



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

David Fontaine – Seat 2

Joe Elliott – Seat 3

Mayor Pro Tem/Commissioner – Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

June 22, 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: MAY 11, 2026 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: MAY 18, 2026 SPECIAL MEETING*

D. *CONTRACT EXTENSION FOR ELECTRICAL SERVICES - BASE 3, LLC
DBA GIBSON ELECTRIC*

E. *CONTRACT EXTENSION FOR ELECTRICAL SERVICES - ACCURATE*

POWER & TECHNOLOGY, INC.

- F. 26-1168 (SP) VOSO PHASE 31YZ MASTER PLAN
- G. 25-3061 (PLAT) NORTHERN PINES SUBDIVISION IMPROVEMENT PLAT
- H. PINNACLE CHURCH OF GOD ROAD CLOSURE REQUEST

I. BUDGETED FINANCIAL ITEMS

- 1. RECTRAC SOFTWARE STANDARDIZATION AND ACQUISITION FOR PARKS & RECREATION

3. Presentations and/or Proclamations

- A. PARK AND RECREATION MONTH 2026

4. Public Hearings - Timed - Legislative

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS

- B. **ORDINANCE NO. O2026-22** - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 9 (THE "DISTRICT") PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST; SECTIONS 1, 2, 3, 4, 8, 9, 10, 11, AND 12 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST; PORTIONS OF TRACTS 9, 13, 14, 15 AND BROWNWOOD BOULEVARD, SUMTER COUNTY, FLORIDA, RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR THE POWERS OF THE DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

26-1971 Village Community Development District No. 9 Boundaries Amendment Petition (6th Amendment)

The Board of Supervisors of the Villages No. 9 Community Development District (the "District") has petitioned the City of Wildwood to provide approval of amending Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and 2020-07 to reflect the new legal description and amended boundary of the District to reflect a net increase in the size of the District by 9.7 acres, such that the resulting District will total 1,319.5 acres MOL.

Staff recommends approval

- C. **ORDINANCE NO. O2026-23** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING SECTION 4-5 OF THE CITY OF WILDWOOD CODE OF ORDINANCES; TO ESTABLISH CRITERIA TO REGULATE THE DISTANCE BETWEEN SMOKE SHOPS AND CHURCHES OR PLACE OF WORSHIP, PUBLIC/PRIVATE SCHOOLS, LICENSED

DAYCARE FACILITIES, AND CITY-OWNED PUBLIC FACILITIES AND PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

Smoke Shop Distance Criteria Ordinance

O2026-23 proposes to establish criteria to regulate distance between smoke shop businesses and places of worship, schools, daycare facilities, and city-owned public facilities.

Staff recommends approval

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2026-21 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 0.34 MILES EAST OF N US 301, APPROXIMATELY 0.17 MILES SOUTH OF E C 462, AND APPROXIMATELY 283 FEET WEST OF CR 217, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

26-1364 (AN) Rainey Construction Land Company, LLC

Parcel D32-161

The applicant, Brandon Matulka, on behalf of the owner, Rainey Construction Land Company, LLC, has submitted a voluntary annexation application for parcel D32-161. The property to be annexed totals 5 acres MOL and is generally located approximately 0.34 miles east of N US 301, approximately 0.17 miles south of E C 462, and approximately 283 feet west of CR 217.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2026-19 - 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.***

26-0559 (SSCP) Myles Enterprises LLC

Parcels: K13-042 & K13-012

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Rural Residential (City) for the parcels listed above on 9.77 acres MOL.

The Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2026-20 - 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.***

26-0561 (RZ) Myles Enterprises LLC

Parcels: K13-042 & K13-012

The applicant is approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RR, Rural Residential, (City) for the parcel listed above on 9.77 acres MOL.

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-27 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.40 ACRES LOCATED ON APPROXIMATELY 0.22 MILES EAST OF N US 301, AT THE SOUTHEAST CORNER OF CR 106 AND NE 42ND BLVD'S, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

26-2107 (AN) 40 Magnolia Development

The applicant, Edward Abshier, on behalf of the owner, 40 Magnolia Development has submitted a voluntary annexation application for parcels D17-037, D17-080, D17-096, and D17-124. The property to be annexed totals 3.40 acres MOL and is generally located approximately 0.22 miles east of N

US 301, at the southeast corner of CR 106 and NE 42nd Blvd's intersection.

Staff recommends approval.

- D. **ORDINANCE NO. O2026-29 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.08 ACRES LOCATED ON APPROXIMATELY 216 FEET EAST OF THE WARM SPRINGS AVE AND BIGHAM TRL INTERSECTION, SOUTH ALONG WARM SPRINGS AVE, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

26-2159 (AN) Silver Oaks at Warm Springs

The applicant, LPGURP, LLC, on behalf of the owners, KWMPMH, LLC, Brock H. Wagner, & C. Christine Miller, has submitted a voluntary annexation application for parcels G33-015, G33-075, and G33-147. The property to be annexed totals 3.08 acres MOL and is generally located approximately 216 feet east of the Warm Springs Ave and Bigham Trl Intersection, south along Warm Springs Ave.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 16 IN THE AMOUNT OF \$449,389.03*
- B. *BARWICK STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 1 IN THE AMOUNT OF \$108,277.01*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *MEMO REGARDING PROPERTY TAX REFORM*

C. *MARTIN THEATRE REDEVELOPMENT PROJECT PUBLIC MEETING
UPDATE*

13. Other Department Reports

A. *PARKS AND REC COMMUNITY PARTNERSHIPS*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 3, 2026 - Happy Birthday America Event at the Wildwood Community Center
from 6pm to 10pm

July 13, 2026 - City Commission Meeting at City Hall at 9am

July 18, 2026 - Picnic in the Park at the Wildwood Community Center from 10am to
12pm

June 22, 2026 7:00 PM

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING JUNE 22 2026

Revenue Account Range: First to zzz-zzz-zzzz	Include Non-Anticipated: No	Year To Date As Of: 06/30/26
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	22,018,175.90	123,175.90	101
001-312-4100	LOCAL OPTION GAS TAX	1,281,821.31	1,508,000.00	880,355.06	627,644.94-	58
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	5,484,991.61	5,230,000.00	3,836,825.58	1,393,174.42-	73
001-313-1000	DUKE ENERGY FRANCHISE FEES	862,438.41	969,000.00	974,683.67	5,683.67	101
001-313-1010	FRANCHISE TAX- SECO	2,117,340.59	2,100,000.00	1,799,105.67	300,894.33-	86
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	195,102.64	154,897.36-	56
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	138,940.05	150,000.00	136,671.05	13,328.95-	91
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	29,688.86	27,311.14-	52
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	46,360.93	20,639.07-	69
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	132,928.58	130,000.00	202,095.35	72,095.35	155
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SV	296,807.06	300,000.00	232,175.41	67,824.59-	77
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	503,136.88	510,000.00	377,970.80	132,029.20-	74
001-314-1000	DUKE ENERGY UTILITY TAX	833,742.55	820,000.00	911,720.75	91,720.75	111
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,963,730.97	1,870,000.00	1,568,372.26	301,627.74-	84
001-314-3000	UTILITY TAX-WATER SALES	174,314.71	163,000.00	122,856.50	40,143.50-	75
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	215,700.10	215,000.00	143,562.12	71,437.88-	67
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	152,401.65	161,000.00	104,617.72	56,382.28-	65
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,092.59	16,000.00	10,963.15	5,036.85-	69
001-314-4030	FERRELLGAS LP	3,970.42	4,200.00	1,142.46	3,057.54-	27
001-314-4040	CIRCLE K STORES	230.82	200.00	300.38	100.38	150
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 JUNE 22 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	13,982.80	3,982.80	140
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	123.24	176.76-	41
001-314-4151	AMERIGAS PROPANE	6,210.17	4,000.00	4,893.10	893.10	122
001-314-4152	LOWE'S PROPANE TAX	1,498.75	1,800.00	1,193.05	606.95-	66
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	263.82	500.00	254.53	245.47-	51
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	444,091.24	530,000.00	376,091.77	153,908.23-	71
001-314-4162	GAS SOUTH UTILITY TAX	666.89	1,000.00	538.20	461.80-	54
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	599.86	400.14-	60
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	17,339.15	15,000.00	15,360.15	360.15	102
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	42,302.50	26,000.00	66,946.65	40,946.65	257
001-314-9010	STATE COMMUNICATIONS TAX	993,111.66	1,130,000.00	827,544.38	302,455.62-	73
001-331-5000	FEMA GRANT	1,163.95	0.00	163,763.51	163,763.51	0
001-335-1200	STATE REVENUE SHARING	1,115,559.89	1,162,000.00	694,551.76	467,448.24-	60
001-335-1400	MOBILE HOME LICENSES	15,078.23	16,500.00	10,501.10	5,998.90-	64
001-335-1600	STATE BEVERAGE LICENSES	8,996.95	9,800.00	10,453.04	653.04	107
001-335-1800	1/2 CENT SALES TAX	2,318,339.63	2,487,000.00	1,756,012.24	730,987.76-	71
001-339-1005	GIBSON PLACE UTIL CO PILOT FEES	22,984.62	14,000.00	32,308.02	18,308.02	231
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	7,192.76	7,000.00	6,589.09	410.91-	94
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	748,237.89	750,000.00	530,618.99	219,381.01-	71
001-341-2010	TREE MITIGATION PERMITS	605.56	0.00	48,583.60	48,583.60	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	63,750.60	36,249.40-	64

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 22 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	17,235.15	17,235.15	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	3,948.62	11,051.38-	26
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,260.19	1,500.00	579.72	920.28-	39
001-347-5307	OUTDOOR BUILDING RENTALS	1,113.11	500.00	677.50	177.50	136
001-347-5308	OPEN SPACE RENTALS	9,455.51	9,000.00	12,094.40	3,094.40	134
001-350-1000	FINES	72,690.34	90,000.00	59,798.17	30,201.83-	66
001-351-1002	CODE ENFORCEMENT	4,316.32	10,000.00	2,720.07	7,279.93-	27
001-351-3000	POLICE-2ND DOLLAR FUND	5,964.48	7,500.00	4,144.56	3,355.44-	55
001-361-0000	INTEREST EARNINGS	192,172.51	200,000.00	98,444.45	101,555.55-	49
001-369-0000	OTHER MISCELLANEOUS REVENUE	19,296.35	10,000.00	8,419.82	1,580.18-	84
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	42,965.25	23,965.25	226
001-369-0050	AUCTION PROCEEDS	13,402.00	10,000.00	8,437.00	1,563.00-	84
001-369-0058	DONATIONS	27,921.81	0.00	20,983.77	20,983.77	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	41,572.50	6,572.50	119
001-369-0794	CONCESSION / VENDOR FEES	0.00	0.00	17,013.63	17,013.63	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	32,522.00	20,000.00	10,405.00	9,595.00-	52
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,901.04	6,000.00	4,525.70	1,474.30-	75
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	20,876.80	876.80	104
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	246,817.37	0.00	0.00	0.00	0

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING JUNE 22 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0
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	39,516,522.05	13,604,127.95-	74

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	39,260.11	15,639.89	72
001-511-10-2100	FICA EXPENSE	4,054.72	4,200.00	3,003.60	1,196.40	72
001-511-10-2200	RETIREMENT	30,515.64	29,800.00	21,424.38	8,375.62	72
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	204.25	145.75	58
001-511-10-2600	WORKERS COMPENSATION INSURANCE	469.84	500.00	549.93	49.93-	110
001-511-30-3100	PROFESSIONAL SERVICES	2,571.25	3,000.00	13,337.50	10,337.50-	445
001-511-30-4000	TRAVEL & PER DIEM	6,399.80	9,100.00	2,665.76	6,434.24	29
001-511-30-4100	TELEPHONE EXPENSE	1,222.76	2,000.00	855.20	1,144.80	43
001-511-30-4110	IT LICENSING / EQUIPMENT	3,589.22	7,600.00	5,007.30	2,592.70	66
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	103.93	0.00	87.30	87.30-	0
001-511-30-4300	UTILITIES EXPENSE	1,837.41	2,000.00	840.33	1,159.67	42
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	1,291.30	1,208.70	52
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	115.38	284.62	29
001-511-30-5400	SUBSCRIPTIONS/DUES	6,705.40	9,600.00	7,873.37	1,726.63	82
001-511-30-5500	TRAINING	2,899.00	3,525.00	1,518.00	2,007.00	43
511 LEGISLATIVE- CITY COMMISSION:		114,340.49	130,175.00	98,033.71	32,141.29	75
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 JUNE 22 2026

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	477,632.77	640,200.00	369,544.90	270,655.10	58
001-512-10-1500	SICK LEAVE	12,434.92	0.00	8,198.06	8,198.06-	0
001-512-10-1600	VACATION PAY	37,342.72	0.00	20,475.84	20,475.84-	0
001-512-10-1800	HOLIDAY PAY	20,112.05	0.00	17,617.29	17,617.29-	0
001-512-10-2100	FICA EXPENSE	40,074.91	50,900.00	29,687.96	21,212.04	58
001-512-10-2200	RETIREMENT	146,464.87	163,700.00	106,463.85	57,236.15	65
001-512-10-2210	BENEFIT ADMIN FEES	112.50	100.00	111.00	11.00-	111
001-512-10-2300	LIFE & HEALTH INSURANCE	47,722.91	64,800.00	37,356.51	27,443.49	58
001-512-10-2600	WORKERS COMPENSATION INSURANCE	939.60	1,120.00	1,231.88	111.88-	110
001-512-30-3100	PROFESSIONAL SERVICES	245,819.87	343,937.50	96,838.28	247,099.22	28
001-512-30-3450	CLOTHING AND UNIFORMS	291.95	800.00	175.96	624.04	22
001-512-30-4000	TRAVEL & PER DIEM	7,591.58	12,100.00	6,811.20	5,288.80	56
001-512-30-4100	TELEPHONE EXPENSE	3,596.69	5,500.00	2,327.21	3,172.79	42
001-512-30-4110	IT LICENSING / EQUIPMENT	22,611.54	32,600.00	25,149.11	7,450.89	77
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,806.08	4,000.00	1,430.31	2,569.69	36
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	294.92	1,000.00	8.45	991.55	1
001-512-30-4600	REPAIR & MAINTENANCE	3,937.19	7,000.00	800.70	6,199.30	11
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	1,040.69	2,500.00	336.22	2,163.78	13
001-512-30-5100	OFFICE SUPPLIES	1,515.68	2,500.00	174.76	2,325.24	7
001-512-30-5200	OPERATING SUPPLIES	1,143.06	9,050.00	2,551.54	6,498.46	28
001-512-30-5250	FUEL EXPENSE	128.30	300.00	103.86	196.14	35
001-512-30-5400	SUBSCRIPTIONS/DUES	4,117.10	6,500.00	3,432.17	3,067.83	53
001-512-30-5500	TRAINING	4,243.00	13,700.00	3,355.00	10,345.00	24
	512 EXECUTIVE- CITY MANAGER:	1,080,974.90	1,362,307.50	734,182.06	628,125.44	54
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	285,733.65	325,066.35	47

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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	12,128.05	12,128.05-	0
001-513-10-1600	VACATION PAY	23,562.56	0.00	17,229.92	17,229.92-	0
001-513-10-1800	HOLIDAY PAY	14,016.12	0.00	13,425.26	13,425.26-	0
001-513-10-2100	FICA EXPENSE	31,580.38	46,700.00	25,686.91	21,013.09	55
001-513-10-2200	RETIREMENT	62,302.99	84,600.00	51,354.07	33,245.93	61
001-513-10-2210	BENEFIT ADMIN FEES	108.00	0.00	64.50	64.50-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	59,127.45	97,200.00	50,784.53	46,415.47	52
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,879.28	2,240.00	2,463.67	223.67-	110
001-513-30-3100	PROFESSIONAL SERVICES	5,047.50	11,000.00	410.00	10,590.00	4
001-513-30-3200	ACCOUNTING/AUDITING FEE	25,125.00	25,750.00	26,675.00	925.00-	104
001-513-30-3400	OTHER CONTRACTUAL SERVICES	25,592.64	28,150.00	18,748.26	9,401.74	67
001-513-30-4000	TRAVEL & PER DIEM	1,416.21	3,880.00	253.95	3,626.05	7
001-513-30-4100	TELEPHONE EXPENSE	6,385.05	7,500.00	2,997.97	4,502.03	40
001-513-30-4110	IT LICENSING / EQUIPMENT	50,721.61	93,000.00	52,415.13	40,584.87	56
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,305.08	1,600.00	102.30	1,497.70	6
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	4,281.49	7,000.00	3,945.78	3,054.22	56
001-513-30-4300	UTILITIES EXPENSE	21,465.61	30,000.00	13,056.38	16,943.62	44
001-513-30-4400	RENTAL & LEASING	1,335.51	1,500.00	1,022.73	477.27	68
001-513-30-4500	GENERAL INSURANCE	364,728.50	517,500.00	411,896.31	105,603.69	80
001-513-30-4600	REPAIR & MAINTENANCE	16,645.82	60,000.00	5,825.03	54,174.97	10
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	6,875.91	6,000.00	6,100.88	100.88-	102
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	3,041.26	1,958.74	61
001-513-30-5200	OPERATING SUPPLIES	5,327.19	13,750.00	8,519.61	5,230.39	62
001-513-30-5400	SUBSCRIPTIONS/DUES	1,653.50	2,700.00	1,697.00	1,003.00	63
001-513-30-5500	TRAINING	1,235.00	11,500.00	2,623.00	8,877.00	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>
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	118,235.91	121,170.00	60,210.90	60,959.10	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	16,191.64	13,270.00	7,002.87	6,267.13	53
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	352,455.84	4.16	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	76,602.96	70,130.00	70,075.76	54.24	100
	513 CLERK/FINANCE DEPARTMENT:	1,958,522.85	2,517,020.00	1,653,824.36	863,195.64	66
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	523,731.90	422,668.10	55
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	21,605.14	21,605.14-	0
001-516-10-1600	VACATION PAY	42,244.34	0.00	28,002.64	28,002.64-	0
001-516-10-1800	HOLIDAY PAY	27,022.07	0.00	23,242.07	23,242.07-	0
001-516-10-2100	FICA EXPENSE	60,250.88	73,200.00	45,808.26	27,391.74	63
001-516-10-2200	RETIREMENT	124,595.83	147,600.00	95,648.66	51,951.34	65
001-516-10-2210	BENEFIT ADMIN FEES	216.00	100.00	180.00	80.00-	180
001-516-10-2300	LIFE & HEALTH INSURANCE	102,287.19	145,800.00	81,744.82	64,055.18	56
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,818.88	3,360.00	3,695.54	335.54-	110
001-516-30-3100	PROFESSIONAL SERVICES	731,862.98	880,000.00	356,022.62	523,977.38	40
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	362.77	13,637.23	3
001-516-30-4100	TELEPHONE EXPENSE	10,580.99	10,000.00	5,914.08	4,085.92	59
001-516-30-4110	IT LICENSING / EQUIPMENT	57,816.77	107,250.00	76,255.96	30,994.04	71
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	35,832.28	38,720.00	14,573.00	24,147.00	38
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,705.73	2,500.00	724.34	1,775.66	29
001-516-30-4600	REPAIR & MAINTENANCE	2,456.50	5,500.00	1,428.51	4,071.49	26

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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	34.95	4,965.05	1
001-516-30-4950	CODE ENFORCEMENT	4,150.93	45,000.00	6,060.87	38,939.13	13
001-516-30-5100	OFFICE SUPPLIES	1,797.34	7,000.00	1,333.41	5,666.59	19
001-516-30-5200	OPERATING SUPPLIES	1,610.26	7,000.00	1,181.09	5,818.91	17
001-516-30-5250	FUEL EXPENSE	617.22	1,800.00	319.54	1,480.46	18
001-516-30-5400	SUBSCRIPTIONS/DUES	3,375.39	6,000.00	1,354.50	4,645.50	23
001-516-30-5500	TRAINING	9,137.57	20,000.00	3,397.68	16,602.32	17
	516 DEVELOPMENT SERVICES:	1,941,418.74	2,469,730.00	1,292,904.65	1,176,825.35	52
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	167,041.23	121,658.77	58
001-518-10-1500	SICK LEAVE	13,478.16	0.00	9,973.67	9,973.67-	0
001-518-10-1600	VACATION PAY	12,228.74	0.00	13,784.10	13,784.10-	0
001-518-10-1800	HOLIDAY PAY	7,558.47	0.00	6,072.64	6,072.64-	0
001-518-10-2100	FICA EXPENSE	20,412.83	22,500.00	15,060.64	7,439.36	67
001-518-10-2200	RETIREMENT	37,055.73	40,400.00	27,620.97	12,779.03	68
001-518-10-2300	LIFE & HEALTH INSURANCE	37,527.08	43,200.00	25,813.88	17,386.12	60
001-518-10-2600	WORKERS COMPENSATION INSURANCE	497.23	600.00	659.94	59.94-	110
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	3,797.50	2,202.50	63
001-518-30-4000	TRAVEL & PER DIEM	3,922.27	5,000.00	2,129.09	2,870.91	43
001-518-30-4100	TELEPHONE EXPENSE	8,149.81	8,500.00	6,694.08	1,805.92	79
001-518-30-4110	IT LICENSING / EQUIPMENT	16,564.88	23,500.00	20,152.15	3,347.85	86
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	89.46	1,910.54	4
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	202.78	797.22	20

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-518-30-5200	OPERATING SUPPLIES	1,629.65	6,000.00	1,386.19	4,613.81	23
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	851.72	7,148.28	11
001-518-30-5550	LICENSING	9,593.89	30,000.00	1,353.98	28,646.02	5
	518 INFORMATION TECHNOLOGY DEPARTMENT	418,122.35	518,500.00	305,660.53	212,839.47	59
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	129,360.15	99,239.85	57
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	5,647.61	5,647.61-	0
001-519-10-1600	VACATION PAY	9,563.35	0.00	8,890.59	8,890.59-	0
001-519-10-1800	HOLIDAY PAY	7,982.57	0.00	6,508.01	6,508.01-	0
001-519-10-2100	FICA EXPENSE	16,650.45	17,600.00	11,969.40	5,630.60	68
001-519-10-2200	RETIREMENT	29,903.54	32,100.00	21,102.00	10,998.00	66
001-519-10-2210	BENEFIT ADMIN FEES	108.00	100.00	734.20	634.20-	734
001-519-10-2300	LIFE & HEALTH INSURANCE	28,594.37	32,400.00	20,950.75	11,449.25	65
001-519-10-2600	WORKERS COMPENSATION INSURANCE	301.49	360.00	395.93	35.93-	110
001-519-30-3100	PROFESSIONAL SERVICES	375.00	15,000.00	500.00	14,500.00	3
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,934.30	6,650.00	3,973.13	2,676.87	60
001-519-30-4000	TRAVEL & PER DIEM	4,356.70	8,700.00	1,632.41	7,067.59	19
001-519-30-4100	TELEPHONE EXPENSE	5,256.94	5,500.00	2,712.83	2,787.17	49
001-519-30-4110	IT LICENSING / EQUIPMENT	22,291.97	45,800.00	28,515.92	17,284.08	62
001-519-30-4150	ADVERTISING/RECRUITING	5,478.39	9,500.00	4,004.45	5,495.55	42
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	308.47	500.00	373.83	126.17	75
001-519-30-4300	UTILITIES EXPENSE	1,855.04	2,300.00	1,282.66	1,017.34	56
001-519-30-4600	REPAIR & MAINTENANCE	5,396.62	5,500.00	3,064.84	2,435.16	56

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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	22,459.52	8,980.48	71
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	746.76	1,000.00	351.74	648.26	35
001-519-30-5100	OFFICE SUPPLIES	1,059.83	1,500.00	358.63	1,141.37	24
001-519-30-5200	OPERATING SUPPLIES	2,813.95	3,880.00	1,273.54	2,606.46	33
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	946.25	1,273.75	43
001-519-30-5500	TRAINING	4,659.53	7,135.00	6,334.18	800.82	89
001-519-30-5501	STAFF TRAINING PROGRAMS	856.07	8,000.00	3,694.04	4,305.96	46
	519 HUMAN RESOURCE DEPARTMENT:	373,255.80	465,885.00	287,152.37	178,732.63	62
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,602,370.81	5,489,000.00	2,915,546.28	2,573,453.72	53
001-521-10-1220	UNIFORM ALLOWANCE	17,530.00	24,800.00	11,180.00	13,620.00	45
001-521-10-1250	ON CALL	12,250.00	13,000.00	8,875.00	4,125.00	68
001-521-10-1260	SHIFT DIFFERENTIAL	16,070.34	50,000.00	32,745.44	17,254.56	65
001-521-10-1300	OVERTIME	160,384.34	160,000.00	139,402.04	20,597.96	87
001-521-10-1500	SICK LEAVE	95,324.02	0.00	67,480.17	67,480.17-	0
001-521-10-1600	VACATION PAY	146,813.98	0.00	128,249.14	128,249.14-	0
001-521-10-1700	INCENTIVE PAY	28,280.00	55,000.00	17,700.00	37,300.00	32
001-521-10-1800	HOLIDAY PAY	132,716.23	0.00	118,971.15	118,971.15-	0
001-521-10-1820	HOLIDAY PREMIUM	201,274.12	180,000.00	102,696.02	77,303.98	57
001-521-10-2100	FICA EXPENSE	338,166.96	423,400.00	271,338.44	152,061.56	64
001-521-10-2200	RETIREMENT	1,359,530.36	1,769,600.00	1,135,399.21	634,200.79	64
001-521-10-2210	BENEFIT ADMIN FEES	850.50	500.00	651.00	151.00-	130
001-521-10-2300	LIFE & HEALTH INSURANCE	519,387.49	777,600.00	411,001.30	366,598.70	53
001-521-10-2600	WORKERS COMPENSATION INSURANCE	112,755.19	134,500.00	147,931.85	13,431.85-	110
001-521-30-3100	PROFESSIONAL SERVICES	30,397.93	52,000.00	15,793.71	36,206.29	30

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-521-30-3400	OTHER CONTRACTUAL SERVICES	78,097.01	41,200.00	37,824.80	3,375.20	92
001-521-30-3450	CLOTHING AND UNIFORMS	11,058.53	27,000.00	10,540.76	16,459.24	39
001-521-30-3500	INVESTIGATIONS	13,180.80	17,000.00	9,583.30	7,416.70	56
001-521-30-4000	TRAVEL & PER DIEM	17,368.99	15,000.00	9,571.61	5,428.39	64
001-521-30-4100	TELEPHONE EXPENSE	85,884.91	107,000.00	58,322.90	48,677.10	55
001-521-30-4110	IT LICENSING / EQUIPMENT	220,899.74	470,000.00	374,999.77	95,000.23	80
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	462.41	2,000.00	436.67	1,563.33	22
001-521-30-4300	UTILITIES EXPENSE	67,929.17	70,000.00	34,703.21	35,296.79	50
001-521-30-4400	RENTAL & LEASING	2,208.75	5,000.00	1,541.14	3,458.86	31
001-521-30-4600	REPAIR & MAINTENANCE	61,250.71	90,000.00	35,414.61	54,585.39	39
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	1,212.14	9,787.86	11
001-521-30-5100	OFFICE SUPPLIES	1,853.96	5,000.00	2,204.44	2,795.56	44
001-521-30-5200	OPERATING SUPPLIES	73,902.18	85,000.00	60,038.47	24,961.53	71
001-521-30-5250	FUEL EXPENSE	172,571.31	220,000.00	106,161.62	113,838.38	48
001-521-30-5400	SUBSCRIPTIONS/DUES	4,981.62	5,500.00	4,755.00	745.00	86
001-521-30-5500	TRAINING	26,074.73	50,000.00	12,772.20	37,227.80	26
001-521-60-6350	POLICE IMPACT FEE PROJECTS	0.00	0.00	1,262.50	1,262.50-	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	450,636.97	944,900.00	320,802.26	624,097.74	34
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	11,299,000.00	6,607,108.15	4,691,891.85	58
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	879,506.00	814,594.00	52
001-541-10-1250	ON CALL	6,500.00	6,500.00	4,500.00	2,000.00	69
001-541-10-1300	OVERTIME	17,197.84	15,000.00	4,323.46	10,676.54	29
001-541-10-1500	SICK LEAVE	58,161.46	0.00	34,823.78	34,823.78-	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>
001-541-10-1600	VACATION PAY	79,184.96	0.00	50,102.93	50,102.93-	0
001-541-10-1800	HOLIDAY PAY	51,988.45	0.00	38,183.66	38,183.66-	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	77,177.00	53,123.00	59
001-541-10-2200	RETIREMENT	249,739.89	265,900.00	165,347.37	100,552.63	62
001-541-10-2210	BENEFIT ADMIN FEES	94.50	100.00	78.00	22.00	78
001-541-10-2300	LIFE & HEALTH INSURANCE	231,689.99	280,800.00	140,622.65	140,177.35	50
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,585.09	45,000.00	49,493.97	4,493.97-	110
001-541-30-3100	PROFESSIONAL SERVICES	281,762.64	505,558.25	175,658.18	329,900.07	35
001-541-30-3400	OTHER CONTRACTUAL SERVICES	243,839.68	735,014.34	161,803.36	573,210.98	22
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	454,941.46	485,400.00	343,125.08	142,274.92	71
001-541-30-3450	CLOTHING AND UNIFORMS	7,051.30	9,000.00	5,082.94	3,917.06	56
001-541-30-4000	TRAVEL & PER DIEM	1,663.27	5,500.00	6,476.70	976.70-	118
001-541-30-4100	TELEPHONE EXPENSE	24,979.29	30,000.00	15,508.47	14,491.53	52
001-541-30-4110	IT LICENSING / EQUIPMENT	54,641.89	148,400.00	93,760.89	54,639.11	63
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	203.85	150.00	61.93	88.07	41
001-541-30-4300	UTILITIES EXPENSE	31,541.49	40,000.00	29,611.68	10,388.32	74
001-541-30-4350	VILLAGES STREET LIGHTING	1,674,318.74	1,736,625.00	1,101,454.50	635,170.50	63
001-541-30-4400	RENTAL & LEASING	15,036.86	7,580.00	60.44	7,519.56	1
001-541-30-4600	REPAIR & MAINTENANCE	67,712.48	60,000.00	40,587.42	19,412.58	68
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	15,560.27	70,000.00	37,296.63	32,703.37	53
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	368,086.88	1,631,913.12	18
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	156.13	2,843.87	5
001-541-30-4940	LANDFILL DISPOSAL FEES	7,702.08	6,000.00	2,030.02	3,969.98	34
001-541-30-4960	BOOT ALLOWANCE	3,318.77	4,100.00	2,061.32	2,038.68	50
001-541-30-5100	OFFICE SUPPLIES	2,184.18	6,000.00	1,772.63	4,227.37	30

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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>
001-541-30-5200	OPERATING SUPPLIES	82,800.07	75,000.00	53,121.07	21,878.93	71
001-541-30-5250	FUEL EXPENSE	33,027.89	40,000.00	14,852.88	25,147.12	37
001-541-30-5400	SUBSCRIPTIONS/DUES	6,968.12	6,000.00	3,641.69	2,358.31	61
001-541-30-5500	TRAINING	15,765.07	23,000.00	11,981.41	11,018.59	52
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	4,060,771.95	4,718,255.64	46
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	190,170.00	119,730.00	61
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	2,389.02	2,389.02-	0
001-549-10-1600	VACATION PAY	19,229.94	0.00	10,774.17	10,774.17-	0
001-549-10-1800	HOLIDAY PAY	9,943.95	0.00	8,212.39	8,212.39-	0
001-549-10-2100	FICA EXPENSE	22,482.93	24,100.00	16,183.15	7,916.85	67
001-549-10-2200	RETIREMENT	40,376.04	43,500.00	29,679.81	13,820.19	68
001-549-10-2210	BENEFIT ADMIN FEES	54.00	100.00	36.00	64.00	36
001-549-10-2300	LIFE & HEALTH INSURANCE	48,037.18	54,000.00	33,801.60	20,198.40	63
001-549-10-2600	WORKERS COMPENSATION INSURANCE	14,094.39	16,800.00	18,477.72	1,677.72-	110
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	4,272.14	5,727.86	43
001-549-30-3450	CLOTHING AND UNIFORMS	2,243.35	3,500.00	1,944.65	1,555.35	56
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	20.34	79.66	20
001-549-30-4100	TELEPHONE EXPENSE	2,218.61	3,000.00	1,370.93	1,629.07	46
001-549-30-4110	IT LICENSING / EQUIPMENT	24,974.59	72,000.00	55,198.84	16,801.16	77
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	3,342.58	3,657.42	48

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4400	RENTAL & LEASING	1,826.15	2,500.00	1,493.14	1,006.86	60
001-549-30-4600	REPAIR & MAINTENANCE	3,541.97	5,000.00	5,337.51	337.51-	107
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	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	341.16	1,500.00	295.11	1,204.89	20
001-549-30-5200	OPERATING SUPPLIES	77,233.33	83,000.00	38,895.72	44,104.28	47
001-549-30-5250	FUEL EXPENSE	3,911.64	4,000.00	2,352.85	1,647.15	59
001-549-30-5400	SUBSCRIPTIONS/DUES	323.00	800.00	375.49	424.51	47
001-549-30-5500	TRAINING	1,766.50	4,000.00	1,798.35	2,201.65	45
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	623,004.94	225,395.06	73
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	829,837.22	798,962.78	51
001-572-10-1250	ON CALL	6,500.00	6,500.00	4,250.00	2,250.00	65
001-572-10-1300	OVERTIME	13,157.48	10,000.00	6,851.53	3,148.47	69
001-572-10-1500	SICK LEAVE	17,509.90	0.00	24,913.25	24,913.25-	0
001-572-10-1600	VACATION PAY	33,363.23	0.00	31,325.08	31,325.08-	0
001-572-10-1800	HOLIDAY PAY	31,202.61	0.00	35,306.18	35,306.18-	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	71,459.50	53,540.50	57
001-572-10-2200	RETIREMENT	128,592.49	215,600.00	129,550.36	86,049.64	60
001-572-10-2210	BENEFIT ADMIN FEES	171.00	100.00	256.50	156.50-	256
001-572-10-2300	LIFE & HEALTH INSURANCE	167,113.35	334,800.00	176,626.81	158,173.19	53
001-572-10-2600	WORKERS COMPENSATION INSURANCE	12,215.11	15,500.00	17,047.93	1,547.93-	110
001-572-30-3100	PROFESSIONAL SERVICES	22,378.39	131,895.00	42,918.00	88,977.00	33
001-572-30-3400	OTHER CONTRACTUAL SERVICES	178,648.77	205,080.00	147,682.66	57,397.34	72

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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>
001-572-30-3450	CLOTHING AND UNIFORMS	10,539.23	15,000.00	8,879.60	6,120.40	59
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	20,683.83	9,316.17	69
001-572-30-4110	IT LICENSING / EQUIPMENT	36,320.33	71,000.00	56,453.55	14,546.45	80
001-572-30-4150	ADVERTISING AND PROMOTIONS	25,388.04	25,000.00	20,194.37	4,805.63	81
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	4.14	150.00	2.22	147.78	1
001-572-30-4300	UTILITIES EXPENSE	41,409.37	50,000.00	26,935.51	23,064.49	54
001-572-30-4400	RENTAL & LEASING	4,830.46	7,500.00	1,691.07	5,808.93	23
001-572-30-4600	REPAIR & MAINTENANCE	106,944.62	125,000.00	63,218.28	61,781.72	51
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	4,207.46	1,092.54	79
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,513.18	20,000.00	17,584.46	2,415.54	88
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	108,989.08	61,010.92	64
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	120,957.82	140,000.00	131,794.38	8,205.62	94
001-572-30-4920	YOUTH CAMPS & PROGRAMS	53,747.99	43,000.00	6,360.67	36,639.33	15
001-572-30-4960	BOOT ALLOWANCE	1,536.66	3,500.00	1,512.14	1,987.86	43
001-572-30-5100	OFFICE SUPPLIES	4,131.78	4,500.00	1,980.98	2,519.02	44
001-572-30-5200	OPERATING SUPPLIES	101,201.28	134,400.00	85,989.65	48,410.35	64
001-572-30-5250	FUEL EXPENSE	19,709.13	25,000.00	12,495.88	12,504.12	50
001-572-30-5280	LANDSCAPING	35,382.83	70,000.00	11,810.49	58,189.51	17
001-572-30-5400	SUBSCRIPTIONS/DUES	3,803.80	3,210.00	1,089.91	2,120.09	34
001-572-30-5500	TRAINING	8,908.83	12,000.00	4,044.74	7,955.26	34
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	200,000.00	11,250.00	188,750.00	6
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	8,000.00	0.00	8,000.00	0
001-572-60-6302	MILLENNIUM PARK PHASE I IMPROVEMENTS	0.00	0.00	19,920.00	19,920.00-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	121,352.04	49,800.00	43,992.00	5,808.00	88
	572 PARKS & RECREATION:	2,490,795.24	3,943,185.00	2,179,585.61	1,763,599.39	55
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	56,416.34	71,483.66	44
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	4,315.88	5,684.12	43
001-575-10-2200	RETIREMENT	12,690.60	12,000.00	7,915.25	4,084.75	66
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	245.00	255.00	49
001-575-30-3400	OTHER CONTRACTUAL SERVICES	19,541.25	20,000.00	16,327.06	3,672.94	82
001-575-30-3450	CLOTHING AND UNIFORMS	1,038.92	1,200.00	250.32	949.68	21
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	15.29	134.71	10
001-575-30-4300	UTILITIES EXPENSE	64,118.72	60,000.00	36,449.99	23,550.01	61
001-575-30-4400	RENTAL & LEASING	1,593.64	2,500.00	1,045.57	1,454.43	42
001-575-30-4600	REPAIR & MAINTENANCE	14,563.78	50,000.00	30,463.74	19,536.26	61
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	9,377.61	20,622.39	31
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	162,822.05	159,107.95	51
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	4,639,485.91	0.00	4,639,485.91	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>
580 Total		0.00	4,639,485.91	0.00	4,639,485.91	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	247,524.97	326,004.00	0.00	326,004.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNC	7,500,000.00	4,500,000.00	4,500,000.00	0.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,000,000.00	11,000,000.00	10,500,000.00	500,000.00	95
581 Total		17,747,524.97	15,826,004.00	15,000,000.00	826,004.00	95
GENERAL FUND Expenditure Totals		41,822,476.40	53,120,650.00	33,005,050.38	20,115,599.62	62

001 GENERAL FUND	<u>Prior</u>	<u>YTD</u>
Revenues:	42,154,937.28	39,516,522.05
Expenditures:	41,822,476.40	33,005,050.38
Net Income:	332,460.88	6,511,471.67

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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	68.19	131.81-	34
101-366-1350	CONTRIBUTIONS/DUES	1,325.00	2,000.00	1,780.00	220.00-	89
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	2,148.19	68,551.81-	3

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	7.53	2,000.00	2,105.32	105.32-	105
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		7.53	2,600.00	2,105.32	494.68	81
101-580-90-9999	CONTINGENCY	0.00	68,100.00	0.00	68,100.00	0
580 Total		0.00	68,100.00	0.00	68,100.00	0
CEMETERY FUND Expenditure Totals		7.53	70,700.00	2,105.32	68,594.68	3

101 CEMETERY FUND	Prior	YTD
Revenues:	2,914.95	2,148.19
Expenditures:	7.53	2,105.32
Net Income:	2,907.42	42.87

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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	9,828.16	4,828.16	197
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	9,828.16	2,376,175.84-	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	32,637.05	45,062.95	42
104-550-10-1500	SICK LEAVE	2,493.09	0.00	3,254.97	3,254.97-	0
104-550-10-1600	VACATION PAY	5,657.19	0.00	3,963.10	3,963.10-	0
104-550-10-1800	HOLIDAY PAY	1,937.68	0.00	1,610.61	1,610.61-	0
104-550-10-2100	FICA EXPENSE	4,298.01	6,000.00	3,172.07	2,827.93	53
104-550-10-2200	RETIREMENT	19,197.49	25,800.00	13,783.20	12,016.80	53
104-550-10-2300	LIFE & HEALTH INSURANCE	4,035.00	5,400.00	3,085.71	2,314.29	57
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	490,952.52	409,047.48	55
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	617,488.53	727,465.77	46
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	617,488.53	1,768,515.47	26

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	695,364.09	9,828.16
Expenditures:	973,665.35	617,488.53
Net Income:	278,301.26-	607,660.37-

CITY OF WILDWOOD
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	72.03	100.00	45.82	54.18-	46
105-369-0058	DONATIONS	32,505.00	20,000.00	34,276.00	14,276.00	171
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	34,321.82	24,678.18-	58

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	34,321.82
Expenditures:	23,224.88	14.71
Net Income:	9,352.15	34,307.11

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 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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 YEAR TO DATE REVENUE-EXPENDITURE REPORT
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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	342,994.51	92,994.51	137
107-361-0000	INTEREST	12,295.75	5,000.00	9,434.83	4,434.83	189
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	352,429.34	1,212,570.66-	22

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	352,429.34
Expenditures:	0.00	0.00
Net Income:	220,786.87	352,429.34

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 COMMISSION MEETING JUNE 22 2026

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,168,712.00	1,100,000.00	946,189.33	153,810.67-	86
108-361-0000	INTEREST	243.90	200.00	28,866.95	28,666.95	***
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	975,056.28	2,755,143.72-	26

<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>
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	198.33	198.33-	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	198.33	1,426,701.67	0

108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,303,300.00	0.00	2,303,300.00	0
	580 Total	0.00	2,303,300.00	0.00	2,303,300.00	0

	LAW ENFORCEMENT IMPACT Expenditure To	413,205.25	3,730,200.00	198.33	3,730,001.67	0
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108 LAW ENFORCEMENT IMPACT FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	1,168,955.90	975,056.28
Expenditures:	413,205.25	198.33
Net Income:	755,750.65	974,857.95

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 YEAR TO DATE REVENUE-EXPENDITURE REPORT
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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	102,603.93	95,603.93	***
301-382-0010	TRANSFER FROM GENERAL FUND	10,000,000.00	11,000,000.00	10,500,000.00	500,000.00-	95
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	25,157,000.00	10,802,603.93	14,354,396.07-	42

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	62,885.13	281,891.25	18
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	0.00	903,600.00	74,517.81	829,082.19	8
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	1,545,500.00	54,114.00	1,491,386.00	4
301-541-60-6302	BARWICK REHAB	27,744.74	3,049,664.33	29,266.48	3,020,397.85	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	362,792.92	251,240.08	259,258.03	8,017.95-	103
301-541-60-6306	CLAY DRAIN ROAD DESIGN	158,486.35	651,104.15	486,299.37	164,804.78	75
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	113,618.50	321,381.50	26
301-541-60-6318	RAILYARD TRASH COMPACTOR	0.00	100,000.00	935.34	99,064.66	1

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
541 Total		3,319,705.93	7,332,841.09	1,082,850.81	6,249,990.28	15
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	8,250,000.00	3,704,465.47	4,545,534.53	45
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	300,000.00	20,985.00	279,015.00	7
301-572-60-6306	OXFORD PARK IMPROVEMENTS	54,280.00	525,420.00	27,520.00	497,900.00	5
301-572-60-6308	MILLENNIUM PARK PLAYGROUND	0.00	500,000.00	0.00	500,000.00	0
572 Total		5,769,991.35	9,575,420.00	3,752,970.47	5,822,449.53	39
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	304,485.92	462,932.75	298,068.73	164,864.02	64
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	5,793.03	205,000.00	91,534.87	113,465.13	45
575 Total		310,278.95	667,932.75	389,603.60	278,329.15	58
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	5,255,806.16	0.00	5,255,806.16	0
580 Total		0.00	5,255,806.16	0.00	5,255,806.16	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNC	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	25,157,000.00	5,225,424.88	19,931,575.12	21

301 CAPITAL IMPROVEMENT FUND	Prior	YTD
Revenues:	10,146,252.74	10,802,603.93
Expenditures:	14,427,357.06	5,225,424.88
Net Income:	4,281,104.32-	5,577,179.05

CITY OF WILDWOOD
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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	3,612,901.95	1,909,308.05-	65
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	375,053.36	112,053.36	143
401-343-3510	WATER- OTHER (ON/OFF FEES)	47,624.68	33,020.00	38,430.00	5,410.00	116
401-343-3520	WATER INCOME-OTHER	30,654.94	10,000.00	27,558.06	17,558.06	276
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	7,780,064.64	4,505,875.36-	63
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	11,902.50	3,097.50-	79
401-343-5520	TSS/COD WASTEWATER FEES	924,272.57	1,000,000.00	568,723.85	431,276.15-	57
401-343-6100	REUSE WATER OPERATIONS	86,599.85	139,650.00	64,473.04	75,176.96-	46
401-361-0000	INTEREST EARNINGS	73,471.02	60,000.00	46,271.01	13,728.99-	77
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	10,101.00	0.00	1,358.00	1,358.00	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	12,527,288.61	15,814,906.39-	44

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	111,935.58	115,964.42	49
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	5,296.73	5,296.73-	0
401-530-10-1600	VACATION PAY	9,339.75	0.00	6,744.79	6,744.79-	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	4,950.74	4,950.74-	0
401-530-10-2100	FICA EXPENSE	14,168.74	17,500.00	9,976.20	7,523.80	57
401-530-10-2200	RETIREMENT	25,489.20	31,800.00	18,091.31	13,708.69	57
401-530-10-2210	BENEFIT ADMIN FEES	54.00	100.00	15.00	85.00	15
401-530-10-2300	LIFE & HEALTH INSURANCE	36,035.74	54,000.00	23,806.06	30,193.94	44
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	2,309.75	209.75-	110
401-530-30-3100	PROFESSIONAL SERVICES	3,017.50	1,000.00	845.00	155.00	84
401-530-30-3200	ACCOUNTING & AUDITING FEES	25,125.00	30,000.00	26,675.00	3,325.00	89
401-530-30-3400	OTHER CONTRACTUAL SERVICES	36,575.67	39,750.00	36,746.39	3,003.61	92
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	3,024.68	3,475.32	47
401-530-30-4110	IT LICENSING / EQUIPMENT	29,449.35	44,000.00	34,110.58	9,889.42	78
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	22,789.98	32,800.00	25,999.63	6,800.37	79
401-530-30-4300	UTILITIES EXPENSE	18,030.52	20,000.00	11,773.62	8,226.38	59
401-530-30-4400	RENTAL & LEASING	1,452.74	1,500.00	1,010.08	489.92	67
401-530-30-4500	GENERAL INSURANCE	364,728.50	512,000.00	407,670.01	104,329.99	80
401-530-30-4600	REPAIR & MAINTENANCE	12,510.66	28,100.00	4,807.45	23,292.55	17
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,326.98	23,000.00	11,317.93	11,682.07	49
401-530-30-5100	OFFICE SUPPLIES	319.39	1,000.00	578.93	421.07	58
401-530-30-5200	OPERATING SUPPLIES	5,112.87	11,100.00	3,423.56	7,676.44	31
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	1,140.00	860.00	57
	530 PHYSICAL ENVIRONMENT/ADMIN:	806,455.48	1,087,150.00	753,364.44	333,785.56	69
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	804,638.60	331,261.40	71

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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	9,500.00	10,000.00	49
401-533-10-1300	OVERTIME	21,386.54	17,000.00	16,362.66	637.34	96
401-533-10-1500	SICK LEAVE	28,839.67	0.00	18,973.22	18,973.22-	0
401-533-10-1600	VACATION PAY	40,119.73	0.00	35,864.67	35,864.67-	0
401-533-10-1700	INCENTIVE PAY	2,800.00	0.00	1,800.00	1,800.00-	0
401-533-10-1800	HOLIDAY PAY	32,545.10	0.00	32,380.81	32,380.81-	0
401-533-10-1820	HOLIDAY PREMIUM	13,164.90	10,000.00	4,383.69	5,616.31	44
401-533-10-2100	FICA EXPENSE	83,090.59	88,100.00	70,680.76	17,419.24	80
401-533-10-2200	RETIREMENT	149,853.72	158,800.00	132,342.26	26,457.74	83
401-533-10-2210	BENEFIT ADMIN FEES	90.00	100.00	58.50	41.50	58
401-533-10-2300	LIFE & HEALTH INSURANCE	161,499.68	210,600.00	124,575.05	86,024.95	59
401-533-10-2600	WORKERS COMPENSATION INSURANCE	23,960.46	33,000.00	36,295.60	3,295.60-	110
401-533-30-3100	PROFESSIONAL SERVICES	79,484.92	255,000.00	35,430.51	219,569.49	14
401-533-30-3400	OTHER CONTRACTUAL SERVICES	265,382.40	332,700.00	60,641.38	272,058.62	18
401-533-30-3450	CLOTHING AND UNIFORMS	7,918.39	11,000.00	5,712.05	5,287.95	52
401-533-30-4000	TRAVEL & PER DIEM	10,428.47	8,000.00	2,404.00	5,596.00	30
401-533-30-4100	TELEPHONE EXPENSE	37,875.97	40,000.00	24,972.15	15,027.85	62
401-533-30-4110	IT LICENSING / EQUIPMENT	29,091.71	40,000.00	28,595.14	11,404.86	71
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	716.95	3,500.00	142.74	3,357.26	4
401-533-30-4300	UTILITIES EXPENSE	209,754.94	230,000.00	142,900.76	87,099.24	62
401-533-30-4400	RENTAL & LEASING	3,171.87	9,000.00	2,143.47	6,856.53	24
401-533-30-4600	REPAIR & MAINTENANCE	182,204.86	220,000.00	107,909.01	112,090.99	49
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	102.50	6,000.00	604.09	5,395.91	10
401-533-30-4960	BOOT ALLOWANCE	2,200.84	4,000.00	1,677.40	2,322.60	42
401-533-30-5100	OFFICE SUPPLIES	1,494.65	6,500.00	1,483.28	5,016.72	23
401-533-30-5200	OPERATING SUPPLIES	145,708.49	200,000.00	123,364.80	76,635.20	62
401-533-30-5220	WATER METERS	0.34	360,000.00	108,636.39	251,363.61	30

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
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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	36,974.27	13,025.73	74
401-533-30-5260	CHEMICALS	535,599.92	530,000.00	386,247.74	143,752.26	73
401-533-30-5270	LABORATORY SAMPLES	38,546.00	40,000.00	33,808.00	6,192.00	85
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	4,871.30	7,628.70	39
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	99,772.55	691,010.24	352,461.18	338,549.06	51
401-533-60-6301	METER CHANGE OUT PROGRAM	93,681.40	321,010.00	146,093.08	174,916.92	46
401-533-60-6350	LOOP/UPGRADE WATER MAINS	617,937.37	1,224,479.20	169,940.34	1,054,538.86	14
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	71,100.00	4,428,900.00	2
	533 WATER DEPARTMENT:	3,921,448.45	11,086,999.44	3,431,833.71	7,655,165.73	31
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	1,182,883.72	1,107,616.28	52
401-535-10-1250	ON CALL	19,500.00	19,500.00	13,500.00	6,000.00	69
401-535-10-1300	OVERTIME	44,327.95	25,000.00	15,661.86	9,338.14	63
401-535-10-1500	SICK LEAVE	55,031.04	0.00	35,969.55	35,969.55-	0
401-535-10-1600	VACATION PAY	72,826.37	0.00	49,591.06	49,591.06-	0
401-535-10-1700	INCENTIVE PAY	5,100.00	0.00	3,550.00	3,550.00-	0
401-535-10-1800	HOLIDAY PAY	51,628.40	0.00	48,769.54	48,769.54-	0
401-535-10-1820	HOLIDAY PREMIUM	35,694.26	20,000.00	6,809.42	13,190.58	34
401-535-10-2100	FICA EXPENSE	135,261.64	177,200.00	103,759.56	73,440.44	59
401-535-10-2200	RETIREMENT	242,050.89	321,200.00	190,218.29	130,981.71	59
401-535-10-2210	BENEFIT ADMIN FEES	531.00	500.00	439.50	60.50	88
401-535-10-2300	LIFE & HEALTH INSURANCE	254,213.92	415,800.00	199,245.03	216,554.97	48

