assistance from the FDEP, which administers a State Revolving Fund loan program supported in part with funds directly made available by grants from the United States Environmental Protection Agency (USEPA). Neither the State of Florida nor the United States (nor any of their departments, agencies, or employees) will be a party to this Agreement/Contract or any lower-tier subcontract.

ARTICLE 3 - PROCUREMENT REQUIREMENTS

3.1. This Agreement/Contract and the Owner's solicitation and award of this Agreement/Contract are subject to requirements contained in Chapter 62-503 (Revolving Loan Program) and/or Chapter 62-552, Florida Administrative Code as applicable.

ARTICLE 4 - RESOLUTION OF PROTESTS AND CLAIMS/DISPUTES

Resolution of Protests Concerning the Owner's Solicitation and/or Award of this Agreement/Contract:

4.1. Protests concerning the Owner's solicitation and/or award of this Agreement/Contract must be filed in writing with the Owner to be considered.

4.2. All timely written protests concerning the Owner's solicitation and/or award of this Agreement/Contract are to be resolved in accordance with the Owner's dispute resolution process. A copy of the ordinance(s), resolution(s), or written policy (policies) that set forth the Owner's dispute resolution process is included elsewhere in the Bidding Documents or is to be made available by the Owner upon request.

4.3. Neither the (FDEP) nor the USEPA will become a party to, or have any role in resolving, protests concerning the Owner's solicitation and/or award of this Agreement/Contract. Protest decisions made by the Owner cannot be appealed to the FDEP or the USEPA.

Resolution of Claims and Disputes Between the Owner and the Contractor:

4.4. Unless otherwise provided in the Contract Documents, all claims and disputes between the Owner and the Contractor arising out of, or relating to, the Contract Documents or the breach thereof are to be decided by arbitration (if the Owner and the Contractor mutually agree) or in a court of competent jurisdiction within the State of Florida.

4.5. Neither the FDEP nor the USEPA will become a party to, or have any role in resolving, claims and disputes between the Owner and the Contractor.

ARTICLE 5 - CHANGES TO THE BIDDING AND CONTRACT DOCUMENTS

5.1. All changes to the Bidding Documents made subsequent to the FDEP's acceptance of the Bidding Documents and prior to the opening of bids are to be documented via addendum (addenda) to the Bidding Documents; all changes to the Contract Documents made after the opening of bids are to be documented by change order(s) to the Contract Documents. The Owner shall submit all addenda and change orders to the FDEP.

ARTICLE 6 - BONDS AND INSURANCE

Bid Guarantees:

6.1. Each bidder's bid is to be accompanied by a bid guarantee made payable to the Owner in an amount at least equal to five percent of the bidder's maximum bid price and in the form of a certified check or bid bond.

Performance and Payment Bond(s):

6.2. The Contractor shall furnish a combined performance and payment bond in an amount at least equal to 100 percent of the Contract Price (or, if required elsewhere in the Contract Documents, the Contractor shall furnish separate performance and payment bonds, each in an amount at least equal to 100 percent of the Contract Price) as security for the faithful performance and payment of all the Contractor's obligations under the Contract Documents. This(these) bond(s) are to be delivered to the Owner by the Contractor along with the executed Agreement/Contract. The Owner shall forward a copy of this (these) bond(s) to the FDEP.

Insurance:

6.3. The Owner and/or the Contractor (as required elsewhere in the Contract Documents) shall purchase and maintain, during the period of construction, such liability insurance as is appropriate for the Work being performed and furnished and as will provide protection from claims that may arise out of, or result from, the Contractor's performance and furnishing of the Work (whether the Work is to be performed or furnished by the Contractor or any subcontractor at the Work site) and the Contractor's other obligations under the Contract Documents. This insurance is to include workers' compensation insurance, comprehensive general liability insurance, comprehensive automobile liability insurance, and contractual liability insurance applicable to the Contractor's indemnification obligations and is to be written for not less than the limits of liability and coverages determined by the Owner or required by law, whichever is greater.

6.4. The Owner and/or the Contractor (as required elsewhere in the Contract Documents) shall purchase and maintain, during the period of construction, property insurance upon the Work at the Work site in an amount equal to the full replacement cost of the Work or the full insurable value of the Work. This insurance is to include the interests of the Owner, the Contractor, and all subcontractors at the Work site (all of whom are to be listed as insured or additional insured parties); is to insure against the perils of fire and extended coverage; and is to include "all-risk" insurance for physical loss or damage due to theft, vandalism and malicious mischief, collapse, water damage, and/or all other risks against which coverage is obtainable.

6.5. Before any Work at the Work site is started, the Contractor shall deliver to the Owner certificates of insurance that the Contractor is required to purchase and maintain in accordance with Paragraphs 6.3 and 6.4 of this Article and other provisions of the Contract Documents, and the Owner shall deliver to the Contractor certificates of insurance that the Owner is required to purchase and maintain in accordance with Paragraphs 6.3 and 6.4 of this Article and other provisions of the Contract Documents.

ARTICLE 7 - AWARD OF AGREEMENT/CONTRACT

7.1. If this Agreement/Contract is awarded, it is to be awarded to the lowest responsive, responsible bidder. A fixed price (lump sum or unit price or both) agreement/contract is to be used. A clear explanation of the method of evaluating bids and the basis for awarding this Agreement/Contract are included elsewhere in the Bidding Documents. All bids may be rejected when in the best interest of the Owner. After the contract has been awarded, the Owner shall give the Contractor a notice to proceed fixing the date on which the Contract Time will commence to run. The Owner shall forward a copy of this notice to proceed to the FDEP.

ARTICLE 8 - ITEMIZED CONSTRUCTION COST BREAKDOWN; CONSTRUCTION AND PAYMENT SCHEDULES

8.1. The Contractor shall submit to the Owner, within ten calendar days after the Effective Date of this Agreement/Contract, an itemized construction cost breakdown and construction and payment schedules.

8.1.1. The itemized construction cost breakdown, or schedule of values, is to include quantities and prices of items aggregating the Contract Price and is to subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction. Such prices are to include an appropriate amount of overhead and profit applicable to each item of Work.

8.1.2. The construction, or progress, schedule is to indicate the Contractor's estimated starting and completion dates for the various stages of the Work and is to show both the projected cost of Work completed and the projected percentage of Work completed versus Contract Time.

8.1.3. The payment schedule is to show the Contractor's projected payments cumulatively by month.

ARTICLE 9 – FDEP/USEPA ACCESS TO RECORDS AND PROJECT SITE

9.1. Authorized representatives of the Owner, the FDEP, and the USEPA shall have access to, for the purpose of inspection, the Work site(s), any books, documents, papers, and records of the Contractor that are pertinent to this Agreement/Contract at any reasonable time. The Contractor shall retain all books, documents, papers, and records pertinent to this Agreement/Contract for a period of five years after receiving and accepting final payment under this Agreement/Contract.

NOTE: ARTICLE 10 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 10 - DISADVANTAGED BUSINESS ENTERPRISES

If bidders or prospective contractors (including the Contractor) intend to let any lower-tier goods or services (including construction) subcontracts for any portion of the Work, they shall take good faith efforts to assure that MBEs and WBEs are utilized, when possible, as sources of goods and services.

Good faith efforts are to include the following:

10.1.1. Require Disadvantaged Business Enterprises (DBEs) are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government recipients, this will include placing DBEs on solicitation lists and soliciting them whenever they are potential sources.

10.1.2. Make information on forthcoming opportunities available to DBEs and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of 30 calendar days before the bid or proposal closing date.

10.1.3. Consider in the contracting process whether firms competing for large contracts could subcontract with DBEs. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by DBEs in the competitive process.

10.1.4. Encourage contracting with a consortium of DBEs when a contract is too large for one of these firms to handle individually.

10.1.5. Use the services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

10.1.6. If the prime contractor awards subcontracts, require the prime contractor to take the steps in paragraphs 10.1.1 through 10.1.5 of this section.

10.2. Within ten calendar days after being notified of being the apparent Successful Bidder, the apparent Successful Bidder shall submit to the Owner documentation of the affirmative steps it has taken to utilize Minority and Women's Business Enterprises (MBEs and WBEs) in the Work and documentation of its intended use of MBEs and WBEs in the Work. The Owner shall keep this documentation on file and shall forward to the FDEP a copy of the apparent Successful Bidder's documentation concerning its intended use of MBEs and WBEs in the Work.

ARTICLE 11 - DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

11.1. The bidder certifies, by submission of this proposal, that neither the bidder nor its principals, nor the bidder's subcontractors nor their principals, are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

11.2. Where the bidder is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

11.3. The bidder also certifies that it and its principals and the bidder's subcontractors and their principals:

11.3.1. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

11.3.2. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph 11.3.1 of this certification; and

11.3.3. Have not within a three-year period preceding this proposal had one or more public transactions (federal, state or local) terminated for cause or default. Where the bidder is unable to certify to any of the above, such owner shall attach an explanation to this proposal.

11.3.4. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

11.3.5. The bidder shall incorporate the foregoing requirements 11.1 through 11.3 in all subcontracts.

ARTICLE 12 – EMPLOYEE ELIGIBILITY

The Contractor is required to use the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility of all employees used by the Contractor under this Contract, pursuant to Section 448.095, F.S. Also, the Contractor shall include in related subcontracts, if authorized under this Contract, a requirement that subcontractors performing work or providing services pursuant to this Contract utilize the E-Verify system to verify employment eligibility of all employees used by the subcontractor for the performance of the Work. The subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for a period of five years from the SRF execution date of the Final Amendment, and shall allow the Owner; the Department, or its designee; the Chief Financial Officer; or the Auditor General, access to such records upon request. If the Owner or the Department has a good faith belief that a subcontractor knowingly violated §448.095(1), F.S. and notifies the Contractor of such, but the Contractor otherwise complied with this statute, the Contractor shall immediately terminate the contract with the subcontractor.

ARTICLE 13 – ENVIRONMENTAL COMPLIANCE

The Contractor, and all subcontractors at any tier, shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857[h]), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738 (Administration of the Clean Air Act and the Federal Water Pollution Control Act with Respect to Federal Contracts, Grants, or Loans).

ARTICLE 14 – FEDERAL LABOR STANDARDS PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with the Federal Labor Standards Provisions as provided in Appendix B. Signing Appendix A certifies compliance with these provisions.

ARTICLE 15 – AMERICAN IRON AND STEEL PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The American Iron and Steel Provision as provided in Appendix C. Signing Appendix A certifies compliance with these provisions.

ARTICLE 16 - PROHIBITED LOCAL GOVERNMENT CONSTRUCTION PREFERENCES

- A. Pursuant to Section 255.0991, F.S., for a competitive solicitation for construction services in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state, college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation that provides a preference based upon:
1. The contractor’s maintaining an office or place of business within a particular local jurisdiction;
 2. The contractor’s hiring employees or subcontractors from within a particular local jurisdiction; or
 3. The contractor’s prior payment of local taxes, assessments, or duties within a particular local jurisdiction.
- B. For any competitive solicitation that meets the criteria in Paragraph A., a state college, county, municipality, school district, or other political subdivision of the state shall disclose in the solicitation document that any applicable local ordinance or regulation does not include any preference that is prohibited by Paragraph A.

NOTE: ARTICLE 17 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 17 – BUILD AMERICA, BUY AMERICA PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The Build America, Buy America provision as provided in Appendix D. Signing Appendix A certifies compliance with the Build America, Buy America provision if the project is a Federal Cap Grant project.

ARTICLE 18 – UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The United States-Produced Iron and Steel in Public Works Projects provision as provided in Appendix E. Signing Appendix A certifies compliance with these provisions.

ARTICLE 19 – CIVIL RIGHTS LAWS

The Contractor, and all subcontractors at any tier, shall comply with the Age Discrimination Act of 1975, Section 13 of the Federal Water Pollution Control Act Amendments of 1972 [CWSRF only], Section 504 of the Rehabilitation Act of 1973, and Title VI of the Civil Rights Act of 1964. These four laws prohibit discrimination in the provision of services or benefits, on the basis of race, color, national origin, sex, handicap or age.

ARTICLE 20 – PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

The Contractor, and all subcontractors at any tier, shall comply with the Prohibition on Certain Telecom and Video Surveillance Services or Equipment as specified by Section 889 of Public Law 115-232 (National Defense Authorization Act 2019), 2 CFR 200.216, and 2 CFR 200.471. This law and regulations prohibit the expending of funds to procure or obtain; extending or renewing a contract to procure or obtain; or entering into a contract (or extending or renewing a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

ARTICLE 21 – UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT

The Contractor, and all subcontractors at any tier, shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act. This Act establishes a uniform policy for fair and equitable treatment of persons who are displaced from their homes, farms, or businesses to make way for federal or federally assisted projects. It provides basic guidelines for negotiating the acquisition of real property by the federal government. The Act also requires agencies to reimburse individuals for actual and reasonable expenses incident to relocation, such as moving costs, direct loss of tangible personal property associated with moving or discontinuing a business, and expenses involved in searching for a replacement home or business site.

**APPENDIX A TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION SUPPLEMENTARY CONDITIONS**

**CERTIFICATION OF COMPLIANCE WITH THE FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS**

This certification relates to a construction contract proposed by _____,
(insert the name of the Owner)

which expects to finance the proposed construction contract with assistance from the Florida Department of Environmental Protection (which administers a State Revolving Fund loan program supported in part with funds directly made available by grants from the United States Environmental Protection Agency). I am the undersigned prospective construction contractor or subcontractor.