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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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>
401-535-10-2500	UNEMPLOYMENT COMPENSATION	782.88	0.00	0.00	0.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	47,733.00	66,000.00	72,590.99	6,590.99-	110
401-535-30-3100	PROFESSIONAL SERVICES	71,764.78	188,375.00	52,605.03	135,769.97	28
401-535-30-3400	OTHER CONTRACTUAL SERVICES	795,385.88	1,100,000.00	619,369.35	480,630.65	56
401-535-30-3450	CLOTHING AND UNIFORMS	10,042.90	11,000.00	7,514.96	3,485.04	68
401-535-30-4000	TRAVEL & PER DIEM	14,852.23	16,000.00	8,289.55	7,710.45	52
401-535-30-4100	TELEPHONE EXPENSE	29,733.61	30,000.00	17,542.58	12,457.42	58
401-535-30-4110	IT LICENSING / EQUIPMENT	32,680.60	55,000.00	45,134.87	9,865.13	82
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,830.83	3,000.00	1,295.82	1,704.18	43
401-535-30-4300	UTILITIES EXPENSE	498,504.29	570,000.00	326,419.78	243,580.22	57
401-535-30-4400	RENTAL & LEASING	27,964.44	50,000.00	8,381.40	41,618.60	17
401-535-30-4600	REPAIR & MAINTENANCE	668,955.73	782,000.00	391,913.73	390,086.27	50
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	103,111.20	131,888.80	44
401-535-30-4960	BOOT ALLOWANCE	3,182.55	5,000.00	1,843.98	3,156.02	37
401-535-30-5100	OFFICE SUPPLIES	5,976.71	7,500.00	5,686.61	1,813.39	76
401-535-30-5200	OPERATING SUPPLIES	217,690.06	275,000.00	174,937.34	100,062.66	64
401-535-30-5250	FUEL EXPENSE	91,632.69	120,000.00	45,694.04	74,305.96	38
401-535-30-5260	CHEMICALS	278,173.23	350,000.00	172,014.24	177,985.76	49
401-535-30-5270	LABORATORY SAMPLES	328,945.00	320,000.00	181,986.00	138,014.00	57
401-535-30-5400	SUBSCRIPTIONS/DUES	2,016.59	6,500.00	1,181.67	5,318.33	18
401-535-30-5500	TRAINING	8,279.08	16,000.00	9,985.67	6,014.33	62
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	397,800.87	499,345.13	44
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	155,409.42	126,136.01	29,273.41	81
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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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	44,716.10	370,500.00	348,855.33	21,644.67	94
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	587,040.84	660,000.00	230,448.04	429,551.96	35
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	5,323,411.06	4,361,399.36	55
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	5,798,695.14	0.00	5,798,695.14	0
	580 Total	0.00	5,798,695.14	0.00	5,798,695.14	0
401-581-00-0000	TRANSFERS:	0.00	0.00	0.00	0.00	0
401-581-90-9110	TRANSFER TO UTILITY CAP PROJECT FUND	0.00	0.00	80,157,564.23	80,157,564.23-	0
	581 TRANSFERS:	0.00	0.00	80,157,564.23	80,157,564.23-	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	170,000.00	0.00	100
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	116,300.05	0.05-	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	24,704.70	17,280.00	18,364.62	1,084.62-	106
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	21,236.07	18,320.00	9,527.29	8,792.71	52
401-582-71-7010	ISSUANCE COSTS - SERIES 2026A BONDS	0.00	0.00	576,518.44	576,518.44-	0
	582 DEBT SERVICE:	3,333,316.77	684,540.00	1,071,090.92	386,550.92-	156
	UTILITY FUND Expenditure Totals	14,919,624.02	28,342,195.00	90,737,264.36	62,395,069.36-	320

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401 UTILITY FUND	Prior	YTD
Revenues:	31,229,385.22	12,527,288.61
Expenditures:	14,919,624.02	90,737,264.36
Net Income:	16,309,761.20	78,209,975.75-

CITY OF WILDWOOD
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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	110,711.65	95,711.65	738
402-382-0010	TRANSFER FROM GENERAL FUND	7,500,000.00	4,500,000.00	4,500,000.00	0.00	100
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	4,610,711.65	140,588,812.35-	3

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
402-536-30-4900	MISC EXPENSE & OTHER CURRENT	0.00	0.00	143.06	143.06-	0
402-536-60-6912	RIB SITE EXPANSION	0.00	4,650,000.00	137,025.00	4,512,975.00	3
402-536-60-6913	MILL PARK PROJECT - R-12 PUMP STATION	0.00	5,017,105.00	2,480,768.00	2,536,337.00	49
402-536-60-6914	MLK REUSE PUMP STATION	0.00	760,000.00	26,250.00	733,750.00	3
402-536-70-7353	WWTP PROJECT	65,075.46	121,931,801.31	33,941,332.72	87,990,468.59	28
	536 Total	65,075.46	132,358,906.31	36,585,518.78	95,773,387.53	28
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	22,840,617.69	0.00	22,840,617.69	0
	580 Total	0.00	22,840,617.69	0.00	22,840,617.69	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	155,199,524.00	36,585,518.78	118,614,005.22	24

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402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	22,635,865.25	4,610,711.65
Expenditures:	11,205,418.46	36,585,518.78
Net Income:	11,430,446.79	31,974,807.13-

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING JUNE 22 2026

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	20.29	20.29-	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	20.29	979.71	2
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	20.29	43,979.71	0

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	126.48	1.58
Expenditures:	16,607.00	20.29
Net Income:	16,480.52-	18.71-

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-361-0000	INTEREST	7.97	0.00	741.09	741.09	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	741.09	78,658.91 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.00	200.00	180.00	20.00	90
	533 Total	360.00	200.00	180.00	20.00	90

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	180.00	79,220.00	0
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404 WATER CONNECTION FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	7.97	741.09
Expenditures:	360.00	180.00
Net Income:	352.03-	561.09

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	25.93	0.00	2.52	2.52	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	2.52	154,047.48-	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	60.30	139.70	30
	535 SEWER TAP CONNECTION FEES:	362.18	200.00	60.30	139.70	30

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	154,057.68	7.68-	100
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406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	25.93	2.52
Expenditures:	362.18	154,057.68
Net Income:	336.25-	154,055.16-

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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	1,316,344.69	571,595.31-	70
408-361-0000	INTEREST EARNED	529.22	100.00	34,633.04	34,533.04	***
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	1,350,977.73	2,141,402.27-	38

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	197.93	197.93-	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-	1,119,973.81	438,218.24	681,755.57	39
533 Total		1,099,371.32	1,289,973.81	438,416.17	851,557.64	34

408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	1,946,376.19	0.00	1,946,376.19	0
580 Total		0.00	1,946,376.19	0.00	1,946,376.19	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	3,492,380.00	566,430.97	2,925,949.03	16
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	408 WATER SDC FEES		<u>Prior</u>	<u>YTD</u>
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Revenues:	814,809.22	1,350,977.73
Expenditures:	3,566,356.92	566,430.97
Net Income:	2,751,547.70-	784,546.76

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
409-343-5560	WASTEWATER SDC FEES	2,164,144.31	3,271,270.00	3,032,988.38	238,281.62-	93
409-361-0000	INTEREST EARNED	1,095.45	500.00	50,947.11	50,447.11	***
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	3,083,935.49	4,227,834.51-	42

<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>
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	400.92	0.00	199.56	199.56-	0
409-535-60-6310	MILLENIUUM PARK REUSE LINE	0.00	1,554,950.00	46,624.04	1,508,325.96	3
409-535-60-6316	PRISON FM PROJECT	0.00	250,000.00	24,000.00	226,000.00	10
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	72,022.68	2,580,501.58	3

409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	4,583,655.74	0.00	4,583,655.74	0
580 Total		0.00	4,583,655.74	0.00	4,583,655.74	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	69,851.12	1.12-	100
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	288.62	270.00	267.68	2.32	99
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM,	926.70	850.00	435.52	414.48	51

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING JUNE 22 2026

<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>
	582 Total	1,215.32	75,590.00	72,851.91	2,738.09	96
	WASTEWATER SDC FEES Expenditure Totals	11,750,103.53	7,311,770.00	144,874.59	7,166,895.41	2

409 WASTEWATER SDC FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	2,165,239.76	3,083,935.49
Expenditures:	11,750,103.53	144,874.59
Net Income:	9,584,863.77 -	2,939,060.90

CITY OF WILDWOOD
 YEAR TO DATE REVENUE-EXPENDITURE REPORT
 COMMISSION MEETING JUNE 22 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	117.10	100.00	11.89	88.11-	12
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	11.89	52,138.11-	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
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	0.00	2.18	2.18-	0
521 LAW ENFORCEMENT TRUST:		0.00	0.00	2.18	2.18-	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	2.18	52,147.82	0
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601 LAW ENFORCEMENT FUND	Prior	YTD
Revenues:	117.10	11.89
Expenditures:	0.00	2.18
Net Income:	117.10	9.71

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 22 2026

Grand Totals	Prior	YTD
Revenues:	111,267,365.79	73,266,580.33
Expenditures:	99,118,768.58	167,038,631.00
Net Income:	12,148,597.21	93,772,050.67-

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 May 11, 2026 9:00 AM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present
Courtney Kellem	Parks & Recreation Director	Present

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

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - C 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:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

A. Expenditure Report

B. 25-4176 (SP) Total Pet Care

C. Budgeted Financial Items

1. Purchase of Seven (7) 2026 Ford Interceptor Utility Vehicles for the Police Department in the Total Amount of \$466,866.02
2. Purchase of One (1) 2027 Unmarked Police Admin Vehicle in the Amount of \$46,734.00

3. Presentations and/or Proclamations

A. Team Impact Award, 2026 1st Quarter

Police Chief Parmer presented the Team Impact Award for the 2026 First Quarter to Lieutenant Brian Harrie. Parmer described Lieutenant Harrie's extensive responsibilities and noted he had served the police department for 21 and a half years. Lieutenant Harrie was present at the meeting and accepted the award.

B. Proclaim May 17-23, 2026, as National Public Works Week

City staff proposed proclaiming May 17-23, 2026, as National Public Works Week. The proclamation recognized the essential services provided by public works personnel and highlighted the current year's theme, "Rooted in Service, Powered by Community." Motion by Commissioner Elliott, seconded by Commissioner Green, to proclaim May 17-23, 2026, as National Public Works Week. The motion passed unanimously.

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

C. Proclaim May 10-17, 2026, as National Police Week

City staff proposed proclaiming May 10-17, 2026, as National Police Week. The proclamation acknowledged that there were more than 800,000 law enforcement officers that served in communities across the United States, including the dedicated members of the Wildwood Police Department. Motion by Commissioner Green, seconded by Commissioner Flores, to proclaim May 10-17, 2026, as National Police Week. The motion passed unanimously.

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

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. 25-4603-SSCP-Small RV Wildwood

Mayor read aloud Ordinance O2026-8. Strickland reported the City received a letter of withdrawal from the applicant's attorney. She requested no action on the item. No motion was made on the item.

C. 26-1204 - SSCPA - 72 Seminole Path

Development Services Director Strickland provided a brief overview of Ordinance O2026-12. Strickland noted this was a voluntary annexation, processed under the Joint Planning Agreement and the Special Magistrate recommended approval. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance O2026-12. The motion passed unanimously.

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

D. 26-1378 Establishment of Middleton CDD B

Development Services Director Strickland provided a brief overview of Ordinance O2026-16. The ordinance described the external boundaries of the district, granted special powers, and named the initial members of the district's board of supervisors. Strickland reported that the CDD application had been advertised appropriately and staff recommended approval. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance O2026-16. The motion passed unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. 25-4602-RZ-Small RV Wildwood

Mayor Wolf read aloud Ordinance O2026-9. Strickland reported the City received a letter of withdrawal from the applicant's attorney. She requested no action on the item. No motion was made on the item.

B. 26-1205 - RZ - 72 Seminole Path

Mayor Wolf read aloud Ordinance O2026-13. The ordinance described a zoning map amendment for the subject parcel to change the zoning district from R6M (County) to MHP (City). Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Ordinance

O2026-13. The motion passed unanimously.

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

6. Public Forum - 4 minute time limit

Marie Francis addressed the Commission about her ongoing water concerns.

Ken Ivins addressed the Commission regarding the Okahumpka Run walking path request. He expressed his appreciation for the Commission's work and referenced a letter he submitted to the Commission for their consideration.

7. Ordinances First Reading Only (No Vote)

A. 26-0563 (AN) Myles Enterprises LLC

Mayor Wolf read aloud the title of Ordinance O2026-18. He explained the ordinance was for a voluntary annexation of approximately 9.77 acres located on parcels K13-042 and K13-012. First reading only. No vote.

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

A. Surplus Vehicles May 2026

Mayor Wolf read aloud Resolution R2026-12. Mayor Wolf explained the resolution declared certain vehicles as surplus and determined that certain vehicles and equipment would be disposed of through online auction or donation to a nonprofit organization. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Resolution R2026-12. The motion passed unanimously.

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

B. Adoption of City of Wildwood Emergency Operations Plan

Mayor Wolf read aloud Resolution R2026-13. City Manager McHugh provided background on the resolution and explained it adopted an update to the city's emergency operations plan. He noted that Sumter County acted as the lead on all emergency management items pursuant to Florida law and this plan articulated how the city and its departments worked together to assist and complement that individual response process. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve Resolution R2026-13. The motion passed unanimously.

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

9. Financial & Contracts & Agreements

- A. Oak Grove Village Drainage Improvements Final Pay Application No. 5 in the Amount of \$33,899.50

Public Works Director Hockenbury presented a request for approval of the Oak Grove Village Drainage Improvements Final Pay Application No. 5. Mayor Wolf acknowledged the city's substantial investment in the project. He commented on the completion of the project and stated the park had been wanting this project for years. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Oak Grove Village Drainage Improvements Final Pay Application No. 5. The motion passed unanimously.

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

- B. Millennium Park Phase 1 & 2 Project – Payment Application No. 15 in the Amount of \$258,318.90

Public Works Director Hockenbury presented a request for approval of the Millennium Park Phase 1 & 2 Project Payment Application No. 15. Hockenbury reported that work continued on electrical, paving and lighting, parking lots, with some punch list work remaining. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Millennium Park Phase 1 & 2 Project Payment Application No. 15. The motion passed unanimously.

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

- C. Pavement Rehabilitation Services – Funding Authorization for FY 2026 in a Not-to-Exceed Amount of \$1,224,696.40

Public Works Director Hockenbury presented a request for a funding authorization for pavement rehabilitation services in FY 2026. Hockenbury explained that the rejuvenation process being implemented around town was working well. He noted a condition assessment in December and scored at 100, which meant the project was being maintained in a cost-effective manner. Motion by Commissioner Green, seconded by Commissioner Flores, to approve a funding authorization for pavement rehabilitation services in FY 2026. The motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores

AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine
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D. Pay Application No. 14 for the Water Reclamation Facility Project in the Amount of \$4,267,041.03
Utilities Deputy Director Martin presented a request for approval of Pay Application No. 14 for the Water Reclamation Facility Project. Martin explained this payment application was for work completed in April for phase 1 and phase 2 of the project. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Pay Application No. 14 for the Water Reclamation Facility Project. The motion passed unanimously.

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

E. R-12 Reclaim Pump Station Project Pay Application No. 2 for the Amount of \$1,160,313.85
Utilities Deputy Director Martin presented a request for approval of R-12 Reclaim Pump Station Project Pay Application No. 2. Martin explained this was for work completed in March. He noted the contractor had all the material needed for underground piping beneath the slab, and they would start to begin pouring slabs soon. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve R-12 Reclaim Pump Station Project Pay Application No. 2. The motion passed unanimously.

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

F. Design Contract with KP Studio Architect for the Wildwood Police Substation in The Villages in the Amount of \$281,928
City Manager McHugh presented a request for approval of a design contract with KP Studio Architect for the Wildwood Police Substation in The Villages. McHugh explained the company selected through the RFQ process had a lot of experience within The Villages. He indicated the overall project cost would be \$3.6M, which was more affordable than what was initially predicted. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the Design Contract with KP Studio Architect for the Wildwood Police Substation in The Villages. The motion passed unanimously.

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

10. General Items for Consideration/Discussion and Other Business

A. Okahumpka Run Walking Path Request

City Manager McHugh provided background on the request and reported he had coordinated with Kenny Blocker, the district manager for District 13, about the city's position. McHugh recommended that the Commission not take action on the request. He explained that The Villages was a master-planned community that went through extensive engineering to ensure proper pedestrian, multimodal, and vehicular access. McHugh commented that The Villages had other entities to address such requests, specifically the Project Wide Advisory Committee (PWAC). McHugh offered an alternative that had PWAC funding the walking path and the City of Wildwood would be responsible for long-term maintenance.

Commissioner Elliott stated that PWAC had significant responsibilities and had been responsive to previous needs within The Villages.

Commissioner Fontaine suggested that CDD 13's PWAC representative should request funding for the path and also noted liability concerns.

Motion by Commissioner Elliott, seconded by Commissioner Green, to accept the city manager's recommendation for PWAC to fund the path and the City of Wildwood would be responsible for long term maintenance. The motion passed unanimously.

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

11. Appointments

A. Appointment to the Sumter County Tourist Development Council (TDC)

City Manager McHugh requested the Commission determine which member would be appointed as Wildwood's representative to the Sumter County Tourist Development Council (TDC). A brief discussion took place amongst the Commissioners. Commissioner Fontaine indicated his willingness to serve on the TDC. Motion by Commissioner Elliott, seconded by Commissioner Green, to appoint Commissioner Fontaine to the Tourist Development Council. The motion passed unanimously.

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

12. City Manager Reports

A. Request for a Workshop on May 18, 2026, at 9:00 a.m.

City Manager McHugh requested a workshop for Monday, May 18, 2026, at 9:00 a.m. McHugh stated the primary item would be a presentation by the consultant for the Martin Theatre that proposed their recommendations for redevelopment.

B. Cancellation of May 25, 2026 City Commission Meeting

City Manager McHugh requested cancellation of the second May meeting, scheduled for May 25, 2026, due to the Memorial Day holiday.

City Manager McHugh reported that he and Mayor Wolf had the opportunity to meet with Congressman Daniel Webster, who presented a check for \$2M. McHugh stated this was a federal appropriation grant to help fund the water reclamation facility project.

13. Other Department Reports

A. Parks and Recreation Department Report

Parks & Recreation Director Kellem provided a presentation that explained the background of the Millennium Park playground RFP. She noted that after review of multiple proposals, the department sent out a cancellation notice and recommended piggybacking off of the Manatee County cooperative contract from 2025. She also recommended allocating more funds to the project. The commissioners engaged in multiple discussions about possible actions and a motion was made to approve the concept and budget.

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

Kellem reported on the Junior NBA league and that Superintendent Logan Brown would be willing to work with the department regarding activity locations. Kellem commented on a new partnership with the Dolly Parton Imagination Library. She noted this was a partnership with the Sumter Schools Enhancement Foundation and two Wildwood citizens, Karen and Bob Elliott. This foundation provided books to kids 0–5 and aimed to increase the literacy levels of children going into the first grade and kindergarten. Kellem announced another partnership with Yvonne Hambrick and Life Schools of America. The partnership would assist with summer tutoring of 4th, 5th, and 6th graders.

Kellem reported that a parking plan had been developed for the Happy Birthday America event. She also commented that spring event attendance remained consistent with previous years.

Mayor Wolf raised concerns about the basketball court at Oxford Park, noting that a missed shot could result in a safety issue on the adjacent roadway. Kellem confirmed that the department was looking into the issue.

14. Commission Members Reports

Commissioner Elliott reported attending the Heartland Local League meeting, Senator Ralph E. Massullo’s open house, the Metropolitan Planning Organization Advisory Council meeting and the Sumter County Chamber of Commerce Expo. Commissioner Elliott commented on school zone cameras and the city’s continued relationship with Habitat for Humanity.

Commissioner Flores reported he would be attending a Florida League of Cities leadership course. He thanked the Wildwood Police Department for their work on a recent missing persons case.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:13 a.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, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

Upcoming Events

- May 18, 2026 - City Commission Workshop at City Hall at 9am
- May 18, 2026 - Mondays with the Manager at the Warfield Auditorium from 4:30pm to 5:30pm
- May 20, 2026 - WPD Memorial Day Ceremony and Community Lunch at the Wildwood Community Center from 11am to 1pm
- May 25, 2026 - Memorial Day - City Offices Closed - Commission Meeting Canceled
- June 8, 2026 - City Commission Meeting at City Hall at 9am

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 SPECIAL MEETING
 May 18, 2026 9:00 AM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Absent
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present at 9:30 a.m.
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kellem	Parks and Recreation Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present

Mayor Wolf called the meeting to order at 9:00 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

A. Development Services Department Update

Development Services Director Strickland provided a comprehensive presentation on the operations, staffing, and initiatives of the Development Services Department. She explained the Development Services Department structure and referenced the multiple divisions within the department. Strickland noted the duties and responsibilities of the Code Compliance Division, Planning Division, GIS Division, and the Development Technicians. She also included a brief segment that explained what meetings Development Services facilitated.

Strickland then addressed water and wastewater capacity concerns and decisions regarding development. She presented projected flow and capacity charts for both wastewater and water systems, identifying future pinch points and planned capacity increases. City Manager McHugh clarified the projected water demand was permitted only, not hydraulic or capacity. He confirmed the city was working with Kimley Horn to increase permitted water withdrawal through the water management district.

Strickland then reviewed workforce housing, providing metrics and a policy framework for attainable housing. She also commented on the results of a recent housing study that was performed in 2025 and noted the average home and rental costs, both within Sumter County and the City of Wildwood. A brief discussion was held about the usage of surplus city-owned land for attainable housing and partnerships with non-profits. Strickland remarked on an existing incentive plan and noted the Triumph South planned development as an early attempt at affordable housing.

Strickland reported working with the city attorney on 2026 Land Development Regulation (LDR) updates. Staff incorporated additional accessory dwelling unit provisions to provide housing options, language on food truck parks, and updated sign code provisions. The department aims for twice-yearly LDR updates unless urgent ordinances are needed. Strickland's goals include updating Downtown Design District standards. The city contracted with the Inspire Group for assistance. The project is approximately six months underway with a presentation expected within two months.

Commissioner Green asked about short-term rental regulation. Strickland responded that the city did not have specific regulations, and it had not been brought to staff attention as a significant issue.

B. Martin Theatre Redevelopment Project

Gator Sktch Representatives Mike Latham and Alex Busto presented conceptual architectural designs for the Martin Theatre redevelopment project. Latham outlined the project process beginning with meetings with staff in November to December 2025. Initial discussions covered downtown challenges, CSX railroad issues, the new public-private building (The Railyard project), the Main Street parking garage, Martin Theatre, City Hall campus, HR building, staffing, and population growth.

The team sent questionnaires to four Commission members and staff, analyzed feedback, conducted staffing projections for 2036 and 2046, and assessed how growth would affect current spaces.

Busto emphasized that the concepts presented were preliminary and intended to generate discussion and direction from the Commission.

Busto presented the following design concepts:

- Relocate Commission Chambers to a new City Annex across the street to accommodate future growth and free space within City Hall for expanded staff offices.
- Expand Development Services, Utility, Code Enforcement, and GIS departments within City Hall.
- Add internship workstations throughout City Hall and provide shared meeting offices for commissioners and constituent meetings.
- Relocate the Public Information Office, Finance, and Procurement departments to the new City Annex.

- Convert the Wonder Street building into a dedicated Human Resources facility.
- Based on his assessment, Mr. Busto stated the Martin Theatre is nearing the end of its useful life due to ADA, wind-load, storm-resilience, and energy-code deficiencies. He indicated that preserving the theater's community gathering function may be more practical than preserving the existing structure.
- Construct a new City Annex with:
 - Commission Chambers seating more than 200 people.
 - Flexible meeting space that can be divided for community events, exhibits, and rentals.
 - Expanded office space and public waiting areas.
 - Improved landscape features.
- Include a rear parking area to support the new office space and provide public and employee access from both the street and parking lot.

To further support Master Plan goals, additional mixed-use development concepts were presented, including:

- A four-level parking garage similar to the existing Main Street garage.
- A pedestrian bridge connecting the parking garage to the second floor of the three-story City Annex.
- A Martin Theatre Museum reflecting theater history, railroad ties, and public information center.
- Retail and restaurant opportunities, including an ice cream shop, deli/cafe, coffee shop, music store, boutiques, and florist.
- A "Makerspace" providing access to specialized equipment for entrepreneurs and small businesses.
- A produce market supporting local farmers and expanding access to local produce.

Additional concepts for the upper floors included:

- City offices located on the second floor with direct access from the pedestrian bridge.
- Multi-purpose Commission Chambers that could also accommodate community events, movies, and performances.
- A third-floor balcony similar to the original Martin Theatre.
- Executive office suites or a business incubator to promote small business development.
- Training rooms for business assistance organizations and nonprofits.
- Approximately 116 parking spaces within the proposed parking garage.

Site and public-space improvements presented included:

- Enhanced pedestrian safety and plaza areas.
- Space to support farmers markets and community events.
- A courtyard bandshell for outdoor performances.
- Fountain improvements, a splash pad, additional seating, bike racks, and trash receptacles.

Architectural concepts included:

- Design features incorporated from City Hall, including arches, columns, colonnades, brick materials, and Palladian styles.
- Architectural elements that visually connect the City Annex and parking garage.
- Extensive use of glass to reflect surrounding buildings and public spaces.

- Bringing back a marquee and ticket booth.

Busto reiterated that all concepts were just ideas for the Commission to consider.

Commission members discussed building design, parking, project phasing, future space needs, and operational flexibility. Commissioners expressed general support for the concept and long-term vision for downtown redevelopment. City Manager McHugh outlined next steps, including additional analysis, concept refinement, and public outreach for feedback.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Millennium Park Phase 1 & 2 Project Change Order No. 25 in the Amount of \$267,283.91

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Change Order No. 25. This change order was in addition to the original bid and was included in the 2026 budget. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Change Order No. 25. The motion passed unanimously.

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

B. North Old Wire Water Main Replacement Pay App No. 3 for the Amount of \$137,399.08

Utilities Deputy Director Martin presented a request for approval of North Old Wire Water Main Replacement Pay App No. 3. The water line had been installed and pressure tested, and the next steps included back tee installation, approval, and connecting residents to remove them from the old cast iron main. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve North Old Wire Water Main Replacement Pay App No. 3. The motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Fontaine

AYES: Mayor Wolf, Commissioner Elliott, Commissioner Green, Commissioner Fontaine
--

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

A. Parks and Recreation — Happy Birthday America Memo

Parks and Recreation Director Kellem presented a parking plan for the Happy Birthday America event. She noted the department planned to provide shuttle bus services from Wildwood Middle High School FFA green space to the front of the community center. The estimated cost for the service shuttles was \$2,000 to \$3,000 with three shuttles running routes continuously throughout the evening. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the parking plan for the Happy Birthday America event. The motion passed unanimously.

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

B. Injection Well Project Letter of Opposition

City Manager McHugh reported he had a meeting with City Attorney Bills regarding a letter of opposition to the proposed injection well project in Sumter County. Mayor Wolf expressed his concerns about deep water wells and emphasized the potential for contamination. Commissioner Elliott remarked on the issue's importance and suggested the Mayor sign the letter to give it more strength, recommending the city share the letter at the state level. Mayor Wolf agreed to sign a revised letter. Motion by Commissioner Elliott, seconded by Commissioner Fontaine, to approve sending a letter of opposition to the injection well project signed by the Mayor to be shared with state officials. The motion passed unanimously.

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

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 11:02 a.m.

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

Upcoming Events

May 20, 2026 - WPD Memorial Day Ceremony and Community Lunch at the Wildwood Community Center from 11am to 1pm

May 25, 2026 - Memorial Day - City Offices Closed - Commission Meeting Canceled

June 8, 2026 - City Commission Meeting at City Hall at 9am

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: Contract Extension for Electrical Services - Base 3, LLC DBA Gibson Electric

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity: Base 3, LLC DBA Gibson Electric
Effective Date: June 22, 2026 Termination Date: July 1, 2027
Managing Division/Department: Purchasing/Public Works

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On June 26th, 2023, the Commission approved an agreement with Base 3, LLC DBA Gibson Electric to perform necessary maintenance and miscellaneous electrical services, repairs, installation, and general lighting as needed for the various City facilities. The Firm has satisfactorily performed its obligations under the agreement and remains in compliance with all terms and conditions. Accordingly, the Public Works Department requests Commission approval to exercise the agreement's one-year renewal option and continue the Firm's services under the existing contract terms.



June 22, 2026

Base 3, LLC dba Gibson Electric
Larry Booth, Jr, CFO
2695 NW 4th Street
Ocala, FL 34475

RE: One-Year Contract Extension – RFP 2023-14 Electrical Services

Mr.Booth:

Please accept this letter as formal notice of the City's intent to exercise its option to renew the above-referenced contract for an additional one-year term, pursuant to Article 4 of the Master Agreement. A copy of the Agreement is enclosed for your reference.

This extension will continue the Agreement through July 1, 2027. All existing terms, conditions, and specifications shall remain unchanged and in full force and effect.

Please indicate your acceptance of this renewal by signing and returning a copy of this letter for the City's records.



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

ATTEST:

By: _____


Date: _____

CITY OF WILDWOOD

By: Ed Wolf, Mayor

Date: _____

ATTEST:



By: Danielle Kloss

Date: 06/11/2020

CONTRACTOR



By: Larry "A" Booth, Jr. COO/CFO

Date: 06-11-2020

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Contract Extension for Electrical Services - Accurate Power & Technology, Inc.

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity: Accurate Power & Technology, Inc.

Effective Date: June 22, 2026 Termination Date: July 1, 2027

Managing Division/Department: Purchasing/Public Works

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On June 26th, 2023, the Commission approved an agreement with Accurate Power & Technology, Inc. to perform necessary maintenance and miscellaneous electrical services, repairs, installation, and general lighting as needed for the various City facilities. The Firm has satisfactorily performed its obligations under the agreement and remains in compliance with all terms and conditions. Accordingly, the Public Works Department requests Commission approval to exercise the agreement's one-year renewal option and continue the Firm's services under the existing contract terms.



June 22, 2026

Accurate Power & Technology, Inc.
Amanda Armento, Office Manager
15519 US Highway 441 Suite A101
Eustis, FL 32726

RE: One-Year Contract Extension – RFP 2023-14 Electrical Services

Ms. Armento:

Please accept this letter as formal notice of the City's intent to exercise its option to renew the above-referenced contract for an additional one-year term, pursuant to Article 4 of the Master Agreement. A copy of the Agreement is enclosed for your reference.

This extension will continue the Agreement through July 1, 2027. All existing terms, conditions, and specifications shall remain unchanged and in full force and effect.

Please indicate your acceptance of this renewal by signing and returning a copy of this letter for the City's records.



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

ATTEST:

CITY OF WILDWOOD

By: _____

By: Ed Wolf, Mayor

Date: _____

Date: _____

ATTEST:

CONTRACTOR

Haley Bogert

Accurate Power & Technology

By: Haley Bogert

By: Sonny J. Dikes

Date: 5-22-2020

Date: 5-22-20

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

SUBJECT: 26-1168 (SP) VOSO Phase 31YZ Master Plan

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

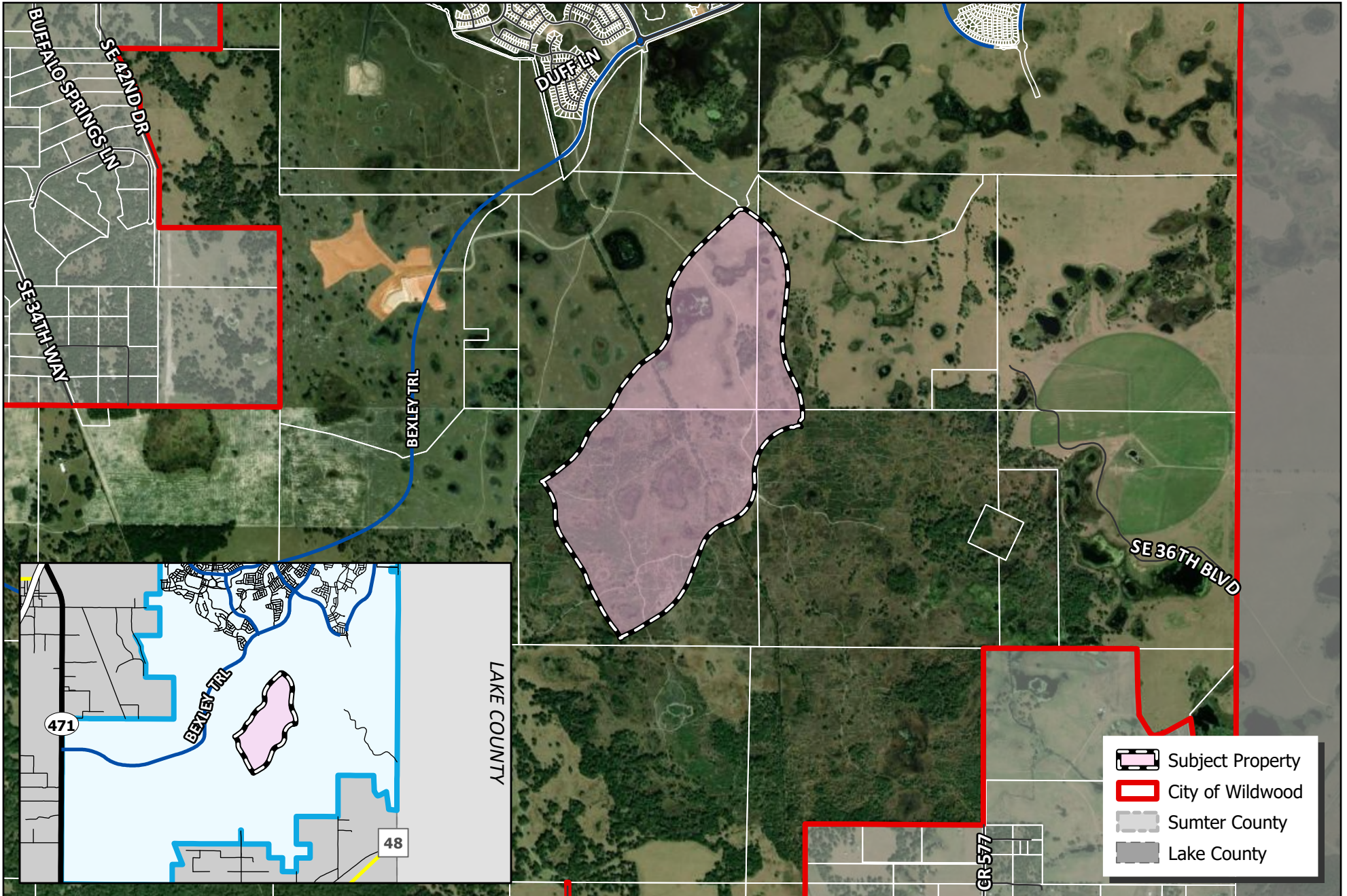
Case Number	26-1168 (SP) VOSO Phase 31YZ Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	641.30 +/-
Property Location	The subject property is generally located approximately 5 miles west of Florida's Turnpike and approximately 4.21 miles east of SR 471, off the Bexley Trl and Landstone Blvd roundabout.
Parcel(s)	K22-001, K26-002, K27-001, K34-001, & K35-001
Date	June 11, 2026

The applicant is seeking approval from the City Commission for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas, per the attached plans.

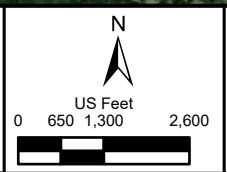
26-1168 meets the criteria set forth within The Villages of Southern Oaks Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services



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



#26-1168
VOSO - PHASES 31YZ MASTER PLAN
 PARCELS K22-001, K26-002, K27-001, K34-001 & K35-001

MAP 1B
LOCATION
MAP
MAR 2026

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 2, 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 master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 641.30 acres MOL. The subject property is generally located approximately 5 miles west of Florida's Turnpike and approximately 4.21 miles east of SR 471, off the Bexley Trl and Landstone Blvd roundabout.

Case Number: 26-1168 (SP) VOSO Phase 31YZ Master Plan

Applicant(s): The Villages Development Company, LLC

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

Parcel(s): K22-001, K26-002, K27-001, K34-001, & K35-001

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

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

recommends approval.

recommends approval with the following conditions:

recommends denial.

Dated: June 2, 2026



Lindsay C.T. Holt

Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval contingent on resolution of the outstanding comment.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-3061 (PLAT) Northern Pines Subdivision Improvement Plat
Owner/Applicant	MXPT Land, LLC
Acreage	24.04 +/-
Property Location	The subject property is generally located approximately 0.38 miles west of the N US 301 and CR 222 intersection, south along CR 222.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	June 15, 2026

The applicant is seeking approval from the City Commission for an improvement plan consisting of 117 single-family lots with associated infrastructure including the construction of a 6-inch force main approximately 2,690 linear feet along the north side of CR 222, per the attached plans. City water is available to the subject property via an existing 8-inch water main located along the south side of Pepper Tree Lane. The subdivision is to include the following amenities: a tot lot, a dog park, and a pickle ball court. As part of the landscape plans and tree survey, 41 heritage trees are to be removed to accommodate the proposed plans, for which a Tree Variance was heard under project number 26-1572 and approved by the Planning and Board/Special Magistrate at the May 5, 2026, P&Z meeting. A portion of the trees were mitigated per the requirements of the Land Development Regulations (LDR) 6.10, with the remaining mitigation being exempt within the Developer's Agreement as part of the off-site infrastructure improvement credits.

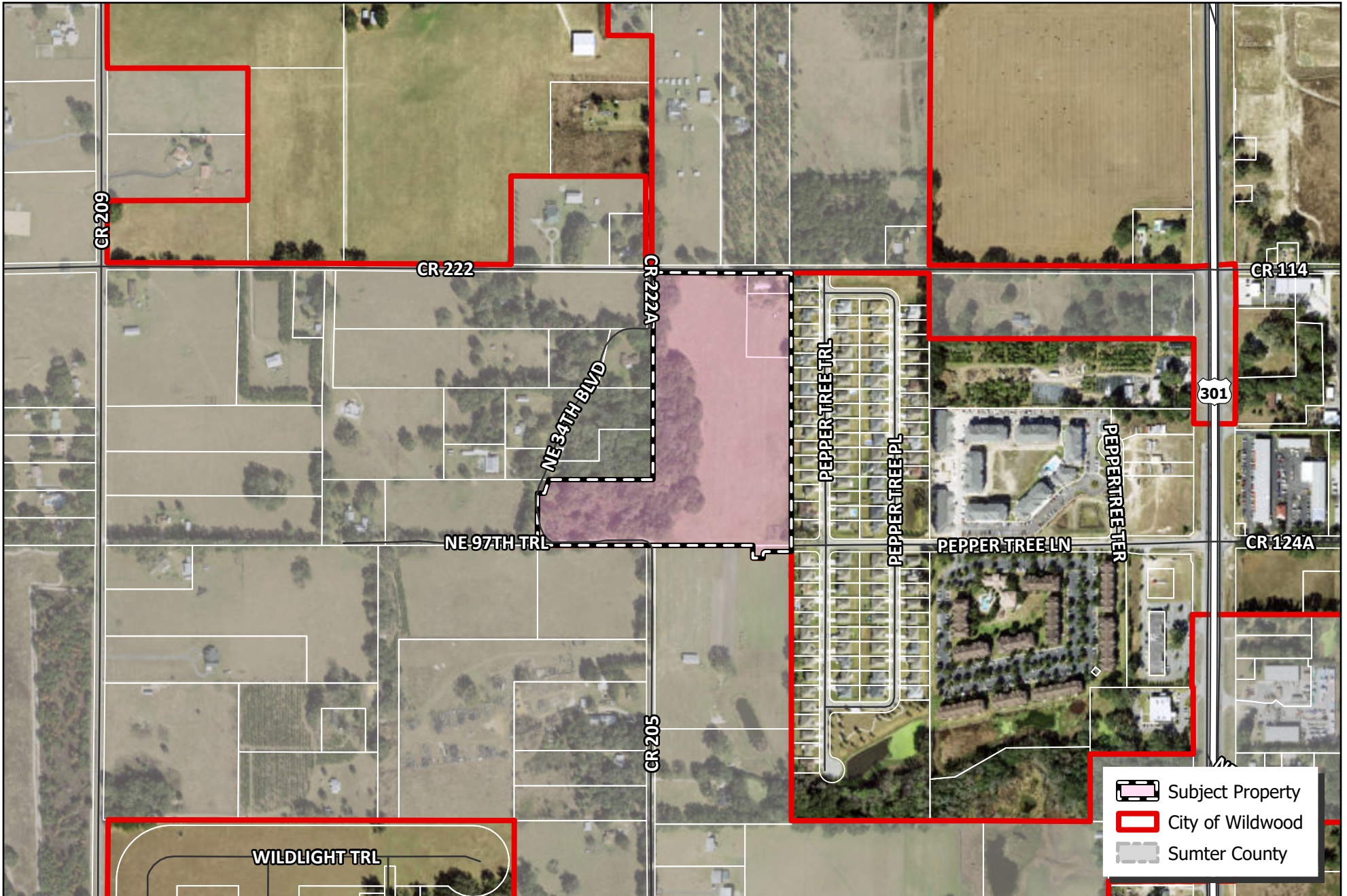
There are outstanding comments from the city attorney. The applicant has submitted a draft performance surety for the off-site infrastructure improvements for review, while the remaining infrastructure is to follow LDR 5.5(D)(13) requirements at the final plat. The city has agreed to own and maintain the roads within this subdivision and language will be included within the developer's agreement.




25-3061 will meet the criteria within the Northern Pines Developer's Agreement, Land

Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan upon resolution of all outstanding comments.

A handwritten signature in black ink that reads "Amanda Bondi". The signature is written in a cursive style with a large initial 'A' and 'B'.

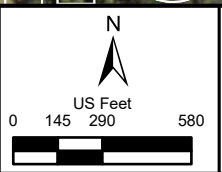
Amanda Bondi
Planning Manager, Development Services



 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



#A25-3061
NORTHERN PINES SUBDIVISION
 PARCELS D30-016, D30-043, D30-083 & D30-097

MAP 1B
LOCATION
MAP
MAY 2026

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

The case below was heard on Tuesday, May 5, 2026, by the Special Magistrate. The applicant seeks approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Variance to remove 41 heritage trees as part of the Northern Pines Subdivision. A portion of the trees were mitigated per the requirements of the Land Development Regulations (LDR) 6.10, with remaining mitigation being exempt within the Developer's Agreement as part of offsite infrastructure improvement credits. The subject property is generally located approximately 0.38 miles west of N US 301 and CR 222 intersection, south along CR 222.

Case Number: 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance

Owner/Applicant(s): MXPT Land LLC

Parcel(s): D30-016, D30-043, D30-083, & D30-097

Under Land Development Regulation (LDR) § 1.7(B)(3), the Planning and Zoning Board/Special Magistrate has a duty to make a final determination on all proposed variances.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.12(A) and 6.10(M), the Special Magistrate

grants the Variance.

grants the Variance with the following conditions:

denies the Variances.

other: _____

Dated: May 5, 2026


Lindsay C.T. Holt
Special Magistrate City of Wildwood

1. Please confirm the City of Wildwood has agreed in writing to accept the following from the developer (General Note # 2 on sheet 02).
 - A. Response: The City of Wildwood has not yet agreed in writing to accept the roadways from the developer. A request letter has been included within the resubmittal package. These roadways have been designed to City of Wildwood standards, and connect directly to “Pepper Tree Lane”, a City of Wildwood maintained road.

I. Acknowledged, comment remains until confirmation received from the City of Wildwood.

2. THE CITY OF WILDWOOD WILL OWN AND MAINTAIN THE LIFT STATION, ROADWAYS, WATER, WASTEWATER, AND REUSE UTILITIES. THE DEVELOPER WILL GRANT ALL NECESSARY EASEMENTS FOR OWNERSHIP OF UTILITIES.

2. LDR 5.5(D)(13) – Please provide a surety for performance bond for lift station and roadways, if roadways are to be dedicated to the City of Wildwood. (See note # 2 above.)
 - A. Response: This should be a standing comment. Surety for performance bond shall be provided at time of final plat, for all improvements not completed at the time of recording.

I. Standing Comment.

3. City Attorney reserves the right to make further comments upon resubmittal.
 - A. Response: Acknowledged.

I. Standing comment.

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 2, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation for an improvement plat from the City of Wildwood Planning and Zoning Board/Special Magistrate for Northern Pines Subdivision consisting of 117 single-family lots with associated infrastructure including the construction of a 2,690 linear foot, 6-inch force main on the north side of CR 222, on 24 acres, MOL. The subdivision is to include the following amenities; tot lot, dog park, and pickleball court. The subject property is generally located approximately 0.38 miles west of the N US 301 and CR 222 intersection, south along CR 222.

Case Number: 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat

Applicant/Owner: MXPT Land, LLC

Parcel(s): D30-016, D30-043, D30-083, & D30-097

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

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

recommends approval

recommends approval with the following conditions:

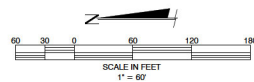
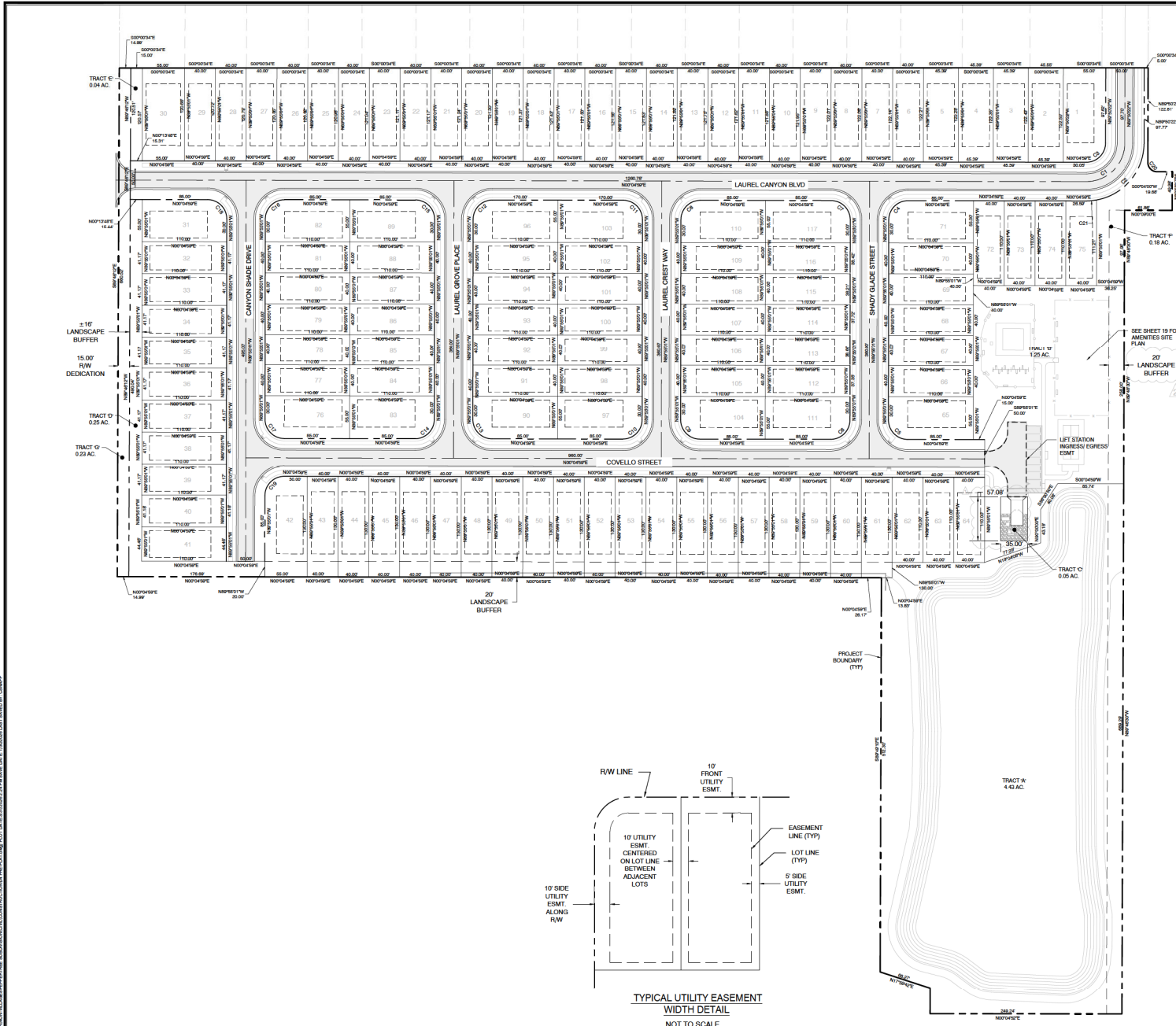
Satisfaction of outstanding City Attorney Comment

recommends denial

Dated: June 2, 2026



Lindsay C. T. Holt
Special Magistrate City of Wildwood



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG	CHORD
C1	78.47	50.00	80°52'22"	49.93	S44°52'42"E	78.47
C2	104.22	75.00	79°37'19"	62.51	S50°01'43"E	104.22
C3	39.24	25.00	89°55'22"	24.97	S44°52'42"E	39.24
C4	39.27	25.00	90°00'00"	25.00	N44°55'01"W	39.27
C5	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C6	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C7	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C8	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C9	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C10	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C11	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C12	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C13	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C14	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C15	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C16	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C17	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C18	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C19	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C20	18.87	12.00	90°06'37"	12.02	S45°06'49"W	18.87
CD1	13.49	75.00	101°10'00"	6.76	050°01'02"E	13.49

SITE NOTES

PARCELS: D30-016, D30-043, D30-083, D30-097

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD, 20' FRONT YARD.

LANDSCAPE BUFFERS = 20' ON THE WEST SIDE OF THE PROPERTY
15' ON NORTH SIDE OF PROPERTY
20' ON SOUTH SIDE OF PROPERTY

TRACT A' - 1.28 AC + 3.15/2 AC = 2.86 AC OF OPEN SPACE*
TRACT B' - 1.25 AC = 0.98 AC OF OPEN SPACE
TRACT C' - 0.05 AC = 0.03 AC OF OPEN SPACE
TRACT D' - 0.25 AC = 0.25 AC OF OPEN SPACE
TRACT E' - 0.04 AC = 0.04 AC OF OPEN SPACE
TRACT F' - 0.18 AC = 0.18 AC OF OPEN SPACE
TRACT G' - 0.18 AC = 0.18 AC OF OPEN SPACE
LANDSCAPE BUFFERS - 0.37 AC = 0.37 AC OF OPEN SPACE

TOTAL OPEN SPACE 4.89 AC
PROJECT AREA 24.04 AC

OPEN SPACE % = 4.89 AC / 24.04 AC * 100 = 20.3% OPEN SPACE

POND OPEN SPACE CREDIT* (3.15/2 AC) / 4.89 AC * 100 = 32.2%

* PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS, UP TO 50% OF THE DRAINAGE RETENTION AREAS MAY BE INCLUDED IN THE OPEN SPACE CALCULATION. HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM DRAINAGE RETENTION AREAS SHALL NOT EXCEED 50% OF THE TOTAL OPEN SPACE REQUIREMENT.

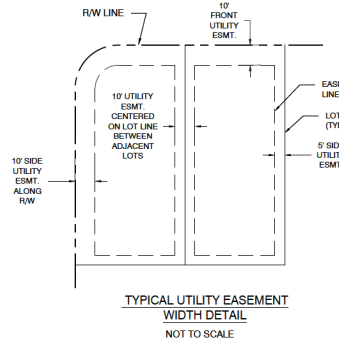
ALL ROADS TO BE DEDICATED TO THE CITY OF WILDWOOD.

THREE (3) AMENITIES ARE TO BE PROPOSED WITHIN TRACT B. THE AMENITIES ARE: DOG PARK, TOT LOT (PLAYGROUND), AND PICKLEBALL.

BASE FLOOD ELEVATION: 95.50'

THE SIGN PERMIT WILL BE SUBMITTED IN A SEPARATE APPLICATION. THE APPROVAL OF THE PRELIMINARY IMPROVEMENT PLAN DOES NOT APPROVE THE LOCATION OR SIZING, IF SHOWN, WITHIN THE CIVIL PLAN SET.