I certify that I have read the Florida Department of Environmental Protection's Supplementary Conditions and agree to incorporate the following articles into the bid and/or contract:

- ARTICLE 11 DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)
- ARTICLE 12 EMPLOYEE ELIGIBILITY
- ARTICLE 13 ENVIRONMENTAL COMPLIANCE
- ARTICLE 14 FEDERAL LABOR STANDARDS PROVISION
- ARTICLE 15 AMERICAN IRON AND STEEL PROVISION
- ARTICLE 17 BUILD AMERICA, BUY AMERICA PROVISION – IF A FEDERAL CAP GRANT PROJECT
- ARTICLE 18 UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS
- ARTICLE 19 CIVIL RIGHTS LAWS
- ARTICLE 18 PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
- ARTICLE 21 UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT

I agree that I will obtain identical certifications from prospective lower-tier construction subcontractors prior to the award of any lower-tier construction subcontracts with a price exceeding \$2,000. I also agree that I will retain such certifications in my files.

(Signature of Authorized Official)

(Date)

(Name and Title of Authorized Official [Print or Type])

(Name of Prospective Construction Contractor or Subcontractor [Print or Type])

(Address and Telephone Number of Prospective Construction Contractor or Subcontractor [Print or Type])

(Employer Identification Number of Prospective Construction Contractor or Subcontractor)

**APPENDIX B TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS**

Davis-Bacon Requirements

FEDERAL LABOR STANDARDS PROVISIONS

(Davis-Bacon Act, Copeland Act, and Contract Works Hours & Safety Standards Act)

The Project to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such federal assistance.

1 Minimum Wages.

(i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act, 29 CFR Part 3, the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Part 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR Part 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii) (a) The sponsor, on behalf of EPA, shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The FDEP shall approve a request for an additional classification and wage rate and fringe benefits; therefore, only when the following criteria have been met:

- (1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- (2) The classification is utilized in the area by the construction industry; and
- (3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the sponsor(s) agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the sponsor to the FDEP. The FDEP will transmit the request to the Administrator of the Wage and Hour Division, employment Standards Administration, U. S. Department of Labor. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional

classification action within 30 days of receipt and so advise the FDEP or will notify FEDP within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event that the Contractor, the laborers or mechanics to be employed in the Classification or their representatives, and the sponsor do not agree on the proposed classification and wage rate (including the amount designed for fringe benefits, where appropriate), the FDEP shall refer the request and the local wage determination, including the views of all interested parties and the recommendation of FDEP, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt of the request and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, that the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account, assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding.

The sponsor shall, upon written request of the EPA or an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract or any other federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, EPA may, after written notice to the contractor, sponsor, applicant, or owners, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and Basic Records.

(i) Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017).

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed, a copy of all payrolls to the sponsor. Such documentation shall be available upon request by FDEP. As to each payroll copy received, the sponsor shall provide a certification that the project is in compliance with the requirements of 29 CFR 5.5(a)(1) with each disbursement request. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR Part 5.5(a)(3)(I), except that full social security numbers and home addresses shall not be included on the weekly payrolls. Instead, the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site <http://www.dol.gov/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current addresses of each covered worker, and shall provide them upon request to the sponsor for transmission to the FDEP or EPA if requested by EPA, the FDEP, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsor. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149).

(b) Each payroll submitted shall be accompanied by a Statement of Compliance, signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR Part 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR Part 5.5 (a)(3)(I), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Option Form WH-347 shall satisfy the requirement for submission of the Statement of Compliance required by paragraph A. 3(ii)(b) of this section.

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph A.3(I) of this section available for inspection, copying, or transcription by authorized representatives of the FDEP or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FDEP may, after written notice to the contractor, or sponsor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request to make such records available may be grounds for debarment action pursuant to 29 CFR Part 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, the Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio

of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program, shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with the determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, the Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program the contract will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act Requirements.

The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract.

6. Subcontracts.

The contractor or subcontractor will insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as EPA determines may be appropriate, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR Part 5.5.

7. Contract Termination, Debarment.

A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements.

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3 and 5 are herein incorporated by referenced in this contract.

9. Disputes Concerning Labor Standards.

Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the sponsor, FDEP, EPA, the U. S. Department of Labor, or the employees or their representatives.

10. Certification of Eligibility.

(i) By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded EPA contracts or participate in EPA programs pursuant to Executive Order 12549.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded EPA contracts or participate in EPA programs pursuant to Executive Order 12549.

(iii) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1010, Title 18, U. S. C., Federal Housing Administration transactions, provides in part "Whoever, for the purpose of . . . influencing in any way the action of such Administration . . . makes, utters or publishes any statement, knowing the same to be false . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both".

11. Complaints, Proceedings, or Testimony by Employees.

A. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this contract are applicable shall be discharged or in any other manner discriminated against by the contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this contract to his employer.

B. Contract Work Hours and Safety Standards Act. The sponsor shall insert the following clauses set forth in paragraphs B.(1), (2), (3), and (4) of this section in full in any contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by item 3 above or 29 CFR 4.6. As used in the paragraph, the terms laborers and mechanics include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. The sponsor, upon written request of the FDEP or an authorized representative of the Department of Labor, may withhold or cause to be withheld, from any moneys payable on

account of work performed by the contractor or subcontractor under any such contract or any other federal contract with the same prime contract, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 (formerly part 1518) and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54.83 State 96).

(3) The contractor shall include the provisions of this Article in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

12. Guidance to Contractor for Compliance with Labor Standards Provisions

a) Contracts with Two Wage Decisions

If the contract includes two wage decisions, the contractor, and each subcontractor who works on the site, must submit either two separate payrolls (one for each wage decision) or one payroll which identifies each worker twice and the hours worked under each wage decision. One single payroll, reflecting each worker once, may be submitted provided the Contractor uses the higher rate in the wage decisions for each identical job classification. However, where a job classification is not listed in a wage decision and is needed for that portion of the work, the classification **must** be added to the wage decision. A worker may not be paid at the rate for a classification using the hourly rate for that same classification in another wage decision. After the additional classification is approved, the contractor may pay the higher of the two rates and submit one payroll, if desired.

b) Complying with Minimum Hourly Amounts

1) The minimum hourly amount due to a worker in each classification is the total of the amounts in the Rates and Fringe Benefits (if any) columns of the applicable wage decision.

2) The contractor may satisfy this minimum hourly amount by any combination of cash and bona fide fringe benefits, regardless of the individual amounts reflected in the Rates and Fringe Benefits columns.

3) A contractor payment for a worker which is required by law is not a fringe benefit in meeting the minimum hourly amount due under the applicable wage decision. For example, contractor payments for FICA or unemployment insurance are not a fringe benefit; however, contractor payments for health insurance or retirement are a fringe benefit. Generally, a fringe benefit is bona fide if (a) it is available to most workers and (b) involves payments to a third party.

4) The hourly value of the fringe benefit is calculated by dividing the contractor's annual cost (excluding any amount contributed by the worker) for the fringe benefit by 2080. Therefore, for workers with overtime, an additional payment may be required to meet the minimum hourly wages since generally fringe benefits have no value for any time worked over 40 hours weekly. (If a worker is paid more than the minimum rates required by the wage decision, this should not be a problem. As long as the total wages received by a worker for straight time equals the hours worked times the minimum hourly rate in the wage decision, the requirement of the Davis-Bacon and Related Acts has been satisfied.)

c) Overtime

For any project work over 40 hours weekly, a worker generally must be paid 150% of the actual hourly cash rate received, not the minimum required by the wage decision. (The Davis-Bacon and Related Acts only establishes minimum rates and does not address overtime. The Contract Work Hours Act contains the overtime requirement and uses basic rate of pay as the base for calculation, not the minimum rates established by the Davis-Bacon and Related Acts.)

d) Deductions

Workers who have deductions, not required by law, from their pay must authorize these deductions in writing. The authorization must identify the purpose of each deduction and the amount, which may be a specific dollar amount or a percentage. A copy of the authorization must be submitted with the first payroll containing the deduction. If deducted amounts increase, another authorization must be submitted. If deducted amounts decrease, no revision to the original authorization is needed. Court-ordered deductions, such as child support, may be identified by the responsible payroll person in a separate document. This document should identify the worker, the amount deducted and the purpose. A copy of the court order should be submitted.

e) Classifications Not Included in the Wage Decision

If a classification not in the wage decision is required, please advise the owner's representative in writing and identify the job classification(s) required. In some instances, the state agency may allow the use of a similar classification in the wage decision.

Otherwise, the contractor and affected workers must agree on a minimum rate, which cannot be lower than the lowest rate for any trade in the wage decision. Laborers (including any subcategory of the laborer classification) and truck drivers are not considered a trade for this purpose. If the classification involves a power equipment operator, the minimum cannot be lower than the lowest rate for any power equipment operator in the wage decision. The owner will provide forms to document agreement on the minimum rate by the affected workers and contractor.

The U.S. Department of Labor (USDOL) must approve the proposed classification and rate. The contractor may pay the proposed rate until the USDOL makes a determination. Should the USDOL require a higher rate, the contractor must make wage restitution to the affected worker(s) for all hours worked under the proposed rate.

f) Supervisory Personnel

Foremen and other supervisory personnel who spend at least 80% of their time supervising workers are not covered by the Davis-Bacon and Related Acts. Therefore, a wage decision will not include such supervisory classifications and their wages are not subject to any minimums under the Davis-Bacon and Related Act or overtime payments under the Contract Work Hours and Safety Standards Act. However, foremen and other supervisory personnel who spend less than 80% of their time engaged in supervisory activities are considered workers/mechanics for the time spent engaged in manual labor and must be paid at least the minimum in the wage decision for the appropriate classification(s) based on the work performed.

g) Sole Proprietorships / Independent Contractors / Leased Workers

The nature of the relationship between a prime contractor and a worker does not affect the requirement to comply with the labor standards provisions of this contract. The applicability of the labor standards provisions is based on the nature of the work performed.

If the work performed is primarily manual in nature, the worker is subject to the labor standards provisions in this contract. For example, if John Smith is the owner of ABC Plumbing and performs all plumbing work himself, then Mr. Smith is subject to the labor standards provisions, including minimum wages and overtime. His status as owner is irrelevant for labor standards purposes.

If a worker meets the IRS standards for being an independent contractor, and is employed as such, this means that the worker must submit a separate payroll as a subcontractor rather than be included on some other payroll. The worker is still subject to the labor standards provisions in this contract, including minimum wages and overtime.

If a contractor or subcontractor leases its workers, they are subject to the labor standards provisions in this contract, including minimum wages and overtime. The leasing firm must submit payrolls and these payrolls must reflect information required to determine compliance with the labor standards provisions of this contract, including a classification for each worker based on the nature of the work performed, number of regular hours worked, and number of overtime hours worked.

h) Apprentices / Helpers

A worker may be classified as an apprentice **only if participating in a federal or state program**. Documentation of participation must be submitted. Generally, the apprentice program specifies that the apprentice will be compensated at a percentage of journeyman rate. For Davis-Bacon Act purposes, the hourly rate cannot be lower than the percentage of the hourly rate for the classification in the applicable wage decision.

If the worker does not participate in a federal or state apprentice program, then the worker must be classified according to duties performed. This procedure may require classification in the trade depending on tools used, or as a laborer if specialized tools of the trade are not used. The contractor may want to consult with the Wage and Hour Division of the U.S. Department of Labor located in most large cities regarding the appropriate classification.

Presently, no worker may be classified as a helper. As with apprentices not participating in a formal apprentice program, the worker must be classified according to duties performed and tools used.

APPENDIX C TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

American Iron and Steel Requirement

The Contractor acknowledges to and for the benefit of the _____ (“Owner”) and the State of Florida (the “State”) that it understands that iron and steel products to be installed as a part of this contract must be in compliance with the requirements in H.R. 3547, “Consolidated Appropriations Act, 2014,” (Appropriations Act). H.R. 3547 includes the following language in Division G, Title IV, Sec. 436, under the heading, “Use of American Iron and Steel,”:

(a) (1) None of the funds made available by a State water pollution control revolving fund as authorized by title VI of the Federal Water Pollution Control Act (33 U.S.C. 1381 et seq.) or made available by a drinking water treatment revolving loan fund as authorized by section 1452 of the Safe Drinking Water Act (42 U.S.C. 300j-12) shall be used for a project for the construction, alteration, maintenance, or repair of a public water system or treatment works unless all of the iron and steel products used in the project are produced in the United States.

(2) In this section, the term “iron and steel products” means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.

(b) Subsection (a) shall not apply in any case or category of cases in which the Administrator of the Environmental Protection Agency (in this section referred to as the “Administrator”) finds that--

- (1) applying subsection (a) would be inconsistent with the public interest;
- (2) iron and steel products are not produced in the United States in sufficient and reasonably available quantities and of a satisfactory quality; or
- (3) inclusion of iron and steel products produced in the United States will increase the cost of the overall project by more than 25 percent.

(c) If the Administrator receives a request for a waiver under this section, the Administrator shall make available to the public on an informal basis a copy of the request and information available to the Administrator concerning the request, and shall allow for informal public input on the request for at least 15 days prior to making a finding based on the request. The Administrator shall make the request and accompanying information available by electronic means, including on the official public Internet Web site of the Environmental Protection Agency.

(d) This section shall be applied in a manner consistent with United States obligations under international agreements.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney’s fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

APPENDIX D TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

Build America, Buy America Requirement

The Contractor acknowledges to and for the benefit of the _____ (“Owner”) and the State of Florida (the “State”) that it understands that the products to be installed as a part of this contract must be in compliance with the Infrastructure Investment and Jobs Act (“IIJA”), Pub. L. No. 117-58, which includes the Build America, Buy America Act (“the Act”). Pub. L. No. 117-58, §§ 70901-52. The Act requires the following Buy America preference:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products used in the project are produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

The Contractor hereby presents and warrants to and for the benefit of the Owner and State that (a) the Contractor has reviewed and understands the Build America, Buy America Requirement, (b) all of the products used in the project will be and/or have been produced in the United States in a manner that complies with the Build America, Buy America Requirement, unless a waiver of the requirement is approved, and (c) the Contractor will provide any further verified information, certification or assurance of compliance with this Acknowledgement, or information necessary to support a waiver of the Build America, Buy America Requirement, as may be requested by the Owner or the State.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney’s fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

APPENDIX E TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS

The Contractor acknowledges to and for the benefit of the _____ (“Owner”) and the State of Florida (the “State”) that it understands that iron and steel products to be installed as a part of this contract must be in compliance with the requirements in 60D-16 Florida Administrative Code (F.A.C.), which includes the following language:

(1) Contract Requirement. Unless waived in accordance with subsection 60D-16.002(3), F.A.C., a Governmental Entity entering into a contract for a Public Works Project or for the purchase of materials for a Public Works Project must include in the contract a requirement that any Iron or Steel Product Permanently Incorporated in the Project be Produced in the United States, as provided in section 255.0993, F.S., and Chapter 60D-16, F.A.C.