SITE DATA	
TOTAL ACRES	24.04 AC
NUMBER OF UNITS	117
ZONING	R-2
LAND USE	MOR
DENSITY (DU/AC)	4.87 DU/AC
LENGTH OF ROADWAY	3,972 L.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT LENGTH	110'
WATER & SEWER SUPPLIED BY	CITY OF WILDWOOD
ELECTRIC SUPPLIED BY	SECO



BY: [Signature] DATE: 12-11-2025

CITY OF WILDWOOD, FL #1

CITY OF WILDWOOD, FL #2

DATE: 12-11-2025

1:30:55

CLYMER FARMER BARLEY

CFB

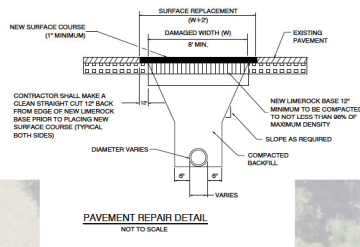
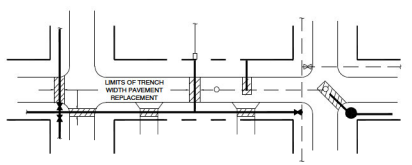
CLYMER FARMER BARLEY, INC.
CLYMER FARMER BARLEY, INC.
7413 ALFORD ROAD, JACKSONVILLE, FL 32216

NORTHERN PINES SUBDIVISION
PRELIMINARY IMPROVEMENT PLAN
WILDWOOD, FL

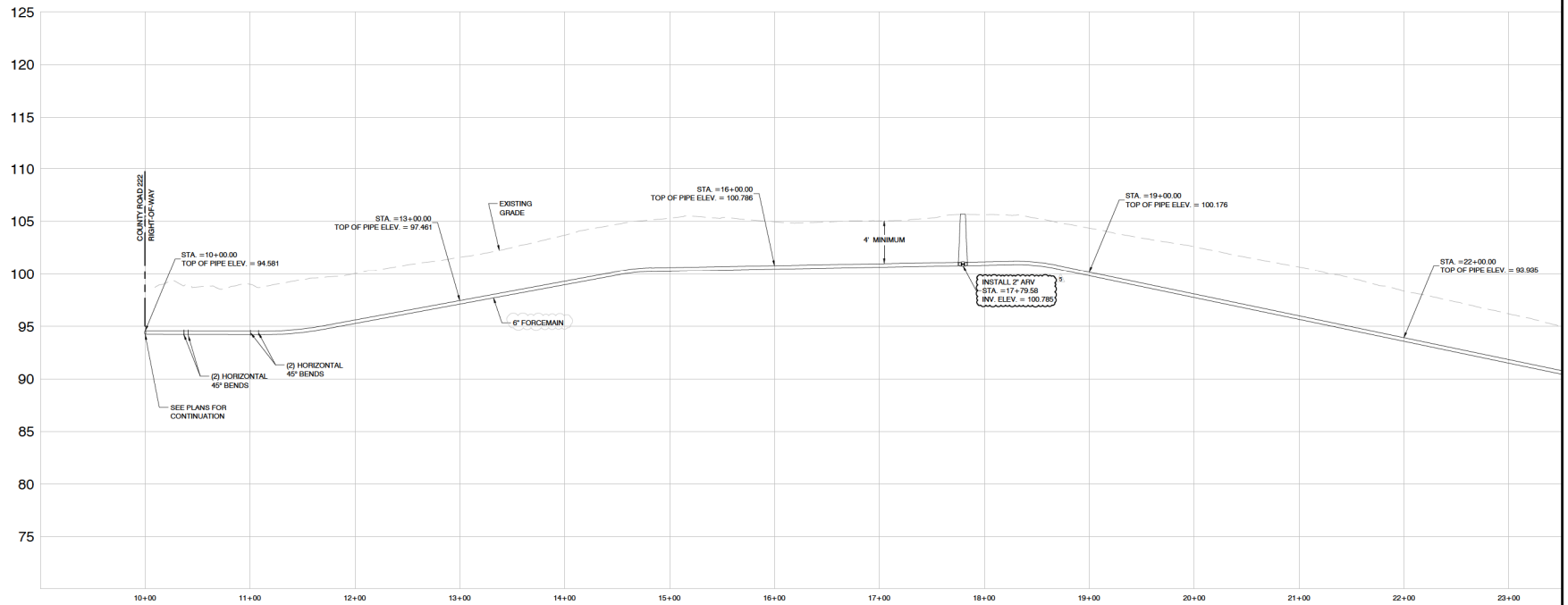
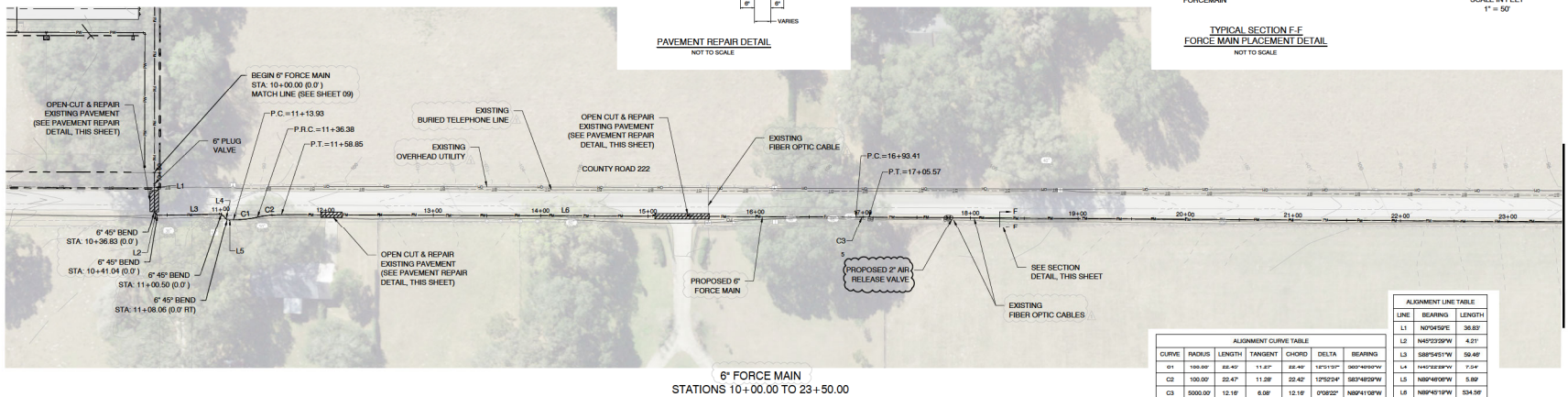
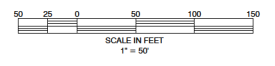
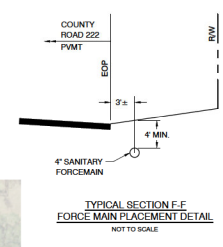
PRELIMINARY IMPROVEMENT PLAN

SAVE DATE: 1/30/2025
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT #: 250005.00006
FILE NAME: 2504 & 50000000

SHEET NUMBER 04



- NOTES
1. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MIN DEPTH OF 1 1/2 INCHES.
 2. SURFACE TREATMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 3. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.



BY: [Blank]
 DATE: 12-11-2023
 CITY OF WILDWOOD INQUIRY
 PROJECT # 23-0001-5
 SHEET 5

REVISIONS

DATE: 12-11-2023
 CITY OF WILDWOOD INQUIRY
 PROJECT # 23-0001-5
 SHEET 5

CLYMER FARMER BARLEY, Inc.
 7413 ALFORD ROAD, WILDWOOD, FL 32254

CFB

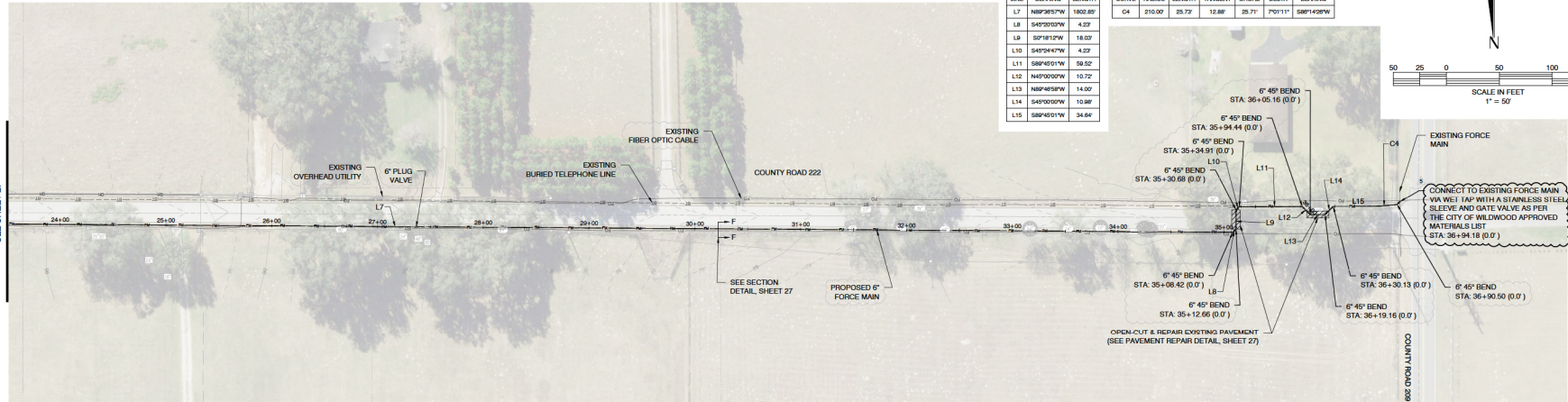
NORTHERN PINES SUBDIVISION
 PRELIMINARY IMPROVEMENT PLAN
 WILDWOOD, FL

FORCE MAIN PLAN & PROFILE 1

SAVE DATE: 4/29/2023
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT # 23-0001-0006
 FILE NAME 23-FORCE MAIN PLAN

SHEET NUMBER 27

MATCHLINE STATION 23+50.00
SEE SHEET 27

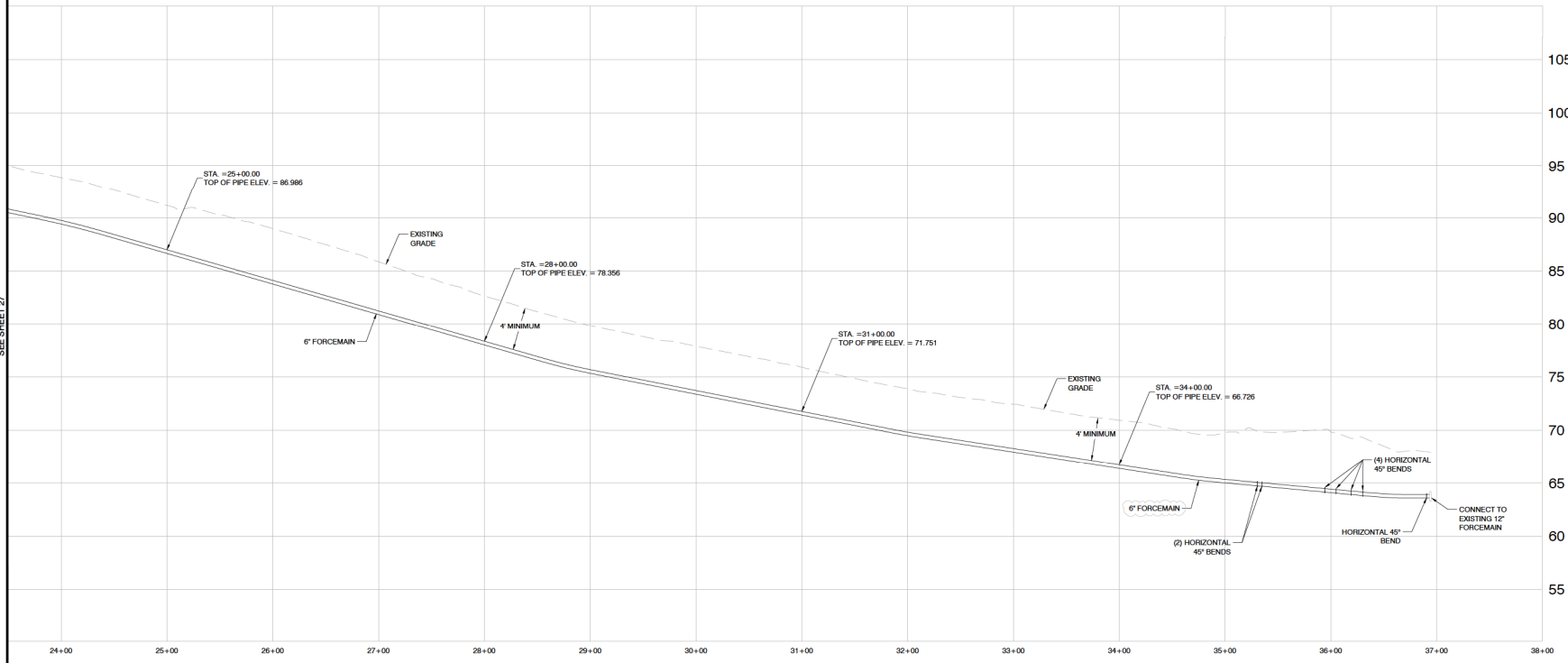


LINE	BEARING	LENGTH
L7	N89°32'37"W	1802.83
L8	S45°20'03"W	4.23
L9	S2°18'12"W	18.02
L10	S49°34'47"W	4.23
L11	S89°45'11"W	59.52
L12	N49°00'00"W	13.72
L13	N89°45'00"W	14.00
L14	S45°00'00"W	13.88
L15	S89°45'01"W	34.64

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C4	210.00	23.72	12.88	25.71	7°01'11"	S89°43'00"W

6" FORCE MAIN
STATIONS 23+50 TO 36+90.06

MATCHLINE STATION 23+50.00
SEE SHEET 27



BY: [Blank] DATE: [Blank]

REVISIONS: [Blank]

DATE: 12-11-2024 CITY OF WILDMOOD IN #1
04-28-2023 CITY OF WILDMOOD IN #5

CFB
CLYMER FARMER BARLEY, Inc.
7413 ALFORD ROAD, WILDMOOD, FL 34782

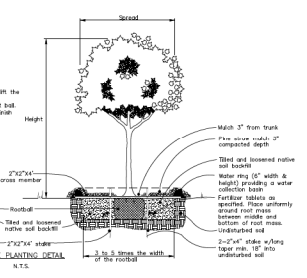
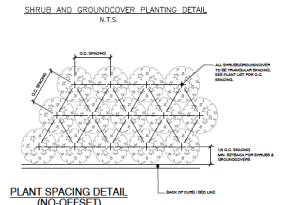
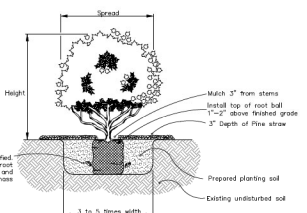
NORTHERN PINES SUBDIVISION
PRELIMINARY IMPROVEMENT PLAN
WILDMOOD, FL

FORCE MAIN PLAN & PROFILE 2

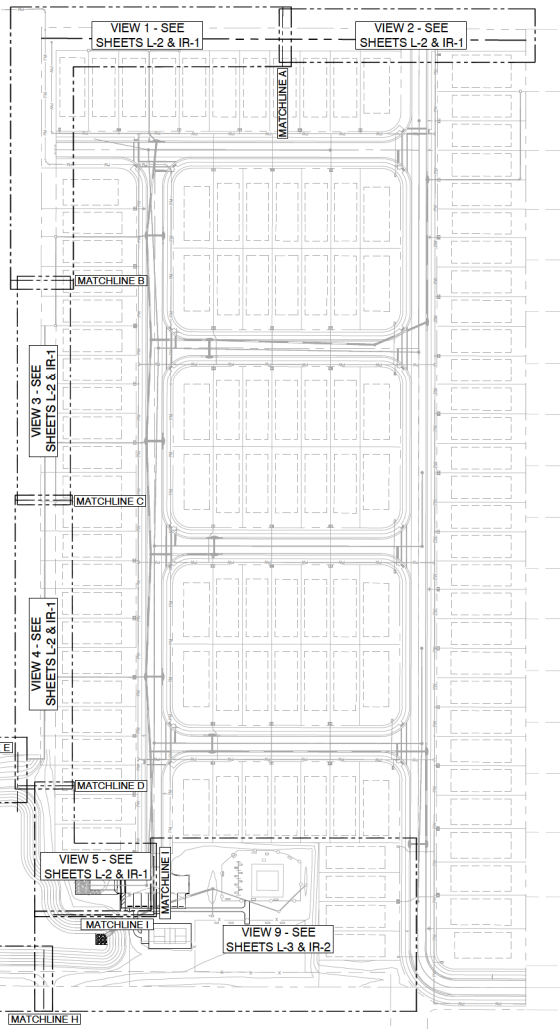
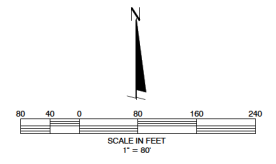
SAVE DATE: 4/28/2024
DRAWN BY: [Blank]
CHECKED BY: [Blank]
PROJECT #: 230905.00036
FILE NAME: 23 FORCE MAIN PLAN

SHEET NUMBER 28

- LANDSCAPE & IRRIGATION GENERAL NOTES
- WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION. CALL 1-800-452-4770 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 TRIMMING STANDARDS.
 - A ONE HUNDRED PERCENT (100%) COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE AVAILABLE.
 - IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACK FLOW PREVENTER AT THE SERVICE CONNECTION (POINT OF CONNECTION).
 - THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SPOKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
 - HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS. SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB.
 - THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
 - THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
 - UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
 - SOILS WITH ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTINGS WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM THE SITE AND SEND TO INDEPENDENT LABORATORY DETERMINE SOIL QUALITY FOR PLANTINGS AND PROVIDE SOIL AMENDMENTS REQUIRED TO PROMOTE HEALTHY PLANT GROWTH.
 - ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOO IN ORDER TO STABILIZE SOIL AND CONTROL EROSION/RUNOFF.
 - PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
 - ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN "GRABES AND STANDARDS FOR NURSERY PLANTS" LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
 - LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANS THE CONTRACTOR SHALL PROVIDE THE PLANT MATERIAL LIST.
 - IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
 - THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 2" PRIOR TO LANDSCAPE INSTALLATION.
 - ALL PLANTING BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP DRESSED WITH 1" DEEP FINE BARK/MULCHETS OR FINE STRAW. TREE RINGS SHALL BE A MINIMUM 48" DIAMETER. ALL TREES SHALL BE STAKED.
 - ANY NEW SOO SHALL BE ARGENTINE BANNA CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOO AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING AND FOLLOWING OF THE SITE OF ANY TRASHLAND TREES ARE PLUMED AND PROPERLY STAKED FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND HAS RECEIVED CERTIFICATE OF OCCUPANCY AND PROVIDED FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
 - TREES SHALL NOT BE TOPICED OR IMPROPERLY PRUNED. THE SIZING OF TREES TO FORM APPLICABLE DRIVEL, SQUARES AND OTHER HARD EGGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
 - TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOO BACK FILL SHALL BE APPLIED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
 - ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF 8 FEET ALONG THE PROPERTY BOUNDARY. HEDGES SHALL BE TRIMMED TO THE MAXIMUM HEIGHT OF THE MASONRY WALL, TRIMMED TO A MAXIMUM WIDTH FROM FACE OF MASONRY WALL 12-18 INCHES MAXIMUM WIDTH AND ALLOWED TO SPREAD NORTH AND SOUTH ALONG THE FACE OF THE MASONRY WALLS.
 - ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 3' IN HEIGHT.
 - ALL EXOTIC SPECIES, I.E. BRAZILIAN PEPPER (SHRUBS TERSEBINTHIFOLIA), PINK TREE MELALEUCA (QUINCAGENARIA) AND CHINESE YALOW (SHRUBS SERRIFLUM) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHEN NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIALS.
 - IT IS NOTED THAT ALL SOODING AREAS SHALL BE BANNA SOO AND NO IRRIGATION SYSTEM TO BE INSTALLED IN THESE BANNA LAWN AREAS. ALL DISTURBED AREAS SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POND AREAS. SURROUNDING AREAS TO BE GRADED TO TWO INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION AFTER ROLLING ON NEW LAO BANNA SOO. AREAS ARE TO BE WATERED BY TEMPORARY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL NEW LAO SOO HAS ESTABLISHED AND AFTER TWO MOWING CYCLES.
 - ALL GRASS AREAS WITHIN 50 FT. LANDSCAPE BUFFER SHALL BE SOOED WITH BANNA SOO. ALL OTHER DISTURBED AREA OF SITE SHALL BE SEEDS.
 - ALL DISTURBED AREAS OUTSIDE OF PROPERTY BOUNDARY SHALL BE RESTORED TO ITS ORIGINAL CONDITION IMMEDIATELY AND TO THE ACCEPTABLE CONDITION OF THE OWNER'S REPRESENTATIVE AT NO EXTRA COST TO THE PROJECT.
 - NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLE BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROTECTED UTILITY LINES.



- NOTES:
1. Pine straw 3-inch compacted depth.
 2. Grass Seed 1/2" and 1/4" and evenly mixed.
 3. Remove all debris from site.
 4. Remove all debris from site.
 5. Remove all debris from site.
 6. Remove all debris from site.
 7. Remove all debris from site.
 8. Remove all debris from site.



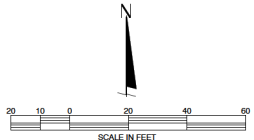
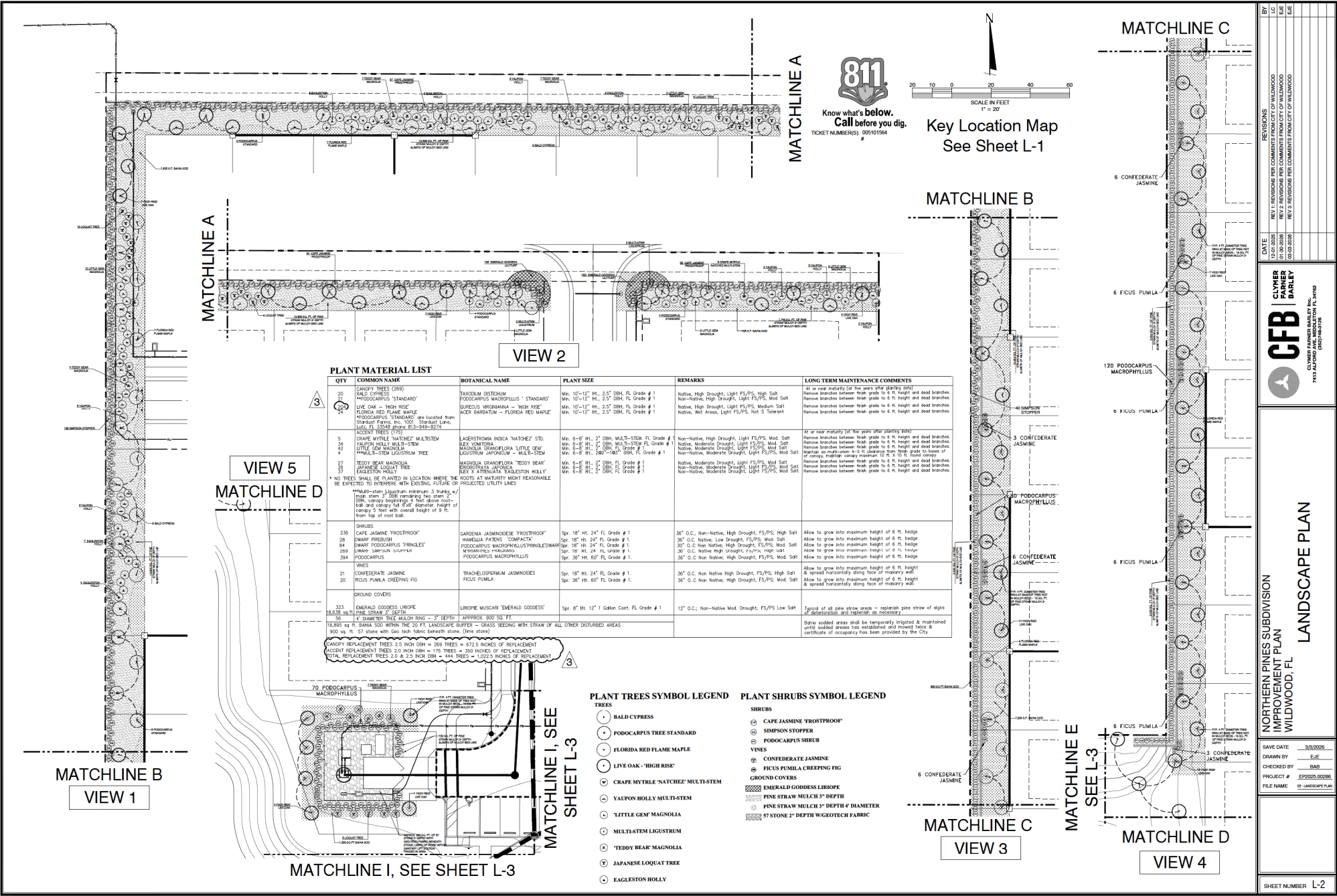
DATE	REVISIONS
11-01-2025	REV 1: REVISION PER COMMENTS FROM CITY OF WILDWOOD
01-08-2026	REV 2: REVISION PER COMMENTS FROM CITY OF WILDWOOD
02-05-2026	REV 3: REVISION PER COMMENTS FROM CITY OF WILDWOOD

CLYMER FARMER BARLEY
CFB
 CLYMER FARMER BARLEY, INC.
 7415 ALFORD ROAD
 TAMPA, FL 33619

NORTHERN PINES SUBDIVISION
 IMPROVEMENT PLAN
 WILDWOOD, FL
PLAN KEY

SAVE DATE:	11/01/2025
DRAWN BY:	EJF
CHECKED BY:	BAR
PROJECT #:	EP0205-00086
FILE NAME:	02 - LANDSCAPE PLAN

SHEET NUMBER L-1



Key Location Map
See Sheet L-1

PLANT MATERIAL LIST

QTY	COMMON NAME	BOTANICAL NAME	PLANT SIZE	REMARKS	LONG TERM MAINTENANCE COMMENTS
20	GANYO TREES (269)	TAXODIUM DISTICHUM	Min: 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, High Drought, Light PS/PS, High Salt	All or near maturity (of 10 years after planting 2025) Remove branches between fresh grade to 6 ft. height and dead branches
36	BALD CYPRESS	PODOCARPUS 'STANDARD'	Min: 10'-12" Ht., 2.5" DBH, FL Grade # 1	Non-Native, High Drought, Light PS/PS, Mod Salt	Remove branches between fresh grade to 6 ft. height and dead branches
24	LIVE OAK - 'HIGH RISE'	QUERCUS VIMBRANEA - HIGH RISE	Min: 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, High Drought, Light PS/PS, Medium Salt	Remove branches between fresh grade to 6 ft. height and dead branches
4	FLORIDA RED FLAME MAPLE	ACER BARBATUM - FLORIDA RED MAPLE	Min: 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, Mod. Areas, Light PS/PS, Not S Tolerant	Remove branches between fresh grade to 6 ft. height and dead branches
5	ACCENT TREES (175)	LASERTONIA INDICA 'NATCHEZ' STD.	Min: 6'-8" Ht., 1" DBH, MULTI-STEM, FL Grade # 1	Non-Native, High Drought, Light PS/PS, Mod. Salt	All or near maturity (of 10 years after planting 2025) Remove branches between fresh grade to 6 ft. height and dead branches
14	CRAPE MYRTLE 'NATCHEZ' MULTI-STEM	LEX VOMITORIA	Min: 6'-8" Ht., 1" DBH, MULTI-STEM, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
4	YAUPON HOLLY MULTI-STEM	MAGNOLIA GRANDIFLORA 'LITTLE VIEW'	Min: 6'-8" Ht., 1" DBH, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
27	TEDDY BEAR MAGNOLIA	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	Min: 6'-8" Ht., 1" DBH, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
37	JAPANESE LOQUAT TREE	EVERSHEDDIA AMERICANA	Min: 6'-8" Ht., 1" DBH, FL Grade # 1	Non-Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
1	EAGLESTON HOLLY	ILEX X ATTENUATA 'EAGLESTON HOLLY'	Min: 6'-8" Ht., 1" DBH, FL Grade # 1	Non-Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
<p>* NO TREES SHALL BE PLANTED IN LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROTECTED UTILITY LINES</p> <p>** Magnolia grandiflora minimum 3" healthy w/ root stem 3" DBH remaining top stem 2" DBH canopy height 5 feet above root ball and canopy full 8" diameter, height of canopy 2 feet with overall height of 8 ft. from top of root ball.</p>					
236	SHRUBS	GARDENIA JASMINODES 'FROSTPROOF'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. hedge
28	CAPE JASMINE 'FROSTPROOF'	HAMELIA PATENS 'COMPACTA'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, Low Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
84	SIMPSON STOPPER	PODOCARPUS 'SIMPSON STOPPER'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
269	PODOCARPUS SHRUB	MIRANDESIA PROLIFERA	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Native High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. hedge
384	PODOCARPUS	PODOCARPUS MACROPHYLLUS	Spr. 36" Ht. 60" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
21	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINODES	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. height & spread horizontally along base of masonry wall
20	FICUS PUMILA CREEPING FIG	FICUS PUMILA	Spr. 36" Ht. 60" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. height & spread horizontally along base of masonry wall
323	GROUND COVERS	LIRIOPE MUSCARI 'EMERALD GODDESS'	Spr. 6" Ht. 12" 1 Gallon Cont. FL Grade # 1	12" O.C. Non-Native Mod. Drought, PS/PS Low Salt	Typical of all pine straw areas - replenish pine straw of signs of deterioration and replace, as necessary
16,690 sq ft	EMERALD GODDESS LIRIOPE	LIRIOPE MUSCARI 'EMERALD GODDESS'	APPROX 900 SQ FT		
35	3" DIAMETER TREE MULCH RING - 3" DEPTH				
16,690 sq ft	BAHA 500 WITH THE 20 FT. LANDSCAPE BUFFER - GRASS SEEDING WITH STRAW OF ALL OTHER DISTURBED AREAS				
900 sq ft	2" STONE WITH Geo Tech fabric (barrier stone. One stone)				
<p>GANYO REPLACEMENT TREES 2.5 INCH DBH = 269 TREES = 672.5 INCHES OF REPLACEMENT ACCENT REPLACEMENT TREES 2.0 INCH DBH = 175 TREES = 350 INCHES OF REPLACEMENT TOTAL REPLACEMENT TREES 2.0 & 2.5 INCH DBH = 444 TREES = 1,022.5 INCHES OF REPLACEMENT</p>					

PLANT TREES SYMBOL LEGEND

- BALD CYPRESS
- PODOCARPUS TREE STANDARD
- FLORIDA RED FLAME MAPLE
- LIVE OAK - 'HIGH RISE'
- CRAPE MYRTLE 'NATCHEZ' MULTI-STEM
- YAUPON HOLLY MULTI-STEM
- 'LITTLE GEM' MAGNOLIA
- MULTI-STEM LIGUSTRUM
- 'TEDDY BEAR' MAGNOLIA
- JAPANESE LOQUAT TREE
- EAGLESTON HOLLY

PLANT SHRUBS SYMBOL LEGEND

- CAPE JASMINE 'FROSTPROOF'
- SIMPSON STOPPER
- PODOCARPUS SHRUB
- CONFEDERATE JASMINE
- FICUS PUMILA CREEPING FIG
- GROUND COVERS
- EMERALD GODDESS LIRIOPE
- PINE STRAW MULCH 3" DEPTH
- PINE STRAW MULCH 3" DEPTH 4" DIAMETER
- 2" STONE 3" DEPTH W/GEOTEX FABRIC

REVISIONS

DATE	BY	REVISION
12-01-2025	REV 1	REVISE PER COMMENTS FROM CITY OF WILWOOD
01-08-2026	REV 2	REVISE PER COMMENTS FROM CITY OF WILWOOD
03-03-2026	REV 3	REVISE PER COMMENTS FROM CITY OF WILWOOD

DATE: 12-01-2025

BY: CLYMER FARMER BARILEY

PROJECT #: 25-00000000

FILE NAME: 25- LANDSCAPE PLAN

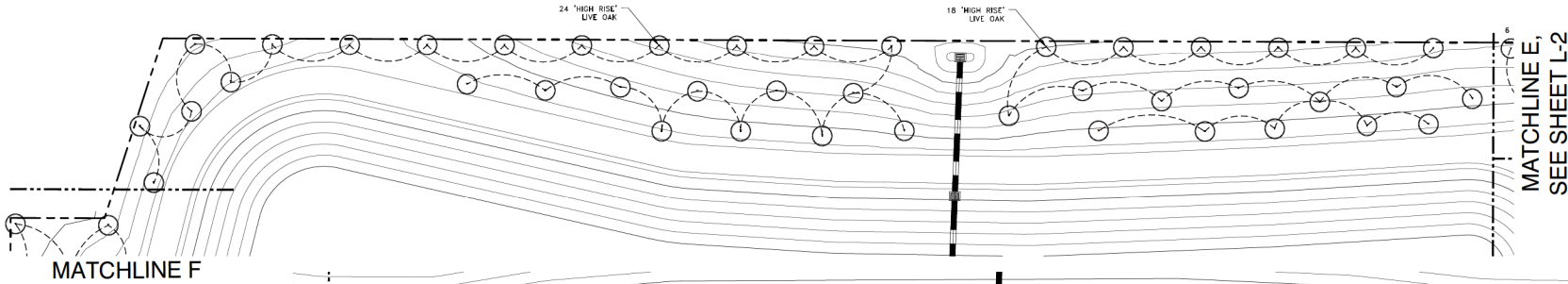
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CLYMER FARMER BARILEY INC.
1413 ALFORD ROAD
DADE COUNTY, FL 33126

**NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILWOOD, FL**

LANDSCAPE PLAN

VIEW 6



Know what's below.
Call before you dig.
TICKET NUMBERS: 00510164

DATE	REVISIONS
12-01-2025	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILWOOD
01-08-2026	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILWOOD
02-05-2026	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILWOOD

MATCHLINE F

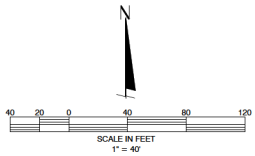
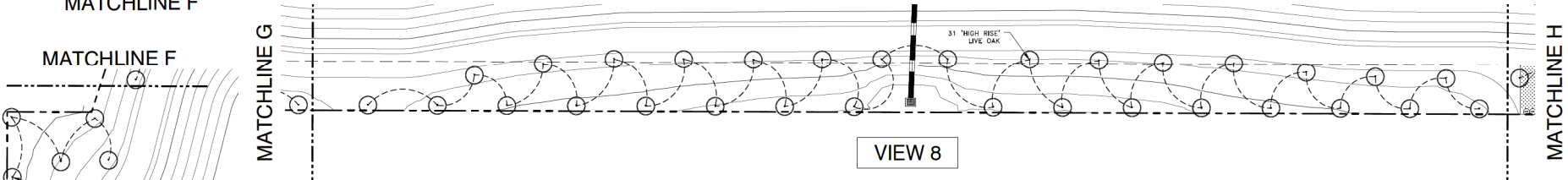
MATCHLINE E,
SEE SHEET L-2

MATCHLINE F

MATCHLINE G

VIEW 8

MATCHLINE H

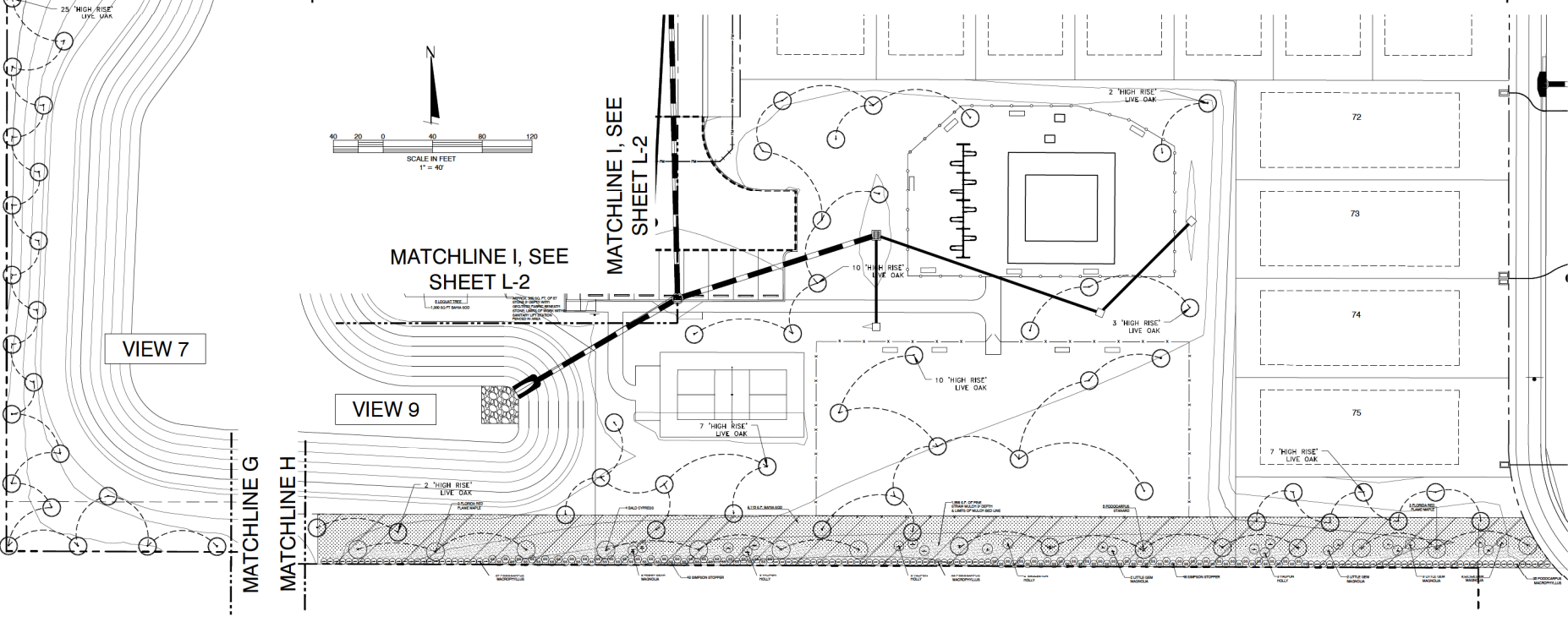


VIEW 7

VIEW 9

MATCHLINE I, SEE
SHEET L-2

MATCHLINE I, SEE
SHEET L-2



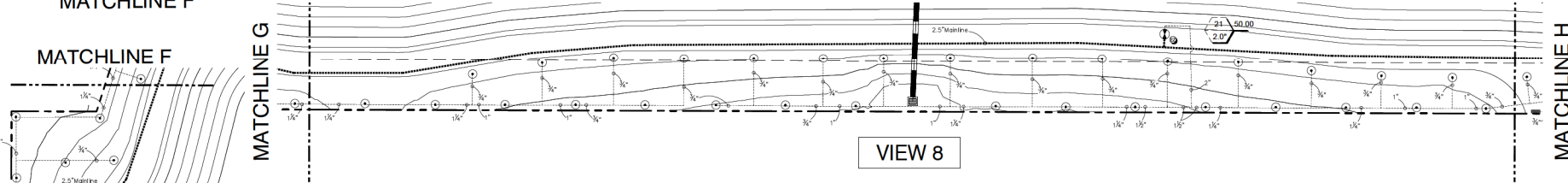
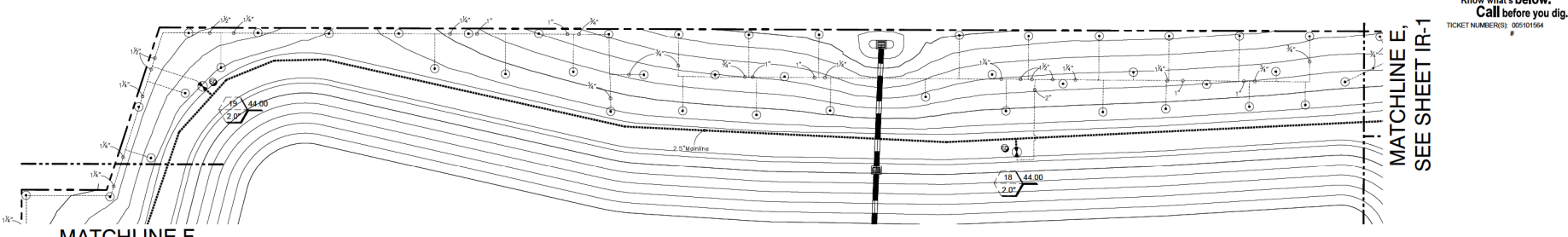
CFB FARNER BARLEY
CLYMER FARNER BARLEY, INC.
7413 ALABAMA AVENUE
DADE COUNTY, FL 33126

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILWOOD, FL
LANDSCAPE PLAN

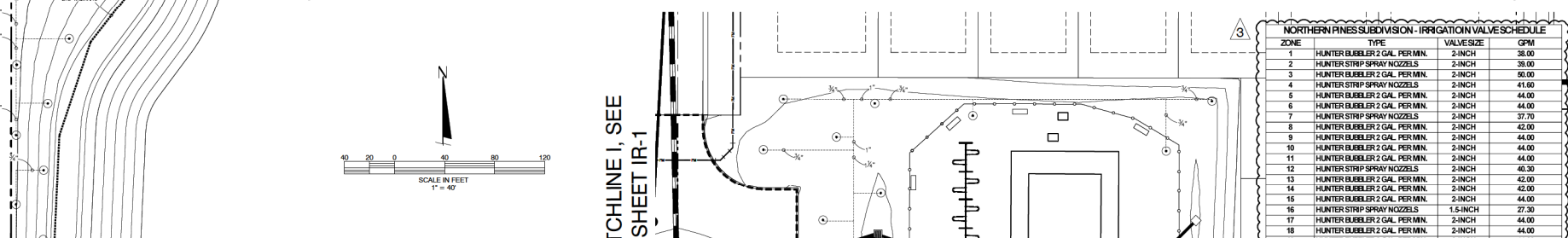
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DRAWN BY:	EJE
CHECKED BY:	BAR
PROJECT #:	EP0003-0006
FILE NAME:	02-LANDSCAPE PLAN

SHEET NUMBER L-3

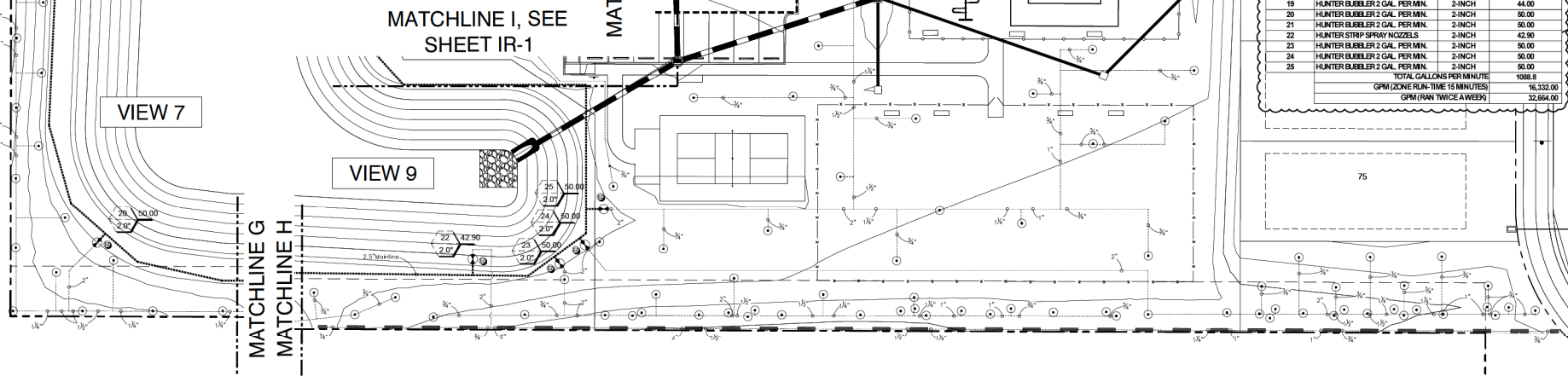
VIEW 6



VIEW 8



MATCHLINE I, SEE SHEET IR-1



VIEW 7

VIEW 9

NORTHERN PINES SUBDIVISION - IRRIGATION VALVE SCHEDULE			
ZONE	TYPE	VALVE SIZE	GPM
1	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	38.00
2	HUNTER STRIP SPRAY NOZZELS	2-INCH	38.00
3	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
4	HUNTER STRIP SPRAY NOZZELS	2-INCH	41.50
5	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
6	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
7	HUNTER STRIP SPRAY NOZZELS	2-INCH	37.70
8	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
9	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
10	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
11	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
12	HUNTER STRIP SPRAY NOZZELS	2-INCH	40.30
13	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
14	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
15	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
16	HUNTER STRIP SPRAY NOZZELS	1.5-INCH	27.30
17	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
18	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
19	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
20	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
21	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
22	HUNTER STRIP SPRAY NOZZELS	2-INCH	42.90
23	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
24	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
25	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
TOTAL GALLONS PER MINUTE			1099.8
GPM (ZONE RUN-TIME 15 MINUTES)			16,332.00
GPM (RAN TWICE A WEEK)			32,664.00

811
Know what's below.
Call before you dig.
TICKET NUMBER(S) 005101564

REVISIONS

DATE	BY	REVISIONS
12-01-2025	LJZ	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
01-08-2026	EJE	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
02-25-2026	BAE	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
	LEE	

DATE: 12-01-2025
DRAWN BY: EJE
CHECKED BY: BAE
PROJECT # 163000-0006
FILE NAME: 00 - IRRIGATION PLAN

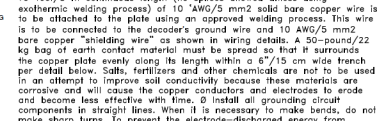
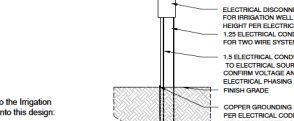
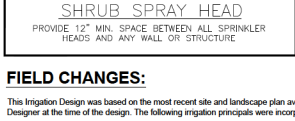
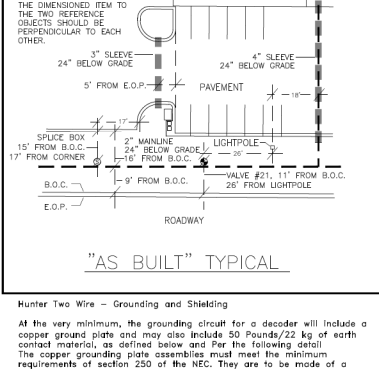
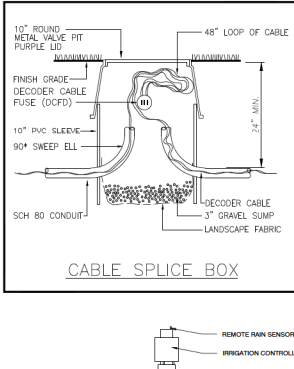
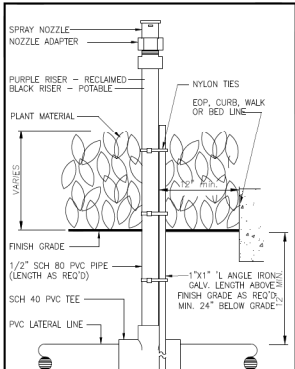
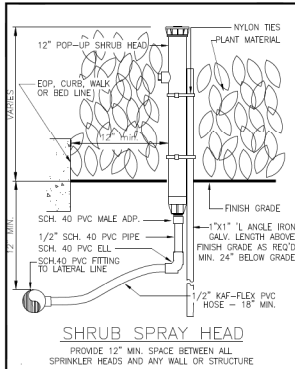
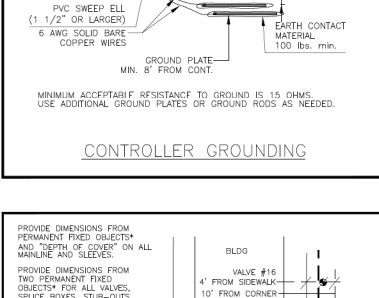
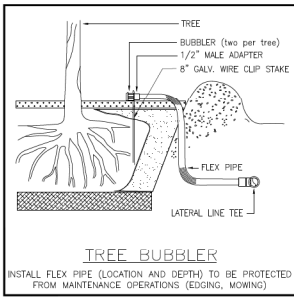
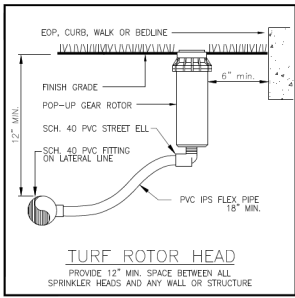
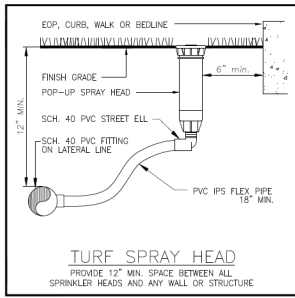
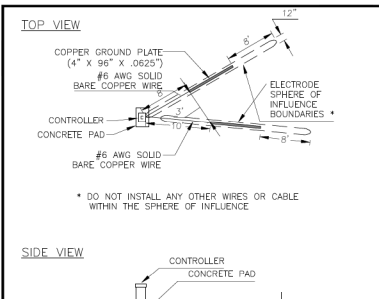
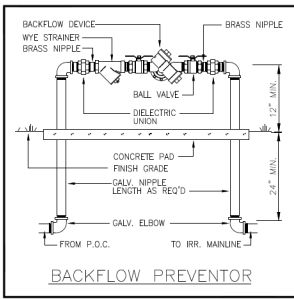
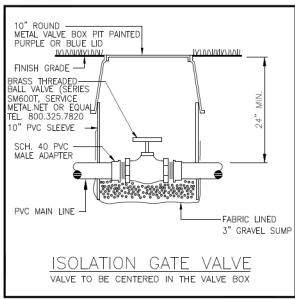
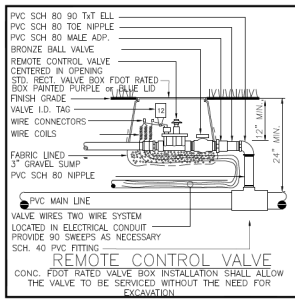
CFB
CLYMER FARNER BARILEY INC.
7413 ALFORO DRIVE
DADE COUNTY, FL 33178

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILDWOOD, FL

IRRIGATION PERMIT PLAN

SAVE DATE: 3/20/2026
DRAWN BY: EJE
CHECKED BY: BAE
PROJECT # 163000-0006
FILE NAME: 00 - IRRIGATION PLAN

SHEET NUMBER: IR-2



FIELD CHANGES:

This Irrigation Design was based on the most recent site and landscape plan available to the Irrigation Designer at the time of the design. The following irrigation principals were incorporated into this design:

- Dedicated bubbler zones for all new trees.
- Dedicated spray zones for all new annual beds.
- Landscape beds and soil are on separate zones.
- Spray heads and rotator / rotors are on separate zones.
- All sprinkler heads within a zone are "matched precipitation rate".
- "Single row" sprinklers (along edge of pavement, fence line, pond bank) are on separate zones from areas covered by "square" or "triangular" spaced sprinklers.

Site and/or Landscape changes that were made after the time of this design will require Field Changes. Field Changes made by the Irrigation Contractor that do not incorporate these irrigation principals will not be accepted and will be corrected at the Irrigation Contractor's expense.