(2) Minimal Use. Subsection 60D-16.002(1), F.A.C., does not prevent a minimal use of foreign steel and iron materials Permanently Incorporated in the Project if:

(a) Such materials are incidental or ancillary to the primary product and are not separately identified in the Project specifications; and

(b) The cost of such materials does not exceed one-tenth of 1 percent of the Total Contract Cost or \$2,500, whichever is greater. For purposes of this subparagraph, the cost of such materials is that shown to be the value of the Iron or Steel Products as they are delivered to the Project.

(3) Waiver.

(a) The Administering Entity for a Project may waive the requirement set forth in subsection 60D-16.002(1), F.A.C., with respect to such Project if it solely determines that any of the following apply to the Project:

1. Iron or Steel Products Produced in the United States are not produced in sufficient quantities.

2. Iron or Steel Products Produced in the United States are not reasonably available.

3. Iron or Steel Products Produced in the United States are not of satisfactory quality.

4. The use of Iron or Steel Products Produced in the United States will increase the Total Cost of the Project by more than 20 percent.

5. Complying with subsection 60D-16.002(1), F.A.C., is inconsistent with the public interest.

(b) Prior to making a determination that a Waiver applies to a Project, the Administering Entity shall complete the “U.S.-Produced Iron & Steel Waiver Form,” effective 6/2025, hereby incorporated by reference and available at <https://flrules.org/gateway/reference.asp?No=Ref-18066>. To aid the Administering Entity in making a determination under paragraph 60D-16.002(3)(a), F.A.C., the Administering Entity may utilize the “U.S.-Produced Iron & Steel Sample Waiver Checklist,” effective 6/2025, hereby incorporated by reference and available at <https://flrules.org/gateway/reference.asp?No=Ref-18067>. The Administering Entity is responsible for maintaining any records associated with its determination that a Waiver applies to a Project in accordance with applicable law.

(c) If the Administering Entity for a Project waives the requirement set forth in subsection 60D-16.002(1), F.A.C., but later determines, prior to completion of the Project, that the Waiver no longer applies (e.g., Iron or Steel Products Produced in the United States become reasonably available), then the Administering Entity shall comply with subsection 60D-16.002(1), F.A.C., with respect to any contracts for the Project or for the purchase of materials for the Project entered into after the date the Administering Entity determines that the Waiver no longer applies.

(d) The governing body of the Administering Entity may designate by resolution, order, or written delegation one or more officers or employees of the Administering Entity to carry out the Administering Entity’s responsibilities under this Chapter 60D-16, F.A.C., on behalf of the Administering Entity.

(4) In accordance with section 255.0993(5), F.S., this rule does not apply to contracts procured by the Department of Transportation subject to the Buy America requirements of 23 C.F.R. s. 635.410.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney’s fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 25-2335 - SP - Monarch Ranch Building 1

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-2335 - SP - Monarch Ranch Building 1
Owner(s)/Applicant(s)	75 Turnpike BDC LLC & 75 Turnpike VDC LLC
Property Location	The subject property is generally located south along E SR 44, approximately 0.51 miles west of S Main St and E SR 44 intersection.
Acreage	49.406 +/-
Parcel	F12-082
Date	February 16, 2026

The applicant is seeking approval from the City Commission for the construction of Monarch Ranch Building 1, which consists of a one hundred twenty-six thousand six hundred thirty-six (126,636) square-foot industrial warehouse facility, providing two hundred eleven (211) parking spaces, including two hundred three (203) regular parking spaces and eight (8) ADA Florida accessible parking spaces, forty-five (45) loading spaces, and associated infrastructure on 49.406 acres of land MOL, as per the attached plans.




A technical waiver has been approved by the Project Review Committee to reduce the parking size requirement from 20 ft to 18 ft. Please see the attached approved technical waiver.

25-2335 meets the criteria of the Land Development Regulations with the Planned Development Overlay and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan. The project will be governed by a Planned Development under Ordinance O2025-64.



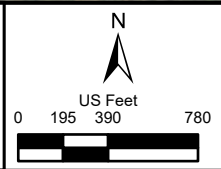
Alex Lammers
Planner I, Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#25-2335
MONARCH RANCH BUILDING 1
 PARCEL F12-082

MAP 1B
LOCATION
MAP
DEC 2025



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Monarch Ranch - Building 1

PROJECT NUMBER: A25-2335

1. Briefly describe your waiver request:

we are requesting to reduce the required parking stall depth from 20' to 18' for all parking spaces including, ADA spaces.

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

Section 6.6(D)(1) - Size of spaces

3. Please provide the justification for your waiver request:

When designing parking spaces, there are two options for wheel stops - using the raised curb as the wheel stop, or installing concrete wheel stops 2' off of the edge of sidewalk. When using raised curb, a 20' deep parking space does not eliminate or reduce overhang over the sidewalk, leaving pedestrians with limited space to walk on the sidewalk.

We are requesting to reduce the required parking stall depth from 20' to 18' for all parking spaces including ADA spaces, but increase the sidewalk width to 7' to give pedestrians more walking space after accounting for overhang.

Name (print): Tyler Counts

Date: 12-30-2025

Signature: Digitally signed by Tyler D Counts
Date: 2025.12.30 15:01:34-05'00'



FOR OFFICE USE ONLY

recommends approval

recommends approval with the following conditions:

recommends denial/table item/other: _____

Melanie D. Strickland 1.13.26
Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD SUMTER COUNTY	AS-2335	2025-06-17	IN REVIEW
SWFWMD	830384	2025-06-17	IN REVIEW
FDEP WATER			
FDEP SEWER			
FDOT DRAINAGE	2025-D-592-00039	2025-06-17	APPROVED
FDOT ACCESS	2025-A-586-00025	2025-06-17	IN REVIEW
FDOT UTILITY			

DATE	REVISIONS	BY

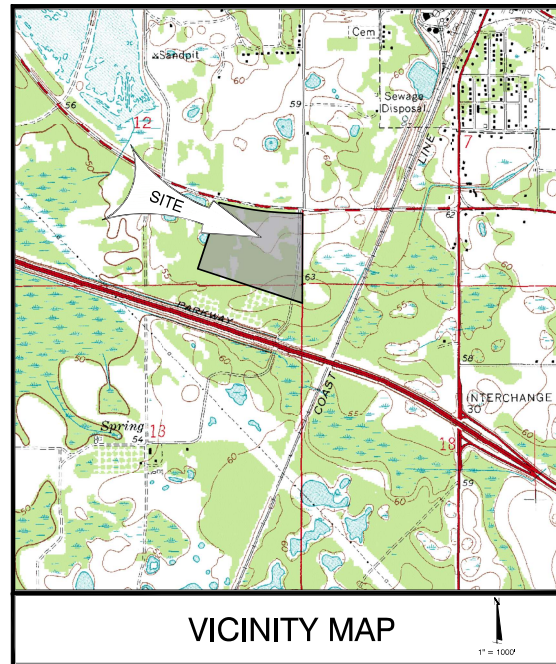


This form has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

MAJOR SITE PLAN OF MONARCH RANCH BUILDING 1

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	DEMOLITION PLAN
05	MASTER PLAN
06	SITE PLAN
07	SITE PLAN
08	SITE PLAN
09	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN
15	GRADING PLAN
16	GRADING PLAN
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23	GENERAL DETAILS
24	CITY DETAILS
25	CITY DETAILS
26	CITY DETAILS
D-01	DEWATERING PLAN
EC-1	EROSION CONTROL PLAN
LS-01	WSU LIFT STATION NO. 01
LS-02	WSU LIFT STATION NO. 01
UT-1	SR 44 FM HORIZONTAL DIRECTIONAL DRILL



SECTIONS 12, 13; TOWNSHIP 19 SOUTH; RANGE 22 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

HORIZONTAL DATUM - THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NAD 1983 WITH 2011 ADJUSTMENT
FEMA FLOOD ZONE: A

PROJECT TEAM

OWNER/DEVELOPER
75 TURNPIKE BLDG. LLC
7979 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201
(941) 350-6303

75 TURNPIKE VDC, LLC
7550 MIDDLETON DRIVE
MIDDLETON, FL 34762
(352) 733-6262

ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL LIC. NO. 19005
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE, MIDDLETON, FL 34762
HUNTER BLAIR, PSM
FL REG. NO. 8917
(352) 748-3126

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 SE 17TH STREET
OCALA, FL 34471
SUZANNE STANCIJ
(352) 351-0300

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(352) 330-1346

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4306 EAST CR 482
WILDWOOD, FLORIDA 34785
(352) 436-4893

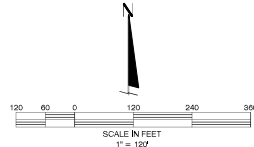
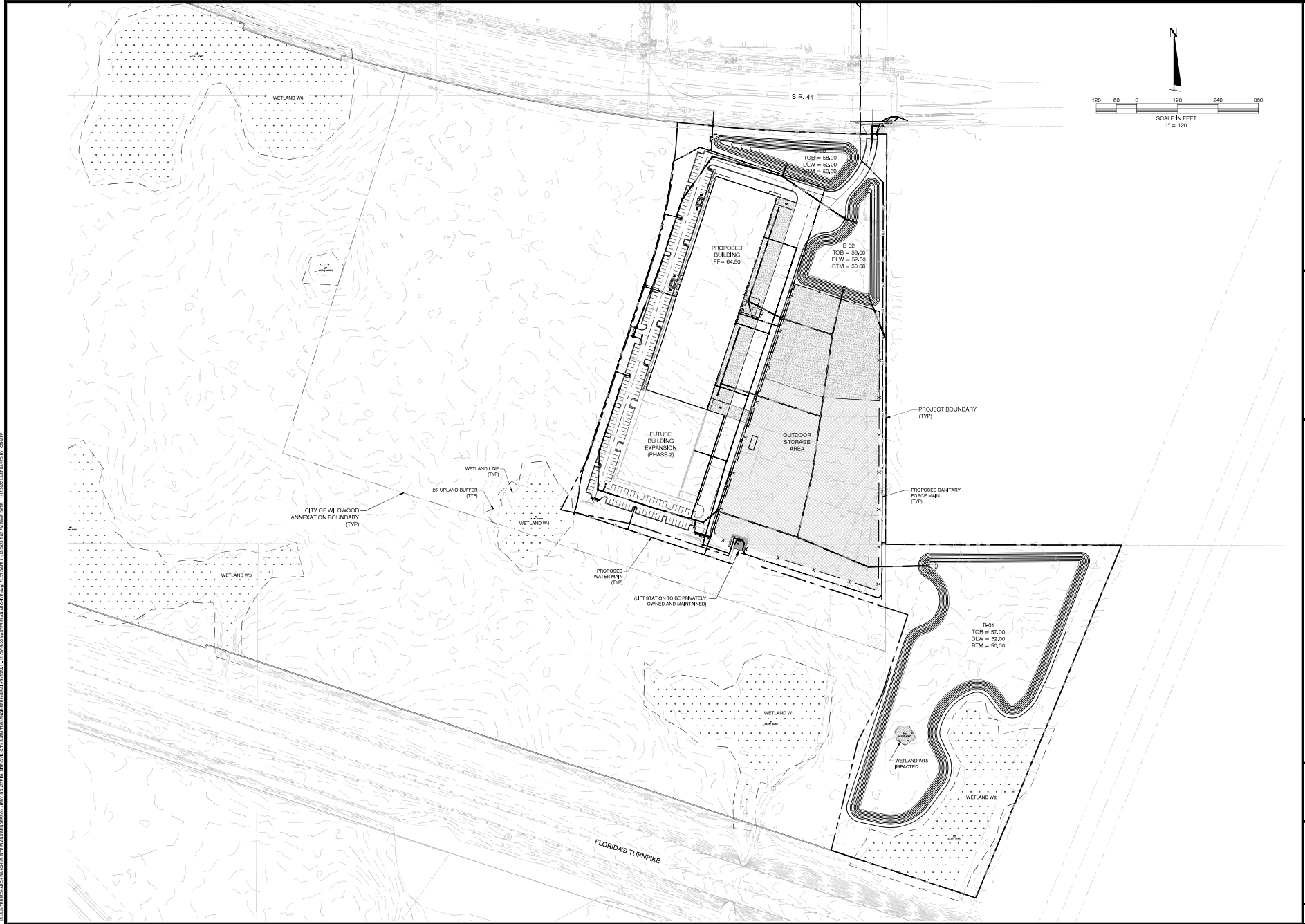
SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 736-6236

TELEPHONE/INTERNET
CHARTER SPECTRUM
5611 QUEEN PALM DR.
TAMPA, FL 33619
(836) 282-0145

GAS
TECO PEOPLES GAS - Ocala
702 N FRANKLIN STREET
P.O. BOX 2562
TAMPA, FLORIDA 33601-2562
(352) 822-0111



MONARCH RANCH BUILDING 1



REVISIONS	DATE	BY	
REVISIONS	DATE	BY	
CLYMER FARMER BARLEY, INC. 7413 MALFORD PARKWAY, WILWOOD, IL 31702 (602) 261-8000			
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILWOOD, FL MASTER PLAN			
SAVE DATE	11/12/2025	DRAWN BY	RAE
CHECKED BY	TCC	PROJECT #	EP205_0378
FILE NAME	05MASTER PLAN.DWG		
SHEET NUMBER			05

LIGHTING LEGEND

- ☐ SHROBOX LIGHT: SINGLE DOUBLE CREE LIGHTING SINGLE OSO SERIES LED.
OSO-X-C-50L-40K-4BK-4000K; 4M DISTRIBUTION; BLACK FINISH; 30' MOUNTING HT.
ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- ☐ SHROBOX LIGHT: QUAD CREE LIGHTING SINGLE OSO SERIES LED.
OSO-X-C-40L-4BK-40K-4000K; 8L LONG DISTRIBUTION; BLACK FINISH; 30' MOUNTING HT.
ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- ☐ SHROBOX LIGHT: SINGLE CREE LIGHTING SINGLE OSO SERIES LED.
OSO-X-C-75L-40K-4BK-4000K; 4M DISTRIBUTION; BLACK FINISH 45° TILT ON LIGHT HEAD; OSO-X-L-4BK-ADJUSTABLE ARM; 30' MOUNTING HT. ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- ☐ WALLPACK LIGHT: SINGLE STONCO LYTROPO SERIES LED WALL SCONCE
LPW-33-70-W-G3-L-UV, 3000K; 4 DISTRIBUTION; FINISH TBD BY OWNER/ARCHITECT TO COORDINATE WITH BUILDING COLOR; 20' MOUNTING HT.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS TO MPA.

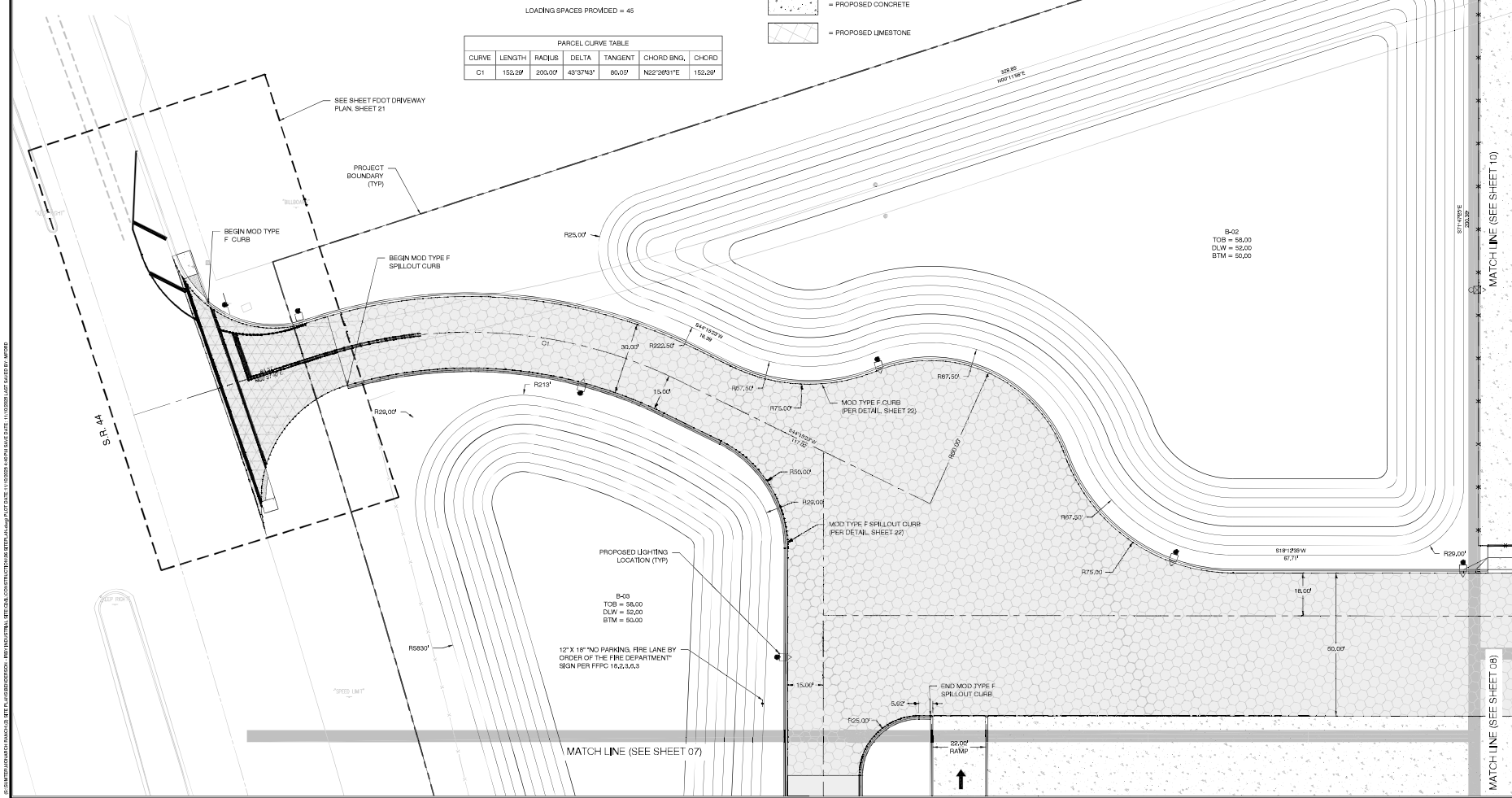
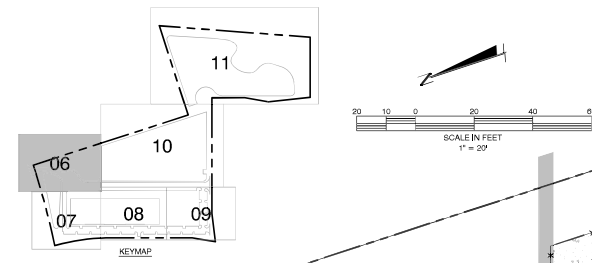
SITE DATA

1. PROJECT AREA = 34.72 AC, (1,512,609 SQ. FT.)
2. ZONING: M-1 (CITY), A10C (COUNTY)
3. PROJECT ADDRESS: TO BE ASSIGNED
4. BUILDING TYPE: INDUSTRIAL WAREHOUSE - ONE STORY (126,639 SQ. FT.)
5. BUILDING HEIGHT: 44'-1"
6. FLOOR AREA RATIO: 126,639 SQ. FT. / 21,521,117 S.F. = 0.58%
7. BUILDING SETBACK: 30' FRONT 20' REAR 10' SIDES
8. PROJECTED NUMBER OF EMPLOYEES = 25
9. PARKING DATA:
REQUIRED PARKING: 1 SPACE/2,000 SQ.FT
126,639/2,000 = 63 SPACES
HANDICAP SPACES (REQUIRED) = 3
LOADING SPACES (REQUIRED) = 6
STANDARD PARKING SPACES (PROVIDED): 10' x 18' SPACES = 203
HANDICAP PARKING SPACES (PROVIDED): 12' x 18' = 6
TOTAL 10' x 18' PARKING PROVIDED: 211 SPACES
LOADING SPACES PROVIDED = 45
10. MAXIMUM REQUIRED FIRE FLOW = 2,000 GPM FOR 2 HOURS, PER SECTION 18.4.5.3.4 OF THE FPFC, 8TH EDITION. BUILDING IS SPRINKLERED
11. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)
PROPOSED BUILDING = 126,639 SQ. FT. (2.81 AC.) 8.37%
PROPOSED CONCRETE = 137,803 SQ. FT. (3.16 AC.) 9.11%
PROPOSED ASPHALT = 191,072 SQ. FT. (4.39 AC.) 14.60%
FUTURE BUILDINGS = 54,378 SQ. FT. (1.25 AC.) 3.95%
TOTAL IMPERVIOUS AREA = 470,887 SQ. FT. (11.02 AC.) 31.72%
PROPOSED OUTDOOR STORAGE AREA (LIMESTONE) = 217,857 SQ. FT. (5.00 AC.) 16.40%
OPEN AREA = 614,685 SQ. FT. (14.70 AC.) 53.88%
PROJECT AREA = 1,512,609 SQ. FT. (34.72 AC.) 100%
12. INTENDED USE: THE INTENDED USE OF THE SITE IS A WAREHOUSE AND OUTDOOR STORAGE AREA FOR A DISTRIBUTOR. SEMI-TRAILER TRUCKS WILL DRIVE INTO AND OUT OF THE SITE.
13. FEMA FLOOD ZONE: A

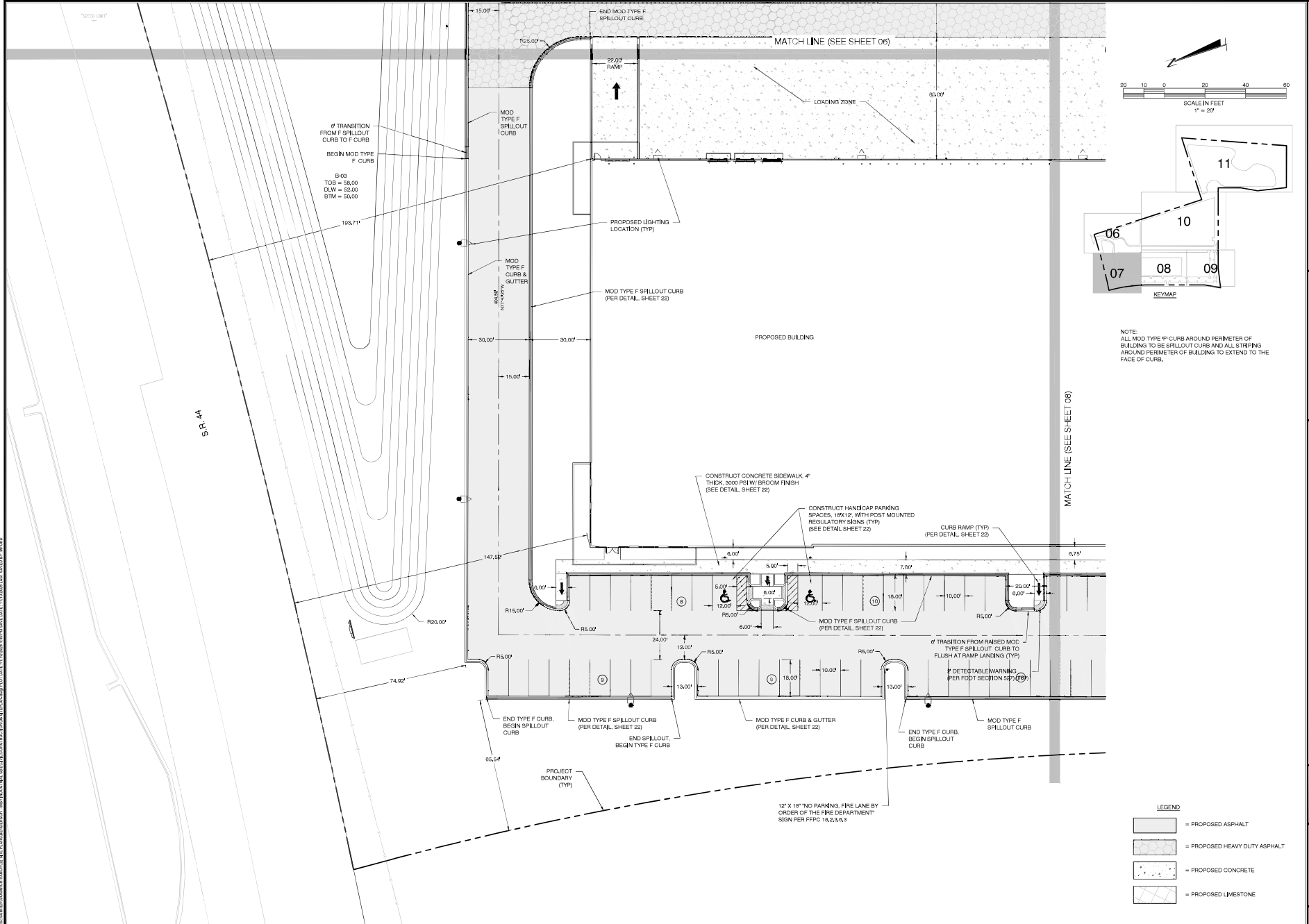
LEGEND

- ☐ = PROPOSED ASPHALT
- ☐ = PROPOSED HEAVY DUTY ASPHALT
- ☐ = PROPOSED DRIVEWAY CONNECTION ASPHALT
- ☐ = PROPOSED CONCRETE
- ☐ = PROPOSED LIMESTONE