IRRIGATION NOTES:

1. PROVIDE IRRIGATION WELL, INCLUDE SW/FWD PERMIT, INCLUDE MOBILIZATION, WELL DEVELOPMENT & PUMP SYSTEM INSTALLATION BASE ON THE FOLLOWING:
 - A. 200' (PLUS OR MINUS) 4-INCH WATER WELL DRILLING PROVIDING 60 GAL. PER MIN. @ 40 PSI
 - B. 125 FT. (4 OR 3-4 INCH GALV. CASING INCLUDING 1.5 DISCHARGE - CONTROL BOX SHALL HAVE BUILT IN 20 VOLT RUM START RELAY FOR IRRIGATION CONTROL TO RUN 24 VOLT MASTER WIRE TO OTHER MISCELLANEOUS PARTS & SUPPLIES
 - C. INCLUDE MOBILIZATION & DEMOBILIZATION EQUIPMENT
 - D. OBTAIN SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT/COUNTY/CITY PERMITS
 - E. PUMPING SYSTEM:
 1. 3 HP 208 VOLT 3 PHASE SUBMERSIBLE PUMP & CONTROL PANEL, WELL SEAL, 2-INCH CYCLE STOP VALVE, 40 FEET OF 2 INCH DROP PIPE & SUBMERSIBLE WIRE, COORDINATE WITH GENERAL CONTRACTOR OF ELECTRICAL VOLTAGE AND PHASE FOR THE PROPOSED BUILDING ADJACENT, WELL ELECTRICAL SHALL MATCH POWER TO BUILDING CHECK VALVE, W/200 TAP, PRESSURE SWITCH ELECTRICAL VARIABLE SPEED DRIVE TO PROTECT SUBMERSIBLE PUMP, LIQUID PRESSURE GAUGE & SPOUT INSTALLED AT WELL, COORDINATE WITH G.C. FOR ELECTRICAL SERVICE AND GROUNDING OF THE WELL.
 2. PROVIDE 2\"/>
 - F. STEEL CONTROL PANEL
 - G. PROVIDE WARRANTY OF PUMPING SYSTEM FOR ONE YEAR AND ALL DEFECTIVE PARTS AND 90 DAY ON ALL LABOR FROM DATE OF INSTALLATION AND APPROVAL BY THE OWNER.
2. Do not vertically install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, "great" areas.
4. If required, the Irrigation Contractor shall provide all the necessary "Right of Way" use permits from any governing agencies associated with this project.
5. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
6. Mainline is to be installed with a minimum of 18\"/>

DATE	REVISIONS	BY	LCZ
12-07-2025	REV 1: REVISION PER COMMENTS FROM CITY OF WILDMOOD		
01-08-2026	REV 2: REVISION PER COMMENTS FROM CITY OF WILDMOOD		
03-26-2026	REV 3: REVISION PER COMMENTS FROM CITY OF WILDMOOD		

CFB
 CLYMER FARMER BARLEY
 FARMER
 7410 ALFORD ROAD
 WILDMOOD, FL 34785

IRRIGATION DETAILS
 NORTHERN PINES SUBDIVISION
 IRRIGATION PLAN
 WILDMOOD, FL

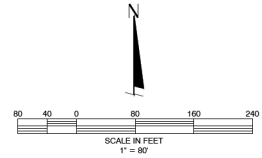
DRAWN DATE:	03/20/2026
DATE:	03/20/2026
CHECKED BY:	BAR
PROJECT #:	050205-0006
FILE NAME:	IR-IRRIGATION PLAN

SHEET NUMBER: IR-3

811
 Know what's below.
 Call before you dig.
 TICKET NUMBERS: 055101564

NOTES:

1. THIS LIGHTING LAYOUT WAS DESIGNED TO PROVIDE GENERAL AND THEMATIC LIGHT THROUGHOUT THE NEIGHBORHOOD. FIXTURES HAVE BEEN LOCATED AT INTERSECTIONS AND ALONG STREETS TO PROVIDE MINIMAL LIGHT FOR THIS RURAL RESIDENTIAL USE. CARE HAS BEEN TAKEN TO AVOID EXCESSIVE LIGHT THAT WOULD CREATE LIGHT POLLUTION AND BECOME A DISTRACTION FOR HOMEOWNERS.
2. ALL LIGHTS SHALL BE LOCATED BETWEEN THE CURB AND SIDEWALK. INSTALL A MINIMUM OF 2' FROM BACK OF CURB.
3. INSTALL LIGHTS AT THE INTERSECTION OF LOTLINES OR INTERSECTIONS, AS SHOWN.



Project	Catalog #	Type	
Inventory	Name	Year	

Streetworks

LXF / LXT Lexington

Decorative Post Top Luminaire

Typical Applications:
Commercial, Hospitality, Retail, Warehouse, Roadways, Residential, Building Entrances

Product Certifications:
ETL, UL, IES, ICES, IP65

Product Features:
- 1440MM height
- 1440MM height
- 1440MM height

Quick Facts:

- Replaces up to 400W equivalent HID
- Asymmetric & Symmetric distributions
- 0-120° steering (liner standard)
- UL 1449/IMV surge protection available
- 30° vibration tested

Dimensional Details:

COOPER Lighting Solutions

Streetworks

LXF / LXT Lexington

Ordering Information

Order Code	Order Description	Order Code	Order Description
LXF-1440-01	LXF-1440-01	LXF-1440-01	LXF-1440-01
LXF-1440-02	LXF-1440-02	LXF-1440-02	LXF-1440-02

Product Specifications

<p>Material: - 1440MM height - 1440MM height</p> <p>Finish: - 1440MM height - 1440MM height</p> <p>Weight: - 1440MM height - 1440MM height</p>	<p>Lighting: - 1440MM height - 1440MM height</p> <p>Beam Angle: - 1440MM height - 1440MM height</p> <p>Color Temperature: - 1440MM height - 1440MM height</p>	<p>Warranty: - 1440MM height - 1440MM height</p> <p>Lead Time: - 1440MM height - 1440MM height</p> <p>Shipping: - 1440MM height - 1440MM height</p>
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LENS OPTIONS

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COOPER Lighting Solutions

REVISIONS	
DATE	
<p>CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7415 ALUFORD AVE. WILDMOND, FL 32192 787.766.1100</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">NORTHERN PINES SUBDIVISION PRELIMINARY IMPROVEMENT PLAN WILDMOND, FL</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">STREET LIGHTING PLAN</p>
SAVE DATE	2/15/2025
DRAWN BY	KAM
CHECKED BY	TDC
PROJECT #	EP2025 00286
FILE NAME	LIGHTING LOCATIONS
SHEET NUMBER	LT-01

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

SUBJECT: Pinnacle Church of God Road Closure Request

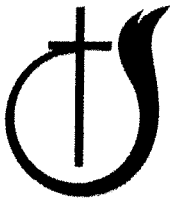
REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Pinnacle Church of God, located at 315 Lime St., will be holding Vacation Bible School from June 22 to June 26. To ensure the safety of participants and attendees, the church is requesting the temporary road closure of Lime Street June 22 to June 26 from 6 p.m. to 9 p.m. If approved by the City Commission, the Public Works department will coordinate with the Pinnacle Church of God to help facilitate the road closure. No residences or businesses will be affected by the road closure.



The Pinnacle Church of God

315 Lime Street Wildwood, FL 34785

Mailing Address: P.O. Box 1660 Wildwood, FL 34785

Bishop David B. Ricks, Sr., Pastor
Reverend Margaret Rhames, Assistant Pastor

Elder Norval Scott, Administrator
Sister Angela Glover, Treasurer

June 16, 2026

To Whom It May Concern,

I pray you are doing well. I'm reaching out to you again on behalf of The Pinnacle Church of God to request the use of your barricades, and permission to close off Lime Street on June 22nd – June 26th 2026 from 6pm – 9pm as we are planning our Vacation Bible School, and the closing of the street will help ensure everyone's safety and enjoyment.

We're happy to follow all city guidelines, including arranging barricades, keeping emergency access open. If you have any questions, please contact Angela Glover at 352-408-0739 or Johnnie Glover at 352-408-7132.

Thanking you in advance,

This is a place where we minister love to all, where we will win the lost and where we will equip the body for the work of the ministry.



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RecTrac Software Standardization and Acquisition for Parks & Recreation

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity: Vermont Systems

Effective Date: 7/1/26

Termination Date:

Managing Division/Department: Parks and Recreation / Information Technology

BUDGET IMPACT: \$11,298 for FY 26. Funds are available in 001-572-30-4110.

HISTORY/FACTS/ISSUES:

The Parks & Recreation Department, in coordination with the IT Director, requests approval to procure RecTrac by Vermont Systems (VS) as the City's new recreation management platform. While Vermont Systems represents a higher total cost of ownership compared to other proposals (CivicRec, RecDesk, and CommunityPass), RecTrac provides strategic, long-term value that aligns more closely with Wildwood's operational needs, growth trajectory, technology standards, and service expectations.

Wildwood's population and recreation program demand continues to expand at a pace that requires a system capable of scaling without performance degradation or modular limitations. VS has a proven track record with municipalities larger than Wildwood (including Leesburg, Clermont, Lakeland, and Orlando, Florida), providing confidence in handling increased participation, facility utilization, and transaction volumes as the City grows.

Parks has outgrown its existing system, CivicRec, and in many respects, RecDesk and Community Pass offer a similar subset of recreation features that make all of their offerings similar in price and capabilities. However, RecTrac offers a larger number of modules out-of-the-box. While some are similar and what Parks needs today (activity registration, facility rentals, and dashboards / reporting, RecTrac also offers features that Parks & Recreation will need in the next five years, including membership management, league scheduling, point of sale and inventory, to name a few. Choosing a less robust system today exposes the City to later system replacement, data migration costs, and repeated staff training - a top of mind concern given staff turnover in the last 24 months. Vermont Systems minimizes that risk by providing a unified environment capable of supporting future program expansion, specialized modules, and additional features.

The City's commitment to quality of life is strengthened by VS' modern user experience with a mobile-optimized WebTrac portal, streamlined account management, online registration and convenient payment processing, virtual waiting room for high-demand registrations, and reliable hosting with a formal VS data security and uptime framework. These features support the strategic priority of improving accessibility and resident satisfaction with a public user interface that is far easier to navigate than other platforms that can handle all the current and near-future functions needed by the Parks & Recreation department - in one platform.

While Vermont Systems is the highest-priced proposal of those received, staff determined that lower-cost alternatives have functional gaps, integration limitations, and reduced flexibility that increase long-term operational costs and risks. This includes the potential need for supplemental systems, increased staff time managing manual workloads, customer frustration leading to higher support demands, and eventual system replacement (with new implementation costs). By contrast, VS offers a scalable, future-proof platform, reducing the likelihood of another costly transition.

Vermont Systems uniquely meets the City's full service, scalability, and integration needs. Competitive alternatives do not provide comparable enterprise-class modules, and re-competing for narrowly focused systems would not yield better results. Accordingly, staff recommends approval of a solicitation waiver to proceed with Vermont Systems as the standardized recreation platform.

Prepared For: City of Wildwood
Wildwood, FL
Contact Name: Courtney Kellem, Parks and Recreation Director
Contact Email: ckellem@wildwood-fl.gov
Contact Phone: 321-848-5854

Prepared By: Dylan Greer (Sales Manager)
Email: DylanG@vermontsystems.com
Toll Free: 877-883-8757
Direct Phone:

Explanation of Quote: RecTrac 3.1 Pricing

Notes: Assuming a start date of July 1st and an Annual Maintenance Date of October 1st, the prorated amount for the first year would be \$6,048 plus applicable training. The City of Wildwood has 10 free hours of training to be used first.

Application Software Add-Ons	Qty	Unit Price	Discount	Price
WebTrac App Workgroup - One Time Onboarding Fee †(8)	1	\$2,500.00	\$800.00	\$1,700.00
			Tax:	\$0.00
			Total:	\$1,700.00

Services (recurring)	Qty	Unit Price	Monthly	Discount	Price
Software Subscription					
Workgroup/Advanced Software Subscription Bundle - 11-15 Users †(7)	1	\$1,645.00	\$1,480.50	\$164.50	\$17,766.00
WebTrac App Workgroup Level (10-25 RecTrac Users) †(9)	1	\$595.00	\$535.50	\$59.50	\$6,426.00
			Tax:	\$0.00	
			Total:		\$24,192.00

Services (non-recurring)	Qty	Unit Price	Price
Vermont Systems Scheduled Service Cancellation Policy			
Cancellation Fee Policy - See Footnotes †(2)	1	\$0.00	\$0.00

Training & Expenses	Qty	Unit	Unit Price	Price
Project Implementation/Training - remote (estimated)	42.0	Hour	\$125.00	\$5,250.00
Project Discovery - remote (estimated)	10.0	Hour	\$0.00	\$0.00
			Tax:	\$0.00
			Total:	\$5,250.00

TOTALS:	
Application Software Add-Ons	\$1,700.00
Services (recurring) (prorated year 1)	\$24,192.00
Training & Expenses	\$5,250.00
Total:	\$31,142.00

For planning purposes, the annual recurring cost will be: \$24,192.00



† Footnotes:

- 2 Scheduled Service Cancellation Fees:
10% of the price per scheduled block of time/minimum \$175.00
How to avoid Cancellation Fees:
- Hourly Services – Customer is required to provide notice at least 3 business days prior to the scheduled training.
 - Multi Day or On-Site Services – Customer is required to provide notice at least 3 weeks prior to the scheduled training.
- 7 Vermont Systems RecTrac Workgroup/Advanced Software Bundle for up to 15 Users includes:
VS Standard Level Hosting
RecTrac/WebTrac for:
- Activity Registrations
 - Facility Reservations
 - Pass Management/Memberships
 - POS/Inventory/Tickets/Gift Cards
 - Equipment/Site Rentals
 - League Scheduling
 - POS Theatre/Venue Ticketing (Venue Seating
 - Trip Reservations Management
 - Locker Management
 - Personal Trainer Scheduling
 - IntelliTrac Business Intelligence
 - Mobile RecTrac – Staff Interface
 - Contract Management
 - WebTrac Virtual Waiting Room (if needed)
 - RecTrac API Access
 - PayTrac (with 3 Mids) Ecom/Retail/MOTO at PayTrac List rate: 2.80% & \$.25 per trans
 - SMS Texting (30k Texts/yr)
 - RecTrac Installment Billing Option
 - GL Interface - Standard Template Option
 - Activity Brochure Standard Template Option
 - RecTrac SSO (Single Sign-on)
 - Accrual Processing

Additional features, modules and capabilities are available at the Premium Subscription Bundle Level.

Add-on options are also available, including the WebTrac App, Access Control, Kiosk, GolfTrac, MainTrac, additional SMS Texts, additional PayTrac MIDs & Elevate Standard/Premium.

- 8 WebTrac App - One Time Initial Setup Fee (includes 4 hours of application training, remote based)

Billing Note: Billing for WebTrac App Setup fee will occur on the date of the App Implementation kick off call.

- 9 WebTrac App - Workgroup level

The WebTrac App requires an Apple Developer License, which you as the App account owner must provide. The annual subscription fee for this license is \$99 (Paid directly to Apple).

Billing Note: Billing for WebTrac App will occur on the date of the App Implementation kick off call.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Park and Recreation Month 2026

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Park and Recreation Month 2026 highlights “The Power Of” parks and recreation and the people who make it all possible. Throughout the month, we’re celebrating the many ways parks and recreation reveal the power of what connects us:

- **The Power of Connection:** Parks and recreation is where relationships grow, cultures meet and communities bond.
- **The Power of Play:** From playgrounds to programs to youth sports, play fuels creativity, joy and lifelong learning.
- **The Power of Community:** Public spaces offer room for everyone to gather, celebrate and heal.
- **The Power of Nature:** Nature restores and inspires us, and parks ensure everyone can access its benefits.
- **The Power of Belonging:** Welcoming parks and programs make every person feel valued.
- **The Power of Well-Being:** Parks and recreation advances health, resilience and shared community benefits.



Proclamation

WHEREAS, the U.S. House of Representatives has designated July as Park and Recreation Month, and recognizes that parks and recreation programs are an integral part of communities throughout this country, including the City of Wildwood; and,

WHEREAS, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities; and,

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and,

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and,

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and,

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community, and the City of Wildwood recognizes the benefits derived from these resources; and,

WHEREAS, this year's theme, "The Power Of," parks and recreation and the people who make it all possible, reminds us of the contributions of more than 160,000 full-time park and recreation professionals — along with hundreds of thousands of part-time and seasonal workers and volunteers — who maintain our country's close-to-home parks.

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

PARK AND RECREATION MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 22nd day of June 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: 26-1971 Village Community Development District No. 9 Boundaries Amendment Petition (6th Amendment)

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Supervisors of the Villages No. 9 Community Development District (the “District”) has petitioned the City of Wildwood to provide approval of amending Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and 2020-07 to reflect the new legal description and amended boundary of the District proposing a net increase in the size of the District by 9.7 acres, such that the resulting District will total 1,319.5 acres MOL.

The District has requested that the Commission adopt an ordinance approving the proposed changes as outlined by Section 190.046(b), Florida Statutes. Within the Statement of Estimated Regulatory Cost of the Amendment of VCDD No. 9, the submitted analysis stated that the landowner of the District plans to develop an additional 37 dwelling units. The roads within the Shanty Creek Villas will be conveyed to the City for maintenance and operation: Shanty Creek Road, Schoolcraft Road, Cedar River Drive, and Schuss Run Lane.

PROPOSED FACILITIES AND SERVICES

Improvements/Facilities	Funded By	O&M By	Ownership
Roads	Landowner	City	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately \$2,676,773.00.

SUMMARY OF ESTIMATED CAPITAL COSTS FOR NEW INFRASTRUCTURE

Improvement/Facility	Schedule	Estimated Cost
Subdivision Roadways, Paths and Drainage	2026-2034	\$368,083.00
Landscaping & Irrigation in Common Areas	2026-2034	\$137,000.00
Buffers/Walls/Entry Features	2026-2034	\$699,090.00
Master Earthwork and Stormwater Collection	2026-2034	\$1,472,600.00

Total

\$2,676,773.00

Advertising in The Villages Daily Sun newspaper was published on May 10, May 17, May 24 and May 29. The DSD Department received approximately 30 phone inquiries, five in-person inquiries, and one public records request in association with this application.

Ordinance O2026-22 has been prepared should the Commission move to support the request. This is the second and final reading of Ordinance O2026-22.

Development Services Department

ORDINANCE NO. O2026-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 9 (the "District") PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST; SECTIONS 1, 2, 3, 4, 8, 9, 10, 11, AND 12 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST; PORTIONS OF TRACTS 9, 13, 14, 15 AND BROWNWOOD BOULEVARD, SUMTER COUNTY, FLORIDA, RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR THE POWERS OF THE DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Sumter County Commissioners established the Village Community Development District No. 9 ("District") by Sumter County Ordinance 04-37 and amended the District by Sumter County Ordinances O2010-08, 2011-02, 2016-11, 2018-07 and 2020-07; and,

WHEREAS, in the process of going forward with development activities, it has come to the attention of the developer that additional changes are necessary to reconfigure and add 9.7 acres, more or less, wholly within the boundaries of the City of Wildwood, Florida; and,

WHEREAS, pursuant to Florida Statute Chapter 190.046(b) the City of Wildwood, Florida shall provide approval of the boundary expansion; and

WHEREAS, the District has filed a "Petition to Amend Boundaries of the Village Community Development District No. 9" (the "Petition"), pursuant to and in compliance with Section 190.046, Florida Statutes with the City of Wildwood, Florida and Sumter County, Florida; and

WHEREAS, in the Petition, the District requests that the City provide approval of amending Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and

2020-07 to reflect the new legal description and amended boundary of the District; and

WHEREAS, it's the intent of the City that this ordinance amends and supersedes City of Wildwood Ordinance 2020-27 approving a previous boundary amendment

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, that approval is granted to amend Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and 2020-07 as follows:

SECTION 1: RECITALS. The foregoing recitals are true and correct and hereby fully incorporated by this reference.

SECTION 2: PETITION. The "Petition to Amend the Boundaries of Village Community Development No. 9" pursuant to Florida Statutes 190.046 as submitted to the City of Wildwood Commissions, is hereby GRANTED.

SECTION 3: MODIFICATION OF MAP AND LEGAL DESCRIPTION. Exhibit A to Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and 2020-07 are hereby amended and replaced in its entirety by the map and legal description attached hereto and incorporated herein as Exhibit A.

SECTION 4: CONFLICT. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portions shall be deemed a separate, district and independent provision, and such holding shall not affect the validity of the remaining portions of said Ordinance.

SECTION 6: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 7. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

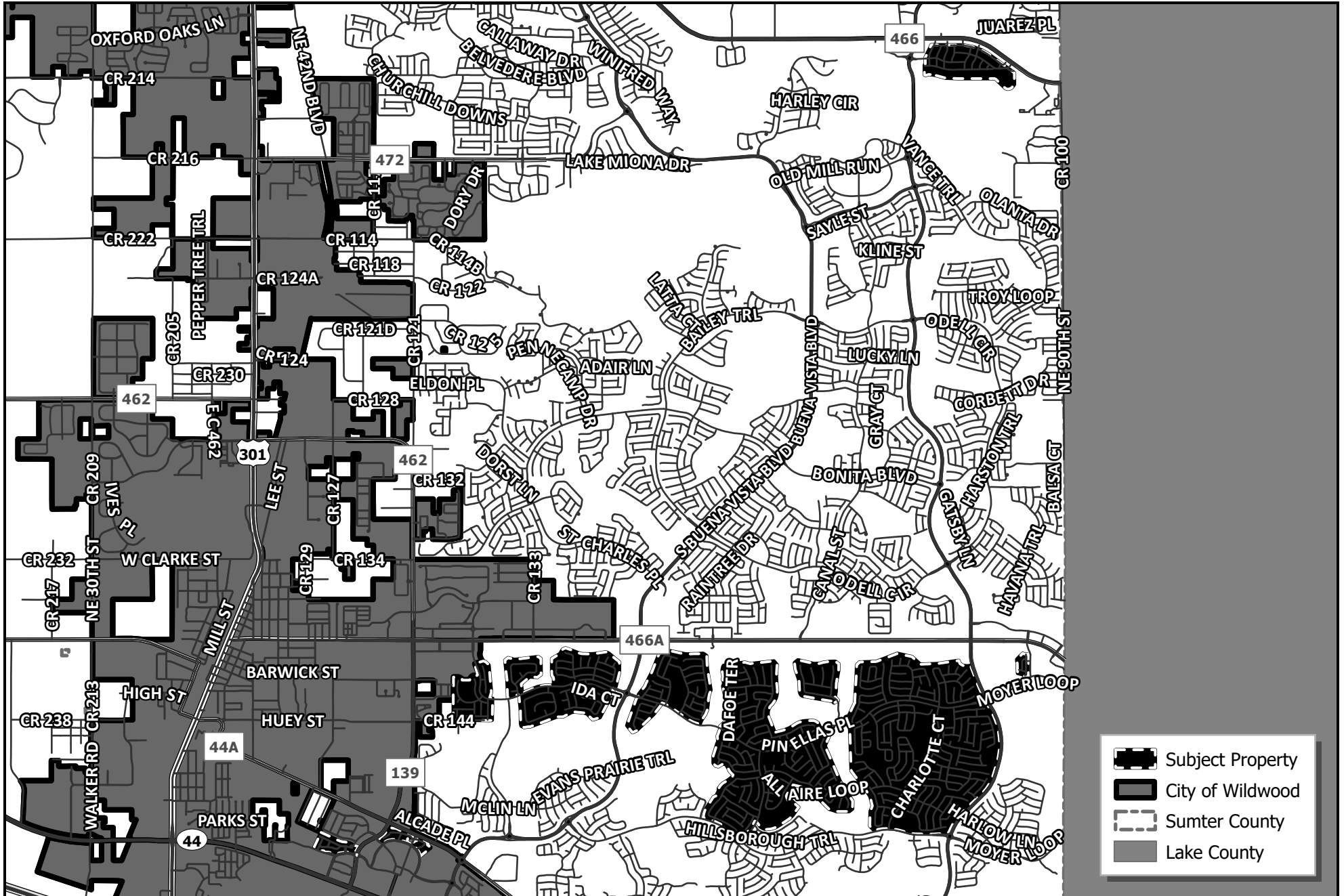
First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

City Attorney

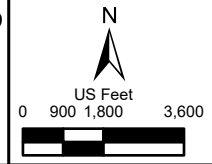
EXHIBIT A



- Subject Property
- City of Wildwood
- Sumter County
- Lake County



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



#26-1971

VCDD DISTRICT NO. 9 AMENDING BOUNDARY LINES

MAP 1A
LOCATION
MAP
MAY 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: O2026-22

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.

**PETITION TO AMEND THE BOUNDARY LINE OF
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9**

Petitioner, the Village Community Development District No. 9, a Florida Community Development District, petitions the City of Wildwood, Florida (hereinafter referred to as "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to amend the boundary line of Village Community Development District No. 9 (the "District") and states as follows:

1. Petitioner is a Florida Community Development District with its principal place of business at 3571 Kiessel Road, The Villages, Florida 32163.

2. The District presently comprises approximately 1309.8 acres. The amendment will increase the District's size by approximately 9.7 acres to approximately 1319.5 acres. A map showing the amended boundary lines of the District is attached as **Exhibit 1**. The land within this District is within Sumter County and the City and the additional property being added is within the City.

3. A metes and bounds legal description and sketch of the external boundaries of the current boundaries of the District is attached as **Exhibit 2**.

4. A metes and bounds legal description and sketch of the external boundaries of the areas to be added to the District is attached as **Exhibit 3**.

5. Attached as **Exhibit 4** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be added to the District.

6. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 5** attached hereto.

7. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 6**.

8. The name of the District remains the Village Community Development District No. 9.

9. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be serviced by the District are identified on **Exhibit 7** attached hereto.

10. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 8**.

11. All of the property to be included in the District, as shown in **Exhibit 9**, will be developed pursuant to the approved development plan of Villages of Sumter Development of Regional Impact, Villages of Wildwood Development of Regional Impact and The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. 12. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit**

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on June 8, 2026 and June 22, 2026 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to amend the boundary line of the District.

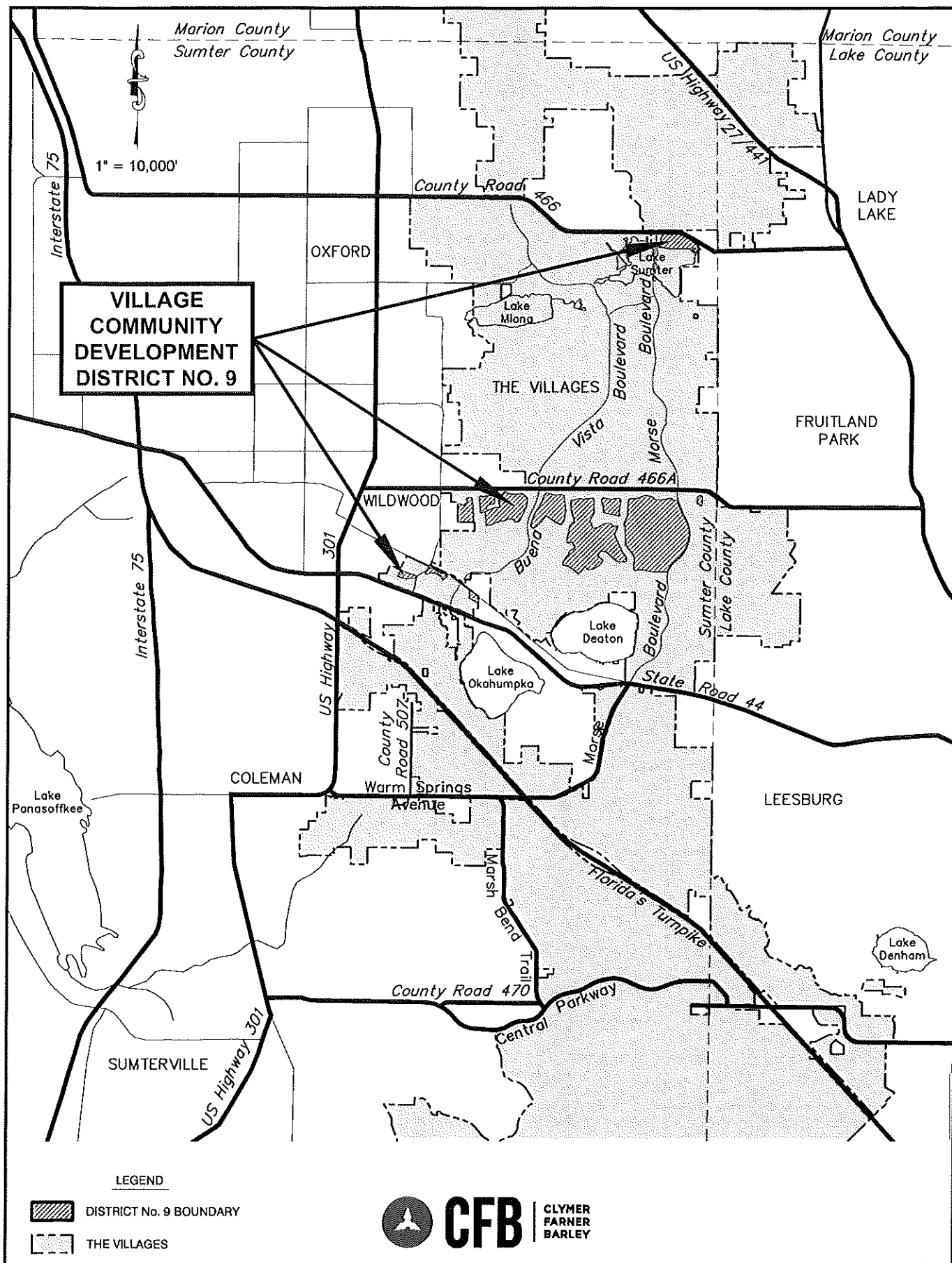
RESPECTFULLY SUBMITTED this 6th day of May, 2026.

**Village Community Development District
No. 9**

By: 



Michael Dollard, Chair

EXHIBIT 1



**VILLAGE
COMMUNITY
DEVELOPMENT
DISTRICT NO. 9**

LEGEND

-  DISTRICT No. 9 BOUNDARY
-  THE VILLAGES



GENERAL LOCATION MAP

EXHIBIT 2

DESCRIPTION OF THE EXISTING DISTRICT 9 CDD (6TH AMENDMENT) APPROXIMATELY 1,309.8 ACRES+/-

THAT LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN N00°28'41"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 579.09 FEET; THENCE DEPARTING SAID EAST LINE, N89°31'19"W, 1,314.06 FEET TO THE POINT OF BEGINNING; THENCE N05°37'01"E, 64.18 FEET; THENCE N03°23'36"E, 965.29 FEET; THENCE N00°27'12"E, 224.33 FEET; THENCE N44°31'02"E, 136.96 FEET; THENCE N88°34'52"E, 552.22 FEET; THENCE N68°52'57"E, 747.55 FEET; THENCE S77°33'55"E, 490.96 FEET; THENCE S48°28'04"E, 378.86 FEET; THENCE N88°17'40"E, 541.22 FEET; THENCE N81°33'50"E, 727.04 FEET; THENCE S21°20'47"E, 114.32 FEET; THENCE S60°37'44"E, 117.99 FEET; THENCE S84°52'44"E, 113.69 FEET; THENCE N89°54'48"E, 77.13 FEET; THENCE N72°17'25"E, 60.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 6,084.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°53'41"E, 463.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'11", A DISTANCE OF 464.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'03", A DISTANCE OF 16.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'01", A DISTANCE OF 592.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°35'12", A DISTANCE OF 227.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'56", A DISTANCE OF 204.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,240.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°03'04", A DISTANCE OF 1,839.48 FEET; THENCE S16°23'04"W, 364.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,545.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 29°44'49", A DISTANCE OF 802.14 FEET; THENCE S46°07'53"W, 902.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,635.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°44'11", A DISTANCE OF 620.27 FEET; THENCE S24°23'42"W, 125.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 52°31'28", A DISTANCE OF 45.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°28'01", A DISTANCE OF 76.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'29", A DISTANCE OF 49.23 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 951.57 FEET AND A CHORD BEARING AND DISTANCE OF N85°06'45"W, 164.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'16", A DISTANCE OF 164.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 257.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°43'58"W, 16.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'13", A DISTANCE OF 16.39 FEET; THENCE S86°54'22"W, 195.81 FEET; THENCE N89°26'26"W, 515.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°25'28", A DISTANCE OF 294.55 FEET; THENCE N75°00'58"W, 336.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°33'23", A DISTANCE OF 762.56 FEET; THENCE S76°25'39"W, 76.46 FEET; THENCE N43°45'02"W, 197.22 FEET; THENCE N01°26'35"E, 481.01 FEET; THENCE N22°24'01"E, 199.74 FEET; THENCE N14°18'44"W, 322.92 FEET; THENCE N33°33'44"W, 284.70 FEET; THENCE N37°35'50"W, 762.86 FEET; THENCE N01°52'00"W, 1,514.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°25'10"W, 81.30 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°31'26", A DISTANCE OF 81.33 FEET; THENCE N04°19'07"W, 60.00 FEET; THENCE N01°20'38"W, 143.27 FEET; THENCE N25°11'55"E, 594.57 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN S89°28'14"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 555.97 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°31'46"E, 641.12 FEET TO THE POINT OF BEGINNING; THENCE N80°12'32"W, 966.06 FEET; THENCE N53°14'46"W, 54.40 FEET; THENCE N31°06'53"W, 60.08 FEET; THENCE N18°10'23"W, 62.33 FEET; THENCE N01°54'15"W, 311.74 FEET; THENCE N09°25'59"W, 105.94 FEET; THENCE N19°25'39"W, 349.63 FEET; THENCE N06°04'24"W, 217.95 FEET; THENCE N50°58'18"E, 143.37 FEET; THENCE S77°03'48"E, 555.54 FEET; THENCE N87°41'44"E, 189.20 FEET; THENCE N70°10'02"E, 97.86 FEET; THENCE N82°40'11"E, 224.40 FEET; THENCE N88°55'59"E, 192.26 FEET; THENCE S55°12'04"E, 137.27 FEET; THENCE S01°01'44"W, 214.13 FEET; THENCE S10°31'15"W, 301.40 FEET; THENCE S10°27'51"W, 69.66 FEET; THENCE S08°02'16"W, 68.07 FEET; THENCE S04°22'29"W, 68.07 FEET; THENCE S00°58'46"W, 68.82 FEET; THENCE S00°18'00"W, 124.60 FEET; THENCE S09°47'28"W, 202.88 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°39'41"E, 152.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°10'10", A DISTANCE OF 154.40 FEET; THENCE S62°25'25"W, 160.00 FEET; THENCE N41°23'55"W, 54.95 FEET; THENCE N69°12'45"W, 56.43 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S00°40'50"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 294.91 FEET; THENCE DEPARTING SAID EAST LINE, N89°19'10"W, 457.38 FEET TO THE POINT OF BEGINNING; THENCE N07°24'44"W, 74.47 FEET; THENCE N45°46'15"E, 222.64 FEET; THENCE N49°01'45"E, 140.00 FEET; THENCE N44°00'29"E, 54.87 FEET; THENCE N09°11'06"E, 48.86 FEET; THENCE N00°07'40"W, 280.00 FEET; THENCE N02°56'01"W, 60.57 FEET; THENCE N27°27'57"W, 55.10 FEET; THENCE N34°39'04"W, 122.13 FEET; THENCE N13°22'35"W, 369.23 FEET; THENCE N10°19'03"W, 149.93 FEET; THENCE N23°05'27"E, 90.92 FEET; THENCE N08°59'29"W, 76.25 FEET; THENCE N31°56'01"W, 74.23 FEET; THENCE N19°24'07"E, 74.93 FEET; THENCE N04°42'23"W, 73.10 FEET; THENCE N15°05'25"W, 93.65 FEET; THENCE N00°01'07"E, 94.72 FEET; THENCE N12°45'30"E, 105.66 FEET; THENCE N34°51'18"E, 45.21 FEET; THENCE S86°30'43"E, 196.76 FEET; THENCE S89°15'25"E, 59.80 FEET; THENCE N61°14'05"E, 146.94 FEET; THENCE N82°23'34"E, 314.00 FEET; THENCE S75°05'29"E, 184.12 FEET; THENCE N83°23'49"E, 788.23 FEET; THENCE S40°03'37"E, 158.59 FEET; THENCE S03°03'20"W, 408.59 FEET; THENCE S00°41'28"E, 70.00 FEET; THENCE S02°06'58"E, 67.54 FEET; THENCE S05°35'03"E, 69.03 FEET; THENCE S05°51'07"E, 228.17 FEET; THENCE S02°47'32"W, 87.83 FEET; THENCE S09°33'14"W, 87.78 FEET; THENCE S16°46'38"W, 87.72 FEET; THENCE S23°45'20"W, 81.84 FEET; THENCE S30°29'30"W, 78.75 FEET; THENCE S37°06'20"W, 81.81 FEET; THENCE S43°04'19"W, 74.75 FEET; THENCE S35°36'02"W, 63.66 FEET; THENCE S26°35'09"W, 63.66 FEET; THENCE S17°34'16"W, 63.66 FEET; THENCE S08°33'22"W, 63.66 FEET; THENCE S01°07'05"E, 72.94 FEET; THENCE S22°13'09"E, 159.25 FEET; THENCE S23°00'10"E, 107.25 FEET; THENCE S20°22'53"E, 301.08 FEET; THENCE

S14°21'25"E, 46.45 FEET; THENCE N75°38'35"E, 210.00 FEET; THENCE N75°37'04"E, 69.70 FEET; THENCE N73°18'09"E, 73.78 FEET; THENCE N69°30'44"E, 72.40 FEET; THENCE N65°53'01"E, 67.55 FEET; THENCE N62°22'50"E, 67.55 FEET; THENCE N58°52'39"E, 67.55 FEET; THENCE N56°54'25"E, 69.84 FEET; THENCE N56°56'44"E, 75.59 FEET; THENCE N63°11'51"E, 91.33 FEET; THENCE N71°00'48"E, 91.34 FEET; THENCE N77°13'41"E, 80.89 FEET; THENCE N82°52'29"E, 76.71 FEET; THENCE N85°40'05"E, 75.49 FEET; THENCE N88°48'26"E, 75.49 FEET; THENCE S88°03'00"E, 108.48 FEET; THENCE S74°09'22"E, 72.69 FEET; THENCE S52°40'29"E, 97.54 FEET; THENCE S25°00'11"E, 133.48 FEET; THENCE S19°01'54"E, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,170.00 FEET AND A CHORD BEARING AND DISTANCE OF N79°43'11"E, 356.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'10", A DISTANCE OF 357.41 FEET; THENCE N88°28'16"E, 81.88 FEET; THENCE S24°03'38"W, 633.16 FEET; THENCE S22°55'10"W, 61.76 FEET; THENCE S17°27'05"E, 52.91 FEET; THENCE S23°19'37"E, 1226.65 FEET; THENCE S32°04'29"E, 769.09 FEET; THENCE S01°08'06"W, 257.53 FEET; THENCE S49°38'02"W, 137.76 FEET; THENCE N89°36'47"W, 423.95 FEET; THENCE N71°05'11"W, 147.22 FEET; THENCE N73°32'42"W, 108.43 FEET; THENCE N45°34'06"W, 831.88 FEET; THENCE N50°49'53"W, 193.05 FEET; THENCE N78°07'02"W, 451.93 FEET; THENCE S32°43'19"W, 373.47 FEET; THENCE S24°16'56"W, 58.39 FEET; THENCE S19°06'42"E, 140.84 FEET; THENCE N46°59'04"E, 69.76 FEET; THENCE S48°38'51"E, 45.63 FEET; THENCE S48°16'04"E, 372.14 FEET; THENCE S36°38'28"W, 51.56 FEET; THENCE S46°43'20"E, 2.04 FEET; THENCE S36°13'29"W, 287.37 FEET; THENCE S43°47'00"W, 70.00 FEET; THENCE S44°32'16"W, 79.50 FEET; THENCE S53°08'44"W, 66.52 FEET; THENCE S57°49'28"W, 70.00 FEET; THENCE S57°46'45"W, 140.77 FEET; THENCE S56°33'35"W, 71.58 FEET; THENCE S56°17'10"W, 69.60 FEET; THENCE S59°49'21"W, 68.22 FEET; THENCE S65°18'02"W, 79.91 FEET; THENCE S71°14'49"W, 80.88 FEET; THENCE S76°45'39"W, 68.22 FEET; THENCE S81°46'16"W, 68.54 FEET; THENCE S84°59'18"W, 67.88 FEET; THENCE N80°19'26"W, 72.26 FEET; THENCE N63°07'40"W, 74.93 FEET; THENCE N59°48'05"W, 82.33 FEET; THENCE N34°10'54"W, 86.47 FEET; THENCE N38°15'14"W, 118.83 FEET; THENCE N64°36'25"W, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,370.00 FEET AND A CHORD BEARING AND DISTANCE OF S32°44'33"W, 350.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'57", A DISTANCE OF 351.47 FEET; THENCE S40°05'32"W, 402.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 92°11'55", A DISTANCE OF 32.18 FEET; THENCE N47°42'33"W, 388.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°32'43", A DISTANCE OF 207.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,841.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°07'36", A DISTANCE OF 849.52 FEET; THENCE N12°17'59"E, 88.76 FEET; THENCE N12°36'30"E, 59.94 FEET; THENCE N18°40'59"E, 59.20 FEET; THENCE N21°06'14"E, 59.97 FEET; THENCE N31°55'32"E, 60.02 FEET; THENCE N32°47'36"E, 439.51 FEET; THENCE

N66°34'01"E, 95.01 FEET; THENCE N26°17'58"E, 178.55 FEET; THENCE N00°51'57"E, 85.87 FEET; THENCE N35°11'04"E, 101.48 FEET; THENCE N40°40'33"E, 108.17 FEET; THENCE N63°26'38"E, 55.61 FEET; THENCE N59°23'00"E, 83.20 FEET; THENCE N56°52'44"E, 68.74 FEET; THENCE N53°16'59"E, 68.74 FEET; THENCE N49°41'14"E, 68.74 FEET; THENCE N46°46'33"E, 67.90 FEET; THENCE N22°13'04"E, 50.41 FEET; THENCE N46°36'13"W, 106.90 FEET; THENCE N42°34'34"W, 54.47 FEET; THENCE N27°54'37"W, 180.13 FEET; THENCE N28°46'29"W, 49.94 FEET; THENCE N41°06'56"W, 24.44 FEET; THENCE N63°31'39"W, 32.36 FEET; THENCE N73°20'53"W, 30.40 FEET; THENCE N81°58'28"W, 35.90 FEET; THENCE S58°45'12"W, 182.61 FEET; THENCE N74°18'37"W, 98.00 FEET; THENCE N39°43'09"W, 113.15 FEET; THENCE N00°05'37"W, 241.03 FEET; THENCE N16°59'44"E, 426.28 FEET; THENCE N21°52'52"E, 69.32 FEET; THENCE N04°12'39"W, 188.28 FEET; THENCE N20°19'10"E, 253.15 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S89°24'14"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 271.37 FEET; THENCE DEPARTING SAID NORTH LINE, N00°35'46"E, 489.36 FEET TO THE POINT OF BEGINNING; THENCE S38°40'56"W, 415.88 FEET; THENCE S46°13'31"W, 778.48 FEET; THENCE S65°44'56"W, 143.59 FEET; THENCE N39°05'25"W, 297.58 FEET; THENCE N19°35'33"E, 964.92 FEET; THENCE N58°21'40"E, 49.11 FEET; THENCE N14°30'39"E, 100.15 FEET; THENCE N37°16'30"E, 342.23 FEET; THENCE N21°43'18"E, 95.37 FEET; THENCE N27°17'34"E, 430.23 FEET; THENCE N21°11'14"E, 589.13 FEET; THENCE N34°29'35"E, 234.39 FEET; THENCE S78°15'15"E, 795.99 FEET; THENCE N86°31'03"E, 276.93 FEET; THENCE S87°02'16"E, 89.09 FEET; THENCE N86°31'03"E, 201.04 FEET; THENCE S56°59'52"E, 132.02 FEET; THENCE S03°09'20"E, 436.02 FEET; THENCE S09°32'51"E, 708.16 FEET; THENCE S20°58'25"W, 155.84 FEET; THENCE S09°23'10"W, 163.90 FEET; THENCE S02°56'28"W, 95.79 FEET; THENCE S08°37'57"W, 43.32 FEET; THENCE S06°44'50"W, 69.01 FEET; THENCE S04°51'33"W, 40.58 FEET; THENCE S08°03'00"W, 104.00 FEET; THENCE S20°01'39"W, 79.21 FEET; THENCE S23°30'47"W, 67.85 FEET; THENCE S32°33'28"W, 228.60 FEET; THENCE S26°48'04"W, 63.87 FEET; THENCE S20°03'04"W, 80.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°03'05"W, 202.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'36", A DISTANCE OF 202.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'10", A DISTANCE OF 330.18 FEET; THENCE N54°30'37"W, 545.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°24'45", A DISTANCE OF 373.80 FEET; THENCE S18°04'38"W, 60.00 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3, 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S89°24'01"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 357.71 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°35'59"E, 248.43 FEET TO THE POINT OF BEGINNING; THENCE S74°58'16"E, 106.05 FEET; THENCE S43°04'48"E, 274.41 FEET; THENCE N73°42'27"E, 249.54 FEET; THENCE N27°52'02"E, 972.95 FEET; THENCE N32°01'14"W, 86.01 FEET; THENCE N25°31'02"E, 60.00 FEET; THENCE N69°48'33"E, 95.94 FEET; THENCE N14°36'03"E, 462.98 FEET; THENCE N00°24'11"E, 362.75 FEET; THENCE N49°55'41"W, 457.79 FEET; THENCE N67°04'01"W, 105.72 FEET; THENCE S81°31'41"W, 387.38 FEET; THENCE S87°00'33"W, 173.03 FEET; THENCE N88°23'23"W, 240.95 FEET; THENCE N73°20'26"W, 126.53 FEET; THENCE N69°03'49"W, 438.25 FEET; THENCE S67°38'41"W, 106.78 FEET; THENCE S31°03'58"W, 176.13 FEET; THENCE S59°09'55"W, 314.53 FEET; THENCE S00°24'44"W, 489.33 FEET; THENCE S10°39'52"E, 80.46 FEET; THENCE S40°44'37"E, 66.18 FEET; THENCE S11°04'15"E, 53.09 FEET; THENCE S01°58'27"W, 216.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°00'46"W, 87.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'27", A DISTANCE OF 87.18 FEET; THENCE S90°00'00"W, 146.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°43'26", A DISTANCE OF 408.51 FEET; THENCE S67°16'34"W, 422.92 FEET; THENCE N13°12'22"W, 69.88 FEET; THENCE N07°14'07"W, 228.09 FEET; THENCE N50°28'19"E, 359.32 FEET; THENCE S88°16'46"E, 258.18 FEET; THENCE N55°35'39"E, 150.02 FEET; THENCE N01°13'34"W, 529.02 FEET; THENCE N52°33'49"W, 109.22 FEET; THENCE S82°59'08"W, 789.23 FEET; THENCE N74°52'19"W, 222.42 FEET; THENCE S49°22'39"W, 131.66 FEET; THENCE S06°08'46"E, 661.96 FEET; THENCE S01°56'44"E, 578.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°14'59"E, 308.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'51", A DISTANCE OF 309.16 FEET; THENCE N67°16'34"E, 60.92 FEET; THENCE S22°43'26"E, 60.00 FEET; THENCE S05°30'41"E, 394.31 FEET; THENCE S04°59'13"E, 98.74 FEET; THENCE S01°41'15"E, 99.23 FEET; THENCE S00°58'38"E, 316.46 FEET; THENCE S12°16'49"E, 77.97 FEET; THENCE S63°14'06"E, 104.23 FEET; THENCE N81°31'46"E, 132.18 FEET; THENCE N86°27'48"E, 74.87 FEET; THENCE N69°34'12"E, 942.93 FEET; THENCE S88°35'57"E, 197.02 FEET; THENCE N62°24'00"E, 296.28 FEET; THENCE N71°41'25"E, 95.78 FEET; THENCE S84°15'10"E, 337.96 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN N89°34'47"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°34'47"W, 1,249.66 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, N00°19'22"E, ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1,422.59 FEET; THENCE DEPARTING SAID LINE, S89°40'38"E, 167.45 FEET; THENCE S74°52'40"E, 50.00 FEET; THENCE S56°21'02"E, 46.82 FEET; THENCE S42°00'12"E, 46.82 FEET; THENCE S23°28'31"E, 19.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF S35°01'12"W, 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'11", A DISTANCE OF 9.45 FEET; THENCE S89°32'24"E, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 171.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°07'10"E, 259.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3,572.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET; THENCE N72°01'33"E, 298.77 FEET; THENCE S68°33'58"E, 78.77 FEET; THENCE S47°04'11"E, 150.67 FEET; THENCE S05°20'07"E, 898.97 FEET; THENCE S16°39'40"W, 204.79 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°54'00"E, 103.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'03", A DISTANCE OF 103.26 FEET; THENCE S03°59'29"W, 60.00 FEET; THENCE S01°24'38"W, 656.14 FEET TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 141.