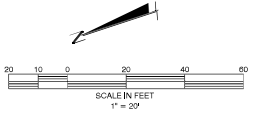
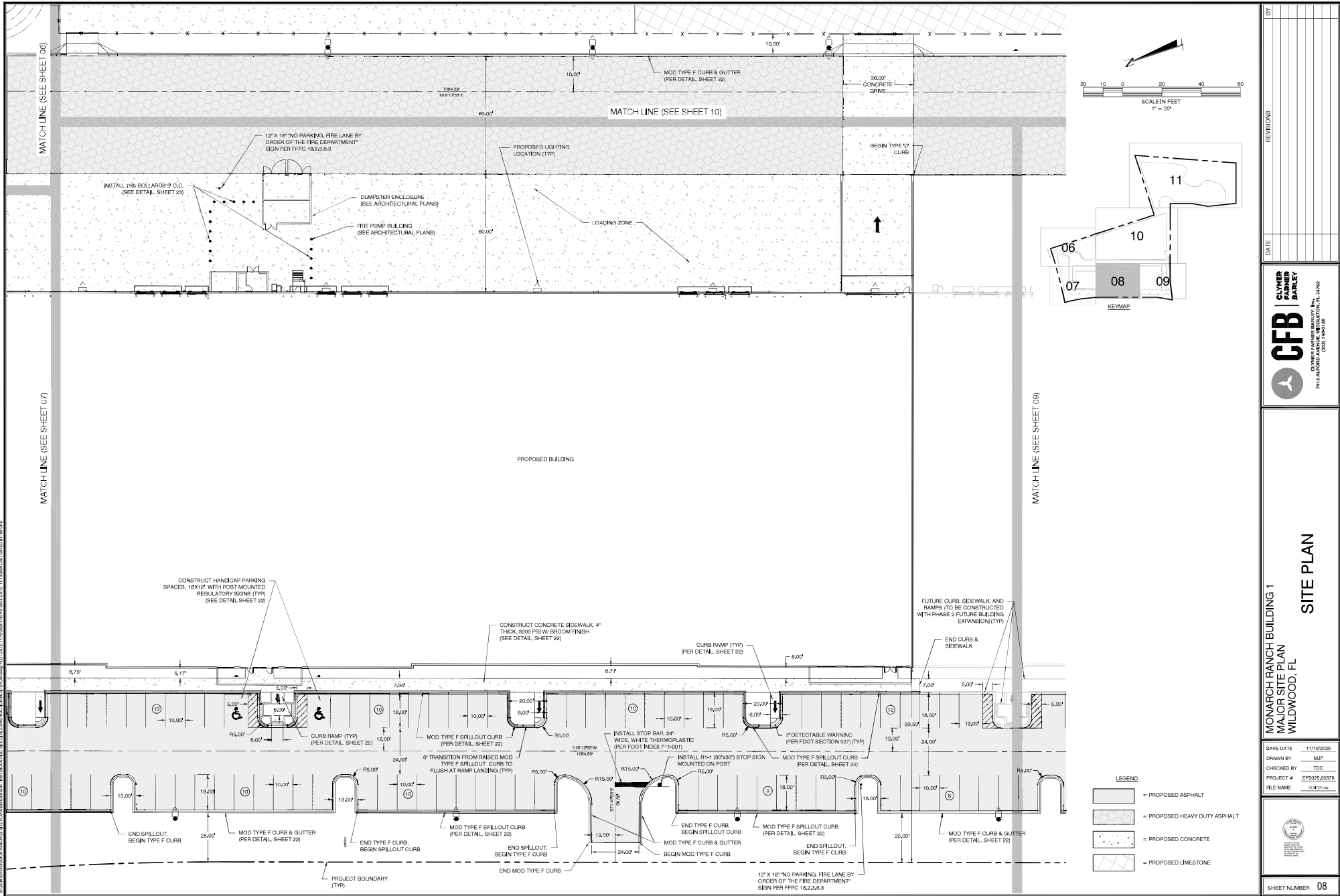
PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	152.20'	200.00'	43°37'43"	80.00'	N22°28'51"E	152.20'



<p>BY: _____</p> <p>DATE: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p style="text-align: center;">CFB</p> <p style="text-align: center;">CLYMER FARMER BARKLEY, INC. 7413 ALFORDB AVENUE, WILMINGTON, FL 31822 PH: 770.390.1000</p> <hr/> <p style="text-align: center;">SITE PLAN</p> <p style="text-align: center;">MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL</p> <hr/> <p>SAVE DATE: 11/10/2025 DRAWN BY: MAF CHECKED BY: TDC PROJECT #: EP2025.02378 FILE NAME: 18.03.01.AA</p> <hr/> <p style="text-align: right;">SHEET NUMBER 06</p>
NO.	DATE	DESCRIPTION								

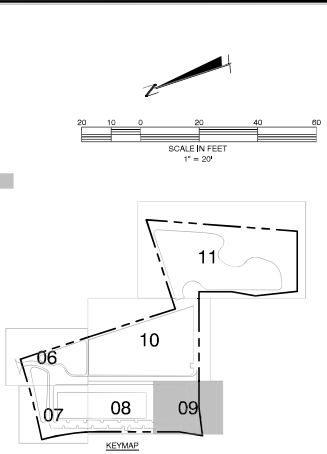
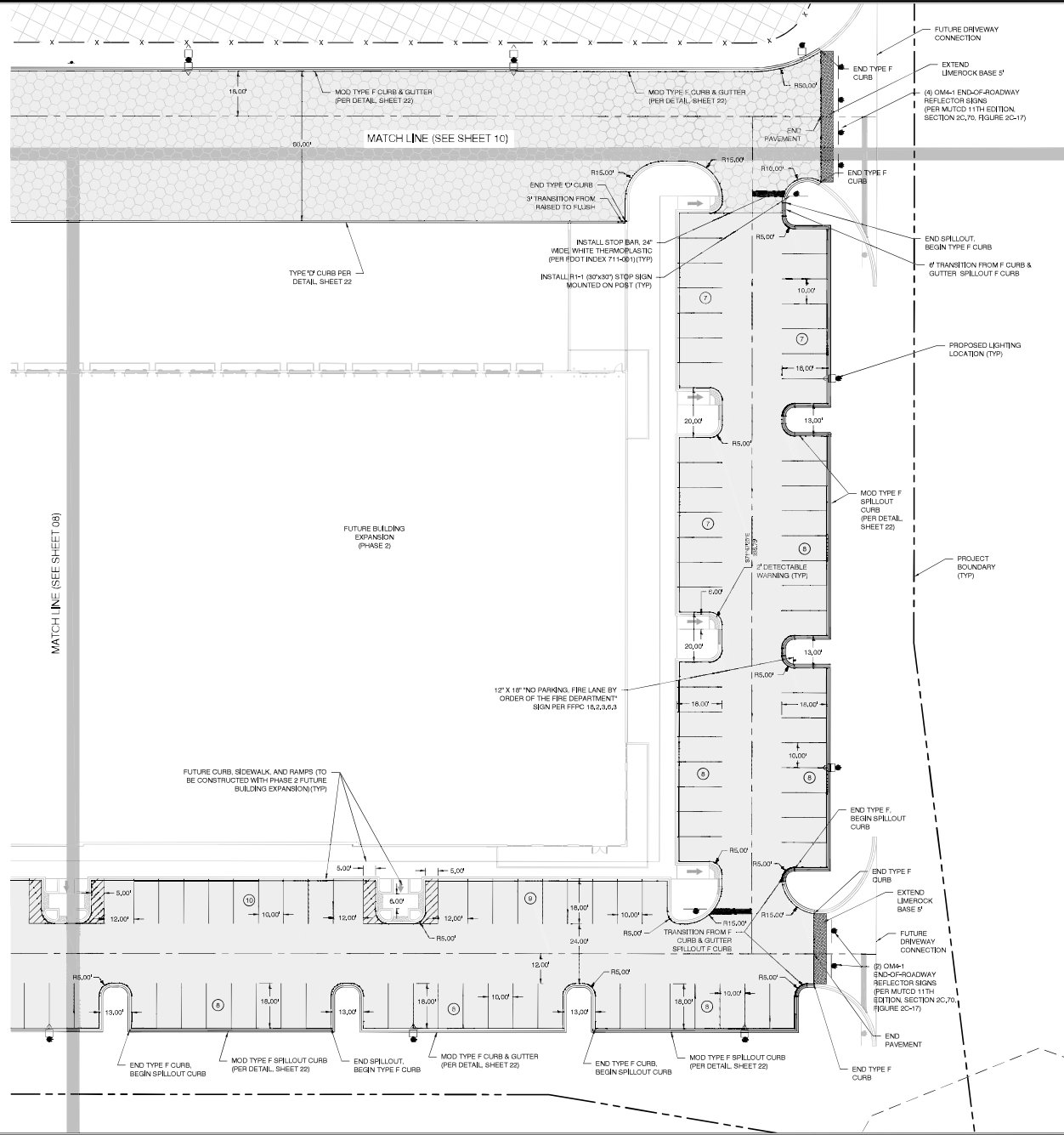




BY	
DATE	
REVISIONS	
DATE	
 CLYMER FARMER BARLEY <small>CLYMER FARMER BARLEY, INC. 7413 ALFORDB ROAD, WILKINSON, FL 33592 (920) 265-0000</small>	
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL SITE PLAN	
SAVE DATE	11/10/2025
DRAWN BY	SAF
CHECKED BY	ETC
PROJECT #	EP2025-00378
FILE NAME	10-08-03.DWG
SHEET NUMBER 07	

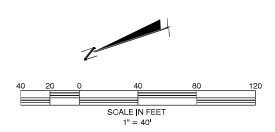
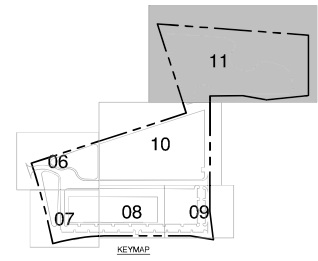
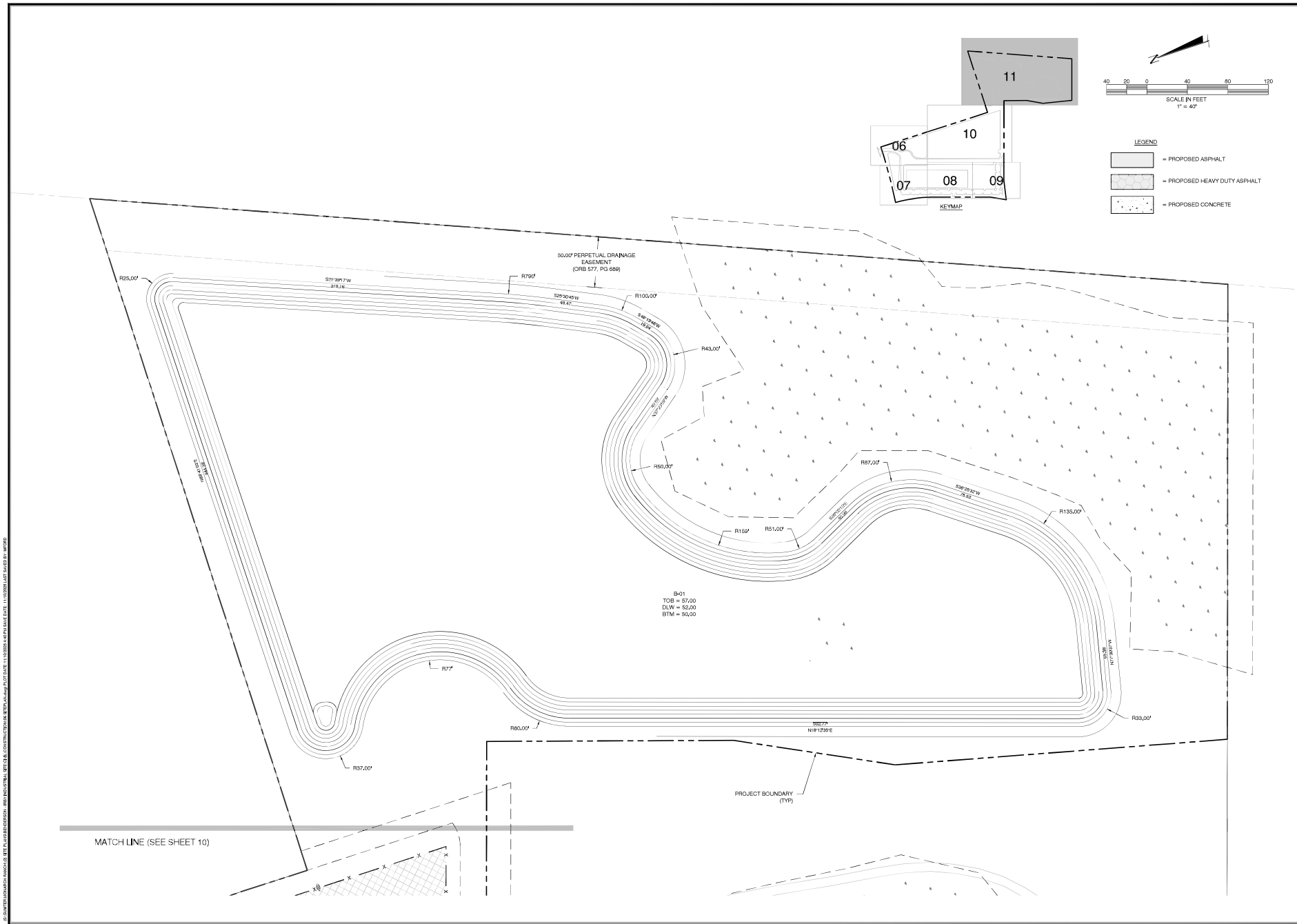


BY	
REVISIONS	
DATE	
 CFB CLYMER FARMER BARKLEY, INC. 7413 ALFORB PARKWAY, SEVENTON, FL 33762 (813) 983-8800	
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL SITE PLAN	
SAVE DATE: 11/10/2025 DRAWN BY: MAF CHECKED BY: TDC PROJECT #: EP2025-02378 FILE NAME: 11-0813.DWG	
SHEET NUMBER	08

C:\PROJECTS\2025\11\11020255\DWG\11020255.MXD, DATE: 11/03/2025 10:54:10 AM, USER: JEFFREY.B. COOPER, PLOT DATE: 11/03/2025 10:54:10 AM, PLOT BY: JEFFREY.B. COOPER



REVISIONS DATE	BY
	
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL	
SITE PLAN	
SAVE DATE: 11/10/2025 DRAWN BY: JMF CHECKED BY: JDC PROJECT #: EP2025-00378 FILE NAME: 11020255.DWG	
	
SHEET NUMBER 09	



- LEGEND
- = PROPOSED ASPHALT
 - = PROPOSED HEAVY DUTY ASPHALT
 - = PROPOSED CONCRETE

S-01
 TOB = 57.00
 DLW = 55.00
 BTM = 50.00

MATCH LINE (SEE SHEET 10)

PROJECT BOUNDARY (TYP)

BY									
REVISIONS									
DATE									
CLYMER FARMER BARLEY <small>CLYMER FARMER BARLEY, INC. 7413 ALFORB AVENUE, WILDMOOD, FL 34702 (813) 852-0000</small>									
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDMOOD, FL SITE PLAN									
SAVE DATE	11/10/2025	DRAWN BY	MEF	CHECKED BY	TDC	PROJECT #	EP2025-00378	FILE NAME	11-0813.dwg
SHEET NUMBER									11

Revision Schedule			
Rev. #	By	Rev. Date	Descr.