AND

THAT LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTH 1/4 CORNER OF SAID SECTION 24 RUN S89°43'44"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,455.08 FEET TO THE SOUTHEAST CORNER OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 AND THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: N00°29'36"E, ALONG EAST LINE OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 225.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, N89°26'37"W, 58.96 FEET; THENCE S72°48'01"W, 112.06 FEET; THENCE N55°50'16"W, 41.32 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, N00°30'19"E, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 A DISTANCE OF 324.79 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151 THE FOLLOWING COURSES: S89°29'41"E, 28.17 FEET; THENCE N00°30'19"E, 254.58 FEET; THENCE N25°20'03"E, 408.99 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 1975, PAGE 151 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, N22°54'04"E, 42.10 FEET TO A POINT THAT IS 50.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE SOUTHERLY RIGHT-OF-WAY OF C-466; THENCE PARALLEL WITH SAID RIGHT-OF-WAY THE FOLLOWING COURSES: S89°43'03"E, 914.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,790.08 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 35°43'25", A DISTANCE OF 1,116.11 FEET TO THE POINT OF TANGENCY; THENCE S53°59'38"E, 979.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, S00°00'22"W, 250.98 FEET TO NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S00°13'04"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 138.69 FEET TO THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376; THENCE DEPARTING SAID EAST LINE AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: S40°06'00"W, 144.90 FEET; THENCE S65°09'57"W, 52.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 160.02 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°05'32", A DISTANCE OF 187.38 FEET TO THE POINT OF TANGENCY; THENCE N47°44'31"W, 279.60 FEET; THENCE N42°20'15"W, 134.30 FEET; THENCE N68°13'17"W, 50.36 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 373, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°54'13"W, 1,203.53 FEET; THENCE N87°27'14"W, 416.39 FEET; THENCE N74°47'41"W, 342.01 FEET; THENCE N80°29'20"W, 167.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S00°42'50"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 779.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 466A; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N50°52'38"W, 460.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1835.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'44" FOR A DISTANCE OF 16.40 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN COURSES: DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S38°42'51"W, 125.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'20", AN ARC DISTANCE OF 41.95 FEET TO THE POINT OF TANGENCY; THENCE S19°05'31"W, 11.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'09", AN ARC DISTANCE OF 64.20 FEET TO THE POINT OF TANGENCY; THENCE S15°07'38"E, 10.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 94.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'45", AN ARC DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S75°23'44"W, 133.41 FEET; THENCE N57°33'20"W, 178.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,595.32 FEET AND A CHORD BEARING AND DISTANCE OF N60°24'07"W, 131.31 FEET TO WHICH A RADIAL LINE BEARS N31°57'24"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'02", AN ARC DISTANCE OF 131.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,153.68 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'16", AN ARC DISTANCE OF 235.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,770.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'11", AN ARC DISTANCE OF 86.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°30'24"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N82°15'59"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING AFORESAID BOUNDARY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CENTRAL ANGLE OF 08°27'13", AN ARC DISTANCE OF 38.36 FEET TO THE POINT OF TANGENCY; THENCE S00°43'12"W, 582.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'58", AN ARC DISTANCE OF 61.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°16'52", AN ARC DISTANCE OF 47.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,027.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 106.16 FEET TO A POINT ON A RADIAL LINE; THENCE N28°14'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 111.38 FEET; THENCE N75°46'42"W, 197.54 FEET; THENCE N01°51'44"W, 368.48 FEET; THENCE N19°53'49"W, 32.30 FEET; THENCE N01°51'44"W, 63.00 FEET; THENCE N45°09'06"E, 269.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.03 FEET AND A CHORD BEARING AND DISTANCE OF S80°26'57"E, 197.47 FEET TO WHICH A RADIAL LINE BEARS N06°21'11"E; SAID POINT ALSO BEING ON SAID BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 06°23'44", AN ARC DISTANCE OF 197.58 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $09^{\circ}48'16''$, AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}00'26''$, AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}04'57''$, AN ARC DISTANCE OF 99.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF $N87^{\circ}39'22''W$, 31.37 FEET TO WHICH A RADIAL LINE BEARS $S07^{\circ}58'55''E$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}39'05''$, AN ARC DISTANCE OF 31.54 FEET TO THE POINT OF TANGENCY; THENCE $N77^{\circ}19'50''W$, 41.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}14'03''$, AN ARC DISTANCE OF 222.49 FEET TO THE POINT OF TANGENCY; THENCE $S82^{\circ}26'07''W$, 147.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 313.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $19^{\circ}31'46''$, AN ARC DISTANCE OF 106.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $56^{\circ}24'22''$, AN ARC DISTANCE OF 120.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}36'18''$, AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}28'19''$, AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}02'56''$, AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN $N02^{\circ}38'27''W$, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF $N80^{\circ}13'15''W$, 101.20 FEET TO WHICH A RADIAL LINE BEARS $S02^{\circ}39'20''E$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ}52'10''$, AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE $N67^{\circ}47'10''W$, 247.20 FEET; THENCE $N24^{\circ}48'19''E$, 442.03 FEET; THENCE $N27^{\circ}23'11''E$, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN $N60^{\circ}12'34''E$, 1.98 FEET; THENCE $N24^{\circ}48'19''E$, 23.84 FEET TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF TRACT 14, TRACT 15 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF AFORESAID TRACT 14; THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY LINES OF AFORESAID TRACT 14 AND BROWNWOOD BOULEVARD; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'38", AN ARC DISTANCE OF 19.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 9.33 FEET AND A CHORD BEARING AND DISTANCE OF N18°41'49"E, 1.99 FEET TO WHICH A RADIAL LINE BEARS N77°26'11"W; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'59", AN ARC DISTANCE OF 2.00 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 14.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE S65°10'12"E, 14.00 FEET; THENCE N24°49'48"E, 113.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.67 FEET AND A CHORD BEARING AND DISTANCE OF N66°44'13"E, 54.81 FEET TO WHICH A RADIAL LINE BEARS S03°35'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°42'21", AN ARC DISTANCE OF 56.87 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°43'08"E, 13.66 FEET; THENCE S80°28'44"E, 31.34 FEET; THENCE N09°31'16"E, 55.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.67 FEET AND A CHORD BEARING AND DISTANCE OF S85°55'38"W, 21.06 FEET TO WHICH A RADIAL LINE BEARS N07°55'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°59'33", AN ARC DISTANCE OF 21.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 29.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°07'16", AN ARC DISTANCE OF 40.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

05°17'46", AN ARC DISTANCE OF 3.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'26", AN ARC DISTANCE OF 19.26 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 3.74 FEET; THENCE N20°33'38"E, 13.61 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.62 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT 15; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 15: RUN S65°09'28"E, 78.29 FEET; THENCE S24°50'32"W, 2.25 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 14; THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 14: RUN S65°09'28"E, 371.50 FEET; THENCE S24°45'38"W, 60.69 FEET; THENCE S65°29'03"E, 66.30 FEET; THENCE S18°16'44"W, 23.89 FEET; THENCE S65°11'44"E, 69.17 FEET; THENCE S37°05'23"W, 27.42 FEET; THENCE S51°58'15"W, 422.27 FEET TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF TRACT 9, TRACT 13 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 14, BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES, RESPECTIVELY, OF AFORESAID TRACT 14, BROWNWOOD BOULEVARD AND TRACT 9; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'41", AN ARC DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'40", A DISTANCE OF 541.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", AN ARC DISTANCE OF 220.40

FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°56'16", AN ARC DISTANCE OF 199.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°29'34", AN ARC DISTANCE OF 36.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'19", AN ARC DISTANCE OF 37.82 FEET TO THE POINT OF TANGENCY; THENCE N52°54'25"W, 59.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'53", AN ARC DISTANCE OF 27.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°58'08"E, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°59'27"W, 28.86 FEET TO WHICH A RADIAL LINE BEARS S42°53'16"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'35", AN ARC DISTANCE OF 28.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N19°35'24"E, 76.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 857.13 FEET AND A CHORD BEARING AND DISTANCE OF N43°28'42"E, 426.23 FEET TO WHICH A RADIAL LINE BEARS S32°07'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'38", AN ARC DISTANCE OF 430.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°48'33"E, 42.66 FEET; THENCE S65°47'44"E, 48.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 406.78 FEET AND A CHORD BEARING AND DISTANCE OF S80°25'17"E, 104.32 FEET TO WHICH A RADIAL LINE BEARS S16°56'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'02", AN ARC DISTANCE OF 104.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°47'03"E, 43.75 FEET; THENCE S70°38'45"E, 55.89 FEET; THENCE S65°05'00"E, 225.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF S62°13'59"E, 20.73 FEET TO WHICH A RADIAL LINE BEARS N24°47'28"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 553.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'12", AN ARC DISTANCE OF 114.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 199.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S65°19'45"E, 54.26 FEET; THENCE S63°26'02"E, 121.72 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY OF TRACT 13 RUN N26°33'58"E, 4.60 FEET; THENCE DEPARTING SAID BOUNDARY RUN S61°25'11"E, 8.00 FEET; THENCE S68°34'55"E, 26.76 FEET; THENCE S70°21'35"E, 18.69 FEET TO A POINT ON THE BOUNDARY OF

AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY RUN S63°26'02"E, 31.78 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.53 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S28°12'25"W, 13.60 FEET; THENCE S24°49'48"W, 3.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'21", AN ARC DISTANCE OF 19.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'01", AN ARC DISTANCE OF 15.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°50'27", AN ARC DISTANCE OF 49.64 FEET TO THE POINT OF TANGENCY; THENCE N35°43'25"W, 44.21 FEET; THENCE S54°16'35"W, 58.34 FEET; THENCE N35°43'25"W, 14.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'18", AN ARC DISTANCE OF 12.66 FEET TO THE POINT OF TANGENCY; THENCE N71°58'42"W, 38.02 FEET; THENCE S18°01'18"W, 29.67 FEET; THENCE S71°58'42"E, 20.11 FEET; THENCE S18°01'18"W, 4.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 16.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°15'55", AN ARC DISTANCE OF 15.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'18", AN ARC DISTANCE OF 65.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 72.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'49", AN ARC DISTANCE OF 42.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S24°11'54"W, 25.94 FEET; THENCE S65°48'02"E, 78.14 FEET; THENCE S24°11'58"W, 4.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE S65°48'06"E, 68.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°30'06", AN ARC DISTANCE OF 6.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°40'43"W, 2.15 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 9 CDD (6TH AMENDMENT) EXISTING
1,309.8 ACRES±

EXHIBIT " 2 "
SHEET 1 OF 9

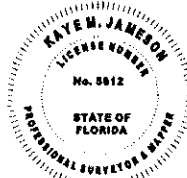
LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN N00°28'41"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 579.09 FEET; THENCE DEPARTING SAID EAST LINE, N89°31'19"W, 1,314.06 FEET TO THE POINT OF BEGINNING; THENCE N05°37'01"E, 64.18 FEET; THENCE N03°23'36"E, 965.29 FEET; THENCE N00°27'12"E, 224.33 FEET; THENCE N44°31'02"E, 136.96 FEET; THENCE N88°34'52"E, 552.22 FEET; THENCE N68°52'57"E, 747.55 FEET; THENCE S77°33'55"E, 490.96 FEET; THENCE S48°28'04"E, 378.86 FEET; THENCE N88°17'40"E, 541.22 FEET; THENCE N81°33'50"E, 727.04 FEET; THENCE S21°20'47"E, 114.32 FEET; THENCE S60°37'44"E, 117.99 FEET; THENCE S84°52'44"E, 113.69 FEET; THENCE N89°54'48"E, 77.13 FEET; THENCE N72°17'25"E, 60.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 6,084.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°53'41"E, 463.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'11", A DISTANCE OF 464.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'03", A DISTANCE OF 16.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'01", A DISTANCE OF 592.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°35'12", A DISTANCE OF 227.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'56", A DISTANCE OF 204.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,240.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°03'04", A DISTANCE OF 1,839.48 FEET; THENCE S16°23'04"W, 364.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,545.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 29°44'49", A DISTANCE OF 802.14 FEET; THENCE S46°07'53"W, 902.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,635.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°44'11", A DISTANCE OF 620.27 FEET; THENCE S24°23'42"W, 125.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 52°31'28", A DISTANCE OF 45.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°28'01", A DISTANCE OF 76.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'29", A DISTANCE OF 49.23 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 951.57 FEET AND A CHORD BEARING AND DISTANCE OF N85°06'45"W, 164.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'16", A DISTANCE OF 164.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 257.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°43'58"W, 16.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'13", A DISTANCE OF 16.39 FEET; THENCE S86°54'22"W, 195.81 FEET; THENCE N89°26'26"W, 515.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°25'28", A DISTANCE OF 294.55 FEET; THENCE N75°00'58"W, 336.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°33'23", A DISTANCE OF 762.56 FEET; THENCE S76°25'39"W, 76.46 FEET; THENCE N43°45'02"W, 197.22 FEET; THENCE N01°26'35"E, 481.01 FEET; THENCE N22°24'01"E, 199.74 FEET; THENCE N14°18'44"W, 322.92 FEET; THENCE N33°33'44"W, 284.70 FEET; THENCE N37°35'50"W, 762.86 FEET; THENCE N01°52'00"W, 1,514.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°25'10"W, 81.30 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°31'26", A DISTANCE OF 81.33 FEET; THENCE N04°19'07"W, 60.00 FEET; THENCE N01°20'38"W, 143.27 FEET; THENCE N25°11'55"E, 594.57 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 2



Kaye M. Jameson 02/23/26
KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2026.00224

GENERAL NOTES:

- 1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- 2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " 2 "
SHEET 2 OF 9

CONTINUED FROM SHEET 1

THAT LAND LYING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN S89°28'14"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 555.97 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°31'46"E, 641.12 FEET TO THE POINT OF BEGINNING; THENCE N80°12'32"W, 966.06 FEET; THENCE N53°14'46"W, 54.40 FEET; THENCE N31°06'53"W, 60.08 FEET; THENCE N18°10'23"W, 62.33 FEET; THENCE N01°54'15"W, 311.74 FEET; THENCE N09°25'59"W, 105.94 FEET; THENCE N19°25'39"W, 349.63 FEET; THENCE N06°04'24"W, 217.95 FEET; THENCE N50°58'18"E, 143.37 FEET; THENCE S77°03'48"E, 555.54 FEET; THENCE N87°41'44"E, 189.20 FEET; THENCE N70°10'02"E, 97.86 FEET; THENCE N82°40'11"E, 224.40 FEET; THENCE N88°55'59"E, 192.26 FEET; THENCE S55°12'04"E, 137.27 FEET; THENCE S01°01'44"W, 214.13 FEET; THENCE S10°31'15"W, 301.40 FEET; THENCE S10°27'51"W, 69.66 FEET; THENCE S08°02'16"W, 68.07 FEET; THENCE S04°22'29"W, 68.07 FEET; THENCE S00°58'46"W, 68.82 FEET; THENCE S00°18'00"W, 124.60 FEET; THENCE S09°47'28"W, 202.88 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°39'41"E, 152.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°10'10", A DISTANCE OF 154.40 FEET; THENCE S62°25'25"W, 160.00 FEET; THENCE N41°23'55"W, 54.95 FEET; THENCE N69°12'45"W, 56.43 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S00°40'50"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 294.91 FEET; THENCE DEPARTING SAID EAST LINE, N89°19'10"W, 457.38 FEET TO THE POINT OF BEGINNING; THENCE N07°24'44"W, 74.47 FEET; THENCE N45°46'15"E, 222.64 FEET; THENCE N49°01'45"E, 140.00 FEET; THENCE N44°00'29"E, 54.87 FEET; THENCE N09°11'06"E, 48.86 FEET; THENCE N00°07'40"W, 280.00 FEET; THENCE N02°56'01"W, 60.57 FEET; THENCE N27°27'57"W, 55.10 FEET; THENCE N34°39'04"W, 122.13 FEET; THENCE N13°22'35"W, 369.23 FEET; THENCE N10°19'03"W, 149.93 FEET; THENCE N23°05'27"E, 90.92 FEET; THENCE N08°59'29"W, 76.25 FEET; THENCE N31°56'01"W, 74.23 FEET; THENCE N19°24'07"E, 74.93 FEET; THENCE N04°42'23"W, 73.10 FEET; THENCE N15°05'25"W, 93.65 FEET; THENCE N00°01'07"E, 94.72 FEET; THENCE N12°45'30"E, 105.66 FEET; THENCE N34°51'18"E, 45.21 FEET; THENCE S86°30'43"E, 196.76 FEET; THENCE S89°15'25"E, 59.80 FEET; THENCE N61°14'05"E, 146.94 FEET; THENCE N82°23'34"E, 314.00 FEET; THENCE S75°05'29"E, 184.12 FEET; THENCE N83°23'49"E, 788.23 FEET; THENCE S40°03'37"E, 158.59 FEET; THENCE S03°03'20"W, 408.59 FEET; THENCE S00°41'28"E, 70.00 FEET; THENCE S02°06'58"E, 67.54 FEET; THENCE S05°35'03"E, 69.03 FEET; THENCE S05°51'07"E, 228.17 FEET; THENCE S02°47'32"W, 87.83 FEET; THENCE S09°33'14"W, 87.78 FEET; THENCE S16°46'38"W, 87.72 FEET; THENCE S23°45'20"W, 81.84 FEET; THENCE S30°29'30"W, 78.75 FEET; THENCE S37°06'20"W, 81.81 FEET; THENCE S43°04'19"W, 74.75 FEET; THENCE S35°36'02"W, 63.66 FEET; THENCE S26°35'09"W, 63.66 FEET; THENCE S17°34'16"W, 63.66 FEET; THENCE S08°33'22"W, 63.66 FEET; THENCE S01°07'05"E, 72.94 FEET; THENCE S22°13'09"E, 159.25 FEET; THENCE S23°00'10"E, 107.25 FEET; THENCE S20°22'53"E, 301.08 FEET; THENCE S14°21'25"E, 46.45 FEET; THENCE N75°38'35"E, 210.00 FEET; THENCE N75°37'04"E, 69.70 FEET; THENCE N73°18'09"E, 73.78 FEET; THENCE N69°30'44"E, 72.40 FEET; THENCE N65°53'01"E, 67.55 FEET; THENCE N62°22'50"E, 67.55 FEET; THENCE N58°52'39"E, 67.55 FEET; THENCE N56°54'25"E, 69.84 FEET; THENCE N56°56'44"E, 75.59 FEET; THENCE N63°11'51"E, 91.33 FEET; THENCE N71°00'48"E, 91.34 FEET; THENCE N77°13'41"E, 80.89 FEET; THENCE N82°52'29"E, 76.71 FEET; THENCE N85°40'05"E, 75.49 FEET; THENCE N88°48'26"E, 75.49 FEET; THENCE S88°03'00"E, 108.48 FEET; THENCE S74°09'22"E, 72.69 FEET; THENCE S52°40'29"E, 97.54 FEET; THENCE S25°00'11"E, 133.48 FEET; THENCE S19°01'54"E, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,170.00 FEET AND A CHORD BEARING AND DISTANCE OF N79°43'11"E, 356.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'10", A DISTANCE OF 357.41 FEET; THENCE N88°28'16"E, 81.88 FEET; THENCE S24°03'38"W, 633.16 FEET; THENCE S22°55'10"W, 61.76 FEET; THENCE S17°27'05"E, 52.91 FEET; THENCE S23°19'37"E, 1226.65 FEET; THENCE S32°04'29"E, 769.09 FEET; THENCE S01°08'06"W, 257.53 FEET; THENCE S49°38'02"W, 137.76 FEET; THENCE N89°36'47"W, 423.95 FEET; THENCE N71°05'11"W, 147.22 FEET; THENCE N73°32'42"W, 108.43 FEET; THENCE N45°34'06"W, 831.88 FEET; THENCE N50°49'53"W, 193.05 FEET; THENCE N78°07'02"W, 451.93 FEET; THENCE S32°43'19"W, 373.47 FEET; THENCE S24°16'56"W, 58.39 FEET; THENCE S19°06'42"E, 140.84 FEET; THENCE N46°59'04"E, 69.76 FEET; THENCE S48°38'51"E, 45.63 FEET; THENCE S48°16'04"E, 372.14 FEET; THENCE S36°38'28"W, 51.56 FEET; THENCE S46°43'20"E, 2.04 FEET; THENCE S36°13'29"W, 287.37 FEET; THENCE S43°47'00"W, 70.00 FEET; THENCE S44°32'16"W, 79.50 FEET; THENCE S53°08'44"W, 66.52 FEET; THENCE S57°49'28"W, 70.00 FEET; THENCE S57°46'45"W, 140.77 FEET; THENCE S56°33'35"W, 71.58 FEET; THENCE S56°17'10"W, 69.60 FEET; THENCE S59°49'21"W, 68.22 FEET; THENCE S65°18'02"W, 79.91 FEET; THENCE S71°14'49"W, 80.88 FEET; THENCE S76°45'39"W, 68.22 FEET; THENCE S81°46'16"W, 68.54 FEET; THENCE S84°59'18"W, 67.88 FEET; THENCE N80°19'26"W, 72.26 FEET; THENCE N63°07'40"W, 74.93 FEET; THENCE N59°48'05"W, 82.33 FEET; THENCE N34°10'54"W, 86.47 FEET; THENCE N38°15'14"W, 118.83 FEET; THENCE N64°36'25"W, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,370.00 FEET AND A CHORD BEARING AND DISTANCE OF S32°44'33"W, 350.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'57", A DISTANCE OF 351.47 FEET; THENCE S40°05'32"W, 402.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 92°11'55", A DISTANCE OF 32.18 FEET; THENCE N47°42'33"W, 388.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE

CONTINUED ON SHEET 3

JOB SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

EXHIBIT " 2 "
SHEET 3 OF 9

ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°32'43", A DISTANCE OF 207.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,841.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°07'36", A DISTANCE OF 849.52 FEET; THENCE N12°17'59"E, 88.76 FEET; THENCE N12°36'30"E, 59.94 FEET; THENCE N18°40'59"E, 59.20 FEET; THENCE N21°06'14"E, 59.97 FEET; THENCE N31°55'32"E, 60.02 FEET; THENCE N32°47'36"E, 439.51 FEET; THENCE N66°34'01"E, 95.01 FEET; THENCE N26°17'58"E, 178.55 FEET; THENCE N00°51'57"E, 85.87 FEET; THENCE N35°11'04"E, 101.48 FEET; THENCE N40°40'33"E, 108.17 FEET; THENCE N63°26'38"E, 55.61 FEET; THENCE N59°23'00"E, 83.20 FEET; THENCE N56°52'44"E, 68.74 FEET; THENCE N53°16'59"E, 68.74 FEET; THENCE N49°41'14"E, 68.74 FEET; THENCE N46°46'33"E, 67.90 FEET; THENCE N22°13'04"E, 50.41 FEET; THENCE N46°36'13"W, 106.90 FEET; THENCE N42°34'34"W, 54.47 FEET; THENCE N27°54'37"W, 180.13 FEET; THENCE N28°46'29"W, 49.94 FEET; THENCE N41°06'56"W, 24.44 FEET; THENCE N63°31'39"W, 32.36 FEET; THENCE N73°20'53"W, 30.40 FEET; THENCE N81°58'28"W, 35.90 FEET; THENCE S58°45'12"W, 182.61 FEET; THENCE N74°18'37"W, 98.00 FEET; THENCE N39°43'09"W, 113.15 FEET; THENCE N00°05'37"W, 241.03 FEET; THENCE N16°59'44"E, 426.28 FEET; THENCE N21°52'52"E, 69.32 FEET; THENCE N04°12'39"W, 188.28 FEET; THENCE N20°19'10"E, 253.15 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S89°24'14"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 271.37 FEET; THENCE DEPARTING SAID NORTH LINE, N00°35'46"E, 489.36 FEET TO THE POINT OF BEGINNING; THENCE S38°40'56"W, 415.88 FEET; THENCE S46°13'31"W, 778.48 FEET; THENCE S65°44'56"W, 143.59 FEET; THENCE N39°05'25"W, 297.58 FEET; THENCE N19°35'33"E, 964.92 FEET; THENCE N58°21'40"E, 49.11 FEET; THENCE N14°30'39"E, 100.15 FEET; THENCE N37°16'30"E, 342.23 FEET; THENCE N21°43'18"E, 95.37 FEET; THENCE N27°17'34"E, 430.23 FEET; THENCE N21°11'14"E, 589.13 FEET; THENCE N34°29'35"E, 234.39 FEET; THENCE S78°15'15"E, 795.99 FEET; THENCE N86°31'03"E, 276.93 FEET; THENCE S87°02'16"E, 89.09 FEET; THENCE N86°31'03"E, 201.04 FEET; THENCE S56°59'52"E, 132.02 FEET; THENCE S03°09'20"E, 436.02 FEET; THENCE S09°32'51"E, 708.16 FEET; THENCE S20°58'25"W, 155.84 FEET; THENCE S09°23'10"W, 163.90 FEET; THENCE S02°56'28"W, 95.79 FEET; THENCE S08°37'57"W, 43.32 FEET; THENCE S06°44'50"W, 69.01 FEET; THENCE S04°51'33"W, 40.58 FEET; THENCE S08°03'00"W, 104.00 FEET; THENCE S20°01'39"W, 79.21 FEET; THENCE S23°30'47"W, 67.85 FEET; THENCE S32°33'28"W, 228.60 FEET; THENCE S26°48'04"W, 63.87 FEET; THENCE S20°03'04"W, 80.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°03'05"W, 202.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'36", A DISTANCE OF 202.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'10", A DISTANCE OF 330.18 FEET; THENCE N54°30'37"W, 545.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°24'45", A DISTANCE OF 373.80 FEET; THENCE S18°04'38"W, 60.00 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3, 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S89°24'01"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 357.71 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°35'59"E, 248.43 FEET TO THE POINT OF BEGINNING; THENCE S74°58'16"E, 106.05 FEET; THENCE S43°04'48"E, 274.41 FEET; THENCE N73°42'27"E, 249.54 FEET; THENCE N27°52'02"E, 972.95 FEET; THENCE N32°01'14"W, 86.01 FEET; THENCE N25°31'02"E, 60.00 FEET; THENCE N69°48'33"E, 95.94 FEET; THENCE N14°36'03"E, 462.98 FEET; THENCE N00°24'11"E, 362.75 FEET; THENCE N49°55'41"W, 457.79 FEET; THENCE N67°04'01"W, 105.72 FEET; THENCE S81°31'41"W, 387.38 FEET; THENCE S87°00'33"W, 173.03 FEET; THENCE N88°23'23"W, 240.95 FEET; THENCE N73°20'26"W, 126.53 FEET; THENCE N69°03'49"W, 438.25 FEET; THENCE S67°38'41"W, 106.78 FEET; THENCE S31°03'58"W, 176.13 FEET; THENCE S59°09'55"W, 314.53 FEET; THENCE S00°24'44"W, 489.33 FEET; THENCE S10°39'52"E, 80.46 FEET; THENCE S40°44'37"E, 66.18 FEET; THENCE S11°04'15"E, 53.09 FEET; THENCE S01°58'27"W, 216.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°00'46"W, 87.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'27", A DISTANCE OF 87.18 FEET; THENCE S90°00'00"W, 146.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°43'26", A DISTANCE OF 408.51 FEET; THENCE S67°16'34"W, 422.92 FEET; THENCE N13°12'22"W, 69.88 FEET; THENCE N07°14'07"W, 228.09 FEET; THENCE N50°28'19"E, 359.32 FEET; THENCE S88°16'46"E, 258.18 FEET; THENCE N55°35'39"E, 150.02 FEET; THENCE N01°13'34"W, 529.02 FEET; THENCE N52°33'49"W, 109.22 FEET; THENCE S82°59'08"W, 789.23 FEET; THENCE N74°52'19"W, 222.42 FEET; THENCE S49°22'39"W, 131.66 FEET; THENCE S06°08'46"E, 661.96 FEET; THENCE S01°56'44"E, 578.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°14'59"E, 308.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'51", A DISTANCE OF 309.16 FEET; THENCE N67°16'34"E, 60.92 FEET; THENCE S22°43'26"E,

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CONTINUED ON SHEET 4



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

60.00 FEET; THENCE S05°30'41"E, 394.31 FEET; THENCE S04°59'13"E, 98.74 FEET; THENCE S01°41'15"E, 99.23 FEET; THENCE S00°58'38"E, 316.46 FEET; THENCE S12°16'49"E, 77.97 FEET; THENCE S63°14'06"E, 104.23 FEET; THENCE N81°31'46"E, 132.18 FEET; THENCE N86°27'48"E, 74.87 FEET; THENCE N69°34'12"E, 942.93 FEET; THENCE S88°35'57"E, 197.02 FEET; THENCE N62°24'00"E, 296.28 FEET; THENCE N71°41'25"E, 95.78 FEET; THENCE S84°15'10"E, 337.96 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN N89°34'47"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°34'47"W, 1,249.66 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, N00°19'22"E, ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1,422.59 FEET; THENCE DEPARTING SAID LINE, S89°40'38"E, 167.45 FEET; THENCE S74°52'40"E, 50.00 FEET; THENCE S56°21'02"E, 46.82 FEET; THENCE S42°00'12"E, 46.82 FEET; THENCE S23°28'31"E, 19.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF S35°01'12"W, 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'11", A DISTANCE OF 9.45 FEET; THENCE S89°32'24"E, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 171.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°07'10"E, 259.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3,572.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET; THENCE N72°01'33"E, 298.77 FEET; THENCE S68°33'58"E, 78.77 FEET; THENCE S47°04'11"E, 150.67 FEET; THENCE S05°20'07"E, 898.97 FEET; THENCE S16°39'40"W, 204.79 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°54'00"E, 103.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'03", A DISTANCE OF 103.26 FEET; THENCE S03°59'29"W, 60.00 FEET; THENCE S01°24'38"W, 656.14 FEET TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 141.

AND

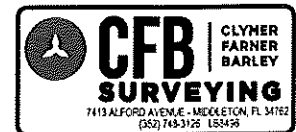
THAT LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTH 1/4 CORNER OF SAID SECTION 24 RUN S89°43'44"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,455.08 FEET TO THE SOUTHEAST CORNER OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 AND THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: N00°29'36"E, ALONG EAST LINE OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 225.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, N89°26'37"W, 58.96 FEET; THENCE S72°48'01"W, 112.06 FEET; THENCE N55°50'16"W, 41.32 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, N00°30'19"E, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 A DISTANCE OF 324.79 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151 THE FOLLOWING COURSES: S89°29'41"E, 28.17 FEET; THENCE N00°30'19"E, 254.58 FEET; THENCE N25°20'03"E, 408.99 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 1975, PAGE 151 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, N22°54'04"E, 42.10 FEET TO A POINT THAT IS 50.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE SOUTHERLY RIGHT-OF-WAY OF C-466; THENCE PARALLEL WITH SAID RIGHT-OF-WAY THE FOLLOWING COURSES: S89°43'03"E, 914.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,790.08 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 35°43'25", A DISTANCE OF 1,116.11 FEET TO THE POINT OF TANGENCY; THENCE S53°59'38"E, 979.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, S00°00'22"W, 250.98 FEET TO NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S00°13'04"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 138.69 FEET TO THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376; THENCE DEPARTING SAID EAST LINE AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL

CONTINUED ON SHEET 5

EXHIBIT " 2 "
SHEET 4 OF 9

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

EXHIBIT " 2 "
SHEET 5 OF 9

RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: S40°06'00"W, 144.90 FEET; THENCE S65°09'57"W, 52.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 160.02 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°05'32", A DISTANCE OF 187.38 FEET TO THE POINT OF TANGENCY; THENCE N47°44'31"W, 279.60 FEET; THENCE N42°20'15"W, 134.30 FEET; THENCE N68°13'17"W, 50.36 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 373, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°54'13"W, 1,203.53 FEET; THENCE N87°27'14"W, 416.39 FEET; THENCE N74°47'41"W, 342.01 FEET; THENCE N80°29'20"W, 167.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S00°42'50"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 779.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 466A; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N50°52'38"W, 460.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1835.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'44" FOR A DISTANCE OF 16.40 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN COURSES: DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S38°42'51"W, 125.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'20", AN ARC DISTANCE OF 41.95 FEET TO THE POINT OF TANGENCY; THENCE S19°05'31"W, 11.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'09", AN ARC DISTANCE OF 64.20 FEET TO THE POINT OF TANGENCY; THENCE S15°07'38"E, 10.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 94.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'45", AN ARC DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S75°23'44"W, 133.41 FEET; THENCE N57°33'20"W, 178.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,595.32 FEET AND A CHORD BEARING AND DISTANCE OF N60°24'07"W, 131.31 FEET TO WHICH A RADIAL LINE BEARS N31°57'24"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'02", AN ARC DISTANCE OF 131.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,153.68 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'16", AN ARC DISTANCE OF 235.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,770.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'11", AN ARC DISTANCE OF 86.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°30'24"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N82°15'59"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING AFORESAID BOUNDARY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°27'13", AN ARC DISTANCE OF 38.36 FEET TO THE POINT OF TANGENCY; THENCE S00°43'12"W, 582.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'58", AN ARC DISTANCE OF 61.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°16'52", AN ARC DISTANCE OF 47.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,027.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 106.16 FEET TO A POINT ON A RADIAL LINE; THENCE N28°14'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 111.38 FEET; THENCE N75°46'42"W, 197.54 FEET; THENCE N01°51'44"W, 368.48 FEET; THENCE N19°53'49"W, 32.30 FEET; THENCE N01°51'44"W, 63.00 FEET; THENCE N45°09'06"E, 269.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.03 FEET AND A CHORD BEARING AND DISTANCE OF S80°26'57"E, 197.47 FEET TO WHICH A RADIAL LINE BEARS N06°21'11"E; SAID POINT ALSO BEING ON SAID BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 06°23'44", AN ARC DISTANCE OF 197.58 FEET TO THE POINT OF BEGINNING.

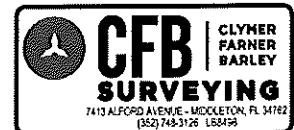
AND

THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE

CONTINUED ON SHEET 6

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

EXHIBIT " 2 "
SHEET 6 OF 9

S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'16", AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'26", AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57", AN ARC DISTANCE OF 99.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°39'22"W, 31.37 FEET TO WHICH A RADIAL LINE BEARS S07°58'55"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'05", AN ARC DISTANCE OF 31.54 FEET TO THE POINT OF TANGENCY; THENCE N77°19'50"W, 41.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'03", AN ARC DISTANCE OF 222.49 FEET TO THE POINT OF TANGENCY; THENCE S82°26'07"W, 147.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 313.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 106.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'22", AN ARC DISTANCE OF 120.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'18", AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'19", AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'56", AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°38'27"W, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°13'15"W, 101.20 FEET TO WHICH A RADIAL LINE BEARS S02°39'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'10", AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE N67°47'10"W, 247.20 FEET; THENCE N24°48'19"E, 442.03 FEET; THENCE N27°23'11"E, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN N60°12'34"E, 1.98 FEET; THENCE N24°48'19"E, 23.84 FEET TO THE POINT OF BEGINNING.

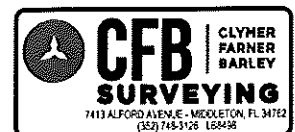
AND:

THOSE PORTIONS OF TRACT 14, TRACT 15 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF AFORESAID TRACT 14; THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY LINES OF AFORESAID TRACT 14 AND BROWNWOOD BOULEVARD; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'38", AN ARC DISTANCE OF 19.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 9.33 FEET AND A CHORD BEARING AND DISTANCE OF N18°41'49"E, 1.99 FEET TO WHICH A RADIAL LINE BEARS N77°26'11"W; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'59", AN ARC DISTANCE OF 2.00 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 14.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE S65°10'12"E, 14.00 FEET; THENCE N24°49'48"E, 113.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.67 FEET AND A CHORD BEARING AND DISTANCE OF N66°44'13"E, 54.81 FEET TO WHICH A RADIAL LINE BEARS S03°35'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°42'21", AN ARC DISTANCE OF 56.87 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°43'08"E, 13.66 FEET; THENCE S80°28'44"E, 31.34 FEET; THENCE N09°31'16"E, 55.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.67 FEET AND A CHORD BEARING AND DISTANCE OF S85°55'38"W, 21.06 FEET TO WHICH A RADIAL LINE BEARS N07°55'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°59'33", AN ARC DISTANCE OF 21.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

CONTINUED ON SHEET 7

JOB SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

EXHIBIT "2"
SHEET 7 OF 9

NORTHEASTERLY AND HAVING A RADIUS OF 29.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°07'16", AN ARC DISTANCE OF 40.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'46", AN ARC DISTANCE OF 3.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'26", AN ARC DISTANCE OF 19.26 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 3.74 FEET; THENCE N20°33'38"E, 13.61 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.62 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT 15; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 15: RUN S65°09'28"E, 78.29 FEET; THENCE S24°50'32"W, 2.25 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 14; THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 14: RUN S65°09'28"E, 371.50 FEET; THENCE S24°45'38"W, 60.69 FEET; THENCE S65°29'03"E, 66.30 FEET; THENCE S18°16'44"W, 23.89 FEET; THENCE S65°11'44"E, 69.17 FEET; THENCE S37°05'23"W, 27.42 FEET; THENCE S51°58'15"W, 422.27 FEET TO THE POINT OF BEGINNING.

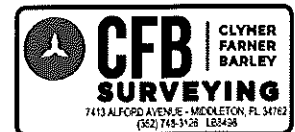
AND:

THOSE PORTIONS OF TRACT 9, TRACT 13 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 14, BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES, RESPECTIVELY, OF AFORESAID TRACT 14, BROWNWOOD BOULEVARD AND TRACT 9; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'41", AN ARC DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'40", A DISTANCE OF 541.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", AN ARC DISTANCE OF 220.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°56'16", AN ARC DISTANCE OF 199.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°29'34", AN ARC DISTANCE OF 36.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'19", AN ARC DISTANCE OF 37.82 FEET TO THE POINT OF TANGENCY; THENCE N52°54'25"W, 59.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'53", AN ARC DISTANCE OF 27.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°58'08"E, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°59'27"W, 28.86 FEET TO WHICH A RADIAL LINE BEARS S42°53'16"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'35", AN ARC DISTANCE OF 28.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N19°35'24"E, 76.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 857.13 FEET AND A CHORD BEARING AND DISTANCE OF N43°28'42"E, 426.23 FEET TO WHICH A RADIAL LINE BEARS S32°07'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'38", AN ARC DISTANCE OF 430.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°48'33"E, 42.66 FEET; THENCE S65°47'44"E, 48.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 406.78 FEET AND A CHORD BEARING AND DISTANCE OF S80°25'17"E, 104.32 FEET TO WHICH A RADIAL LINE BEARS S16°56'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'02", AN ARC DISTANCE OF 104.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°47'03"E, 43.75 FEET; THENCE S70°38'45"E, 55.89 FEET; THENCE S65°05'00"E, 225.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF S62°13'59"E, 20.73 FEET TO WHICH A RADIAL LINE BEARS N24°47'28"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 553.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'12", AN ARC DISTANCE OF 114.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 199.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S65°19'45"E, 54.26 FEET; THENCE S63°26'02"E, 121.72 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY OF TRACT 13 RUN

CONTINUED ON SHEET 8

J08 SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " 2 "
SHEET 8 OF 9

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

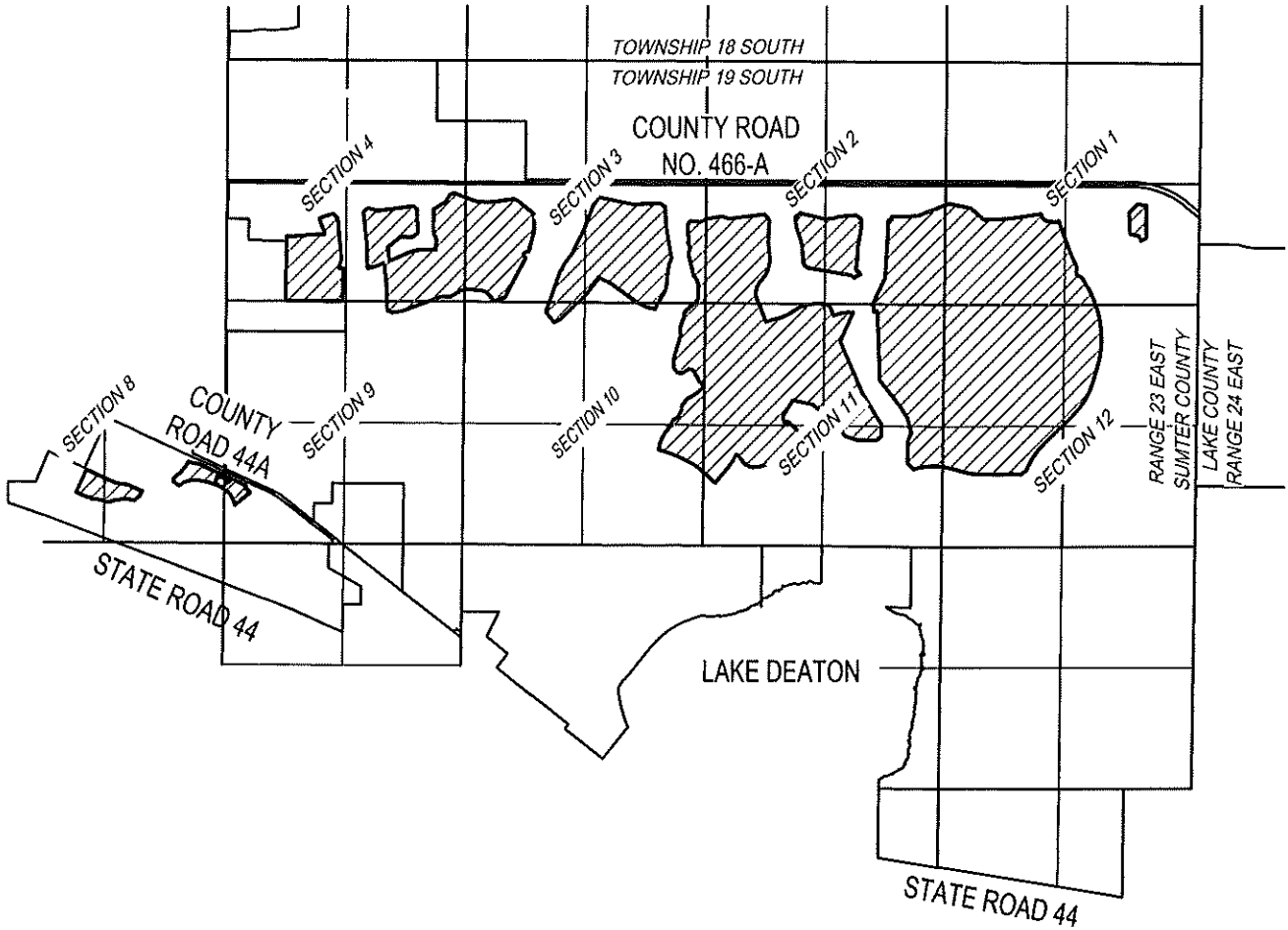
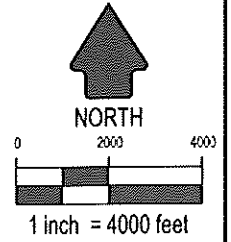
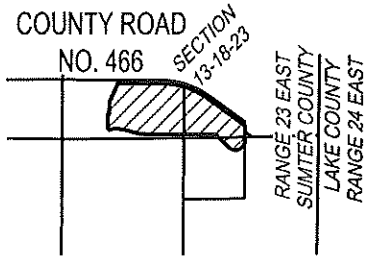
N26°33'58"E, 4.60 FEET; THENCE DEPARTING SAID BOUNDARY RUN S61°25'11"E, 8.00 FEET; THENCE S68°34'55"E, 26.76 FEET; THENCE S70°21'35"E, 18.69 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY RUN S63°26'02"E, 31.78 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.53 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S28°12'25"W, 13.60 FEET; THENCE S24°49'48"W, 3.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'21", AN ARC DISTANCE OF 19.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'01", AN ARC DISTANCE OF 15.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°50'27", AN ARC DISTANCE OF 49.64 FEET TO THE POINT OF TANGENCY; THENCE N35°43'25"W, 44.21 FEET; THENCE S54°16'35"W, 58.34 FEET; THENCE N35°43'25"W, 14.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'18", AN ARC DISTANCE OF 12.66 FEET TO THE POINT OF TANGENCY; THENCE N71°58'42"W, 38.02 FEET; THENCE S18°01'18"W, 29.67 FEET; THENCE S71°58'42"E, 20.11 FEET; THENCE S18°01'18"W, 4.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 16.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°15'55", AN ARC DISTANCE OF 15.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'18", AN ARC DISTANCE OF 65.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 72.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'49", AN ARC DISTANCE OF 42.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S24°11'54"W, 25.94 FEET; THENCE S65°48'02"E, 78.14 FEET; THENCE S24°11'58"W, 4.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE S65°48'06"E, 68.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°30'06", AN ARC DISTANCE OF 6.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°40'43"W, 2.15 FEET TO THE POINT OF BEGINNING.

JOB SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "2"
SHEET 9 OF 9



JOB SP2026.00224



EXHIBIT 3

**DESCRIPTION OF THE ADDED
DISTRICT 9 CDD (6TH AMENDMENT)
APPROXIMATELY 9.7 ACRES+/-**

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND INCLUDING A PORTION OF THE NOW VACATED SEABOARD AIRLINE RAILROAD. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 RUN EASTERLY 401.84 FEET TO THE WEST LINE OF THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 395.15 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A" PER THE PLAT OF VILLAGES OF WILDWOOD ANTRIM DELLS, AS RECORDED IN PLAT BOOK 15, PAGES 16, 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" AND ALONG SAID WEST LINE OF EAST 304 YARDS RUN N00°13'26"E A DISTANCE OF 509.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A THE FOLLOWING COURSES: RUN N52°24'36"W, 15.95 FEET; THENCE N55°18'23"W, 111.75 FEET; THENCE N44°37'44"W, 55.25 FEET; THENCE N48°30'40"W, 107.33 FEET; THENCE N52°07'48"W, 400.91 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID TRACT "A" RUN N89°52'50"W, 190.61 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 AND ALONG THE BOUNDARY OF TRACT "A" WITH THE FOLLOWING TWO (2) COURSES: RUN S00°13'58"W, 536.54 FEET; THENCE S61°06'30"E, 834.93 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

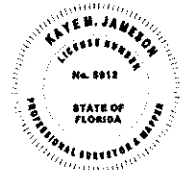
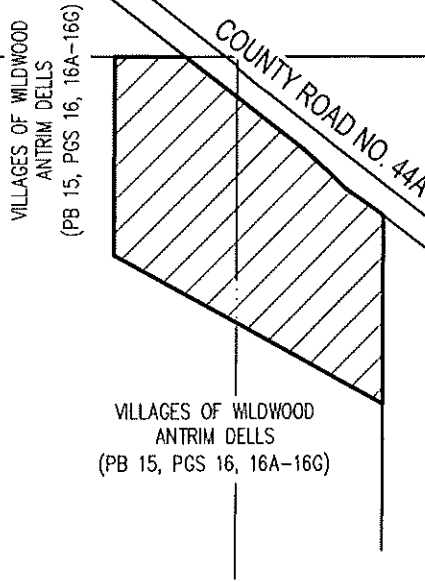
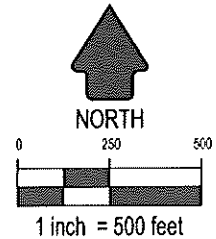
DISTRICT 9 CDD (6TH AMENDMENT) ADDED
9.7 ACRES±

EXHIBIT " 3 "
SHEET 1 OF 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND INCLUDING A PORTION OF THE NOW VACATED SEABOARD AIRLINE RAILROAD. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 RUN EASTERLY 401.84 FEET TO THE WEST LINE OF THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 395.15 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A" PER THE PLAT OF VILLAGES OF WILDWOOD ANTRIM DELLS, AS RECORDED IN PLAT BOOK 15, PAGES 16, 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" AND ALONG SAID WEST LINE OF EAST 304 YARDS RUN N00°13'26"E A DISTANCE OF 509.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A THE FOLLOWING COURSES: RUN N52°24'36"W, 15.95 FEET; THENCE N55°18'23"W, 111.75 FEET; THENCE N44°37'44"W, 55.25 FEET; THENCE N48°30'40"W, 107.33 FEET; THENCE N52°07'48"W, 400.91 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID TRACT "A" RUN N89°52'50"W, 190.61 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 AND ALONG THE BOUNDARY OF TRACT "A" WITH THE FOLLOWING TWO (2) COURSES: RUN S00°13'58"W, 536.54 FEET; THENCE S61°06'30"E, 834.93 FEET TO THE POINT OF BEGINNING.



Kaye M. Jameson 02/23/26
KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

J08 SP2026.00224

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



Exhibit 4
Consent to Amend the Boundary Line of
Village Community Development District No. 9

The undersigned, being the owner of the property to be added to the Village Community Development District No. 9 as described in Exhibit 3 to the Petition to Amend the Boundary Line of Village Community Development District No. 9, hereby consents to the Petition dated this 27th day of April 2026.

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

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

By: 
Brandon Matulka, Manager

Exhibit 5
Board of Supervisors
Village Community Development District No. 9

1. Supervisor/Chair – Michael Dollard
2. Supervisor/Vice Chair – Dan Ruehl
3. Supervisor – Richard Talbot
4. Supervisor – Daniel Boone
5. Supervisor – Vacant

EXHIBIT 6

DESCRIPTION OF THE NEW DISTRICT 9 CDD (6TH AMENDMENT) APPROXIMATELY 1,319.5 ACRES+/-

THAT LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN N00°28'41"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 579.09 FEET; THENCE DEPARTING SAID EAST LINE, N89°31'19"W, 1,314.06 FEET TO THE POINT OF BEGINNING; THENCE N05°37'01"E, 64.18 FEET; THENCE N03°23'36"E, 965.29 FEET; THENCE N00°27'12"E, 224.33 FEET; THENCE N44°31'02"E, 136.96 FEET; THENCE N88°34'52"E, 552.22 FEET; THENCE N68°52'57"E, 747.55 FEET; THENCE S77°33'55"E, 490.96 FEET; THENCE S48°28'04"E, 378.86 FEET; THENCE N88°17'40"E, 541.22 FEET; THENCE N81°33'50"E, 727.04 FEET; THENCE S21°20'47"E, 114.32 FEET; THENCE S60°37'44"E, 117.99 FEET; THENCE S84°52'44"E, 113.69 FEET; THENCE N89°54'48"E, 77.13 FEET; THENCE N72°17'25"E, 60.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 6,084.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°53'41"E, 463.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'11", A DISTANCE OF 464.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'03", A DISTANCE OF 16.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'01", A DISTANCE OF 592.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°35'12", A DISTANCE OF 227.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'56", A DISTANCE OF 204.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,240.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°03'04", A DISTANCE OF 1,839.48 FEET; THENCE S16°23'04"W, 364.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,545.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 29°44'49", A DISTANCE OF 802.14 FEET; THENCE S46°07'53"W, 902.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,635.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°44'11", A DISTANCE OF 620.27 FEET; THENCE S24°23'42"W, 125.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 52°31'28", A DISTANCE OF 45.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°28'01", A DISTANCE OF 76.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'29", A DISTANCE OF 49.23 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 951.57 FEET AND A CHORD BEARING AND DISTANCE OF N85°06'45"W, 164.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'16", A DISTANCE OF 164.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 257.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°43'58"W, 16.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'13", A DISTANCE OF 16.39 FEET; THENCE S86°54'22"W, 195.81 FEET; THENCE N89°26'26"W, 515.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°25'28", A DISTANCE OF 294.55 FEET; THENCE N75°00'58"W, 336.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°33'23", A DISTANCE OF 762.56 FEET; THENCE S76°25'39"W, 76.46 FEET; THENCE N43°45'02"W, 197.22 FEET; THENCE N01°26'35"E, 481.01 FEET; THENCE N22°24'01"E, 199.74 FEET; THENCE N14°18'44"W, 322.92 FEET; THENCE N33°33'44"W, 284.70 FEET; THENCE N37°35'50"W, 762.86 FEET; THENCE N01°52'00"W, 1,514.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°25'10"W, 81.30 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°31'26", A DISTANCE OF 81.33 FEET; THENCE N04°19'07"W, 60.00 FEET; THENCE N01°20'38"W, 143.27 FEET; THENCE N25°11'55"E, 594.57 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN S89°28'14"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 555.97 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°31'46"E, 641.12 FEET TO THE POINT OF BEGINNING; THENCE N80°12'32"W, 966.06 FEET; THENCE N53°14'46"W, 54.40 FEET; THENCE N31°06'53"W, 60.08 FEET; THENCE N18°10'23"W, 62.33 FEET; THENCE N01°54'15"W, 311.74 FEET; THENCE N09°25'59"W, 105.94 FEET; THENCE N19°25'39"W, 349.63 FEET; THENCE N06°04'24"W, 217.95 FEET; THENCE N50°58'18"E, 143.37 FEET; THENCE S77°03'48"E, 555.54 FEET; THENCE N87°41'44"E, 189.20 FEET; THENCE N70°10'02"E, 97.86 FEET; THENCE N82°40'11"E, 224.40 FEET; THENCE N88°55'59"E, 192.26 FEET; THENCE S55°12'04"E, 137.27 FEET; THENCE S01°01'44"W, 214.13 FEET; THENCE S10°31'15"W, 301.40 FEET; THENCE S10°27'51"W, 69.66 FEET; THENCE S08°02'16"W, 68.07 FEET; THENCE S04°22'29"W, 68.07 FEET; THENCE S00°58'46"W, 68.82 FEET; THENCE S00°18'00"W, 124.60 FEET; THENCE S09°47'28"W, 202.88 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°39'41"E, 152.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°10'10", A DISTANCE OF 154.40 FEET; THENCE S62°25'25"W, 160.00 FEET; THENCE N41°23'55"W, 54.95 FEET; THENCE N69°12'45"W, 56.43 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S00°40'50"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 294.91 FEET; THENCE DEPARTING SAID EAST LINE, N89°19'10"W, 457.38 FEET TO THE POINT OF BEGINNING; THENCE N07°24'44"W, 74.47 FEET; THENCE N45°46'15"E, 222.64 FEET; THENCE N49°01'45"E, 140.00 FEET; THENCE N44°00'29"E, 54.87 FEET; THENCE N09°11'06"E, 48.86 FEET; THENCE N00°07'40"W, 280.00 FEET; THENCE N02°56'01"W, 60.57 FEET; THENCE N27°27'57"W, 55.10 FEET; THENCE N34°39'04"W, 122.13 FEET; THENCE N13°22'35"W, 369.23 FEET; THENCE N10°19'03"W, 149.93 FEET; THENCE N23°05'27"E, 90.92 FEET; THENCE N08°59'29"W, 76.25 FEET; THENCE N31°56'01"W, 74.23 FEET; THENCE N19°24'07"E, 74.93 FEET; THENCE N04°42'23"W, 73.10 FEET; THENCE N15°05'25"W, 93.65 FEET; THENCE N00°01'07"E, 94.72 FEET; THENCE N12°45'30"E, 105.66 FEET; THENCE N34°51'18"E, 45.21 FEET; THENCE S86°30'43"E, 196.76 FEET; THENCE S89°15'25"E, 59.80 FEET; THENCE N61°14'05"E, 146.94 FEET; THENCE N82°23'34"E, 314.00 FEET; THENCE S75°05'29"E, 184.12 FEET; THENCE N83°23'49"E, 788.23 FEET; THENCE S40°03'37"E, 158.59 FEET; THENCE S03°03'20"W, 408.59 FEET; THENCE S00°41'28"E, 70.00 FEET; THENCE S02°06'58"E, 67.54 FEET; THENCE S05°35'03"E, 69.03 FEET; THENCE S05°51'07"E, 228.17 FEET; THENCE S02°47'32"W, 87.83 FEET; THENCE S09°33'14"W, 87.78 FEET; THENCE S16°46'38"W, 87.72 FEET; THENCE S23°45'20"W, 81.84 FEET; THENCE S30°29'30"W, 78.75 FEET; THENCE S37°06'20"W, 81.81 FEET; THENCE S43°04'19"W, 74.75 FEET; THENCE S35°36'02"W, 63.66 FEET; THENCE S26°35'09"W, 63.66 FEET; THENCE S17°34'16"W, 63.66 FEET; THENCE S08°33'22"W, 63.66 FEET; THENCE S01°07'05"E, 72.94 FEET; THENCE S22°13'09"E, 159.25 FEET; THENCE S23°00'10"E, 107.25 FEET; THENCE S20°22'53"E, 301.08 FEET; THENCE

S14°21'25"E, 46.45 FEET; THENCE N75°38'35"E, 210.00 FEET; THENCE N75°37'04"E, 69.70 FEET; THENCE N73°18'09"E, 73.78 FEET; THENCE N69°30'44"E, 72.40 FEET; THENCE N65°53'01"E, 67.55 FEET; THENCE N62°22'50"E, 67.55 FEET; THENCE N58°52'39"E, 67.55 FEET; THENCE N56°54'25"E, 69.84 FEET; THENCE N56°56'44"E, 75.59 FEET; THENCE N63°11'51"E, 91.33 FEET; THENCE N71°00'48"E, 91.34 FEET; THENCE N77°13'41"E, 80.89 FEET; THENCE N82°52'29"E, 76.71 FEET; THENCE N85°40'05"E, 75.49 FEET; THENCE N88°48'26"E, 75.49 FEET; THENCE S88°03'00"E, 108.48 FEET; THENCE S74°09'22"E, 72.69 FEET; THENCE S52°40'29"E, 97.54 FEET; THENCE S25°00'11"E, 133.48 FEET; THENCE S19°01'54"E, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,170.00 FEET AND A CHORD BEARING AND DISTANCE OF N79°43'11"E, 356.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'10", A DISTANCE OF 357.41 FEET; THENCE N88°28'16"E, 81.88 FEET; THENCE S24°03'38"W, 633.16 FEET; THENCE S22°55'10"W, 61.76 FEET; THENCE S17°27'05"E, 52.91 FEET; THENCE S23°19'37"E, 1226.65 FEET; THENCE S32°04'29"E, 769.09 FEET; THENCE S01°08'06"W, 257.53 FEET; THENCE S49°38'02"W, 137.76 FEET; THENCE N89°36'47"W, 423.95 FEET; THENCE N71°05'11"W, 147.22 FEET; THENCE N73°32'42"W, 108.43 FEET; THENCE N45°34'06"W, 831.88 FEET; THENCE N50°49'53"W, 193.05 FEET; THENCE N78°07'02"W, 451.93 FEET; THENCE S32°43'19"W, 373.47 FEET; THENCE S24°16'56"W, 58.39 FEET; THENCE S19°06'42"E, 140.84 FEET; THENCE N46°59'04"E, 69.76 FEET; THENCE S48°38'51"E, 45.63 FEET; THENCE S48°16'04"E, 372.14 FEET; THENCE S36°38'28"W, 51.56 FEET; THENCE S46°43'20"E, 2.04 FEET; THENCE S36°13'29"W, 287.37 FEET; THENCE S43°47'00"W, 70.00 FEET; THENCE S44°32'16"W, 79.50 FEET; THENCE S53°08'44"W, 66.52 FEET; THENCE S57°49'28"W, 70.00 FEET; THENCE S57°46'45"W, 140.77 FEET; THENCE S56°33'35"W, 71.58 FEET; THENCE S56°17'10"W, 69.60 FEET; THENCE S59°49'21"W, 68.22 FEET; THENCE S65°18'02"W, 79.91 FEET; THENCE S71°14'49"W, 80.88 FEET; THENCE S76°45'39"W, 68.22 FEET; THENCE S81°46'16"W, 68.54 FEET; THENCE S84°59'18"W, 67.88 FEET; THENCE N80°19'26"W, 72.26 FEET; THENCE N63°07'40"W, 74.93 FEET; THENCE N59°48'05"W, 82.33 FEET; THENCE N34°10'54"W, 86.47 FEET; THENCE N38°15'14"W, 118.83 FEET; THENCE N64°36'25"W, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,370.00 FEET AND A CHORD BEARING AND DISTANCE OF S32°44'33"W, 350.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'57", A DISTANCE OF 351.47 FEET; THENCE S40°05'32"W, 402.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 92°11'55", A DISTANCE OF 32.18 FEET; THENCE N47°42'33"W, 388.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°32'43", A DISTANCE OF 207.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,841.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°07'36", A DISTANCE OF 849.52 FEET; THENCE N12°17'59"E, 88.76 FEET; THENCE N12°36'30"E, 59.94 FEET; THENCE N18°40'59"E, 59.20 FEET; THENCE N21°06'14"E, 59.97 FEET; THENCE N31°55'32"E, 60.02 FEET; THENCE N32°47'36"E, 439.51 FEET; THENCE

N66°34'01"E, 95.01 FEET; THENCE N26°17'58"E, 178.55 FEET; THENCE N00°51'57"E, 85.87 FEET; THENCE N35°11'04"E, 101.48 FEET; THENCE N40°40'33"E, 108.17 FEET; THENCE N63°26'38"E, 55.61 FEET; THENCE N59°23'00"E, 83.20 FEET; THENCE N56°52'44"E, 68.74 FEET; THENCE N53°16'59"E, 68.74 FEET; THENCE N49°41'14"E, 68.74 FEET; THENCE N46°46'33"E, 67.90 FEET; THENCE N22°13'04"E, 50.41 FEET; THENCE N46°36'13"W, 106.90 FEET; THENCE N42°34'34"W, 54.47 FEET; THENCE N27°54'37"W, 180.13 FEET; THENCE N28°46'29"W, 49.94 FEET; THENCE N41°06'56"W, 24.44 FEET; THENCE N63°31'39"W, 32.36 FEET; THENCE N73°20'53"W, 30.40 FEET; THENCE N81°58'28"W, 35.90 FEET; THENCE S58°45'12"W, 182.61 FEET; THENCE N74°18'37"W, 98.00 FEET; THENCE N39°43'09"W, 113.15 FEET; THENCE N00°05'37"W, 241.03 FEET; THENCE N16°59'44"E, 426.28 FEET; THENCE N21°52'52"E, 69.32 FEET; THENCE N04°12'39"W, 188.28 FEET; THENCE N20°19'10"E, 253.15 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S89°24'14"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 271.37 FEET; THENCE DEPARTING SAID NORTH LINE, N00°35'46"E, 489.36 FEET TO THE POINT OF BEGINNING; THENCE S38°40'56"W, 415.88 FEET; THENCE S46°13'31"W, 778.48 FEET; THENCE S65°44'56"W, 143.59 FEET; THENCE N39°05'25"W, 297.58 FEET; THENCE N19°35'33"E, 964.92 FEET; THENCE N58°21'40"E, 49.11 FEET; THENCE N14°30'39"E, 100.15 FEET; THENCE N37°16'30"E, 342.23 FEET; THENCE N21°43'18"E, 95.37 FEET; THENCE N27°17'34"E, 430.23 FEET; THENCE N21°11'14"E, 589.13 FEET; THENCE N34°29'35"E, 234.39 FEET; THENCE S78°15'15"E, 795.99 FEET; THENCE N86°31'03"E, 276.93 FEET; THENCE S87°02'16"E, 89.09 FEET; THENCE N86°31'03"E, 201.04 FEET; THENCE S56°59'52"E, 132.02 FEET; THENCE S03°09'20"E, 436.02 FEET; THENCE S09°32'51"E, 708.16 FEET; THENCE S20°58'25"W, 155.84 FEET; THENCE S09°23'10"W, 163.90 FEET; THENCE S02°56'28"W, 95.79 FEET; THENCE S08°37'57"W, 43.32 FEET; THENCE S06°44'50"W, 69.01 FEET; THENCE S04°51'33"W, 40.58 FEET; THENCE S08°03'00"W, 104.00 FEET; THENCE S20°01'39"W, 79.21 FEET; THENCE S23°30'47"W, 67.85 FEET; THENCE S32°33'28"W, 228.60 FEET; THENCE S26°48'04"W, 63.87 FEET; THENCE S20°03'04"W, 80.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°03'05"W, 202.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'36", A DISTANCE OF 202.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'10", A DISTANCE OF 330.18 FEET; THENCE N54°30'37"W, 545.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°24'45", A DISTANCE OF 373.80 FEET; THENCE S18°04'38"W, 60.00 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3, 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S89°24'01"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 357.71 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°35'59"E, 248.43 FEET TO THE POINT OF BEGINNING; THENCE S74°58'16"E, 106.05 FEET; THENCE S43°04'48"E, 274.41 FEET; THENCE N73°42'27"E, 249.54 FEET; THENCE N27°52'02"E, 972.95 FEET; THENCE N32°01'14"W, 86.01 FEET; THENCE N25°31'02"E, 60.00 FEET; THENCE N69°48'33"E, 95.94 FEET; THENCE N14°36'03"E, 462.98 FEET; THENCE N00°24'11"E, 362.75 FEET; THENCE N49°55'41"W, 457.79 FEET; THENCE N67°04'01"W, 105.72 FEET; THENCE S81°31'41"W, 387.38 FEET; THENCE S87°00'33"W, 173.03 FEET; THENCE N88°23'23"W, 240.95 FEET; THENCE N73°20'26"W, 126.53 FEET; THENCE N69°03'49"W, 438.25 FEET; THENCE S67°38'41"W, 106.78 FEET; THENCE S31°03'58"W, 176.13 FEET; THENCE S59°09'55"W, 314.53 FEET; THENCE S00°24'44"W, 489.33 FEET; THENCE S10°39'52"E, 80.46 FEET; THENCE S40°44'37"E, 66.18 FEET; THENCE S11°04'15"E, 53.09 FEET; THENCE S01°58'27"W, 216.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°00'46"W, 87.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'27", A DISTANCE OF 87.18 FEET; THENCE S90°00'00"W, 146.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°43'26", A DISTANCE OF 408.51 FEET; THENCE S67°16'34"W, 422.92 FEET; THENCE N13°12'22"W, 69.88 FEET; THENCE N07°14'07"W, 228.09 FEET; THENCE N50°28'19"E, 359.32 FEET; THENCE S88°16'46"E, 258.18 FEET; THENCE N55°35'39"E, 150.02 FEET; THENCE N01°13'34"W, 529.02 FEET; THENCE N52°33'49"W, 109.22 FEET; THENCE S82°59'08"W, 789.23 FEET; THENCE N74°52'19"W, 222.42 FEET; THENCE S49°22'39"W, 131.66 FEET; THENCE S06°08'46"E, 661.96 FEET; THENCE S01°56'44"E, 578.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°14'59"E, 308.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'51", A DISTANCE OF 309.16 FEET; THENCE N67°16'34"E, 60.92 FEET; THENCE S22°43'26"E, 60.00 FEET; THENCE S05°30'41"E, 394.31 FEET; THENCE S04°59'13"E, 98.74 FEET; THENCE S01°41'15"E, 99.23 FEET; THENCE S00°58'38"E, 316.46 FEET; THENCE S12°16'49"E, 77.97 FEET; THENCE S63°14'06"E, 104.23 FEET; THENCE N81°31'46"E, 132.18 FEET; THENCE N86°27'48"E, 74.87 FEET; THENCE N69°34'12"E, 942.93 FEET; THENCE S88°35'57"E, 197.02 FEET; THENCE N62°24'00"E, 296.28 FEET; THENCE N71°41'25"E, 95.78 FEET; THENCE S84°15'10"E, 337.96 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN N89°34'47"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°34'47"W, 1,249.66 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, N00°19'22"E, ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1,422.59 FEET; THENCE DEPARTING SAID LINE, S89°40'38"E, 167.45 FEET; THENCE S74°52'40"E, 50.00 FEET; THENCE S56°21'02"E, 46.82 FEET; THENCE S42°00'12"E, 46.82 FEET; THENCE S23°28'31"E, 19.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF S35°01'12"W, 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'11", A DISTANCE OF 9.45 FEET; THENCE S89°32'24"E, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 171.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°07'10"E, 259.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3,572.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET; THENCE N72°01'33"E, 298.77 FEET; THENCE S68°33'58"E, 78.77 FEET; THENCE S47°04'11"E, 150.67 FEET; THENCE S05°20'07"E, 898.97 FEET; THENCE S16°39'40"W, 204.79 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°54'00"E, 103.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'03", A DISTANCE OF 103.26 FEET; THENCE S03°59'29"W, 60.00 FEET; THENCE S01°24'38"W, 656.14 FEET TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 141.

AND

THAT LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTH 1/4 CORNER OF SAID SECTION 24 RUN S89°43'44"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,455.08 FEET TO THE SOUTHEAST CORNER OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 AND THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: N00°29'36"E, ALONG EAST LINE OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 225.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, N89°26'37"W, 58.96 FEET; THENCE S72°48'01"W, 112.06 FEET; THENCE N55°50'16"W, 41.32 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, N00°30'19"E, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 A DISTANCE OF 324.79 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151 THE FOLLOWING COURSES: S89°29'41"E, 28.17 FEET; THENCE N00°30'19"E, 254.58 FEET; THENCE N25°20'03"E, 408.99 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 1975, PAGE 151 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, N22°54'04"E, 42.10 FEET TO A POINT THAT IS 50.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE SOUTHERLY RIGHT-OF-WAY OF C-466; THENCE PARALLEL WITH SAID RIGHT-OF-WAY THE FOLLOWING COURSES: S89°43'03"E, 914.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,790.08 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 35°43'25", A DISTANCE OF 1,116.11 FEET TO THE POINT OF TANGENCY; THENCE S53°59'38"E, 979.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, S00°00'22"W, 250.98 FEET TO NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S00°13'04"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 138.69 FEET TO THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376; THENCE DEPARTING SAID EAST LINE AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: S40°06'00"W, 144.90 FEET; THENCE S65°09'57"W, 52.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 160.02 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°05'32", A DISTANCE OF 187.38 FEET TO THE POINT OF TANGENCY; THENCE N47°44'31"W, 279.60 FEET; THENCE N42°20'15"W, 134.30 FEET; THENCE N68°13'17"W, 50.36 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 373, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°54'13"W, 1,203.53 FEET; THENCE N87°27'14"W, 416.39 FEET; THENCE N74°47'41"W, 342.01 FEET; THENCE N80°29'20"W, 167.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S00°42'50"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 779.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 466A; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N50°52'38"W, 460.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1835.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'44" FOR A DISTANCE OF 16.40 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN COURSES: DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S38°42'51"W, 125.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'20", AN ARC DISTANCE OF 41.95 FEET TO THE POINT OF TANGENCY; THENCE S19°05'31"W, 11.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'09", AN ARC DISTANCE OF 64.20 FEET TO THE POINT OF TANGENCY; THENCE S15°07'38"E, 10.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 94.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'45", AN ARC DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S75°23'44"W, 133.41 FEET; THENCE N57°33'20"W, 178.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,595.32 FEET AND A CHORD BEARING AND DISTANCE OF N60°24'07"W, 131.31 FEET TO WHICH A RADIAL LINE BEARS N31°57'24"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'02", AN ARC DISTANCE OF 131.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,153.68 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'16", AN ARC DISTANCE OF 235.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,770.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'11", AN ARC DISTANCE OF 86.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°30'24"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N82°15'59"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING AFORESAID BOUNDARY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CENTRAL ANGLE OF 08°27'13", AN ARC DISTANCE OF 38.36 FEET TO THE POINT OF TANGENCY; THENCE S00°43'12"W, 582.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'58", AN ARC DISTANCE OF 61.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°16'52", AN ARC DISTANCE OF 47.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,027.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 106.16 FEET TO A POINT ON A RADIAL LINE; THENCE N28°14'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 111.38 FEET; THENCE N75°46'42"W, 197.54 FEET; THENCE N01°51'44"W, 368.48 FEET; THENCE N19°53'49"W, 32.30 FEET; THENCE N01°51'44"W, 63.00 FEET; THENCE N45°09'06"E, 269.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.03 FEET AND A CHORD BEARING AND DISTANCE OF S80°26'57"E, 197.47 FEET TO WHICH A RADIAL LINE BEARS N06°21'11"E; SAID POINT ALSO BEING ON SAID BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 06°23'44", AN ARC DISTANCE OF 197.58 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'16", AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'26", AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57", AN ARC DISTANCE OF 99.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°39'22"W, 31.37 FEET TO WHICH A RADIAL LINE BEARS S07°58'55"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'05", AN ARC DISTANCE OF 31.54 FEET TO THE POINT OF TANGENCY; THENCE N77°19'50"W, 41.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'03", AN ARC DISTANCE OF 222.49 FEET TO THE POINT OF TANGENCY; THENCE S82°26'07"W, 147.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 313.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 106.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'22", AN ARC DISTANCE OF 120.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'18", AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'19", AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'56", AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°38'27"W, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°13'15"W, 101.20 FEET TO WHICH A RADIAL LINE BEARS S02°39'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'10", AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE N67°47'10"W, 247.20 FEET; THENCE N24°48'19"E, 442.03 FEET; THENCE N27°23'11"E, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN N60°12'34"E, 1.98 FEET; THENCE N24°48'19"E, 23.84 FEET TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF TRACT 14, TRACT 15 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF AFORESAID TRACT 14; THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY LINES OF AFORESAID TRACT 14 AND BROWNWOOD BOULEVARD; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'38", AN ARC DISTANCE OF 19.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 9.33 FEET AND A CHORD BEARING AND DISTANCE OF N18°41'49"E, 1.99 FEET TO WHICH A RADIAL LINE BEARS N77°26'11"W; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'59", AN ARC DISTANCE OF 2.00 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 14.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE S65°10'12"E, 14.00 FEET; THENCE N24°49'48"E, 113.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.67 FEET AND A CHORD BEARING AND DISTANCE OF N66°44'13"E, 54.81 FEET TO WHICH A RADIAL LINE BEARS S03°35'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°42'21", AN ARC DISTANCE OF 56.87 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°43'08"E, 13.66 FEET; THENCE S80°28'44"E, 31.34 FEET; THENCE N09°31'16"E, 55.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.67 FEET AND A CHORD BEARING AND DISTANCE OF S85°55'38"W, 21.06 FEET TO WHICH A RADIAL LINE BEARS N07°55'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°59'33", AN ARC DISTANCE OF 21.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 29.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°07'16", AN ARC DISTANCE OF 40.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

05°17'46", AN ARC DISTANCE OF 3.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'26", AN ARC DISTANCE OF 19.26 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 3.74 FEET; THENCE N20°33'38"E, 13.61 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.62 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT 15; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 15: RUN S65°09'28"E, 78.29 FEET; THENCE S24°50'32"W, 2.25 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 14; THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 14: RUN S65°09'28"E, 371.50 FEET; THENCE S24°45'38"W, 60.69 FEET; THENCE S65°29'03"E, 66.30 FEET; THENCE S18°16'44"W, 23.89 FEET; THENCE S65°11'44"E, 69.17 FEET; THENCE S37°05'23"W, 27.42 FEET; THENCE S51°58'15"W, 422.27 FEET TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF TRACT 9, TRACT 13 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 14, BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES, RESPECTIVELY, OF AFORESAID TRACT 14, BROWNWOOD BOULEVARD AND TRACT 9; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'41", AN ARC DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'40", A DISTANCE OF 541.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", AN ARC DISTANCE OF 220.40

FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°56'16", AN ARC DISTANCE OF 199.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°29'34", AN ARC DISTANCE OF 36.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'19", AN ARC DISTANCE OF 37.82 FEET TO THE POINT OF TANGENCY; THENCE N52°54'25"W, 59.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'53", AN ARC DISTANCE OF 27.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°58'08"E, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°59'27"W, 28.86 FEET TO WHICH A RADIAL LINE BEARS S42°53'16"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'35", AN ARC DISTANCE OF 28.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N19°35'24"E, 76.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 857.13 FEET AND A CHORD BEARING AND DISTANCE OF N43°28'42"E, 426.23 FEET TO WHICH A RADIAL LINE BEARS S32°07'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'38", AN ARC DISTANCE OF 430.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°48'33"E, 42.66 FEET; THENCE S65°47'44"E, 48.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 406.78 FEET AND A CHORD BEARING AND DISTANCE OF S80°25'17"E, 104.32 FEET TO WHICH A RADIAL LINE BEARS S16°56'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'02", AN ARC DISTANCE OF 104.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°47'03"E, 43.75 FEET; THENCE S70°38'45"E, 55.89 FEET; THENCE S65°05'00"E, 225.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF S62°13'59"E, 20.73 FEET TO WHICH A RADIAL LINE BEARS N24°47'28"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 553.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'12", AN ARC DISTANCE OF 114.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 199.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S65°19'45"E, 54.26 FEET; THENCE S63°26'02"E, 121.72 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY OF TRACT 13 RUN N26°33'58"E, 4.60 FEET; THENCE DEPARTING SAID BOUNDARY RUN S61°25'11"E, 8.00 FEET; THENCE S68°34'55"E, 26.76 FEET; THENCE S70°21'35"E, 18.69 FEET TO A POINT ON THE BOUNDARY OF

AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY RUN S63°26'02"E, 31.78 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.53 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S28°12'25"W, 13.60 FEET; THENCE S24°49'48"W, 3.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'21", AN ARC DISTANCE OF 19.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'01", AN ARC DISTANCE OF 15.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°50'27", AN ARC DISTANCE OF 49.64 FEET TO THE POINT OF TANGENCY; THENCE N35°43'25"W, 44.21 FEET; THENCE S54°16'35"W, 58.34 FEET; THENCE N35°43'25"W, 14.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'18", AN ARC DISTANCE OF 12.66 FEET TO THE POINT OF TANGENCY; THENCE N71°58'42"W, 38.02 FEET; THENCE S18°01'18"W, 29.67 FEET; THENCE S71°58'42"E, 20.11 FEET; THENCE S18°01'18"W, 4.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 16.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°15'55", AN ARC DISTANCE OF 15.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'18", AN ARC DISTANCE OF 65.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 72.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'49", AN ARC DISTANCE OF 42.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S24°11'54"W, 25.94 FEET; THENCE S65°48'02"E, 78.14 FEET; THENCE S24°11'58"W, 4.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE S65°48'06"E, 68.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°30'06", AN ARC DISTANCE OF 6.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°40'43"W, 2.15 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND INCLUDING A PORTION OF THE NOW VACATED SEABOARD AIRLINE RAILROAD. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 RUN EASTERLY 401.84 FEET TO THE WEST LINE OF THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 395.15 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A" PER THE PLAT OF VILLAGES OF WILDWOOD ANTRIM DELLS, AS RECORDED IN PLAT BOOK 15, PAGES 16, 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" AND ALONG SAID WEST LINE OF EAST 304 YARDS RUN N00°13'26"E A DISTANCE OF 509.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A THE FOLLOWING COURSES: RUN N52°24'36"W, 15.95 FEET; THENCE N55°18'23"W, 111.75 FEET; THENCE N44°37'44"W, 55.25 FEET; THENCE N48°30'40"W, 107.33 FEET; THENCE N52°07'48"W, 400.91 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID TRACT "A" RUN N89°52'50"W, 190.61 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 AND ALONG THE BOUNDARY OF TRACT "A" WITH THE FOLLOWING TWO (2) COURSES: RUN S00°13'58"W, 536.54 FEET; THENCE S61°06'30"E, 834.93 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 9 CDD (6TH AMENDMENT) NEW
1,319.5 ACRES±

EXHIBIT " 6 "
SHEET 1 OF 9

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN N00°28'41"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 579.09 FEET; THENCE DEPARTING SAID EAST LINE, N89°31'19"W, 1,314.06 FEET TO THE POINT OF BEGINNING; THENCE N05°37'01"E, 64.18 FEET; THENCE N03°23'36"E, 965.29 FEET; THENCE N00°27'12"E, 224.33 FEET; THENCE N44°31'02"E, 136.96 FEET; THENCE N88°34'52"E, 552.22 FEET; THENCE N68°52'57"E, 747.55 FEET; THENCE S77°33'55"E, 490.96 FEET; THENCE S48°28'04"E, 378.86 FEET; THENCE N88°17'40"E, 541.22 FEET; THENCE N81°33'50"E, 727.04 FEET; THENCE S21°20'47"E, 114.32 FEET; THENCE S60°37'44"E, 117.99 FEET; THENCE S84°52'44"E, 113.69 FEET; THENCE N89°54'48"E, 77.13 FEET; THENCE N72°17'25"E, 60.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 6,084.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°53'41"E, 463.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'11", A DISTANCE OF 464.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'03", A DISTANCE OF 16.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'01", A DISTANCE OF 592.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°35'12", A DISTANCE OF 227.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'26", A DISTANCE OF 63.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°35'12", A DISTANCE OF 227.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'56", A DISTANCE OF 204.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,240.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°03'04", A DISTANCE OF 1,839.48 FEET; THENCE S16°23'04"W, 364.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,545.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 29°44'49", A DISTANCE OF 802.14 FEET; THENCE S46°07'53"W, 902.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,635.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°44'11", A DISTANCE OF 620.27 FEET; THENCE S24°23'42"W, 125.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 52°31'28", A DISTANCE OF 45.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°28'01", A DISTANCE OF 76.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'29", A DISTANCE OF 49.23 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 951.57 FEET AND A CHORD BEARING AND DISTANCE OF N85°06'45"W, 164.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'16", A DISTANCE OF 164.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 257.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°43'58"W, 16.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'13", A DISTANCE OF 16.39 FEET; THENCE S86°54'22"W, 195.81 FEET; THENCE N89°26'26"W, 515.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°25'28", A DISTANCE OF 294.55 FEET; THENCE N75°00'58"W, 336.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,530.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°33'23", A DISTANCE OF 762.56 FEET; THENCE S76°25'39"W, 76.46 FEET; THENCE N43°45'02"W, 197.22 FEET; THENCE N01°26'35"E, 481.01 FEET; THENCE N22°24'01"E, 199.74 FEET; THENCE N14°18'44"W, 322.92 FEET; THENCE N33°33'44"W, 284.70 FEET; THENCE N37°35'50"W, 762.86 FEET; THENCE N01°52'00"W, 1,514.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°25'10"W, 81.30 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°31'26", A DISTANCE OF 81.33 FEET; THENCE N04°19'07"W, 60.00 FEET; THENCE N01°20'38"W, 143.27 FEET; THENCE N25°11'55"E, 594.57 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 2



Kaye M. Jamason 02/23/26
KAYE M. JAMASON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2026.00224

GENERAL NOTES:

- 1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- 2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

EXHIBIT " 6 "
SHEET 2 OF 9

THAT LAND LYING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2 RUN S89°28'14"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 555.97 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°31'46"E, 641.12 FEET TO THE POINT OF BEGINNING; THENCE N80°12'32"W, 966.06 FEET; THENCE N53°14'46"W, 54.40 FEET; THENCE N31°06'53"W, 60.08 FEET; THENCE N18°10'23"W, 62.33 FEET; THENCE N01°54'15"W, 311.74 FEET; THENCE N09°25'59"W, 105.94 FEET; THENCE N19°25'39"W, 349.63 FEET; THENCE N06°04'24"W, 217.95 FEET; THENCE N50°58'18"E, 143.37 FEET; THENCE S77°03'48"E, 555.54 FEET; THENCE N87°41'44"E, 189.20 FEET; THENCE N70°10'02"E, 97.86 FEET; THENCE N82°40'11"E, 224.40 FEET; THENCE N88°55'59"E, 192.26 FEET; THENCE S55°12'04"E, 137.27 FEET; THENCE S01°01'44"W, 214.13 FEET; THENCE S10°31'15"W, 301.40 FEET; THENCE S10°27'51"W, 69.66 FEET; THENCE S08°02'16"W, 68.07 FEET; THENCE S04°22'29"W, 68.07 FEET; THENCE S00°58'46"W, 68.82 FEET; THENCE S00°18'00"W, 124.60 FEET; THENCE S09°47'28"W, 202.88 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°39'41"E, 152.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°10'10", A DISTANCE OF 154.40 FEET; THENCE S62°25'25"W, 160.00 FEET; THENCE N41°23'55"W, 54.95 FEET; THENCE N69°12'45"W, 56.43 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S00°40'50"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 294.91 FEET; THENCE DEPARTING SAID EAST LINE, N89°19'10"W, 457.38 FEET TO THE POINT OF BEGINNING; THENCE N07°24'44"W, 74.47 FEET; THENCE N45°46'15"E, 222.64 FEET; THENCE N49°01'45"E, 140.00 FEET; THENCE N44°00'29"E, 54.87 FEET; THENCE N09°11'06"E, 48.86 FEET; THENCE N00°07'40"W, 280.00 FEET; THENCE N02°56'01"W, 60.57 FEET; THENCE N27°27'57"W, 55.10 FEET; THENCE N34°39'04"W, 122.13 FEET; THENCE N13°22'35"W, 369.23 FEET; THENCE N10°19'03"W, 149.93 FEET; THENCE N23°05'27"E, 90.92 FEET; THENCE N08°59'29"W, 76.25 FEET; THENCE N31°56'01"W, 74.23 FEET; THENCE N19°24'07"E, 74.93 FEET; THENCE N04°42'23"W, 73.10 FEET; THENCE N15°05'25"W, 93.85 FEET; THENCE N00°01'07"E, 94.72 FEET; THENCE N12°45'30"E, 105.66 FEET; THENCE N34°51'18"E, 45.21 FEET; THENCE S86°30'43"E, 196.76 FEET; THENCE S89°15'25"E, 59.80 FEET; THENCE N61°14'05"E, 146.94 FEET; THENCE N82°23'34"E, 314.00 FEET; THENCE S75°05'29"E, 184.12 FEET; THENCE N83°23'49"E, 788.23 FEET; THENCE S40°03'37"E, 158.59 FEET; THENCE S03°03'20"W, 408.59 FEET; THENCE S00°41'28"E, 70.00 FEET; THENCE S02°06'58"E, 67.54 FEET; THENCE S05°35'03"E, 69.03 FEET; THENCE S05°51'07"E, 228.17 FEET; THENCE S02°47'32"W, 87.83 FEET; THENCE S09°33'14"W, 87.78 FEET; THENCE S16°46'38"W, 87.72 FEET; THENCE S23°45'20"W, 81.84 FEET; THENCE S30°29'30"W, 78.75 FEET; THENCE S37°06'20"W, 81.81 FEET; THENCE S43°04'19"W, 74.75 FEET; THENCE S35°36'02"W, 63.66 FEET; THENCE S26°35'09"W, 63.66 FEET; THENCE S17°34'16"W, 63.66 FEET; THENCE S08°33'22"W, 63.66 FEET; THENCE S01°07'05"E, 72.94 FEET; THENCE S22°13'09"E, 159.25 FEET; THENCE S23°00'10"E, 107.25 FEET; THENCE S20°22'53"E, 301.08 FEET; THENCE S14°21'25"E, 46.45 FEET; THENCE N75°38'35"E, 210.00 FEET; THENCE N75°37'04"E, 69.70 FEET; THENCE N73°18'09"E, 73.78 FEET; THENCE N69°30'44"E, 72.40 FEET; THENCE N65°53'01"E, 67.55 FEET; THENCE N62°22'50"E, 67.55 FEET; THENCE N58°52'39"E, 67.55 FEET; THENCE N56°54'25"E, 69.84 FEET; THENCE N56°56'44"E, 75.59 FEET; THENCE N63°11'51"E, 91.33 FEET; THENCE N71°00'48"E, 91.34 FEET; THENCE N77°13'41"E, 80.89 FEET; THENCE N82°52'29"E, 76.71 FEET; THENCE N85°40'05"E, 75.49 FEET; THENCE N88°48'26"E, 75.49 FEET; THENCE S88°03'00"E, 108.48 FEET; THENCE S74°09'22"E, 72.69 FEET; THENCE S52°40'29"E, 97.54 FEET; THENCE S25°00'11"E, 133.48 FEET; THENCE S19°01'54"E, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,170.00 FEET AND A CHORD BEARING AND DISTANCE OF N79°43'11"E, 356.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'10", A DISTANCE OF 357.41 FEET; THENCE N88°28'16"E, 81.88 FEET; THENCE S24°03'38"W, 633.16 FEET; THENCE S22°55'10"W, 61.76 FEET; THENCE S17°27'05"E, 52.91 FEET; THENCE S23°19'37"E, 1226.65 FEET; THENCE S32°04'29"E, 769.09 FEET; THENCE S01°08'06"W, 257.53 FEET; THENCE S49°38'02"W, 137.76 FEET; THENCE N89°36'47"W, 423.95 FEET; THENCE N71°05'11"W, 147.22 FEET; THENCE N73°32'42"W, 108.43 FEET; THENCE N45°34'06"W, 831.88 FEET; THENCE N50°49'53"W, 193.05 FEET; THENCE N78°07'02"W, 451.93 FEET; THENCE S32°43'19"W, 373.47 FEET; THENCE S24°16'56"W, 58.39 FEET; THENCE S19°06'42"E, 140.84 FEET; THENCE N46°59'04"E, 69.76 FEET; THENCE S48°38'51"E, 45.63 FEET; THENCE S48°16'04"E, 372.14 FEET; THENCE S36°38'28"W, 51.56 FEET; THENCE S46°43'20"E, 2.04 FEET; THENCE S36°13'29"W, 287.37 FEET; THENCE S43°47'00"W, 70.00 FEET; THENCE S44°32'16"W, 79.50 FEET; THENCE S53°08'44"W, 66.52 FEET; THENCE S57°49'28"W, 70.00 FEET; THENCE S57°46'45"W, 140.77 FEET; THENCE S56°33'35"W, 71.58 FEET; THENCE S56°17'10"W, 69.60 FEET; THENCE S59°49'21"W, 68.22 FEET; THENCE S65°18'02"W, 79.91 FEET; THENCE S71°14'49"W, 80.88 FEET; THENCE S76°45'39"W, 68.22 FEET; THENCE S81°46'16"W, 68.54 FEET; THENCE S84°59'18"W, 67.88 FEET; THENCE N80°19'26"W, 72.26 FEET; THENCE N63°07'40"W, 74.93 FEET; THENCE N59°48'05"W, 82.33 FEET; THENCE N34°10'54"W, 86.47 FEET; THENCE N38°15'14"W, 118.83 FEET; THENCE N64°36'25"W, 60.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,370.00 FEET AND A CHORD BEARING AND DISTANCE OF S32°44'33"W, 350.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'57", A DISTANCE OF 351.47 FEET; THENCE S40°05'32"W, 402.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 92°11'55", A DISTANCE OF 32.18 FEET; THENCE N47°42'33"W, 388.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE

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CONTINUED ON SHEET 3



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

EXHIBIT " 6 "
SHEET 3 OF 9

ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°32'43", A DISTANCE OF 207.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,841.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°07'36", A DISTANCE OF 849.52 FEET; THENCE N12°17'59"E, 88.76 FEET; THENCE N12°36'30"E, 59.94 FEET; THENCE N18°40'59"E, 59.20 FEET; THENCE N21°06'14"E, 59.97 FEET; THENCE N31°55'32"E, 60.02 FEET; THENCE N32°47'36"E, 439.51 FEET; THENCE N68°34'01"E, 95.01 FEET; THENCE N26°17'58"E, 178.55 FEET; THENCE N00°51'57"E, 85.87 FEET; THENCE N35°11'04"E, 101.48 FEET; THENCE N40°40'33"E, 108.17 FEET; THENCE N63°26'38"E, 55.61 FEET; THENCE N59°23'00"E, 83.20 FEET; THENCE N56°52'44"E, 68.74 FEET; THENCE N53°16'59"E, 68.74 FEET; THENCE N49°41'14"E, 68.74 FEET; THENCE N46°46'33"E, 67.90 FEET; THENCE N22°13'04"E, 50.41 FEET; THENCE N46°36'13"W, 106.90 FEET; THENCE N42°34'34"W, 54.47 FEET; THENCE N27°54'37"W, 180.13 FEET; THENCE N28°46'29"W, 49.94 FEET; THENCE N41°06'56"W, 24.44 FEET; THENCE N63°31'39"W, 32.36 FEET; THENCE N73°20'53"W, 30.40 FEET; THENCE N81°58'28"W, 35.90 FEET; THENCE S58°45'12"W, 182.61 FEET; THENCE N74°18'37"W, 98.00 FEET; THENCE N39°43'09"W, 113.15 FEET; THENCE N00°05'37"W, 241.03 FEET; THENCE N16°59'44"E, 426.28 FEET; THENCE N21°52'52"E, 69.32 FEET; THENCE N04°12'39"W, 188.28 FEET; THENCE N20°19'10"E, 253.15 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3 AND 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 RUN S89°24'14"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 271.37 FEET; THENCE DEPARTING SAID NORTH LINE, N00°35'46"E, 489.36 FEET TO THE POINT OF BEGINNING; THENCE S38°40'56"W, 415.88 FEET; THENCE S46°13'31"W, 778.48 FEET; THENCE S65°44'56"W, 143.59 FEET; THENCE N39°05'25"W, 297.58 FEET; THENCE N19°35'33"E, 964.92 FEET; THENCE N58°21'40"E, 49.11 FEET; THENCE N14°30'39"E, 100.15 FEET; THENCE N37°16'30"E, 342.23 FEET; THENCE N21°43'18"E, 95.37 FEET; THENCE N27°17'34"E, 430.23 FEET; THENCE N21°11'14"E, 589.13 FEET; THENCE N34°29'35"E, 234.39 FEET; THENCE S78°15'15"E, 795.99 FEET; THENCE N86°31'03"E, 276.93 FEET; THENCE S87°02'16"E, 89.09 FEET; THENCE N86°31'03"E, 201.04 FEET; THENCE S56°59'52"E, 132.02 FEET; THENCE S03°09'20"E, 436.02 FEET; THENCE S09°32'51"E, 708.16 FEET; THENCE S20°58'25"W, 155.84 FEET; THENCE S09°23'10"W, 163.90 FEET; THENCE S02°56'28"W, 95.79 FEET; THENCE S08°37'57"W, 43.32 FEET; THENCE S06°44'50"W, 69.01 FEET; THENCE S04°51'33"W, 40.58 FEET; THENCE S08°03'00"W, 104.00 FEET; THENCE S20°01'39"W, 79.21 FEET; THENCE S23°30'47"W, 67.85 FEET; THENCE S32°33'28"W, 228.60 FEET; THENCE S26°48'04"W, 63.87 FEET; THENCE S20°03'04"W, 80.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°03'05"W, 202.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'36", A DISTANCE OF 202.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'10", A DISTANCE OF 330.18 FEET; THENCE N54°30'37"W, 545.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°24'45", A DISTANCE OF 373.80 FEET; THENCE S18°04'38"W, 60.00 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTIONS 3, 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S89°24'01"E, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 357.71 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°35'59"E, 248.43 FEET TO THE POINT OF BEGINNING; THENCE S74°58'16"E, 106.05 FEET; THENCE S43°04'48"E, 274.41 FEET; THENCE N73°42'27"E, 249.54 FEET; THENCE N27°52'02"E, 972.95 FEET; THENCE N32°01'14"W, 86.01 FEET; THENCE N25°31'02"E, 60.00 FEET; THENCE N69°48'33"E, 95.94 FEET; THENCE N14°36'03"E, 462.98 FEET; THENCE N00°24'11"E, 362.75 FEET; THENCE N49°55'41"W, 457.79 FEET; THENCE N67°04'01"W, 105.72 FEET; THENCE S81°31'41"W, 387.38 FEET; THENCE S87°00'33"W, 173.03 FEET; THENCE N88°23'23"W, 240.95 FEET; THENCE N73°20'26"W, 126.53 FEET; THENCE N69°03'49"W, 438.25 FEET; THENCE S67°38'41"W, 106.78 FEET; THENCE S31°03'58"W, 176.13 FEET; THENCE S59°09'55"W, 314.53 FEET; THENCE S00°24'44"W, 489.33 FEET; THENCE S10°39'52"E, 80.46 FEET; THENCE S40°44'37"E, 66.18 FEET; THENCE S11°04'15"E, 53.09 FEET; THENCE S01°58'27"W, 216.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°00'46"W, 87.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'27", A DISTANCE OF 87.18 FEET; THENCE S90°00'00"W, 146.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°43'26", A DISTANCE OF 408.51 FEET; THENCE S67°16'34"W, 422.92 FEET; THENCE N13°12'22"W, 69.88 FEET; THENCE N07°14'07"W, 228.09 FEET; THENCE N50°28'19"E, 359.32 FEET; THENCE S88°16'46"E, 258.18 FEET; THENCE N55°35'39"E, 150.02 FEET; THENCE N01°13'34"W, 529.02 FEET; THENCE N52°33'49"W, 109.22 FEET; THENCE S82°59'08"W, 789.23 FEET; THENCE N74°52'19"W, 222.42 FEET; THENCE S49°22'39"W, 131.66 FEET; THENCE S06°08'46"E, 661.96 FEET; THENCE S01°56'44"E, 578.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°14'59"E, 308.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'51", A DISTANCE OF 309.16 FEET; THENCE N67°16'34"E, 60.92 FEET; THENCE S22°43'26"E,

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CONTINUED ON SHEET 4



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " 6 "
SHEET 4 OF 9

CONTINUED FROM SHEET 3

60.00 FEET; THENCE S05°30'41"E, 394.31 FEET; THENCE S04°59'13"E, 98.74 FEET; THENCE S01°41'15"E, 99.23 FEET; THENCE S00°58'38"E, 316.46 FEET; THENCE S12°16'49"E, 77.97 FEET; THENCE S63°14'06"E, 104.23 FEET; THENCE N81°31'46"E, 132.18 FEET; THENCE N86°27'48"E, 74.87 FEET; THENCE N69°34'12"E, 942.93 FEET; THENCE S88°35'57"E, 197.02 FEET; THENCE N62°24'00"E, 296.28 FEET; THENCE N71°41'25"E, 95.78 FEET; THENCE S84°15'10"E, 337.96 FEET TO THE POINT OF BEGINNING.

AND

THAT LAND LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN N89°34'47"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°34'47"W, 1,249.66 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, N00°19'22"E, ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1,422.59 FEET; THENCE DEPARTING SAID LINE, S89°40'38"E, 167.45 FEET; THENCE S74°52'40"E, 50.00 FEET; THENCE S56°21'02"E, 46.82 FEET; THENCE S42°00'12"E, 46.82 FEET; THENCE S23°28'31"E, 19.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF S35°01'12"W, 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'11", A DISTANCE OF 9.45 FEET; THENCE S89°32'24"E, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 171.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°07'10"E, 259.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3,572.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET; THENCE N72°01'33"E, 298.77 FEET; THENCE S68°33'58"E, 78.77 FEET; THENCE S47°04'11"E, 150.67 FEET; THENCE S05°20'07"E, 898.97 FEET; THENCE S16°39'40"W, 204.79 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°54'00"E, 103.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'03", A DISTANCE OF 103.26 FEET; THENCE S03°59'29"W, 60.00 FEET; THENCE S01°24'38"W, 656.14 FEET TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 141.

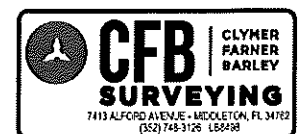
AND

THAT LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTH 1/4 CORNER OF SAID SECTION 24 RUN S89°43'44"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,455.08 FEET TO THE SOUTHEAST CORNER OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 AND THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: N00°29'36"E, ALONG EAST LINE OF THE WEST 200.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 225.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, N89°26'37"W, 58.96 FEET; THENCE S72°48'01"W, 112.06 FEET; THENCE N55°50'16"W, 41.32 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376, N00°30'19"E, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 A DISTANCE OF 324.79 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 380 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 151 THE FOLLOWING COURSES: S89°29'41"E, 28.17 FEET; THENCE N00°30'19"E, 254.58 FEET; THENCE N25°20'03"E, 408.99 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 1975, PAGE 151 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1975, PAGE 145, N22°54'04"E, 42.10 FEET TO A POINT THAT IS 50.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE SOUTHERLY RIGHT-OF-WAY OF C-466; THENCE PARALLEL WITH SAID RIGHT-OF-WAY THE FOLLOWING COURSES: S89°43'03"E, 914.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,790.08 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 35°43'25", A DISTANCE OF 1,116.11 FEET TO THE POINT OF TANGENCY; THENCE S53°59'38"E, 979.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, S00°00'22"W, 250.98 FEET TO NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S00°13'04"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 138.69 FEET TO THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 376; THENCE DEPARTING SAID EAST LINE AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL

CONTINUED ON SHEET 5

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " 6 "
SHEET 5 OF 9

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

RECORDS BOOK 2134, PAGE 376 THE FOLLOWING COURSES: S40°06'00"W, 144.90 FEET; THENCE S65°09'57"W, 52.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 160.02 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°05'32", A DISTANCE OF 187.38 FEET TO THE POINT OF TANGENCY; THENCE N47°44'31"W, 279.60 FEET; THENCE N42°20'15"W, 134.30 FEET; THENCE N68°13'17"W, 50.36 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 373, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°54'13"W, 1,203.53 FEET; THENCE N87°27'14"W, 416.39 FEET; THENCE N74°47'41"W, 342.01 FEET; THENCE N80°29'20"W, 167.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S00°42'50"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 779.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 466A; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N50°52'38"W, 460.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1835.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'44" FOR A DISTANCE OF 16.40 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN COURSES: DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S38°42'51"W, 125.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'20", AN ARC DISTANCE OF 41.95 FEET TO THE POINT OF TANGENCY; THENCE S19°05'31"W, 11.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'09", AN ARC DISTANCE OF 64.20 FEET TO THE POINT OF TANGENCY; THENCE S15°07'38"E, 10.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 94.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'45", AN ARC DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S75°23'44"W, 133.41 FEET; THENCE N57°33'20"W, 178.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,595.32 FEET AND A CHORD BEARING AND DISTANCE OF N60°24'07"W, 131.31 FEET TO WHICH A RADIAL LINE BEARS N31°57'24"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'02", AN ARC DISTANCE OF 131.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,153.68 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'16", AN ARC DISTANCE OF 235.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,770.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'11", AN ARC DISTANCE OF 86.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°30'24"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N82°15'59"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING AFORESAID BOUNDARY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°27'13", AN ARC DISTANCE OF 38.36 FEET TO THE POINT OF TANGENCY; THENCE S00°43'12"W, 582.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'58", AN ARC DISTANCE OF 61.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°16'52", AN ARC DISTANCE OF 47.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,027.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 106.16 FEET TO A POINT ON A RADIAL LINE; THENCE N28°14'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 111.38 FEET; THENCE N75°46'42"W, 197.54 FEET; THENCE N01°51'44"W, 368.48 FEET; THENCE N19°53'49"W, 32.30 FEET; THENCE N01°51'44"W, 63.00 FEET; THENCE N45°09'06"E, 269.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,770.03 FEET AND A CHORD BEARING AND DISTANCE OF S80°26'57"E, 197.47 FEET TO WHICH A RADIAL LINE BEARS N06°21'11"E; SAID POINT ALSO BEING ON SAID BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1811, PAGE 409; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 06°23'44", AN ARC DISTANCE OF 197.58 FEET TO THE POINT OF BEGINNING.

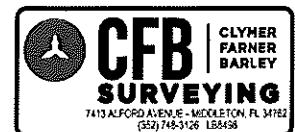
AND

THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE

CONTINUED ON SHEET 6

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

EXHIBIT " 6 "
SHEET 6 OF 9

S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'16", AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'26", AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57", AN ARC DISTANCE OF 99.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°39'22"W, 31.37 FEET TO WHICH A RADIAL LINE BEARS S07°58'55"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'05", AN ARC DISTANCE OF 31.54 FEET TO THE POINT OF TANGENCY; THENCE N77°19'50"W, 41.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'03", AN ARC DISTANCE OF 222.49 FEET TO THE POINT OF TANGENCY; THENCE S82°26'07"W, 147.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 313.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 106.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'22", AN ARC DISTANCE OF 120.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'18", AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'19", AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'56", AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°38'27"W, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°13'15"W, 101.20 FEET TO WHICH A RADIAL LINE BEARS S02°39'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'10", AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE N67°47'10"W, 247.20 FEET; THENCE N24°48'19"E, 442.03 FEET; THENCE N27°23'11"E, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN N60°12'34"E, 1.98 FEET; THENCE N24°48'19"E, 23.84 FEET TO THE POINT OF BEGINNING.