SPECIAL INFORMATION:
 THE DRAWING PREPARED FOR THE CLIENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL GUARANTEE THE WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE.

PROJECT NO. 5514 AREA 0.000000
 126,000 S.F.

**FIRST FLORIDA TRADEPORT
 INTERSTATE 75 & FLORIDA TURNPIKE
 WILDWOOD, FLORIDA 34785**

**BUILDING #1 126K SHELL WITH 52.5K
 FUTURE EXPANSION**

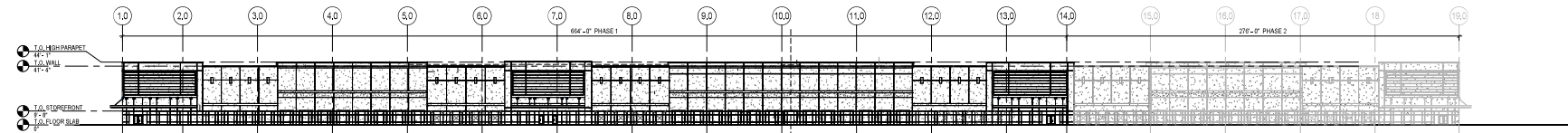
**JAMES ALLEN RUMSEY
 ARCHITECT
 PRESIDENT**

**BENDERSON
 DEVELOPMENT**
 570 DELAWARE AVE. BUFFALO NY 14202
 (716) 895-0211

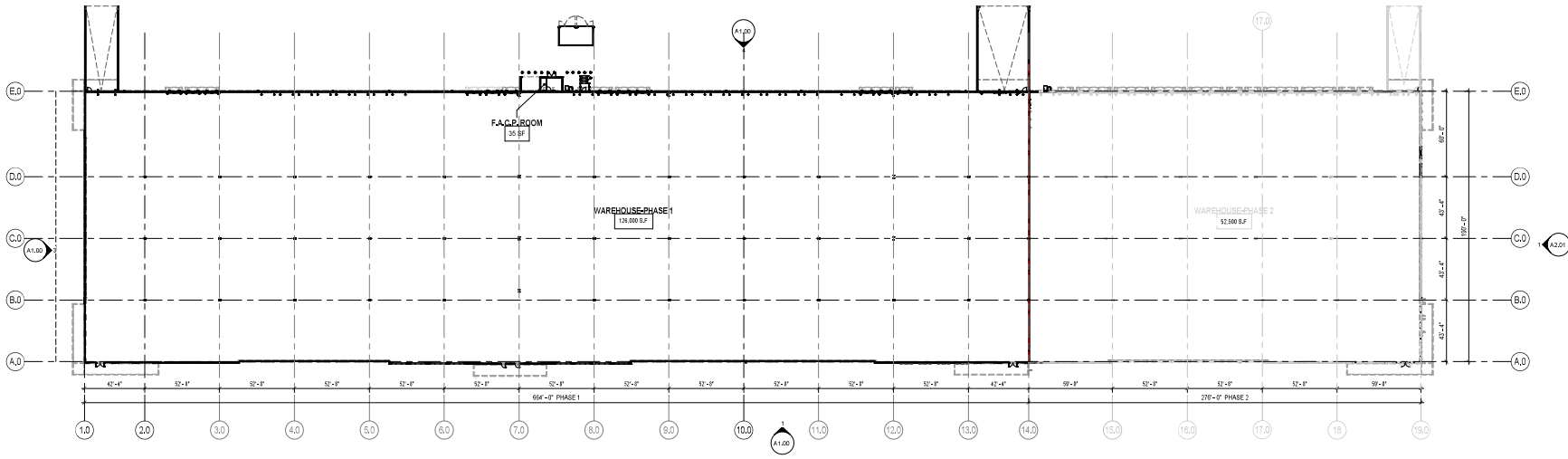
SEAL

DATE: 03/19/2025
 DRAWN BY: TZ
 CHECKED BY: JAM
 SHEET NO. **A1.00**

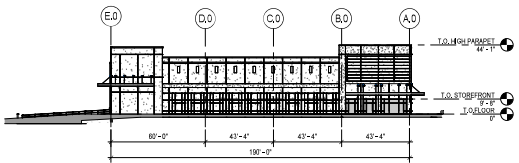
**FLOOR PLAN
 EXTERIOR
 ELEVATIONS**



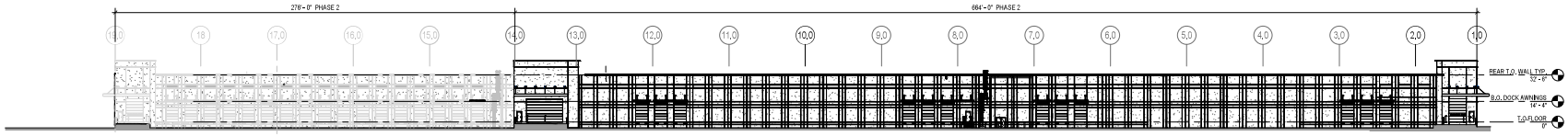
1 OVERALL FRONT BUILDING ELEVATION
 1/32" = 1'-0"



2 OVERALL FLOOR PLAN - BUILDING C-2
 1/32" = 1'-0"



3 OVERALL RIGHT SIDE ELEVATION
 1/32" = 1'-0"



4 OVERALL REAR ELEVATION
 1/32" = 1'-0"

TYPICAL COLOR SCHEME



			
ICI #A1428 Old World Blue	SW #7018 DoveTail	SW #7016 Mindful Gray	SW #7015 Repose Gray

First Florida Tradeport

Wildwood, Florida

**BENDERSON
DEVELOPMENT**
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK, FL 34201

PROP.#	5514
DRWG.#	5514-Bldg 1 Rendering
DATE	5.16.25 BY C. VALENTI
REVISION	

LANDSCAPE BUFFER ALONG SR 44 RIGHT-OF-WAY (620 LF)

REQUIRED:

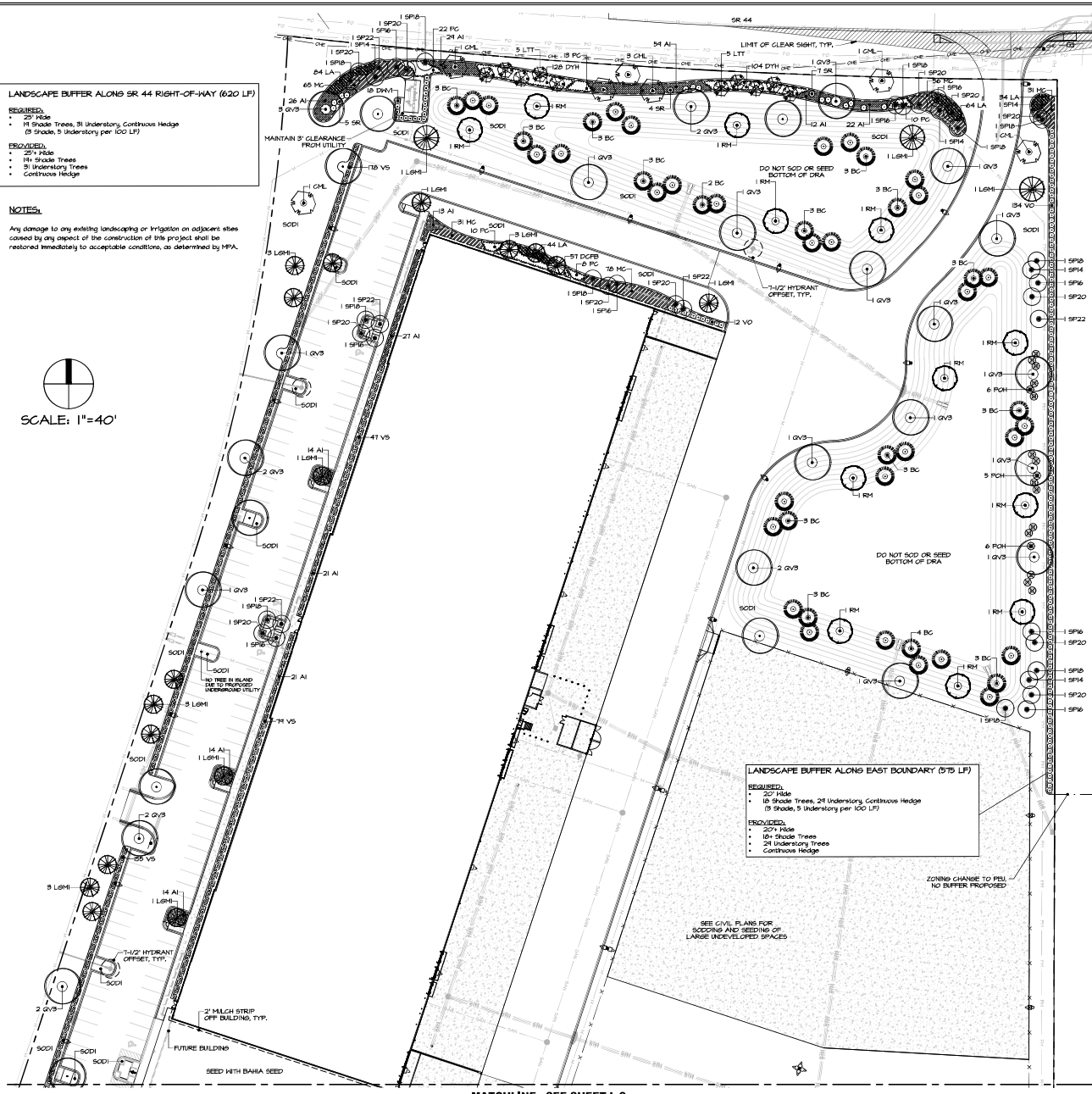
- 20' Wide
- 18 Shade Trees, 31 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

EXCLUDED:

- 20' Wide
- 18' Shade Trees
- 31 Understory Trees
- Continuous Hedge

NOTES:

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



LANDSCAPE BUFFER ALONG EAST BOUNDARY (575 LF)

REQUIRED:

- 20' Wide
- 18 Shade Trees, 21 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

EXCLUDED:

- 20' Wide
- 18' Shade Trees
- 21 Understory Trees
- Continuous Hedge

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 34,72 Ac.
Design District: Industrial
Tree Mitigation (Developer Agreement Pending)
See Tree Plan
A reasonable number of both shade and ornamental trees are proposed on this site.
Total shade trees: 214 / Total ornamental trees: 82
Landscape Buffers
NORTH BOUNDARY - SR 44 Right-of-Way (See Plan)
EAST BOUNDARY - Adjacent Commercial (See Plan)
NO OTHER BUFFERS REQUIRED

Parking Lot Requirements:
211 Paved Parking spaces, 166,856 sq. ft. paved area
Required: 1 canopy tree and 3 shrubs per 25 spaces
(1 Canopy Trees, 26 shrubs total required for 211 spaces)
Provided: 32 canopy trees and 448 shrubs
Required: Landscape area equal to 10% of paved area (16,685 sq. ft. for 166,856 sq. ft. paved area)
Provided 16,944 sq. ft. (10%) SEE DIAGRAM ON L-2

- NOTES:**
- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDMOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD UNREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
 - DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE LOCATION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDMOOD TREE MARKET STUDY OF JANUARY 2021.
 - ALL SITE AREAS HIGHER ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDING, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
 - ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER 'GRASSES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, LATEST EDITION.
 - ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, INC., A.
 - THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
 - ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 275. THE WATER SOURCE SHALL BE A PROPOSED 3" PORTABLE TEE WITH BACKFLOW PREVENTION DEVICE; SEE IRRIGATION FERTILIZER PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
 - ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