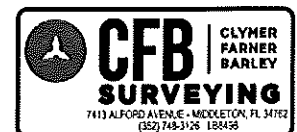
AND:

THOSE PORTIONS OF TRACT 14, TRACT 15 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF AFORESAID TRACT 14; THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY LINES OF AFORESAID TRACT 14 AND BROWNWOOD BOULEVARD; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'38", AN ARC DISTANCE OF 19.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 9.33 FEET AND A CHORD BEARING AND DISTANCE OF N18°41'49"E, 1.99 FEET TO WHICH A RADIAL LINE BEARS N77°26'11"W; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'59", AN ARC DISTANCE OF 2.00 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 14.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE S65°10'12"E, 14.00 FEET; THENCE N24°49'48"E, 113.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.67 FEET AND A CHORD BEARING AND DISTANCE OF N66°44'13"E, 54.81 FEET TO WHICH A RADIAL LINE BEARS S03°35'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°42'21", AN ARC DISTANCE OF 56.87 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°43'08"E, 13.66 FEET; THENCE S80°28'44"E, 31.34 FEET; THENCE N09°31'16"E, 55.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.67 FEET AND A CHORD BEARING AND DISTANCE OF S85°55'38"W, 21.06 FEET TO WHICH A RADIAL LINE BEARS N07°55'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°59'33", AN ARC DISTANCE OF 21.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " 6 "
SHEET 7 OF 9

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

NORTHEASTERLY AND HAVING A RADIUS OF 29.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°07'16", AN ARC DISTANCE OF 40.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'46", AN ARC DISTANCE OF 3.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'26", AN ARC DISTANCE OF 19.26 FEET TO THE POINT OF TANGENCY; THENCE N24°49'48"E, 3.74 FEET; THENCE N20°33'38"E, 13.61 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.62 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT 15; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 15: RUN S65°09'28"E, 78.29 FEET; THENCE S24°50'32"W, 2.25 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 14; THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT 14: RUN S65°09'28"E, 371.50 FEET; THENCE S24°45'38"W, 60.69 FEET; THENCE S65°29'03"E, 66.30 FEET; THENCE S18°16'44"W, 23.89 FEET; THENCE S65°11'44"E, 69.17 FEET; THENCE S37°05'23"W, 27.42 FEET; THENCE S51°58'15"W, 422.27 FEET TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF TRACT 9, TRACT 13 AND BROWNWOOD BOULEVARD, VACATED PER RESOLUTION IN OFFICIAL RECORDS BOOK 3428, PAGE 242, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALL WITHIN BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 14, BROWNWOOD DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES, RESPECTIVELY, OF AFORESAID TRACT 14, BROWNWOOD BOULEVARD AND TRACT 9; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°18'18"W, 231.14 FEET TO WHICH A RADIAL LINE BEARS N78°17'23"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'22", A DISTANCE OF 233.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'36", AN ARC DISTANCE OF 225.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'41", AN ARC DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'40", A DISTANCE OF 541.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", AN ARC DISTANCE OF 220.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°56'16", AN ARC DISTANCE OF 199.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°29'34", AN ARC DISTANCE OF 36.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'19", AN ARC DISTANCE OF 37.82 FEET TO THE POINT OF TANGENCY; THENCE N52°54'25"W, 59.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'53", AN ARC DISTANCE OF 27.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°58'08"E, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°59'27"W, 28.86 FEET TO WHICH A RADIAL LINE BEARS S42°53'16"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'35", AN ARC DISTANCE OF 28.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N19°35'24"E, 76.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 857.13 FEET AND A CHORD BEARING AND DISTANCE OF N43°28'42"E, 426.23 FEET TO WHICH A RADIAL LINE BEARS S32°07'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'38", AN ARC DISTANCE OF 430.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°48'33"E, 42.66 FEET; THENCE S65°47'44"E, 48.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 406.78 FEET AND A CHORD BEARING AND DISTANCE OF S80°25'17"E, 104.32 FEET TO WHICH A RADIAL LINE BEARS S16°56'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'02", AN ARC DISTANCE OF 104.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°47'03"E, 43.75 FEET; THENCE S70°38'45"E, 55.89 FEET; THENCE S65°05'00"E, 225.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF S62°13'59"E, 20.73 FEET TO WHICH A RADIAL LINE BEARS N24°47'28"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 553.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'12", AN ARC DISTANCE OF 114.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 199.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'06", AN ARC DISTANCE OF 20.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S65°19'45"E, 54.26 FEET; THENCE S63°26'02"E, 121.72 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY OF TRACT 13 RUN

CONTINUED ON SHEET 8

JOB SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " 6 "
SHEET 8 OF 9

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

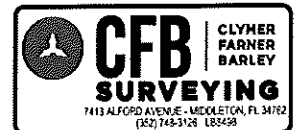
N26°33'58"E, 4.60 FEET; THENCE DEPARTING SAID BOUNDARY RUN S61°25'11"E, 8.00 FEET; THENCE S68°34'55"E, 26.76 FEET; THENCE S70°21'35"E, 18.69 FEET TO A POINT ON THE BOUNDARY OF AFORESAID TRACT 13; THENCE ALONG SAID BOUNDARY RUN S63°26'02"E, 31.78 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID BROWNWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S65°10'12"E, 11.53 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S28°12'25"W, 13.60 FEET; THENCE S24°49'48"W, 3.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 19.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'21", AN ARC DISTANCE OF 19.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 42.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'01", AN ARC DISTANCE OF 15.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°50'27", AN ARC DISTANCE OF 49.64 FEET TO THE POINT OF TANGENCY; THENCE N35°43'25"W, 44.21 FEET; THENCE S54°16'35"W, 58.34 FEET; THENCE N35°43'25"W, 14.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'18", AN ARC DISTANCE OF 12.66 FEET TO THE POINT OF TANGENCY; THENCE N71°58'42"W, 38.02 FEET; THENCE S18°01'18"W, 29.67 FEET; THENCE S71°58'42"E, 20.11 FEET; THENCE S18°01'18"W, 4.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 16.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°15'55", AN ARC DISTANCE OF 15.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'18", AN ARC DISTANCE OF 65.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 72.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'49", AN ARC DISTANCE OF 42.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S24°11'54"W, 25.94 FEET; THENCE S65°48'02"E, 78.14 FEET; THENCE S24°11'58"W, 4.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE S65°48'06"E, 68.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°30'06", AN ARC DISTANCE OF 6.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°40'43"W, 2.15 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND INCLUDING A PORTION OF THE NOW VACATED SEABOARD AIRLINE RAILROAD. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

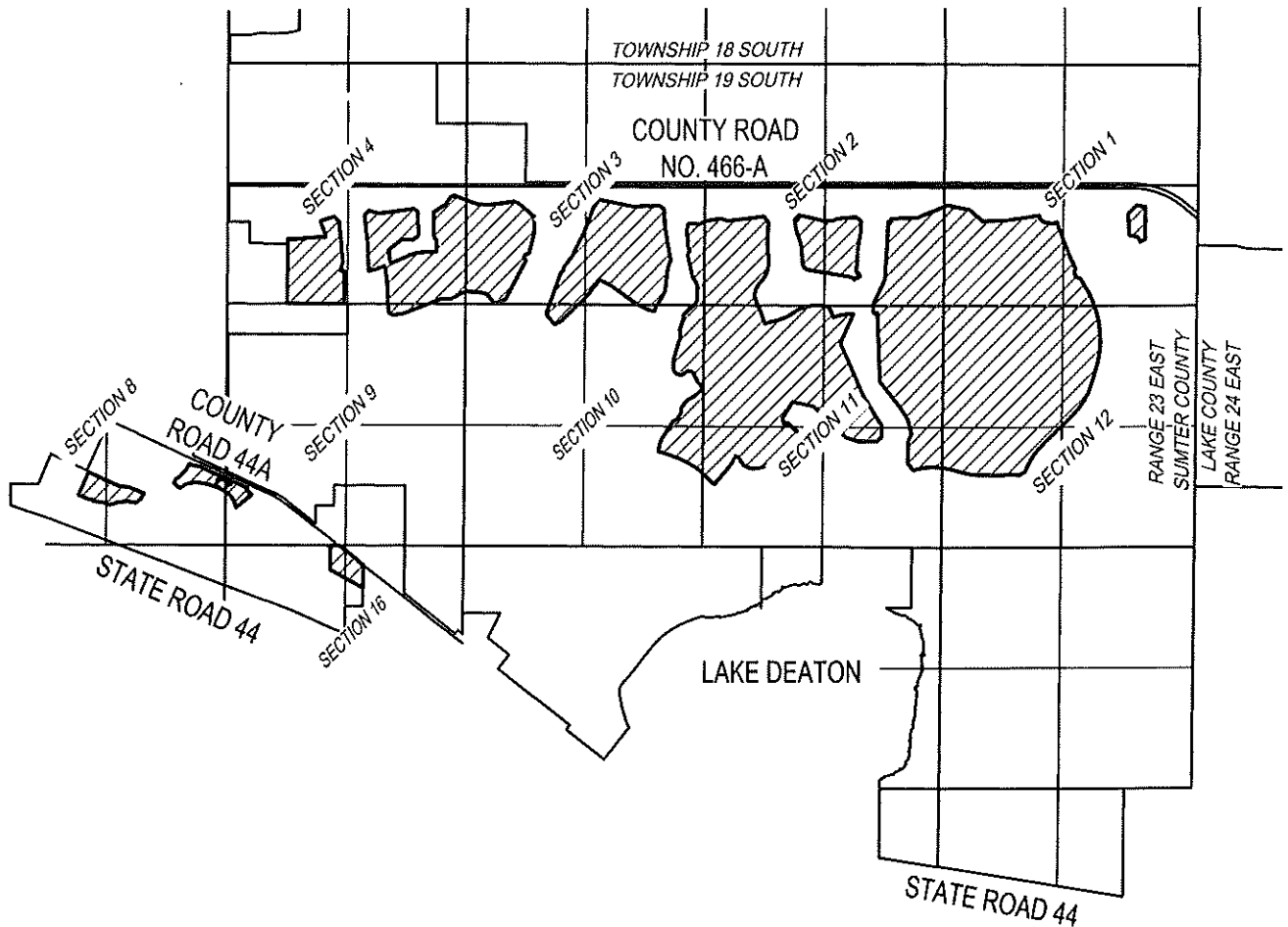
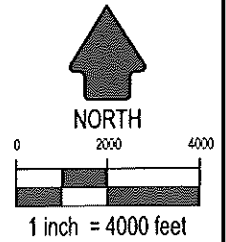
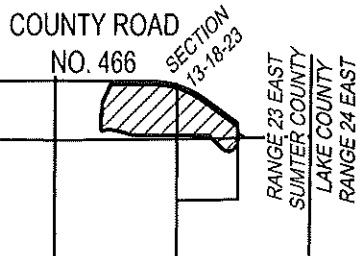
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 RUN EASTERLY 401.84 FEET TO THE WEST LINE OF THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 395.15 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A" PER THE PLAT OF VILLAGES OF WILDWOOD ANTRIM DELLS, AS RECORDED IN PLAT BOOK 15, PAGES 16, 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" AND ALONG SAID WEST LINE OF EAST 304 YARDS RUN N00°13'26"E A DISTANCE OF 509.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A THE FOLLOWING COURSES: RUN N52°24'36"W, 15.95 FEET; THENCE N55°18'23"W, 111.75 FEET; THENCE N44°37'44"W, 55.25 FEET; THENCE N48°30'40"W, 107.33 FEET; THENCE N52°07'48"W, 400.91 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID TRACT "A" RUN N89°52'50"W, 190.61 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 AND ALONG THE BOUNDARY OF TRACT "A" WITH THE FOLLOWING TWO (2) COURSES: RUN S00°13'58"W, 536.54 FEET; THENCE S61°06'30"E, 834.93 FEET TO THE POINT OF BEGINNING.

JOB SP2026.00224



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " 6 "
SHEET 9 OF 9

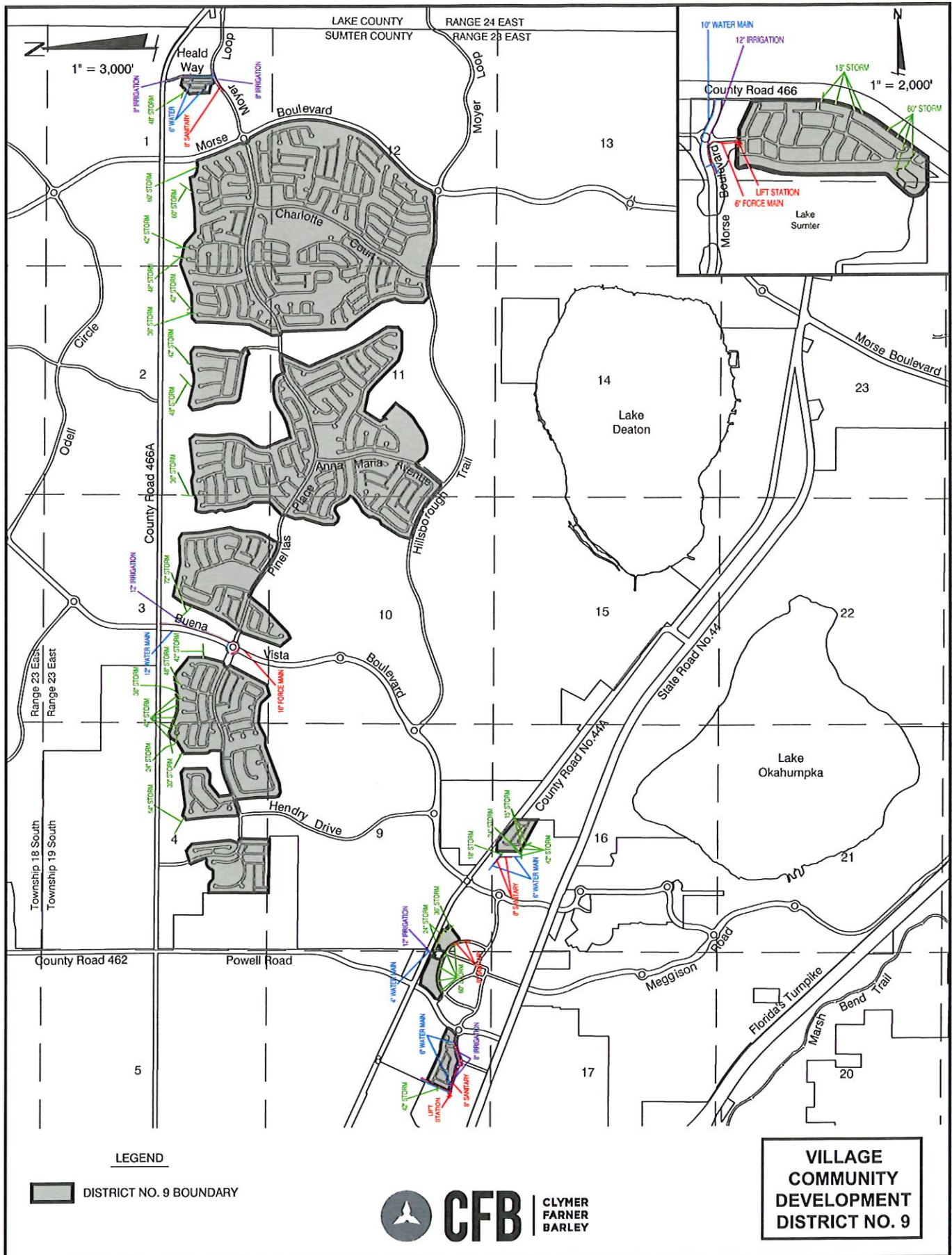


JOB SP2026.00224

CFB | CLYMER
FARNER
BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34152
(352) 745-3125 LBS-438

DATE: 01/11/2024 11:45 AM BY: GOW/LS

EXHIBIT 7



LEGEND

 DISTRICT NO. 9 BOUNDARY



CFB

CLYMER
FARNER
BARLEY

**VILLAGE
COMMUNITY
DEVELOPMENT
DISTRICT NO. 9**

EXISTING MAJOR INTERCEPTORS AND OUTFALLS

7-1

EXHIBIT 8

TABLE 1

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 SUMMARY OF ESTIMATED DISTRICT ELIGIBLE CONSTRUCTION COSTS BY TYPE (2026 PROJECT)

COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING

ARTERIAL AND COLLECTOR ROADS & TRAFFIC SIGNALIZATION	\$ _____ -
ARTERIAL AND COLLECTOR ROAD DRAINAGE	\$ _____ -
MULTI-USE PATHS, BRIDGES, AND TUNNELS	\$ _____ 79,483
LANDSCAPING & IRRIGATION ²	\$ _____ 125,000
SUBTOTAL:	\$ _____ 204,483

NON-COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING

SUBDIVISION ROADS	\$ _____ 192,400
SUBDIVISION DRAINAGE	\$ _____ 96,200
STORMWATER-EARTHWORK, GRADING, & COLLECTION SYSTEM ¹	\$ _____ 1,472,600
WETLAND & WILDLIFE MITIGATION	\$ _____ -
LANDSCAPING & IRRIGATION ²	\$ _____ 12,000
BOUNDARY SECURITY BUFFERS/WALLS & FENCING IN COMMON AREAS	\$ _____ 279,770
PROJECT ENTRY FEATURES	\$ _____ 419,320
SUBTOTAL:	\$ _____ 2,472,290

TOTAL ESTIMATED DISTRICT ELIGIBLE COSTS³: \$ _____ 2,676,773

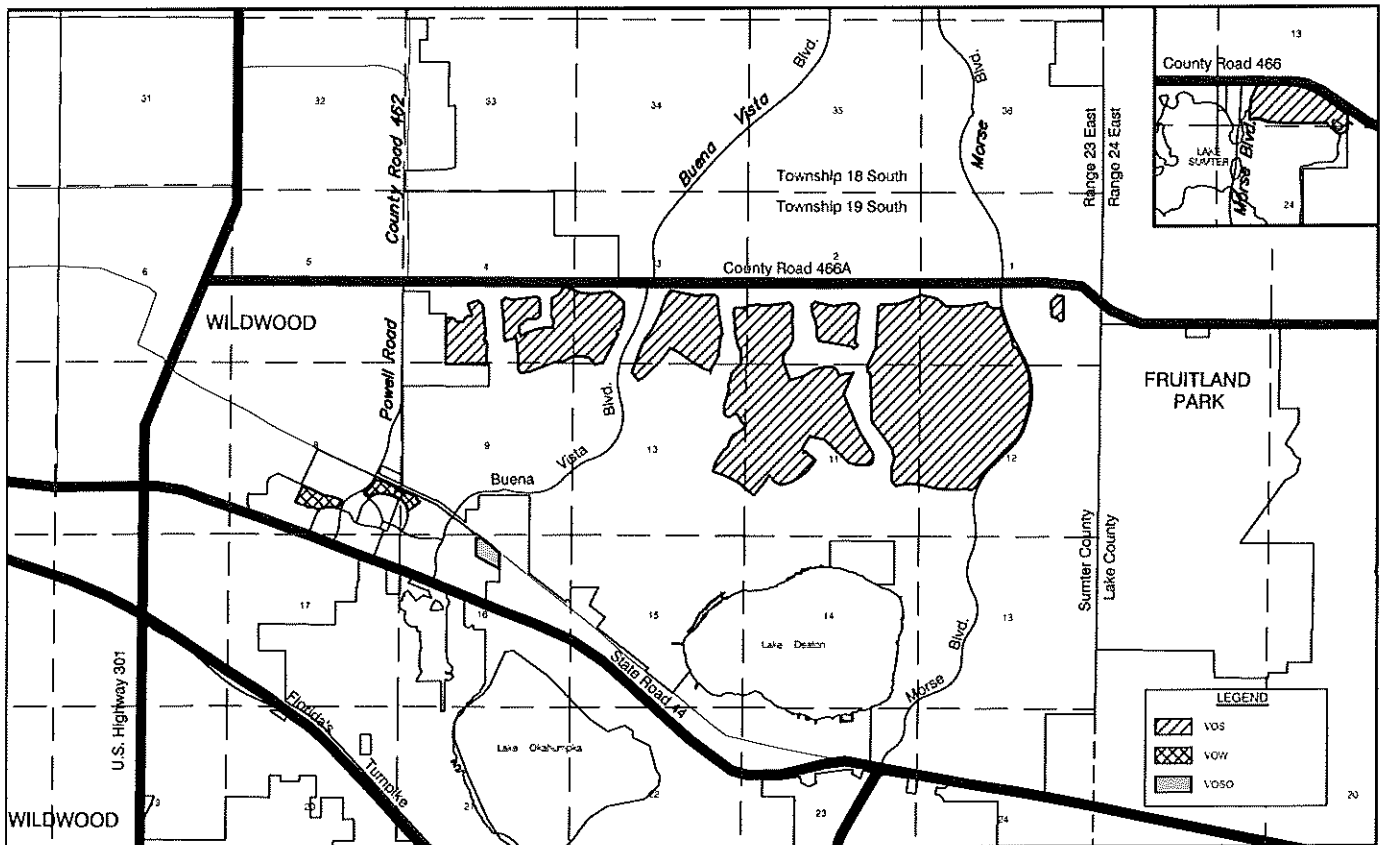
¹ Stormwater-earthwork, grading, and collection system work as required by the Development Agreement with the City of Wildwood or Southwest Florida Water Management District requirements.

² The irrigation system beyond the point of delivery to be owned and maintained by the District. The master irrigation system up to the point of delivery will be owned and funded by NSCUDD.

³ Costs are preliminary in nature and are subject to change.

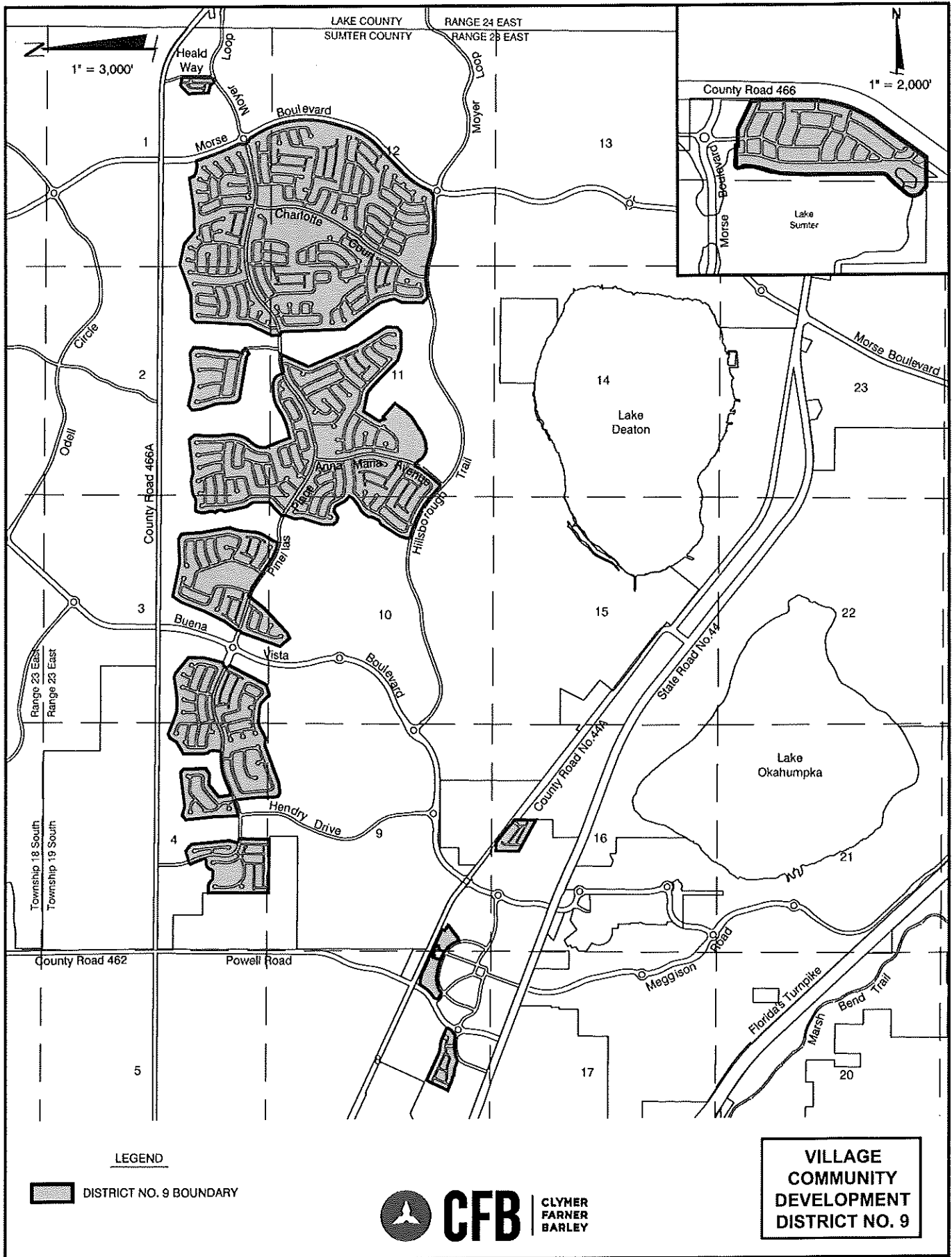
EXHIBIT 9

The Village Community Development District No. 9 (the "District") is located within Sumter County, Florida. The District lies within Villages of Sumter Development of Regional Impact (VOS), Villages of Wildwood Development of Regional Impact (VOW) & The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on February 26, 2018, October 22, 2018, January 28, 2019, June 10, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, July 11, 2022, March 27, 2023, and again on February 10, 2025.



SECTOR PLAN

EXHIBIT A



AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9

Exhibit 10
Statement of Estimated Regulatory Costs of the Amendment of
Village Community Development District No. 9

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend the Village Community Development District No. 9 (the "District"). The amended District will include approximately 1319.5 acres of land. This amendment will add approximately 9.7 acres to the existing District. The District proposes to provide infrastructure and community services to the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

“That the process of establishing such a District pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Proposed District - Village Community Development District No. 9

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located within Sumter County and the City of Wildwood, Florida. The proposed amendment adds approximately 9.7 acres making the entire District 1319.5 acres.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, County ordinance).

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within five (5) years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic

markets, productivity, or innovation in excess of \$1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within five years after the implementation of the rule.
 - (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
 - (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
 - (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
 - (e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.
 - (f) Any additional information that the agency determines may be useful.
 - (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within five years after the

establishment takes place. The answer, based upon numerous other residential community development districts, is that the amendment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned residences, regardless of the District's existence. Community development districts, such as the Village Community Development District No. 9 can fund their infrastructure improvements with long-term bond financing or reasonable interest bank loans that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

3.0 A good-faith estimate of the number of individuals and entities likely to be required to comply with the rule/ordinance, together with a general description of the types of individuals likely to be affected by the rule/ordinance.

The landowner of the District plans to develop an additional 37 dwelling units. Establishment of the proposed District and this amendment puts all of the residents under the jurisdiction of the District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Impact on State and Local Costs

State Government Entities

There will be virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The District consists of less than 2,500 acres; therefore, as the District was created within Sumter County (the "County"), that is the reviewing agency with the understanding that because the additional property is located within the City of Wildwood, Florida (the "City") the City will also review this request, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to amend the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the amended District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These

annual reports are outlined in the attached Appendix. However, the cost to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Commerce to offset such processing costs.

Sumter County

County staff will process, analyze, and conduct public hearing(s) on the petition to amend the District. These activities will utilize the time of the staff and County Commissioners, however, these costs to the County are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for County staff's review. Third, the County currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than this petition to amend a Community Development District.

The annual costs to the County, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the County will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the County.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to amend the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to amend a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and,

to the extent desired, reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinances will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The District will also plan, construct, and finance some of the community's roadways, along with possibly offsite roadway improvements. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

<u>Improvements/Facility</u>	<u>Funded By</u>	<u>O&M By</u>	<u>Ownership</u>
Roads	Landowner	City	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately \$2,676,773.

Table 3. Summary of Estimated Capital Costs for New Infrastructure

Improvement/Facility	Schedule	Estimated Cost
Subdivision Roadways, Paths and Drainage	2026-2034	\$368,0832
Landscaping & Irrigation in Common Areas	2026-2034	\$137,000
Buffers/Walls/Entry Features	2026-2034	\$699,090
Master Earthwork and Stormwater Collection	2026-2034	\$1,472,600
		\$2,676,773

The District may impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 3 are typical for developments of the type contemplated herein. In other words, there is nothing unusual about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating to the District by businesses is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

6.0 An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

Sumter County has an estimated population of 154,693 (2024), up from 129,752 in 2020. The City of Wildwood has an estimated population of 10,031 (2024) up from 15,730 in 2020. Therefore, Sumter County is not considered a small county and the the City of Wildwood is not considered a small city as defined by Section 120.52, F.S. The District

will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City and the County. These increased property taxes, along with other direct and indirect revenues accruing to the City and the County as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City and the County adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the amendment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the County and or the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the County and the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking. Other alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the District's responsibility. While it may be technically true that the debt of a County or City-established, dependent special district, is not strictly the County's or City's responsibility, any financial problems that the special district may have will inevitably entangle the County or the City. This will not be the case if the District is amended as proposed.

With a District, businesses (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to commercial and residential needs without disrupting other County or City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.09	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Smoke Shop Distance Criteria Ordinance

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

As smoke shops are not specifically defined or addressed in the City of Wildwood Code of Ordinances, Ordinance No. O2026-23 has been drafted for consideration by the Commission to clarify and regulate the operation of smoke shops near churches, public/private schools, licensed daycare facilities, and city-owned public facilities.

Smoke shops are known as any premises dedicated to the display, sale, distribution, delivery, or marketing of tobacco, tobacco products, cannabidiol (“CBD”) Hemp, Synthetic Marijuana, Synthetic THC, and any other associated paraphernalia, including the inhaling or exhaling of smoke or vapor from an electronic device (“vaping”), for adult consumption off premises. It has been found that these types of establishments have become increasingly prevalent throughout Florida in recent years, with at least five (5) currently in operation within the City of Wildwood.

For the safety, welfare, and well-being of our citizens, the City recognizes the importance of regulating smoke shops to reduce youth exposure to tobacco products. Therefore, separation of smoke shop businesses from one another and from certain specific land uses will help mitigate the adverse secondary effects of such businesses on the community at large and help ensure that the locations of such businesses will have the least possible adverse impact on the community. Therefore, code changes are being proposed as follows:

The distance separation requirements for smoke shops shall be:

1. 2,500 feet between smoke shops;
2. 1,500 feet from any pre-existing public parks or city-owned public facility; and
3. 1,500 feet from any established churches or places of worship, public/private schools, including any school grounds and licensed day care centers.

Distance shall be measured from building to building at their closest points, except such places of business as are already established. School grounds should be measured from the smoke shop building to the school property line. This is the second and final reading of Ordinance O2026-23.

Development Services Dept.

ORDINANCE NO. O2026-23

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING SECTION 4-5 OF THE CITY OF WILDWOOD CODE OF ORDINANCES; TO ESTABLISH CRITERIA TO REGULATE THE DISTANCE BETWEEN SMOKE SHOPS AND CHURCHES OR PLACE OF WORSHIP, PUBLIC/PRIVATE SCHOOLS, LICENSED DAYCARE FACILITIES, AND CITY-OWNED PUBLIC FACILITIES AND PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city wishes to amend the Wildwood Code of Ordinances pertaining to the operation of smoke shops near churches, public/private schools, licensed daycare facilities, and city-owned public facilities; and

WHEREAS, Smoke shops known as any premises dedicated to the display, sale, distribution, delivery, or marketing of tobacco, tobacco products, cannabidiol (“CBD”) Hemp, Synthetic Marijuana, Synthetic THC, and any other associated paraphernalia, including the inhaling or exhaling of smoke or vapor from an electronic device (“vaping”), for adult consumption off premises, in compliance with applicable local, state, and federal regulations. Grocery stores, supermarkets, convenience stores or similar retail uses shall not be included within the definition of a smoke shop. In addition, Medical Marijuana Treatment Center Dispensing Facility shall not be included within the definition of a smoke shop. These types of establishments have become increasingly prevalent throughout Florida in recent years, with at least five (5) in current operation within the City of Wildwood; and

WHEREAS, separation of smoke shop businesses from one another and from certain specific land uses will help mitigate the adverse secondary effects of such businesses on the community at large and help ensure that the locations of such businesses will have the least possible adverse impact to the community; and

WHEREAS, the City recognizes the importance of regulating smoke shops to reduce youth exposure to tobacco products and, in consideration of the health, safety, and general welfare of its residents, finds that approval is in the best interest of the City of Wildwood, Florida to approve this ordinance

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

SECTION 1. Section 4-5 of the City of Wildwood Code is amended as follows.

The distance separation requirements for smoke shops shall be:

1. 2,500 feet between smoke shops;

2. 1,500 feet from any preexisting public parks or city-owned public facility; and
3. 1,500 feet from any established churches or places of worship, public/private schools, including any school grounds and licensed day care centers.

Distance shall be measured from building to building at their closest points, except such places of business as are already established. School grounds should be measured from smoke shop building to the school property line.

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

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

SECTION 4. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

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



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: O2026-23

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; ADDING SECTIONS 11-331-333 TO ARTICLE XI OF THE CITY OF WILDWOOD CODE OF ORDINANCES; TO ESTABLISH CRITERIA TO REGULATE THE DISTANCE BETWEEN SMOKE SHOPS AND CHURCHES OR PLACE OF WORSHIP, PUBLIC/PRIVATE SCHOOLS, LICENSED DAYCARE FACILITIES, AND CITY-OWNED PUBLIC FACILITIES AND PROVIDING FOR NONCONFORMING USES; PROVIDING FOR DEFINITIONS, FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

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



- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

This ordinance proposes amendments to the City's Code to establish distance requirements for the operation of smoke shops, smoking lounges, and CBD establishments. The amendment seeks to define smoke shops, smoking lounges, and CBD establishments clearly and implement specific definitions and distance separation requirements. The primary goal is to ensure that smoke shops, smoking lounges, and CBD establishments operate in compliance with zoning and land use standards, while also addressing public health, safety, and community welfare concerns.

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

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

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



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

(You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Wildwood staff solicited comments from businesses in the City of Wildwood as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City of Wildwood website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).

Existing smoke shops, smoking lounges, and CBD establishments not meeting the distance requirements will be designated as nonconforming uses and will not need to adhere to the requirements of this ordinance and provisions. Therefore, this ordinance shall be executed effective immediately. Medical marijuana dispensary/medical marijuana treatment centers shall be treated separately from smoke shops, smoking lounges, and CBD establishments and shall comply with any required state and/or federal state legislature.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 26-1364 (AN) Rainey Construction Land Company, LLC

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Brandon Matulka, on behalf of the owner, Rainey Construction Land Company, LLC, has submitted a voluntary annexation application for parcel D32-161. The property to be annexed totals 5 acres MOL and is generally located approximately 0.34 miles east of N US 301, approximately 0.17 miles south of E C 462, and approximately 283 feet west of CR 217. The parcel is located in the vicinity of the Shamrock Acres Industrial Park.

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

City water and sewer are available to the subject property along NE 44th Dr. The applicant will coordinate connection with the city's utility department for both water and sewer. The applicant/owner will be applying for a land use and zoning of Industrial, which is compatible with the surrounding area.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-21

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 0.34 MILES EAST OF N US 301, APPROXIMATELY 0.17 MILES SOUTH OF E C 462, AND APPROXIMATELY 283 FEET WEST OF CR 217, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately 0.34 miles east of N US 301, approximately 0.17 miles south of E C 462, and approximately 283 feet west of CR 217 to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Rainey Construction Land Company, LLC, is more particularly described as follows:

Parcel D32-161

Rainey Construction Land Company, LLC

5 +/-

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN SOUTH 89°57'10" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 208.00 FEET FOR THE POINT OF BEGINNING. 1) THENCE CONTINUE SOUTH 89°57'10" WEST A DISTANCE OF 591.52 FEET; 2) THENCE RUN NORTH 00°09'12" EAST A

DISTANCE OF 416.70 FEET; 3) THENCE RUN SOUTH 89°59'48" EAST A DISTANCE OF 591.52 FEET; 4) THENCE SOUTH 00°09'12" WEST A DISTANCE OF 416.18 FEET TO THE POINT OF BEGINNING, TO CLOSE. ALL LYING IN SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN S89°57'10"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 208.00 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE 5.66 ACRE +/- PARENT TRACT (TAX PARCEL #D32-096) AS RECORDED IN OFFICIAL RECORD BOOK 535 AT PAGE 273, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE CONTINUE S89°57'10"W ALONG THE AFOREMENTIONED SOUTH LINE A DISTANCE OF 68.02 FEET, THENCE DEPARTING FROM SAID SOUTH LINE RUN N00°09'12"E A DISTANCE OF 416.23 FEET TO THE NORTH LINE OF SAID PARENT TRACT, THENCE RUN S89°59'48"E ALONG SAID NORTH LINE A DISTANCE OF 68.02 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED PARENT TRACT, THENCE RUN S00°09'12"W A DISTANCE OF 416.18 FEET ALONG THE EAST LINE OF SAID PARENT TRACT, BACK TO THE POINT OF BEGINNING, ALL LYING IN SUMTER COUNTY, FLORIDA.

CONTAINING 5 ACRES, MORE OR LESS.

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

SECTION 3. All of the above-described annexed property shall be subject to the laws and 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

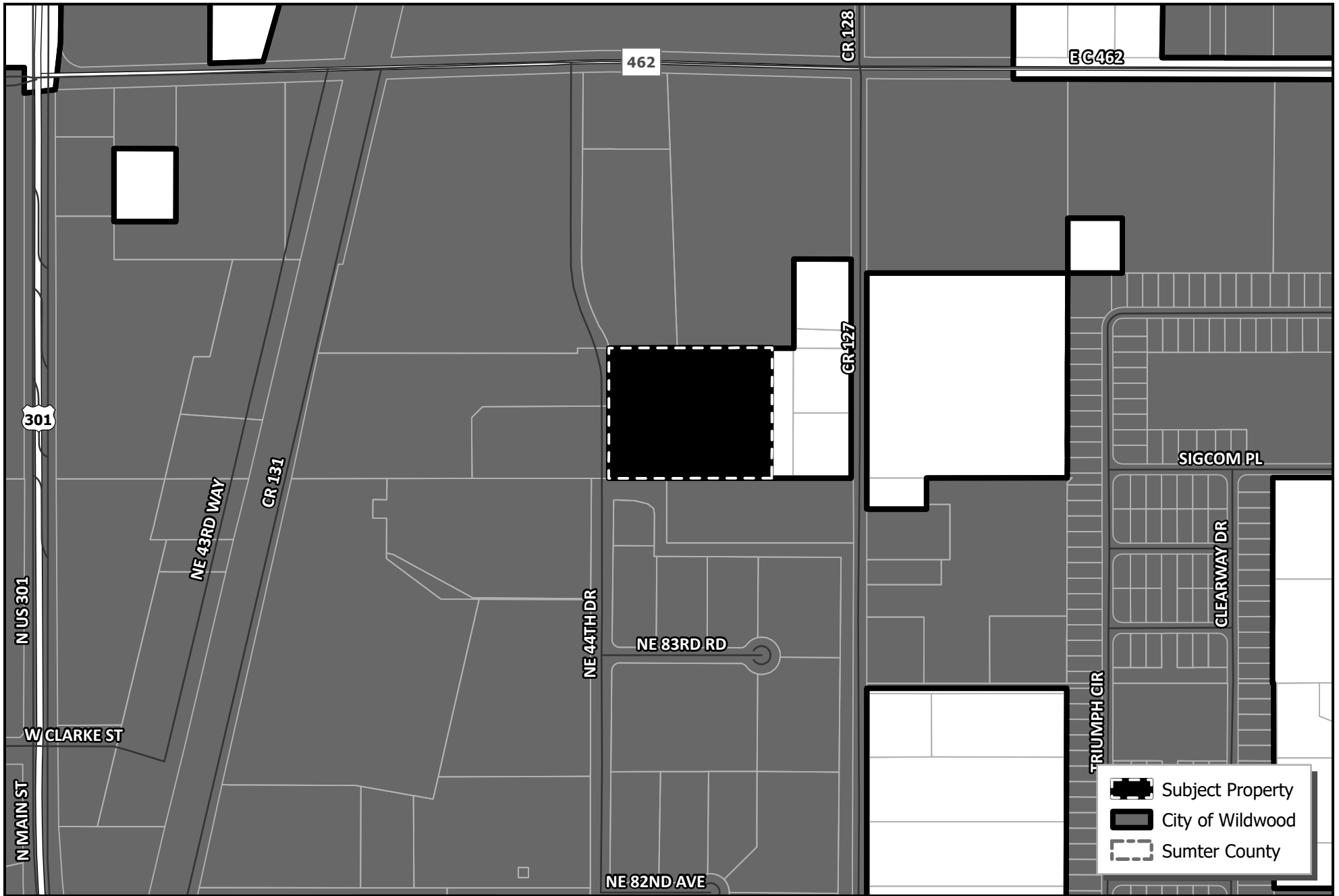
First Reading: _____

Second Reading: _____

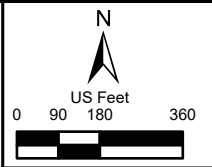
Approved as to form:

City Attorney

EXHIBIT A



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



#26-1364

RAINEY CONSTRUCTION LAND COMPANY, LLC

PARCEL D32-161

MAP 1A
LOCATION
MAP
APR 2026



Business Impact Estimate

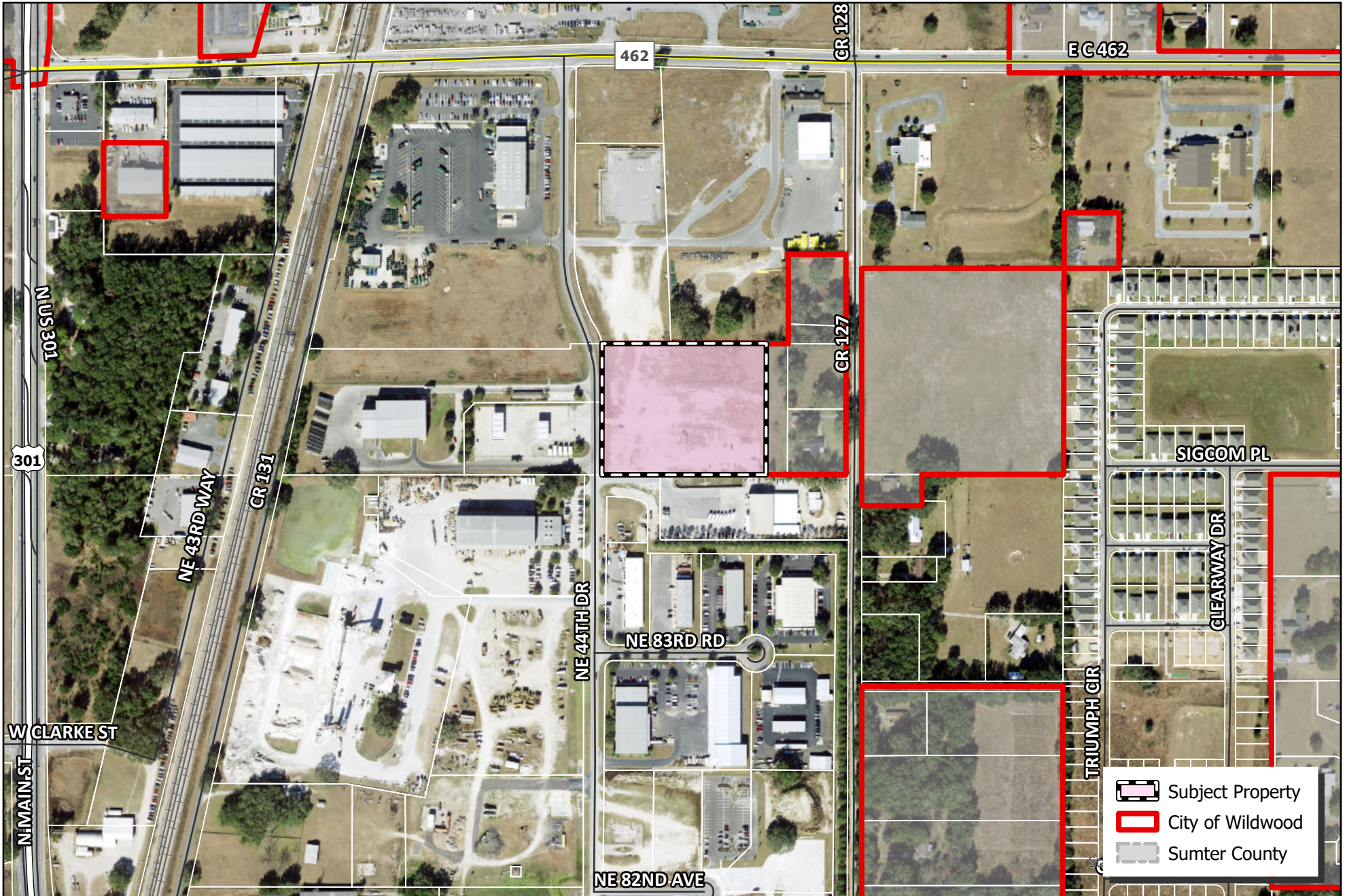
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-21

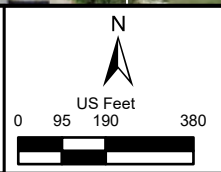
This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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



#26-1364
RAINEY CONSTRUCTION LAND COMPANY, LLC
 PARCEL D32-161

MAP 1B
LOCATION
MAP
APR 2026



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

May 4, 2026

RECEIVED

BROWN CLYDE LEROY & NAOMI ANN
372 E SAVOY ST
LECANTO, FL 34461

MAY 19 2026

Your Parcel Number(s): D32-068, D32-163

City Of Wildwood
Development Services Dept

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

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

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

APPLICANT: Brandon Matulka
OWNERS: Rainey Construction Land Company LLC
CASE NUMBER: 26-1364
PARCEL NUMBERS: D32-161

The subject property is generally located approximately 0.34 miles east of N US 301, approximately 0.17 miles south of E C 462, and approximately 283 feet west of CR 127.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Monday, June 8, 2026, at 9:00 a.m. and a final reading to be held on **Monday, June 22, 2026, at 7:00 p.m.**

O2026-21 proposes a voluntary annexation of the above listed parcel.

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

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

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

I support this request.

I do not object to this request.

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

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

SUBJECT: 26-0559 (SSCP) Myles Enterprises LLC

REQUESTED ACTION: The Special Magistrate recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-0559 Myles Enterprises LLC
Ordinance Number	O2026-19
Owner & Applicant	Myles Enterprises, LLC
Property Location	The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout, addressed as 8761 E C-470, Sumterville, FL 33585.
Parcel(s)	K13-042 & K13-012
Date	May 26, 2026

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Rural Residential (City) for the parcels listed above on 9.77 acres MOL. This request is accompanied by a rezoning request 26-0561 Myles Enterprises Rezoning (Ordinance O2026-20).

ANALYSIS:

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agriculture (Sumter County) to Rural Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) states that the proposed land use amendment would allow for the existing lots to be split while accommodating the existing

structures, on 9.77 acres MOL. Policy 1.1.1(a) is intended to support a mix of agricultural and low-medium density residential uses.

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

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agriculture (Sumter County) to Rural Residential (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of agricultural and low-medium density residential uses. The maximum intensity is 0.2 Floor Area Ratio (FAR). The maximum FAR for the development is 85,116 square feet, and the applicant is proposing to subdivide the subject lots, which are subject to additional review under a separate process, and has triggered the annexation, comprehensive plan amendment, and rezoning applications per the JPA terms.

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

The proposed amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout. As the existing mix of land use designations are mainly Age Restricted Development (ARD) and Agriculture (AGR), an addition of Rural Residential (RR) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The requirement for an environmental survey was waived as the properties have been previously developed.

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

Transportation: The property has access off of E C 470. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

Potable Water & Sewer: The subject property is located outside the City's utility service area.

Schools: The property could generate up to 2.952 school-age children. Based on data provided on April 15, 2026, by Sumter County School Board, there is confirmed capacity.

The applicant seeks approval of Ordinance O2026-19 from the City Commission.

A handwritten signature in black ink, appearing to read 'McKenna Page', located in the upper left quadrant of the page.

McKenna Page

Planner I, Development Services

ORDINANCE NO. O2026-19

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

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

Parcels: K13-042 & K13-012
MYLES ENTERPRISES LLC
9.77 Acres +/-

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF 8761 E C 470, SUMTERVILLE, FL 33585

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY, SUMTER COUNTY, FLORIDA. SUBJECT TO 20 FOOT EASEMENT OVER AND ACROSS THE EAST SIDE THEREOF.

PROPERTY APPRAISORS PARCEL ID NO: K13-012

PROPERTY APPRAISORS PARCEL ID NO: K13-042

This property is to be reclassified from Agriculture (Sumter County) to Rural Residential (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

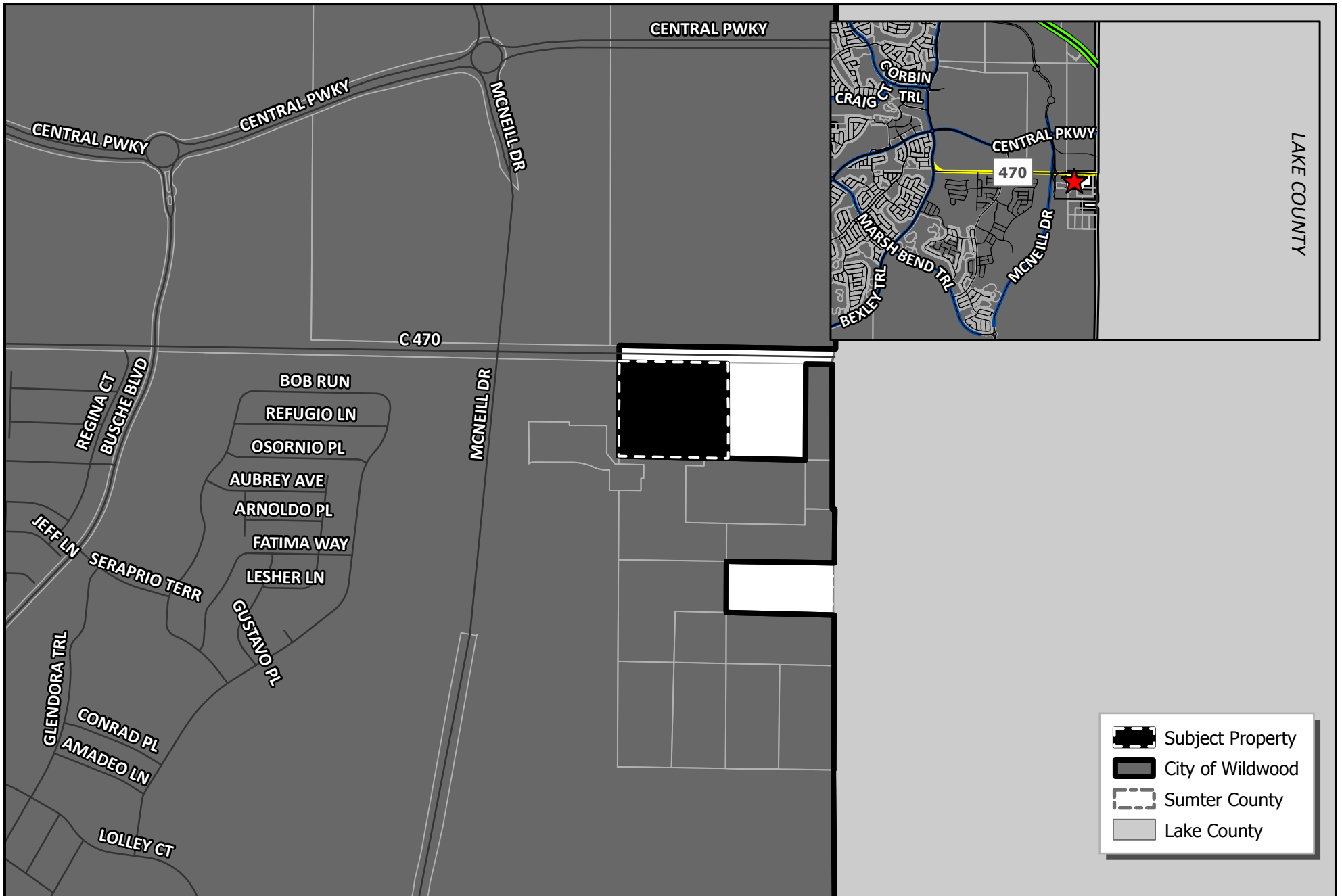
First Reading: _____

Second Reading: _____

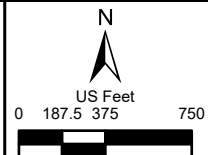
Approved as to form:

City Attorney

EXHIBIT A



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



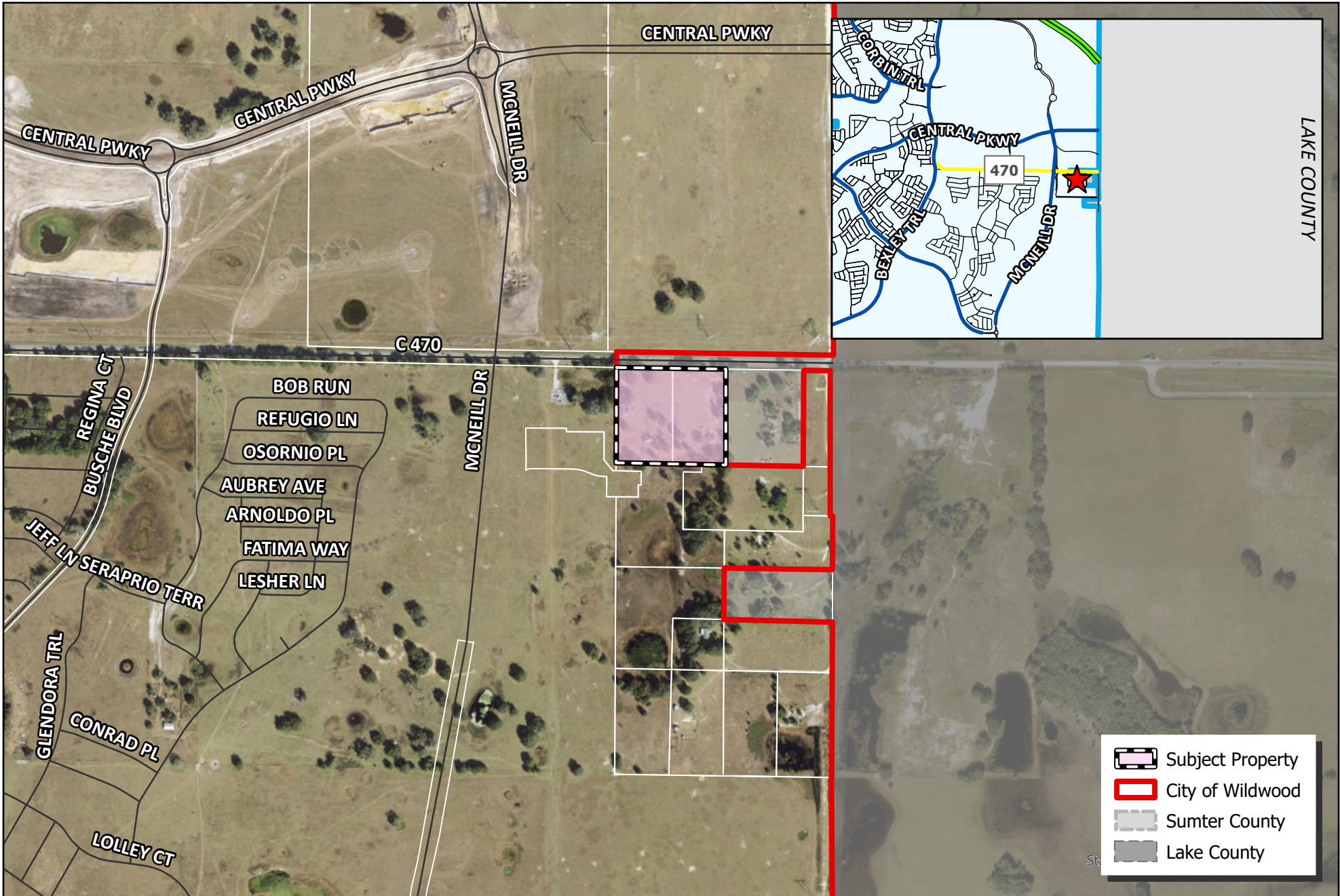
#26-0559

MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

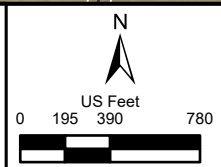
MAP 1A

**LOCATION
 MAP**

FEB 2026

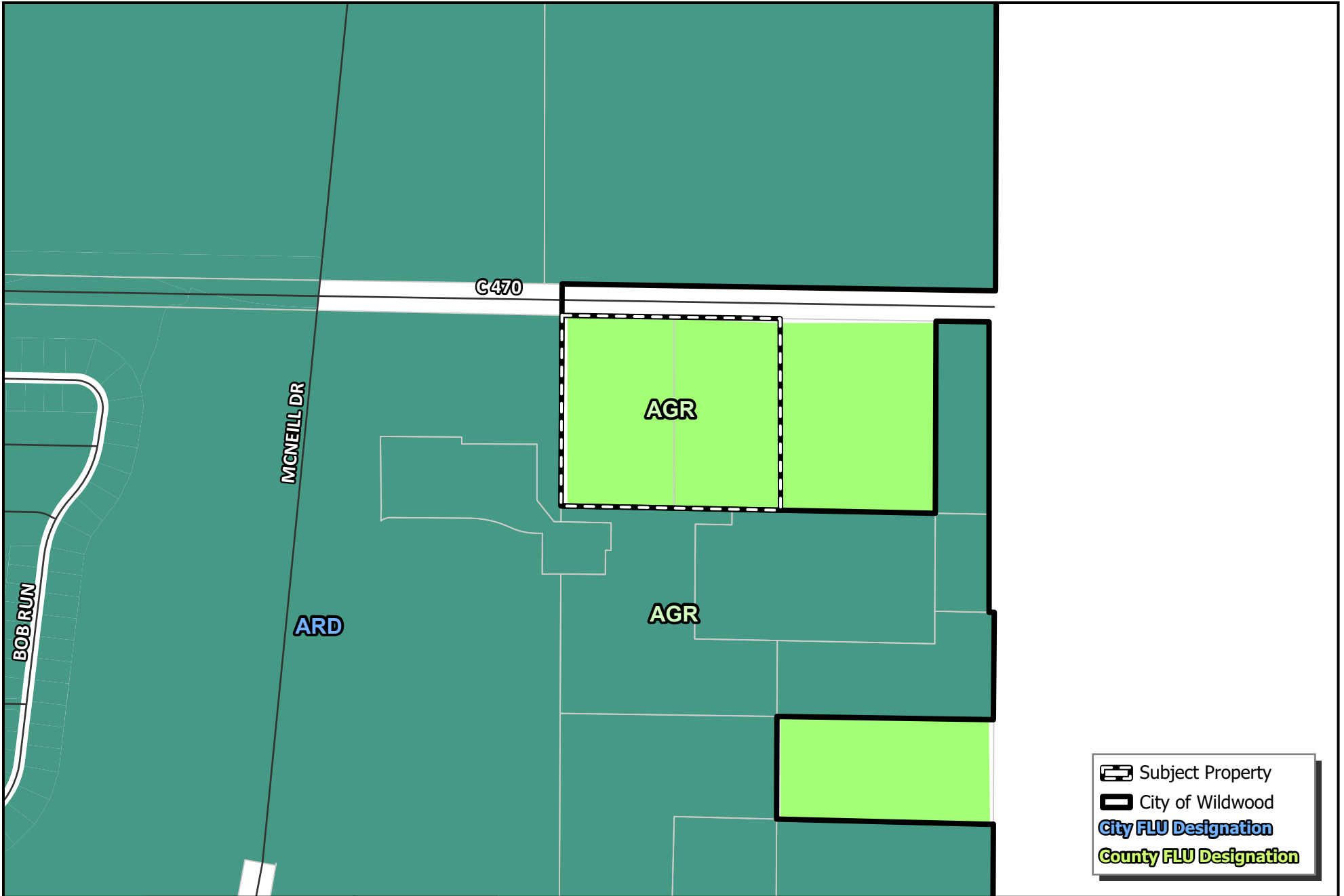


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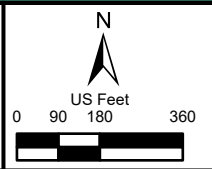


#26-0559
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 1B
LOCATION
MAP
FEB 2026

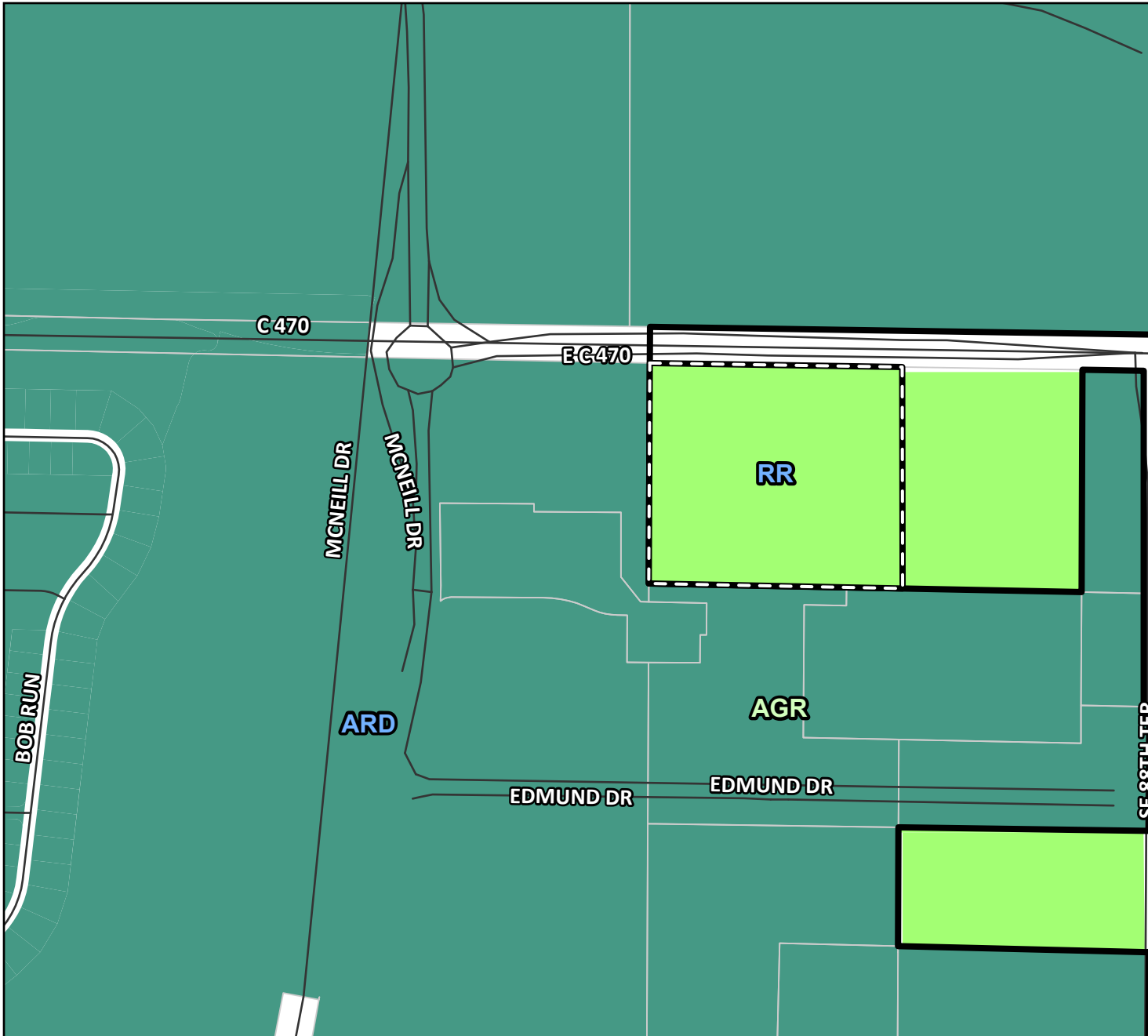




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#26-0559
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

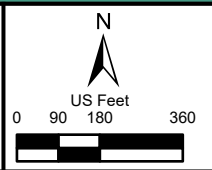
MAP 2A
EXISTING
LAND USE
FEB 2026



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



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
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#26-0559
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 2B
PROPOSED LAND USE
FEB 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: O2026-19

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, June 2, 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 Agriculture (Sumter County) to Rural Residential (City) on 9.77 acres MOL. The subject property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout.