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

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	848	African Iris, white Dioscorea - (AI)	#3, 11/16" 5-6 spp. mts. 40" c/s	Allow natural growth; deadhead regularly
BC	104	Bird Cypress Taxodium distichum - (BC)	#30 11" Ht x 4" spn 2" cal mts	Allow natural growth; prune only dead wood
GHL	15	Crape Myrtle, lavender Lagerströmia indica "Muskogee" - (GHL)	#30/24Hts 11-14" Ht x 5" spn multi-trunk	20" Ht x 20" spn; prune no more than 1/2 wood
DCFb	57	Dwarf Chinese Fringe Bush Loropetalum chinense "Ruby" - (DCFb)	#3, 10 1/2" Ht x 10" spn 2" cal	30" Ht x full mass
DHV1	16	Dwarf Italian Viburnum Viburnum chinensis "Mrs. Schiller's Delight" - (DHV1)	#1, 24" Ht x 10" spn 4" cal	30" Ht x full mass
DTH	292	Dwarf Yucca Holly Ilex verticillata "Silkies Dwarf" - (DTH)	#3, 10-12" Ht x 14-18" spn 30" c/s	30" Ht x full mass
LA	238	Landscape dwarf yucca Loronicum comans - (LA)	#1, 11/12" spn 2" cal	Allow natural growth; remove frost damage in spring
L6M1	20	Little Gem Magnolia Magnolia grandiflora "Little Gem" - (L6M1)	#30, 6-1/2" Ht x 3-1/2" spn 2" cal	Allow natural growth; prune only for form or dead wood
LTT	10	Ligustrum, tree-type Ligustrum japonicum - (LTT)	#18, 8-10" Ht x 8" spn multi-trunk, 4' min. open below	Allow natural growth; 6-8" open below; prune internally; do not shear
MC	261	Holly shrub Hedera helix capitata - (MC)	#3, 11/12" spn 2" cal	Allow natural growth; remove seeds; cut back after last frost annually
PC	69	Parrotia Parrotia persica - (PC)	#3, 10" x 10" 42" cal	4" Ht x full mass maintain internally; do not shear
POH	17	Prickly Pear Yucca filifera - (POH)	#3, 4" Ht x 4" spn multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
GV3	55	Live Oak Quercus virginiana - (GV3)	#30, 2-1/2" Ht x 4-5" spn 2" cal mts	Allow natural growth; prune only for form or dead wood
RH	32	Road Maple Acer rubrum - (RH)	#30, 20" Ht x 4" spn 2" cal mts	Allow natural growth; prune only for form or dead wood
SG4	8	Sweetgum Liquidambar styraciflua - (SG4)	#30, 11" Ht x 4" spn 2" cal mts	Allow natural growth; prune only for form or dead wood
SP4	5	Sabal Palm Sabal palmetto - (SP4)	#30, harricane cuts 14" CT Ht	Allow natural growth; prune only dead fronds to keep full round head
SP6	4	Sabal Palm Sabal palmetto - (SP6)	#30, harricane cuts 16" CT Ht	Allow natural growth; prune only dead fronds to keep full round head
SP8	11	Sabal Palm Sabal palmetto - (SP8)	#30, harricane cuts 18" CT Ht	Allow natural growth; prune only dead fronds to keep full round head
SP10	12	Sabal Palm Sabal palmetto - (SP10)	#30, harricane cuts 20" CT Ht	Allow natural growth; prune only dead fronds to keep full round head
SP22	5	Sabal Palm Sabal palmetto - (SP22)	#30, harricane cuts 22" CT Ht	Allow natural growth; prune only dead fronds to keep full round head
SR	16	Sea Rosemary Serenoa repens - (SR)	#1, 24" Ht x 24" spn 5" cal mts	Allow natural growth; maintain internally
VO	146	Sweet Viburnum Viburnum cadohislebanum - (VO)	#3, 3-4" Ht x 20" spn 4" cal	6" Ht x 4" full hedge
VS	592	Sandbar Viburnum Viburnum suspensum - (VS)	#1, 3" Ht x 3" spn 3" cal	5" Ht x 3" full hedge
VLCH		Pine Straw - (VLCH)	3" depth	Refresh annually or as needed
SCDI		Argentine Date Passiflora nitida "Argentine" - (SCDI)	Palmet and Seed	

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

REVISIONS

DATE	BY	DESCRIPTION

Michael Pape & Associates, PA
MPA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3508 • www.mpa-la.com

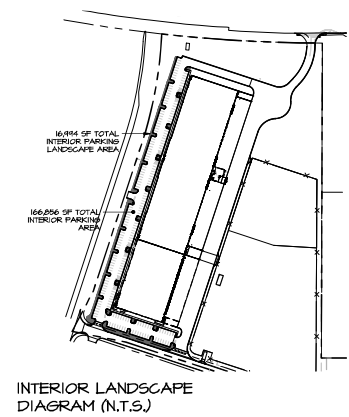
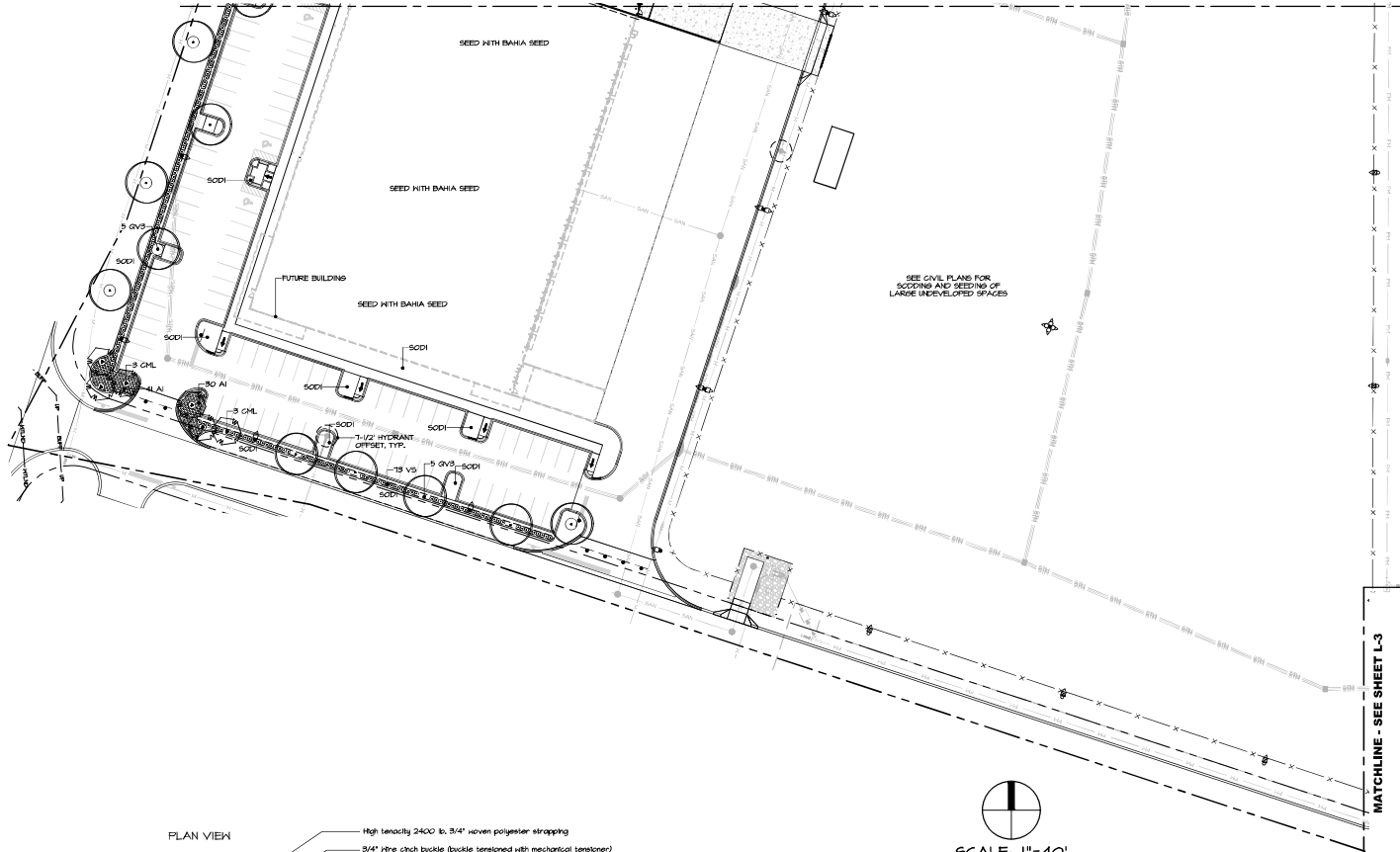
MONARCH RANCH BUILDING 1
WILDMOOD, FLORIDA
LANDSCAPE PLAN

DATE: 11-12-25
DWG: L-1/25A2
GND, BY: SRS

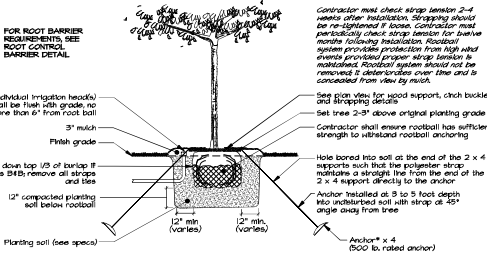
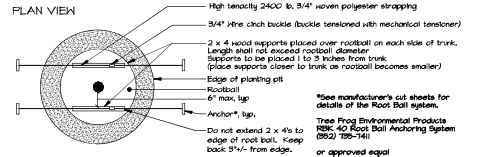
SHEET 1 OF 3

L-1

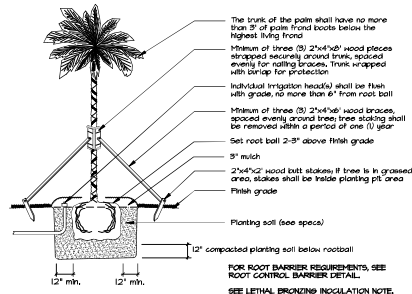
MATCHLINE - SEE SHEET L-1



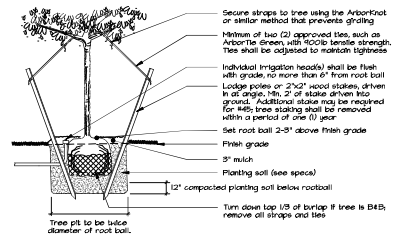
MATCHLINE - SEE SHEET L-3



TREE INSTALLATION DETAIL
FOR 3-4\"/>



PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3\"/>

NO.	DATE	BY	REVISIONS

MPA Michael Pape & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL • 352.351.8500 • www.mpa-la.com



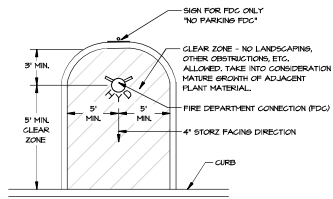
MONARCH RANCH BUILDING 1
 WILMWOOD, FLORIDA
LANDSCAPE PLAN

DATE: 11-12-25
 DWN BY: JRT/SAZ
 GND. BY: SRS

SHEET 22 OF 32

L-2

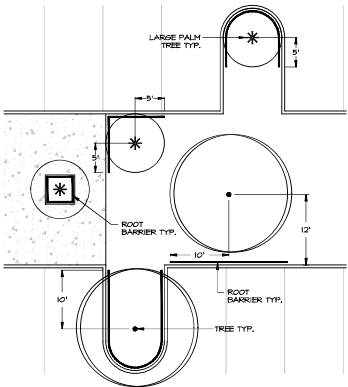
P:\MONARCH RANCH\BID\LANDSCAPE - L2.DWG



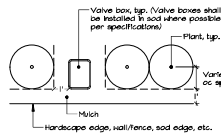
FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.

NOTES

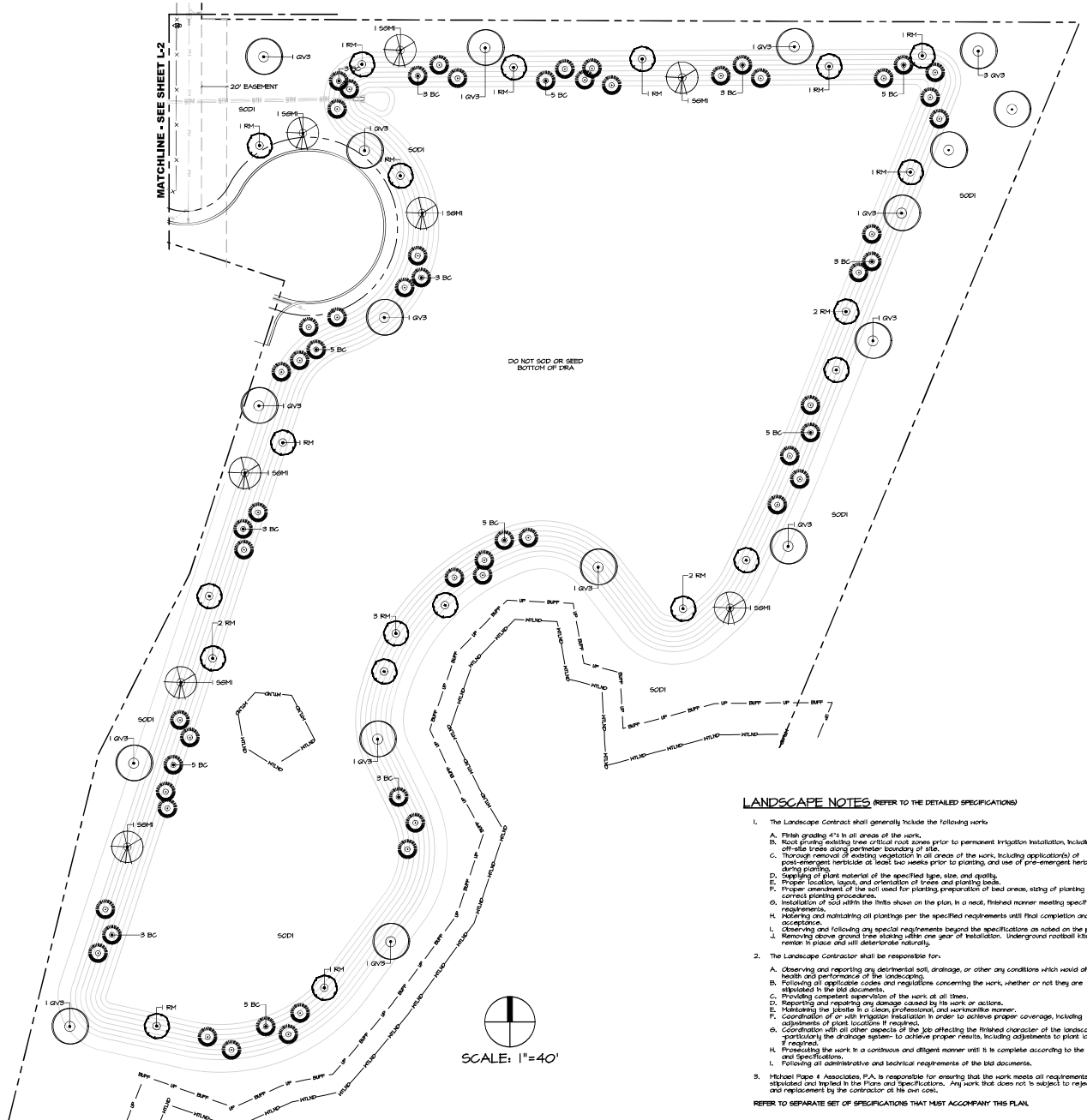
TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIERS BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PATHS WITHIN 5' OF THE EDGE OF PAVEMENT.
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE
LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINKO PALM, WASHINGTON PALM
THE ROOT CONTROL BARRIERS SHALL UTILIZE 3/4" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS AS BY NIS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC. OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL
1"=10"



OFFSET DETAIL
N.T.S.



LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contractor shall generally include the following work:
 - A. Finish grading 4" in all areas of the work.
 - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including off-site trees along perimeter boundary of site.
 - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at local law rates prior to planting, and use of pre-emergent herbicide during planting.
 - D. Supplying plant material of the specified type, size and quality.
 - E. Proper location, layout, and orientation of trees and planting beds.
 - F. Proper amendment of the soil used for planting preparation of bed areas, staking of planting pits, and correct planting procedures.
 - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
 - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
 - I. Observing and following any special requirements beyond the specifications as noted on the plan.
 - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
 2. The Landscape Contractor shall be responsible for:
 - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - C. Providing competent supervision of the work at all times.
 - D. Reporting and repairing any damage caused by his work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of all other irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - G. Coordination with all other aspects of the job affecting the finished character of the landscaping, participating in the drainage system, to achieve proper results, including adjustments to plant locations if required.
 - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - I. Following all administrative and technical requirements of the bid documents.
 3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet these requirements and is not replaced by the contractor at his own cost.
- REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

DATE	BY	REVISIONS

MPA
Michael Pape & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.mpa-la.com



MONARCH RANCH BUILDING 1
MILWOOD, FLORIDA
LANDSCAPE PLAN

DATE 11-12-25
DWG BY RT/SAZ
CHKD BY SRS

SHEET 2 OF 2
L-3

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 3rd, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 126,636 square-foot industrial warehouse on 49.406 acres MOL. The subject property is generally located south along E SR 44, approximately 0.51 miles west of S Main St and E SR 44 intersection.

Case Number: A25-2335 – SP – Monarch Ranch Building 1

Applicant(s): 75 Turnpike BDC LLC & 75 Turnpike VDC LLC

Owner(s): 75 Turnpike BDC LLC & 75 Turnpike VDC LLC

Parcel: F12-082

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

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

recommends approval.

recommends approval with the following conditions:

recommends denial.

Dated: February 3, 2026



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

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Construction Projects Update

REQUESTED ACTION: For Information Only

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure projects.

Local Infrastructure Projects
Construction Update
February 17, 2026

Updates Shown in Red

1. City Water Projects

- ~~*a. US 301 & CR 462 Line Relocation*~~
 - ~~*i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work*~~
 - ii. COMPLETE*
 - iii. Reimbursement request per DA pending*

- b. Continental Country Club Water Treatment Plant Decommissioning*
 - i. ClearWater Solutions - \$145,677.65*
 - ii. Contract documents executed*
 - iii. Coordinating construction schedule*

- c. Gamble Street Water Line Replacement*
 - i. Commission approved design contract with HALFF at the December 8, 2025, Commission meeting*
 - ii. Coordination design schedule*

- d. Stanley Avenue Water Rain Replacement*
 - i. Design complete*
 - ii. Seeking funding options to get project completed in FY 26*

- e. North Old Wire Road Water Main Replacement*
 - i. Art Walker Construction - \$496,041.96*
 - ii. CRA Board awarded bid*
 - iii. Coordinating contract documents*

- f. Champagne Farm Wells and Future WTP*
 - i. Survey complete*
 - ii. LPP Developer's Agreement – ON HOLD per Developer*
 - iii. Continuing dialogue with the property owner's representative*

- g. Water Use Permit Modification*
 - i. Commission approved KHA Work Authorization at the January 12, 2026 Commission meeting*
 - ii. Coordinating kick-off meeting*

- h. Ashley WTP and Fairways WTP Corrosion Inhibitor*
 - i. Design Progress (KHA) – 50%*
 - ii. Draft plans due to City by end of February*

- i. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Commission awarded bid to SGS: \$2,715,700
 - i. Substantial Completion – June 9, 2025
 - ii. Construction Progress – 85%
 - iii. Iron filter start-up complete
 - iv. Chemical start-up complete
 - v. Integration in progress; issues with flow meter being addressed by contractor
 - vi. Pay Application No. 10 in the amount of \$42,180 approved at the February 9, 2026 Commission meeting
 - vii. Landscaping – Earthscapes Unlimited
 - i. Contracts have been executed
 - ii. Contractor to mobilize soon

2. City Wastewater Projects

- a. *Water Reclamation Facility*
 - i. CPH designing the expansion of the new plant to 8 MGD
 - ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 6.5 MGD (after DAVCO plant installed)
 - iii. Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
 - iv. Garney Construction Contract approved at the August 12, 2024 Commission meeting
 - i. Phase 1
 - i. GMP Phase 1 – \$34.5 million
 - ii. Commission approved ODP packages
 - 1. All equipment ordered and being delivered on site
 - 2. DAVCO plant forms being installed
 - iii. Pay App. No.11 in the amount of \$2,578,724.24 approved at the February 9, 2026 Commission meeting
 - iv. GMP Contract amendment to add City requested additional work and deduct from future Phase 2 (DAVCO plant, ODP items) in the amount of \$7,959,820 approved at December 8, 2025 Commission meeting
 - ii. Phase 2
 - i. Reviewing GMP – negotiating price with Garney

- iv. ODP items approved at the August 11, 2025 Commission meeting - \$769,390
 - i. Pump delivery delayed until 2026
- ii. Reclaimed line design – 90% complete
 - i. KHA preparing bid set and bid schedule
 - ii. All easements received!
 - iii. Coordinating ROW permit with Sumter County

3. City Projects (Other)

- a. *Municipal Services Expansion:*
 - i. Parking lot:
 - i. Conceptual plan approved by Commission
 - ii. First draft of plans to be completed in February
 - ii. Fleet expansion plans under review in Development Services
- b. *Wildwood Community Center Improvements:*
 - i. HVAC System Replacement:
 - i. Holiday Enterprise Heat and Air -\$554,300
 - ii. Construction Progress: 95%
 - iii. Pay Application No, 3 in the amount of \$224,547.77 approved at the December 8, 2025, Commission meeting
 - iv. Finalizing punch list items; final project completion – end of March 2026
- c. *Millennium Park Phase I and II*
 - i. Kingdom Construction - \$10.7 million
 - ii. Construction progress – 60%
 - iii. Change Order No. 14 scheduled for February 23, 2026 Commission meeting
 - iv. Pay Apps Nos. 10 and 11 approved at the January 12, 2026 City Commission meeting
 - v. Duke lighting agreement approved at the January 12, 2026 City Commission meeting
 - vi. Project accounting provided to City Commission; project update scheduled for the February 2, 2026 City Commission Workshop
- d. *Oxford Park*
 - i. Kimley Horn working on design elements
 - ii. Fire flow test scheduled for
- e. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
 - i. OLC Design contract approved at the 5/22 City Commission meeting
 - ii. Design progress – OLC preparing 60% design documents

- f. *Public Works Annex – The Villages*
 - i. Property to be donated after completion of the service road
 - ii. OLC to provide conceptual plan and architectural renderings for Commission approval in March/April
 - iii. Design to follow

- g. *Police Substation – The Villages*
 - i. Property to be donated after completion of the service road
 - ii. KP Design Studio to provide conceptual plan and architectural renderings for Commission approval in March/April
 - iii. Design to follow

- h. *Downtown Master Plan Related*
 - i. Coordinating with FDOT on Complete Streets Project
 - i. Coordinating with LSMPO and FDOT on funding alternatives
 - ii. Scoping meeting held on July 9, 2025
 - ii. CSX Coordination
 - i. Dumpsters to be removed from CSX right-of-way once shared compactor is installed
 - iii. Shared Compactor – WM
 - i. Commission approved Kingdom Construction’s bid of \$55K for the enclosure
 - ii. Awaiting building permit
 - iii. Compactor lease with WM in future
 - iv. City Redevelopment Site (Martin Theatre)
 - i. Gator Sktch contract approved at the September 22, 2025 Commission meeting
 - ii. **Gator Sktch to provide first draft concept plan by the end of February; future workshop item with City Commission**
 - v. The Railyard
 - i. Construction ongoing

4. City Stormwater Projects

- a. *Peters Street and Orange Street Drainage Improvement*
 - i. Commission approved design contract with Halff
 - ii. Coordinating kick-off meeting

- b. *Oak Grove Village Drainage Improvement*
 - i. DB Civil - \$529,890
 - ii. **Construction Progress – 82%**
 - iii. **Pay Application No. 4 in the amount of \$103,854 scheduled for the February 23, 2026 Commission meeting**
 - iv. SECO service installed

5. City Road Projects

a. Pavement Activities

- i. FY 26 - Updating Pavement Management Plan to determine new decision tree and appropriate funding amount; new funding amount programmed in FY 26 and beyond
 - i. Mott McDonald 5-Year Plan end transmitted to the city by the end of February
 - ii. Rejuvenation efforts to be completed in the spring
 - iii. Pavement activities to occur in summer
 - iv. AI software equipment to be placed on vehicles in the spring (real-time PCI information)

b. Signature Drive and Clay Drain Road

- i. Project Phases
 - i. Signature Drive Phase
 - i. Commission awarded bid to CW Roberts - \$428,515.50
 - ii. Construction progress – Substantial Completion 99%
 - iii. Pay Application No. 5 in the amount of \$43,038.63 scheduled for the February 23, 2026 Commission meeting
 - iv. Project nearing completion; retainage being held until completion
 - ii. Clay Drain Road Phase
 - i. Funding to be programmed in the CIP based on priority scoring (ROW in FY 27; construction in FY 28)
 - ii. Meeting with property owners to discuss driveway curing scheduled over the next two months

c. Barwick Street Improvements:

- i. Design Progress – 100%
- ii. Bid Opening – January 29, 2026; bids being tabulated and posted for intent to award to lowest responsive bidder (Art Walker)
- iii. KHA Construction Administration contract scheduled for the February 23, 2026 agenda

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Information Technology 2025 Q4 Quarterly Report

REQUESTED ACTION: For information only.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached report from the Information Technology department.

IT Department Report

Executive Summary

- The IT Department entered FY26 focused on renewals, acquisitions, and essential administrative operations to maintain efficiency and support citywide initiatives.
- Florida Digital Service will announce Year 3 cybergrant awards in Q1 2026, with implementation scheduled for April–June; current cybersecurity services remain active during the transition.
- Code Enforcement successfully adopted GoGov in Q4 2025, improving workflow efficiency, reporting capabilities, and case preparation with exceptional technical support.
- Public Works initiated the rollout of Unity Construct to manage capital projects and costs, with plans to expand integration across Utilities, Finance, and Executive departments for real-time dashboards.
- Service desk performance improved significantly, with median response times under one minute and ticket closure times trending downward with a 11.5% increase in requests.
- Key initiatives for the first quarter of 2026 include ESRI-based public project mapping, evaluation of CivicGov alternatives for Development Services, and software demonstrations to replace CivicRec for Parks and Recreation.

Introduction

As we enter FY 26 fiscal year in October 2025, the IT Department has focused on renewals, new acquisitions, and the less-glamorous administrative duties involved in daily operations.

Cybersecurity Grant

The Florida Digital Service has updated their website to advertise that awards for year 3 of the cybergrant program will be made during the first quarter of 2026, with implementation to take place from April – June 2026. In the meantime, our existing services remain in place while the year 3 award process is finalized.

GoGov for Code Enforcement

Code Enforcement successfully transitioned to the GoGov software platform during the fourth quarter of 2025. The system has proven to be highly user-friendly and intuitive, allowing staff to quickly adapt with minimal training. Reporting capabilities are robust, offering easy customization and streamlined generation of case data. Technical support has been exceptional, with all issues resolved in under 20 minutes. The platform’s chronology feature provides clear, accessible case histories, and preparation for magistrate hearings has become significantly more efficient. Overall, GoGov has enhanced operational effectiveness and improved workflow for the Code Enforcement team.

Unity Construct / Unity Maintain – Public Works

During the last quarter, Public Works welcomed Joshua Jackson back to the Wildwood family as the Systems Applications Specialist / Administrator position for the Public Works department. Josh has already begun high level meetings to showcase the rollout of the eBuilder software program, now known as Unity Construct. Unity Construct will manage capital improvement projects, milestones, and cost estimates for Public Works. In time, the program will be rolled out to the Utilities, Finance, and Executive departments to integrate water and sewer infrastructure and provide near real time dashboards, project, and cost information.

User Support Enhancement

Ticket response times for our service desk have continued to improve (below):

	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	Outcome
Total tickets	158	138	139	156	145	189	149	174	11.5% increase in number of requests from 2024 Q4 to 2025 Q4.
Median reply time (mins.)	1.25	1.54	0.92	0.79	0.81	0.57	0.65	0.70	Consistent response; top 50% of tickets got a reply in 42 seconds or less this quarter.
Average reply time (mins.)	14.64	12.64	5.55	11.69	12.12	8.97	9.95	6.92	Response times trending downward within acceptable range.
Median time to close a ticket (hrs.)				1.004	0.71	0.85	0.95	0.73	50% of tickets closed in 43.8 minutes or less this quarter.
Average time to close a ticket (hrs.)				14.97	30.2	45.02	22.28	14.02	50% of tickets still closed in less than 1 calendar day. Includes delays due to end user scheduling or ordering delays.

Upcoming Projects

Thomas Bellegarde, GIS/Asset Specialist, has completed his work on a map-based webpage through ESRI that was recently demonstrated to the City Commission and went live in early February. Long term, this interface will be tied together with Unity Construct to provide up-to-date construction project information to the public. Paul and Gavin are part of the team involved with the implementation and rollout of Unity Construct / Maintain as well as other facilities-focused projects for Public Works.

DSD has begun the process aimed at vetting alternatives to the CivicGov platform. Due to the dynamic and growth-oriented levels of development throughout the City, staff have already outgrown their new platform.

Parks and IT will be participating in software demonstrations during the first quarter of 2026 to identify and acquire a replacement program for CivicRec. The Civic customer success team has been helpful with suggestions and guidance to make the existing system more intuitive for staff, but remained supportive after the decision was made to look for a new system for facility rentals and league management.