Case Number: 26-0559 Myles Enterprises LLC

Applicant(s): Myles Enterprises, LLC

Owner(s): Myles Enterprises, LLC

Parcel(s): K13-042 & K13-012

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: June 2, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

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

SUBJECT: 26-0561 (RZ) Myles Enterprises LLC

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number 26-0561 Myles Enterprises, LLC

Ordinance Number O2026-20

Owner & Applicant Myles Enterprises, LLC

Property Location The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout, addressed as 8761 E C-470, Sumterville, FL 33585.

Parcel(s) K13-042 & K13-012

Date June 2, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RR, Rural Residential, (City) for the parcel listed above on 9.77 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-0559 Myles Enterprises (O2026-19).

ANALYSIS: The applicant is not proposing any additional development at this time, but has submitted a voluntary annexation, small-scale comprehensive plan amendment, and rezoning applications. The applicant has indicated they would like to apply for a lot split once the annexation, comprehensive plan amendment, and rezoning applications are completed.

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

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

The proposed rezoning to RR is consistent with the proposed Future Land Use Map designation of Rural Residential (RR) and the intent of the Comprehensive Plan as stated

in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is residential. The proposed RR zoning designation will be consistent with the surrounding area to serve city residents.

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

Schools: The property could generate up to 2.952 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: These properties are outside of the City’s utility service area, and utilities are not currently available.

Streets: The applicant has applied for an exemption from the TIA submittal, which was granted by Sumter County Public Works due to the site producing less than 50 trips per day. Should any additional development occur on the properties, a TIA may be required at time of site plan submittal.

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

The applicant has submitted voluntary annexation, comprehensive plan amendment, and rezoning applications due to the property’s location within the Joint Planning Area (JPA). The applicant intends to complete a lot split application through the City once the annexation, comprehensive plan amendment, and rezoning applications are complete.

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

The proposed change in zoning will not increase the traffic congestion in the area or be a detriment to public safety. Sumter County Public Works has signed off on the property’s exemption from submittal of a Traffic Impact Analysis, as the site does not generate enough trips to deem the analysis necessary.

(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 Parcels
North	E C 470 & ARD (City)
South	ARD (City)

East RR5C (County)

West ARD (City)

If the rezoning is approved, the applicant will be required to submit a site plan or zoning clearance depending on the scope of work, to the City prior to development. The site plan or zoning clearance 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 O2026-20 by the City Commission, subject to the approval of O2026-19, which establishes a future land use appropriate for the proposed zoning.



McKenna Page

Planner I, Development Services

ORDINANCE NO. O2026-20

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

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

Parcels: K13-042 & K13-012
MYLES ENTERPRISES LLC
9.77 Acres +/-

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF 8761 E C 470, SUMTERVILLE, FL 33585

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY, SUMTER COUNTY, FLORIDA. SUBJECT TO 20 FOOT EASEMENT OVER AND ACROSS THE EAST SIDE THEREOF.

PROPERTY APPRAISORS PARCEL ID NO: K13-012

PROPERTY APPRAISORS PARCEL ID NO: K13-042

This property is to be reclassified from RR5 (Sumter County) to RR (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

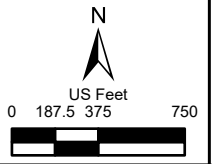
EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County
	Lake County



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



#26-0561

MYLES ENTERPRISES LLC

PARCELS K13-012 & K13-042

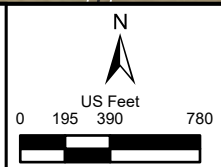
MAP 1A

LOCATION MAP

FEB 2026

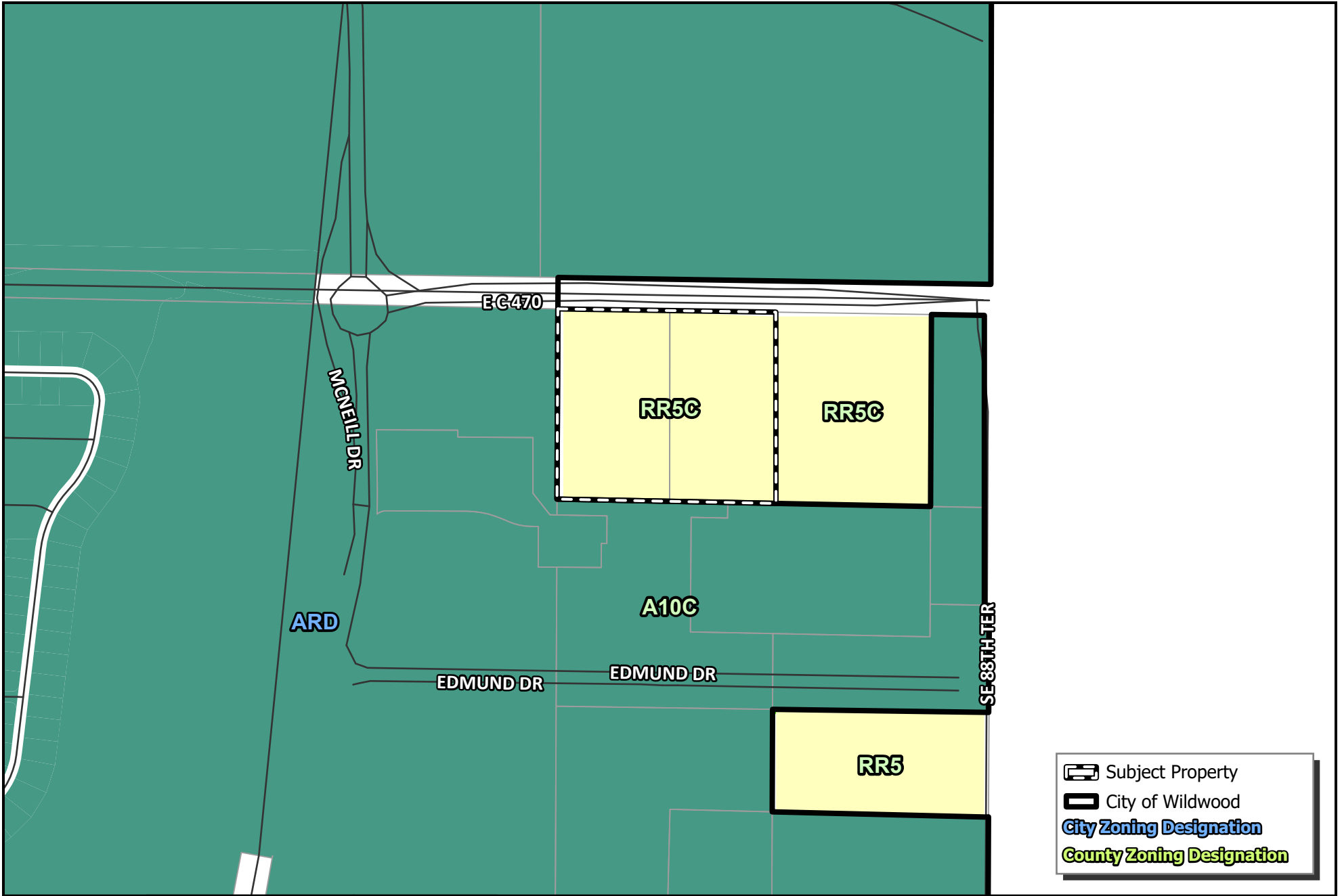


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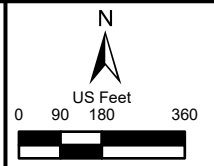


#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 1B
LOCATION
MAP
FEB 2026

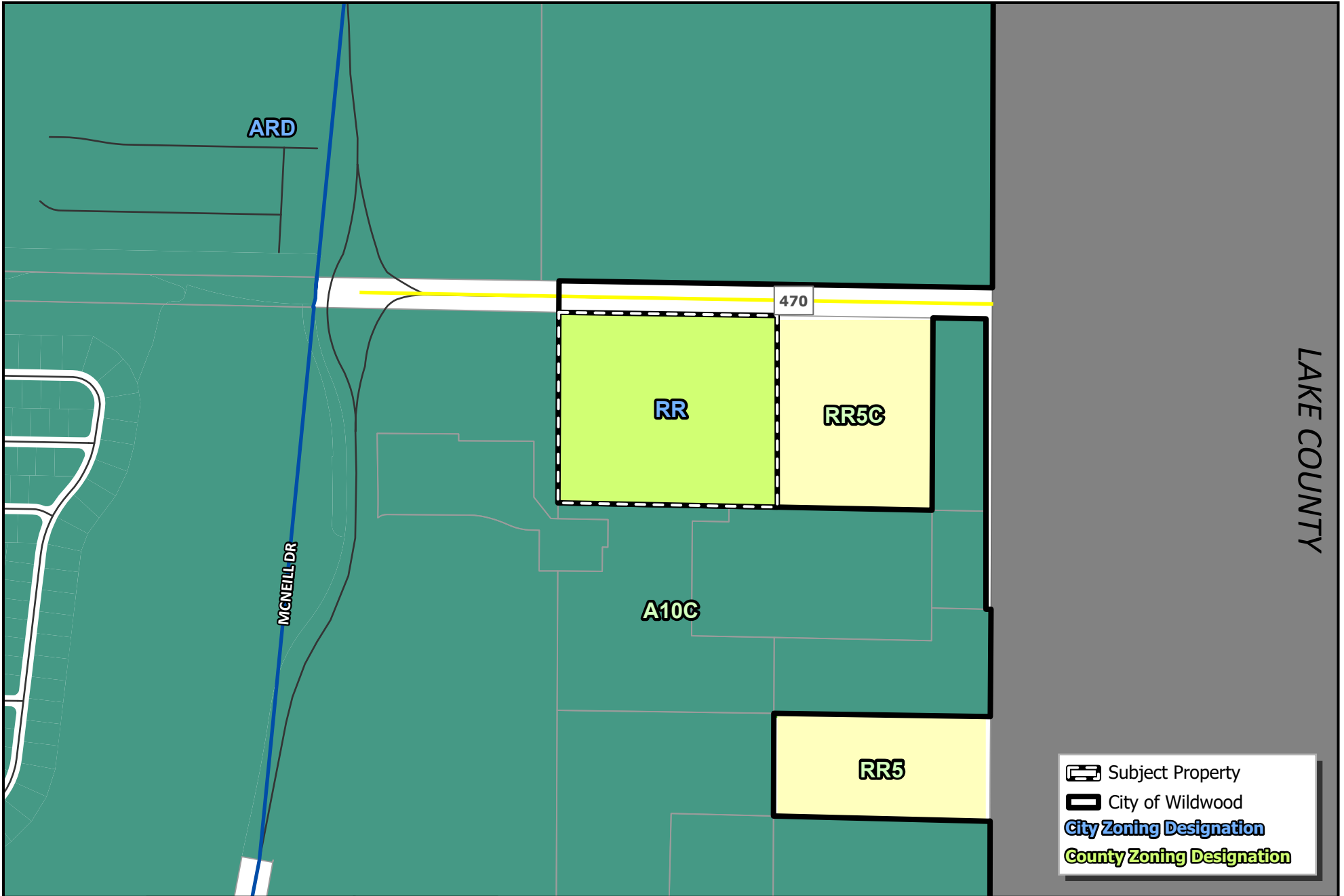


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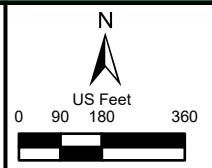


#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 3A
EXISTING ZONING
FEB 2026



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



#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 3B
PROPOSED ZONING
MAY 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: O2026-20

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

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

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

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

The case below was heard on Tuesday, June 2, 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 RR5 (Sumter County) to RR, Rural Residential, (City) on 9.77 acres MOL. The subject property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout.

Case Number: 26-0561 Myles Enterprises, LLC

Applicant(s): Myles Enterprises, LLC

Owner(s): Myles Enterprises, LLC

Parcel(s): K13-042 & K13-012

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: June 2, 2026



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 26-2107 (AN) 40 Magnolia Development

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Edward Abshier, on behalf of the owner, 40 Magnolia, LLC has submitted a voluntary annexation application for parcels D17-037, D17-080, D17-096, and D17-124. The property to be annexed totals 3.40 acres MOL and is generally located approximately 0.22 miles east of N US 301, at the southeast corner of CR 106 and NE 42nd Blvd's intersection.

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

The applicant will work with the city's utility department for any necessary improvements to both water and sewer for connections. The proposed development will be a business park consisting of offices/warehouses.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-27

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.40 ACRES LOCATED ON APPROXIMATELY 0.22 MILES EAST OF N US 301, AT THE SOUTHEAST CORNER OF CR 106 AND NE 42ND BLVD., IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately 0.22 miles east of N US 301, at the southeast corner of CR 106 and NE 42nd 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 contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by 40 Magnolia LLC, is more particularly described as follows:

Parcels D17-037, D17-080, D17-096, & D17-124
40 Magnolia LLC
3.40 +/-

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF THE PARCEL IN OFFICIAL RECORDS BOOK 88, PAGE 260 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA IS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "C", OF OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR A POINT OF BEGINNING. 1) THENCE RUN NORTH

89°54'47" WEST ALONG THE SOUTH LINE OF BLOCK "C" A DISTANCE OF 339.74 FEET TO THE EAST RIGHT OF WAY LINE OF S.A.L. RAILROAD (100 FEET WIDE). 2) THENCE RUN NORTH 12°07'27" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 171.72 FEET. 3) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 73.55 FEET. 4) THENCE RUN NORTH 00°05'28" WEST A DISTANCE OF 125.00 FEET. 5) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 72.00 FEET. 6) THENCE RUN NORTH 00°05'28" WEST A DISTANCE OF 27.00 FEET. 7) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 230.00 FEET TO THE EAST LINE OF BLOCK "C". 8) THENCE RUN SOUTH 00°05'28" EAST ALONG THE EAST LINE OF BLOCK "C" A DISTANCE OF 317.58 FEET TO THE POINT OF BEGINNING TO CLOSE.

TOGETHER WITH: A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK "C" OF OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT OF WAY LINE OF S.A.L. RAILROAD A DISTANCE OF 171.72 FEET TO A POINT OF BEGINNING. 1) THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT OF WAY LINE A DISTANCE OF 309.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAIN STREET. 2) THENCE RUN SOUTH 89°34'12" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 20.49 FEET. 3) THENCE RUN SOUTH 12°07'27" EAST A DISTANCE OF 309.38 FEET. 4) THENCE RUN NORTH 89°34'12" WEST A DISTANCE OF 20.49 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND

PARCEL B:

COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 89° 34' 12" EAST, A DISTANCE OF 73.55 FEET, THENCE RUN NORTH 00° 05' 28" WEST, A DISTANCE OF 125 FEET, THENCE RUN SOUTH 89° 34' 12" EAST, A DISTANCE 72 FEET, THENCE RUN NORTH 00° 05' 28" WEST, A DISTANCE OF 27.0 FEET, THENCE RUN NORTH 89° 34' 12" WEST, 178.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE RUN SOUTH 12° 07' 27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 155.72 FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE S.W. CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 12° 07' 27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 00°05'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 00°05'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°52'52" WEST 58.37 FEET; THENCE NORTH 89°34'12" WEST 120.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD (100 FEET WIDE); THENCE NORTH 12°07'27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 27.66 FEET; THENCE SOUTH 89°34'12" EAST 178.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2A: (O.R. BOOK 2410, PAGE 456)

COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET, THENCE RUN NORTH 00°05'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET, THENCE RUN NORTH 00°05'28 " WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°05'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.05 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.67 FEET; THENCE SOUTH 89°34'12" EAST A DISTANCE OF 178.01 FEET TO THE POINT OF BEGINNING TO CLOSE.

PARCEL 2B:

COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 00°05'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH

00°05'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°52'52" WEST 58.37 FEET; THENCE NORTH 89°34'12" WEST 120.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD (100 FEET WIDE); THENCE NORTH 12°07'27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 27.66 FEET; THENCE SOUTH 89°34'12" EAST 178.01 FEET TO THE POINT OF BEGINNING.

PARCEL AB (NEW PARCEL):

COMMENCE AT THE S.W. CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 00°05'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 00°05'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°05'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.05 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 181.33 FEET; THENCE SOUTH 89°34'12" EAST 120.25 FEET; THENCE NORTH 62°52'52" EAST 58.37 FEET TO THE POINT OF BEGINNING.

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

SECTION 3. All of the above-described annexed property shall be subject to the laws and 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

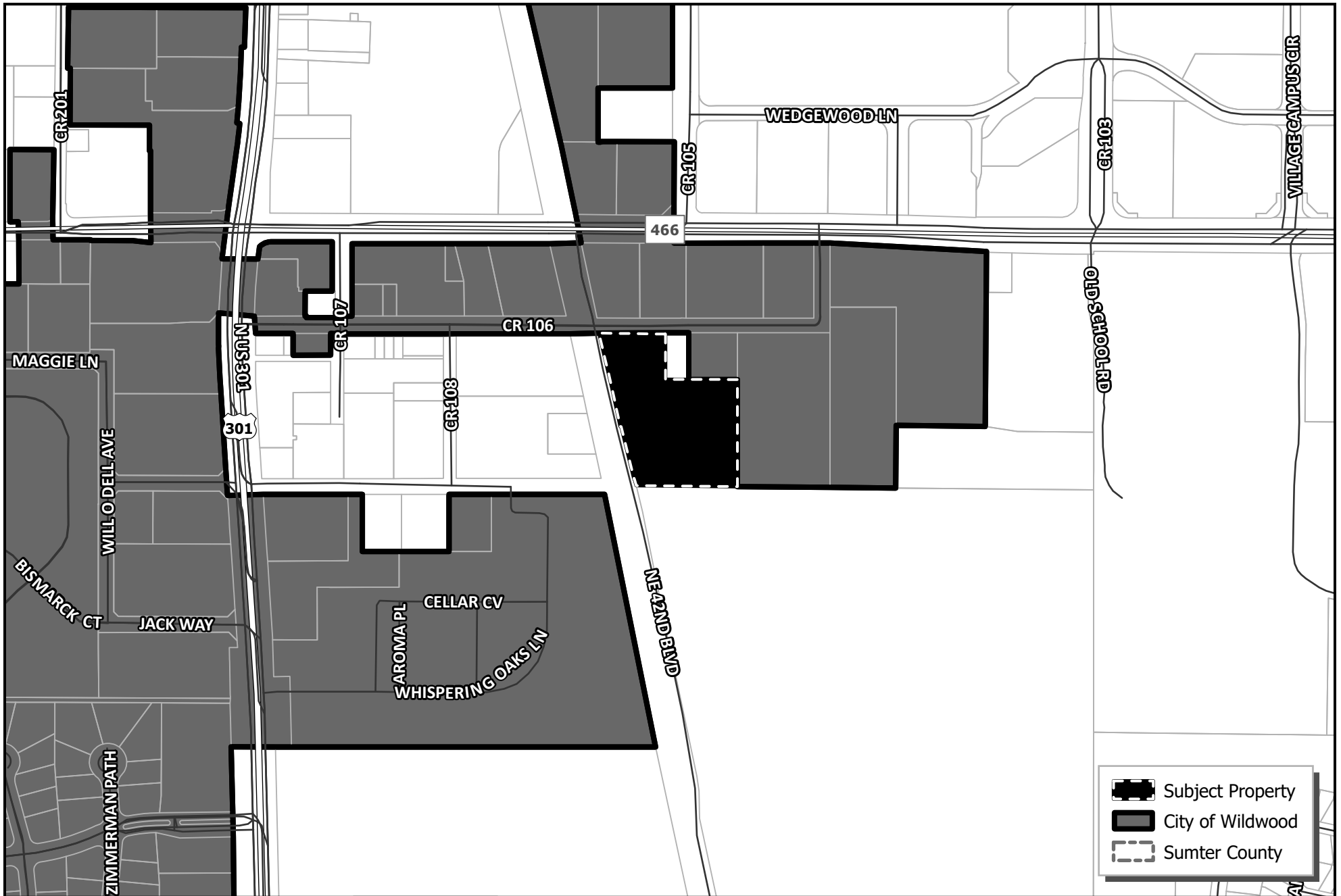
First Reading: _____

Second Reading: _____

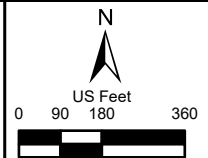
Approved as to form:

City Attorney

EXHIBIT A



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



#26-2107

40 MAGNOLIA DEVELOPMENT

PARCELS D17-037, D17-080, D17-096 & D17-124

MAP 1A
 LOCATION
 MAP
 MAY 2026



Business Impact Estimate

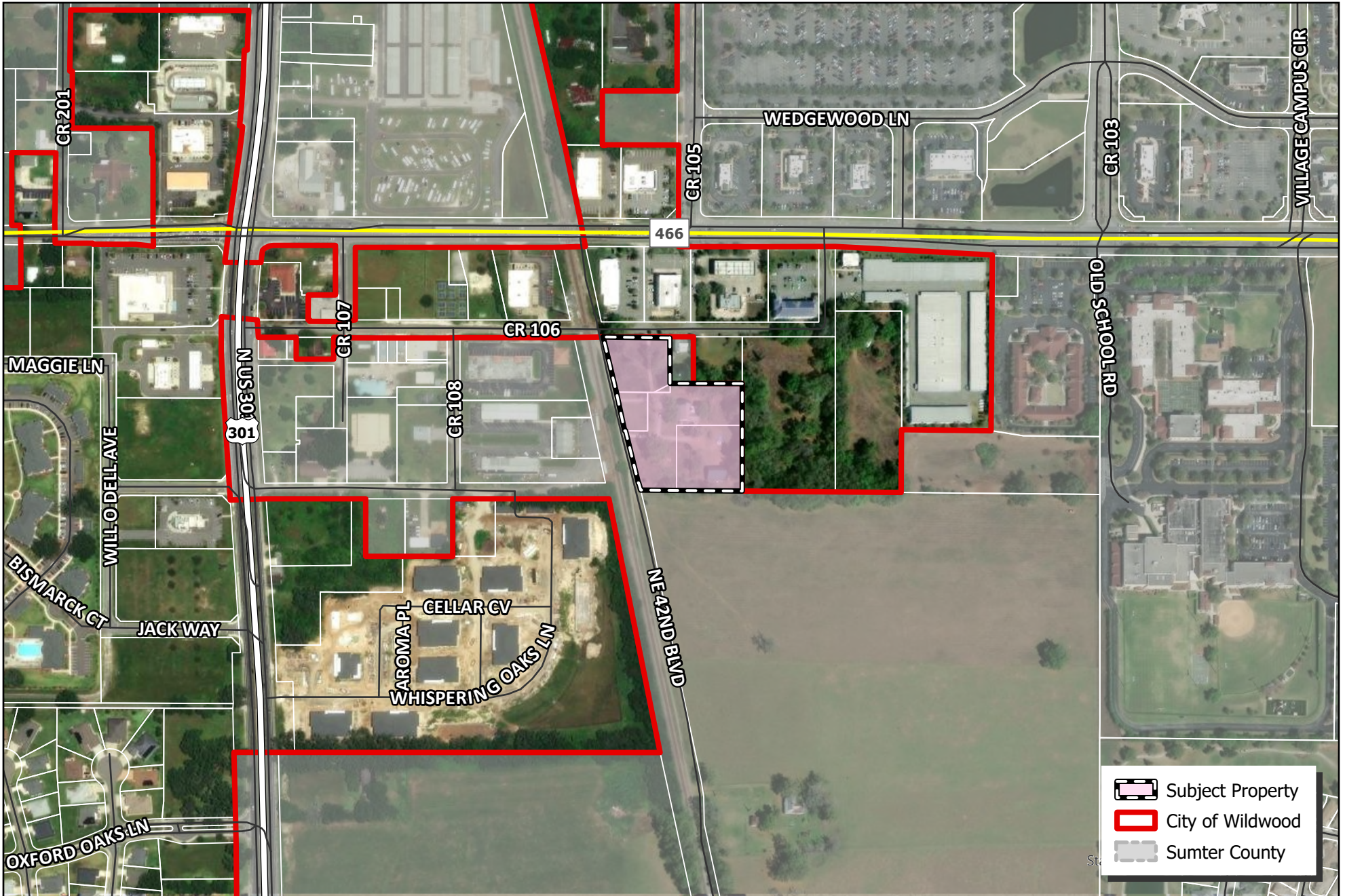
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-27

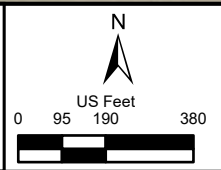
This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

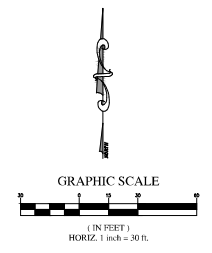


CITY OF WILDWOOD
 100 North Main Street
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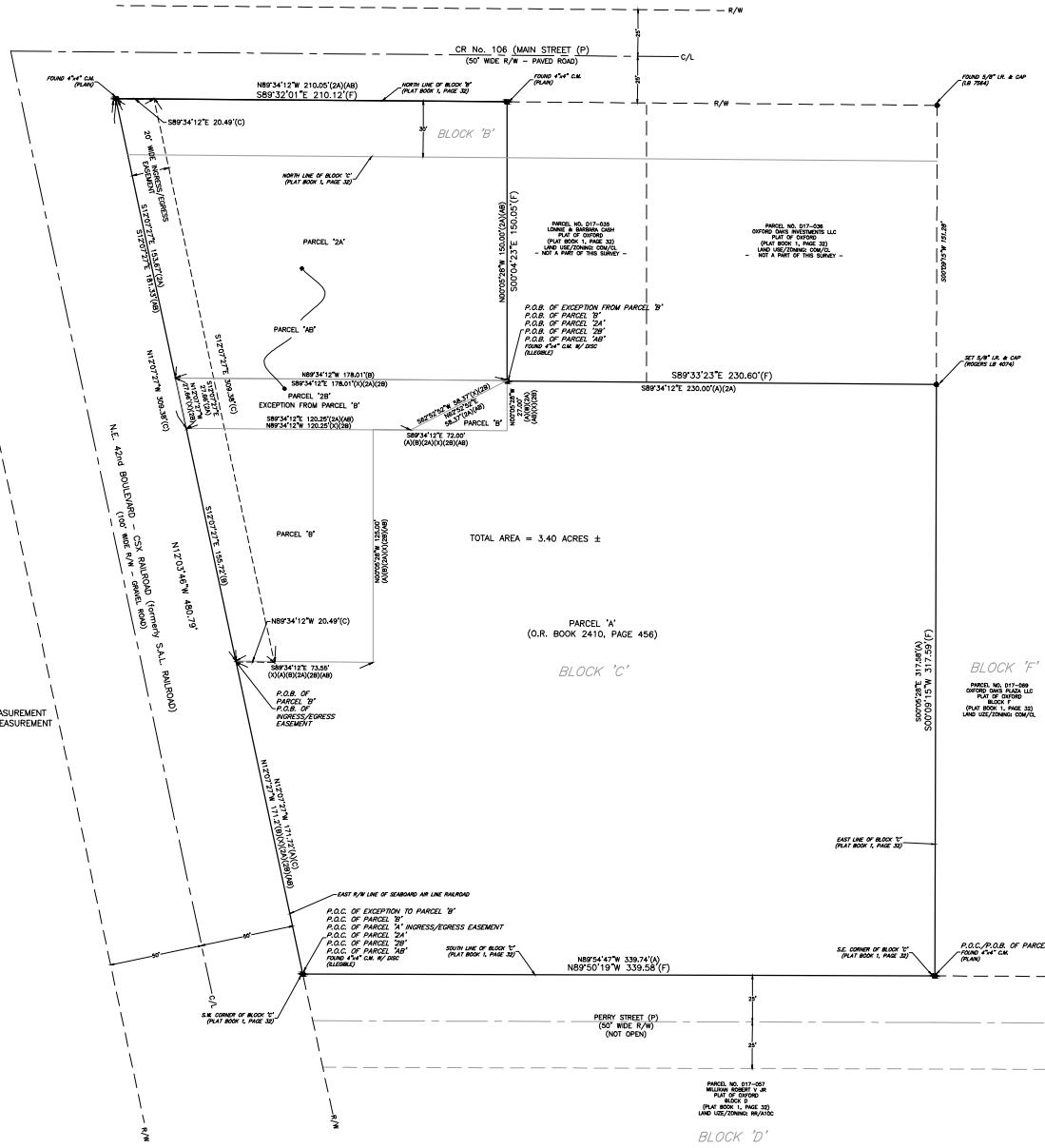


#26-2107
40 MAGNOLIA DEVELOPMENT
 PARCELS D17-037, D17-080, D17-096 & D17-124

MAP 1B
LOCATION
MAP
MAY 2026



- LEGEND**
- (A) PARCEL 'A' DESCRIPTION MEASUREMENT
 - (B) PARCEL 'B' DESCRIPTION MEASUREMENT
 - (C) INGRESS/EGRESS EASEMENT DESCRIPTION MEASUREMENT
 - (X) EXCEPTION FROM PARCEL 'B' DESCRIPTION MEASUREMENT
 - (2A) PARCEL '2A' DESCRIPTION MEASUREMENT
 - (2B) PARCEL '2B' DESCRIPTION MEASUREMENT
 - (AB) PARCEL 'AB' DESCRIPTION MEASUREMENT
 - T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INV. INVERT
 - C.S. CONCRETE MITERED END SECTION
 - P.O.B. POINT OF BEGINNING
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - M&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (D) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - (R) RADII
 - D of Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PC. PAGE
 - CONC. CONCRETE
 - UTIL. UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - TRAFFIC SIGNAL BOX
 - SANITARY MANHOLE
 - STORM MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - FIRE HYDRANT
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - TREE (SEE TREE SCHEDULE ON SHEET 2)
 - GROUND CONTOUR



LEGAL DESCRIPTION:

PARCEL A:
A PORTION OF THE PARCEL, IN OFFICIAL RECORDS BOOK 88, PAGE 260 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA IS AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 'C', OF OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA FOR A POINT OF BEGINNING; 1) THENCE RUN NORTH 89°34'12" WEST ALONG THE SOUTH LINE OF BLOCK 'C' A DISTANCE OF 339.74 FEET; 2) THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 171.72 FEET; 3) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 73.55 FEET; 4) THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 125.00 FEET; 5) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 125.00 FEET; 6) THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 27.00 FEET; 7) THENCE RUN SOUTH 89°34'12" EAST A DISTANCE OF 200.00 FEET TO THE EAST LINE OF BLOCK 'C'; 8) THENCE RUN SOUTH 0°00'28" EAST ALONG THE EAST LINE OF BLOCK 'C' A DISTANCE OF 377.00 FEET TO THE POINT OF BEGINNING TO CLOSE.

TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 'C' OF OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD A DISTANCE OF 171.72 FEET TO A POINT OF BEGINNING; 1) THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD A DISTANCE OF 309.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; 2) THENCE RUN SOUTH 89°34'12" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; 3) THENCE RUN SOUTH 12°07'27" EAST A DISTANCE OF 309.38 FEET; 4) THENCE RUN NORTH 89°34'12" WEST A DISTANCE OF 20.49 FEET TO THE POINT OF BEGINNING TO CLOSE.

AND:

PARCEL B:
COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 125 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 27.0 FEET; THENCE RUN NORTH 89°34'12" WEST, A DISTANCE OF 178.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 155.72 FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCE AT THE S.W. CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°00'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°00'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.67 FEET; THENCE SOUTH 89°34'12" EAST A DISTANCE OF 178.01 FEET TO THE POINT OF BEGINNING TO CLOSE.

PARCEL 2A (O.R. BOOK 2410, PAGE 456)
COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°00'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.67 FEET; THENCE SOUTH 89°34'12" EAST A DISTANCE OF 178.01 FEET TO THE POINT OF BEGINNING TO CLOSE.

PARCEL 2B:
COMMENCE AT THE SW CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°00'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.67 FEET; THENCE SOUTH 89°34'12" EAST A DISTANCE OF 178.01 FEET TO THE POINT OF BEGINNING TO CLOSE.

PARCEL 2C (NEW PARCEL):
COMMENCE AT THE S.W. CORNER OF BLOCK C, OXFORD, LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA; THENCE RUN NORTH 12°07'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (100 FEET WIDE), A DISTANCE OF 171.2 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 73.55 FEET; THENCE RUN NORTH 0°00'28" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°34'12" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 0°00'28" WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°00'28" WEST A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE RUN NORTH 89°34'12" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE ABOVE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; THENCE RUN SOUTH 12°07'27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.67 FEET; THENCE SOUTH 89°34'12" EAST A DISTANCE OF 178.01 FEET TO THE POINT OF BEGINNING TO CLOSE.

- SURVEY REPORT:**
- FIELD MEASURED BEARINGS WERE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 - VERTICAL DATA IS BASED ON SUMNER COUNTY VERTICAL CONTROL POINT 'U' 753', PUBLISHED ELEVATION = 102.52, NAVD-83.
 - FIELD SURVEY DATE: 6-26-2025.
 - THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE WARRANTY DEEDS RECORDED IN O.R. BOOK 3112, PAGE 433 AND O.R. BOOK 3483, PAGE 450 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA.
 - THE OVERHEAD WIRES, UTILITY POLES AND GUY ANCHORS SHOWN ON THE SUBJECT PARCEL MAY BE CONSIDERED EVIDENCE OF EASEMENT RIGHTS OR ENCROACHMENTS. NO EASEMENT OF RECORD FOR THESE UTILITIES WERE PROVIDED TO THE SURVEYOR.
 - NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN BY NOTES HEREON.
 - ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 - THIS PROPERTY APPEARS TO BE IN A ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120296, SUFFIX D, WITH AN EFFECTIVE DATE OF 9/27/2013.
 - THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 9J-17.020 THROUGH 962, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
 - UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OF THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SEE SHEET 2 FOR TOPOGRAPHIC SURVEY MAP



Rodney K Rogers
Digitally signed by Rodney K Rogers
Date: 2025.06.04 15:51:04-0407
RODNEY K. ROGERS DATE: 7-1-2025
PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 5274
STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE
P.L. Reg. No. 10027
Rogers Engineering & Land Surveying, P.S.M.
P.O. Box 4074
Magnolia, Florida 32050
Tel. 904.728.7288
rlrogers@rogers-engineering.com

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 623-9214 • Lic. No. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR 40 MAGNOLIA, LLC.
Boundary Survey Map

JOB No.	88-0127-066
DATE	7-1-2025
SCALE	1" = 30'
SHEET	1 OF 2

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 26-2159 (AN) Silver Oaks at Warm Springs

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, LPGURP, LLC, on behalf of the owners, KWMPMH, LLC, Brock H. Wagner, & C. Christine Miller, has submitted a voluntary annexation application for parcels G33-015, G33-075, and G33-147. The property to be annexed totals 3.08 acres MOL and is generally located approximately 216 feet east of the Warm Springs Ave. and Bigham Trl. Intersection, south along Warm Springs Ave.

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

The applicant will work with the city's utility department for both water and sewer connections. The proposed development will consist of 34,400 SF of medical office(s).



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-29

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.08 ACRES LOCATED ON APPROXIMATELY 216 FEET EAST OF THE WARM SPRINGS AVE. AND BIGHAM TRL. INTERSECTION, SOUTH ALONG WARM SPRINGS AVE., IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately 216 feet east of the Warm Springs Ave. and Bigham Trail Intersection, south along Warm Springs Ave., to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by KWMPMH, LLC, Brock H. Wagner, & C. Christine Miller, is more particularly described as follows:

Parcels G33-015, G33-075, & G33-147
KWMPMH, LLC, Brock H. Wagner, & C. Christine Miller
3.08 +/-

LEGAL DESCRIPTION

Parcel 1:

Begin 921 feet North of the Southwest Corner of the N.W. ¼ of the N.W. ¼ and Run East 427 feet for the Point of Beginning, Run North 399 feet, East 134 feet, South 399 feet, West 134 feet to the Point of Beginning, All in Section 33, Township 19 South, Range 23 East, Sumter County, Florida, Less Road Right of Way.

Parcel 2:

Begin 307 Yards North of the Southwest Corner of the Northwest ¼ of the Northwest ¼, Run East 105 Yards for the Point of Beginning, Run North 133 yards, East 37-1/3 yards, South 133 yards, West 37-1/3 yards to the Point of Beginning, All in Section 33, Township 19 South Range 23 East, Sumter County, Florida, Less Road Right of Way.

Parcel 3:

Begin 307 Yards North of the Southwest Corner of the N.W. ¼ of the N.W. ¼ and Run East 70 yards for the Point of Beginning; Run North 133 yards, East 35 yards, South 133 yards and West 35 yards to the Point of Beginning, All in Section 33, Township 19 South, Range 23 East, Sumter County, Florida, Less Road Right of Way.

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



Business Impact Estimate

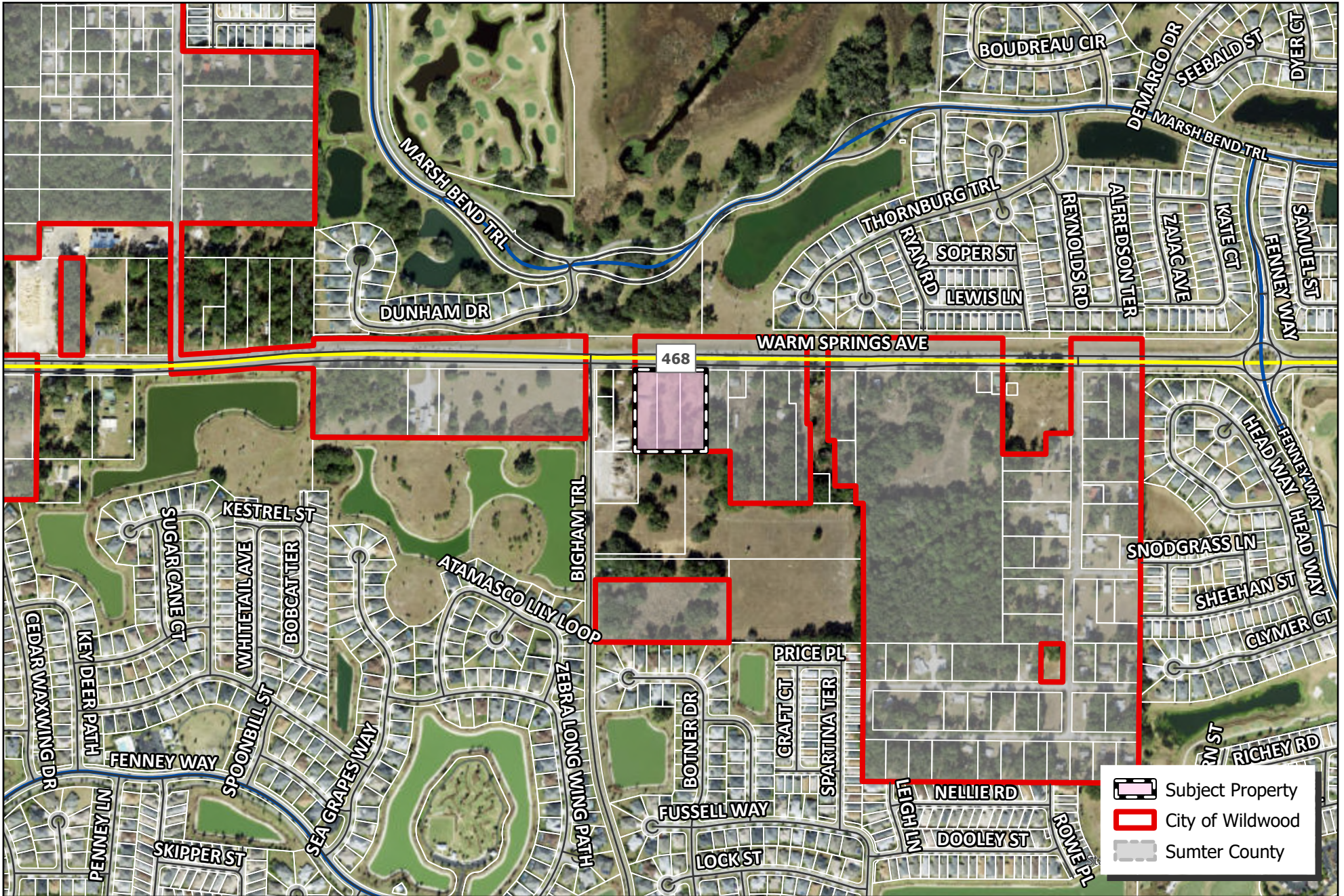
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.




Proposed ordinance's title/reference: O2026-29

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.

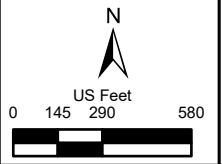
¹ See Section 166.041(4)(c), Florida Statutes.



-  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



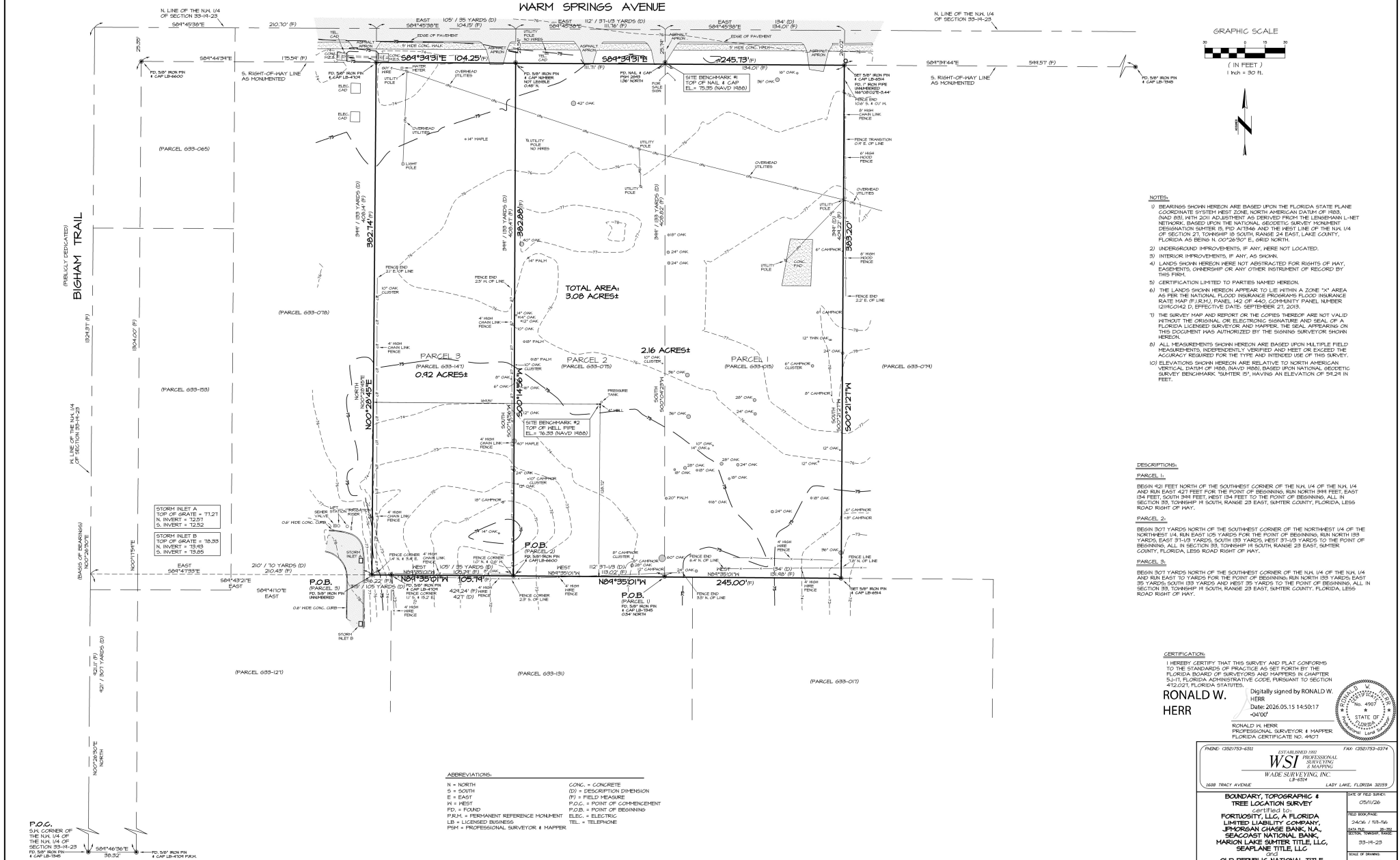
#26-2159

SILVER OAKS AT WARM SPRINGS

PARCELS G33-015, G33-075 & G33-147

MAP 1B
LOCATION
MAP
MAY 2026

(PUBLICLY DEDICATED)
WARM SPRINGS AVENUE



NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983. ROAD 833 WITH 2011 ADJUSTMENT AS DERIVED FROM THE LEINBERMAN-LI-NEIT NETWORK, BASED UPON THE NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION SYSTEM IS, ETD AT 1044 AND THE WEST LINE OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AS BEING N. 00°29'50" E, 462.00' NORTH.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM), PANEL 142 OF 440, COMMUNITY PANEL NUMBER 210242 D, EFFECTIVE DATE: SEPTEMBER 21, 2015.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
- ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON MULTIPLE FIELD MEASUREMENTS, INDEPENDENTLY VERIFIED AND MET OR EXCEED THE ACCURACY REQUIRED FOR THE TYPE AND INTERESTS OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN "VERTICAL DATUM OF 1988" (NAVD) BASED UPON NATIONAL GEODETIC SURVEY BENCHMARK "SMITZER 15", HAVING AN ELEVATION OF 54.24 IN FEET.

DESCRIPTIONS:

PARCEL 1.
 BEGN 421 FEET NORTH OF THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 AND RUN EAST 421 FEET FOR THE POINT OF BEGINNING, 85N NORTH 89N FEET, EAST 104 FEET, SOUTH 98N FEET, WEST 134 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SMITZER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

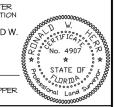
PARCEL 2.
 BEGN 307 YARDS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 85N EAST 108 YARDS FOR THE POINT OF BEGINNING, 85N NORTH 83 YARDS, EAST 31 1/3 YARDS, SOUTH 83 YARDS, WEST 31 1/3 YARDS TO THE POINT OF BEGINNING, ALL IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SMITZER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 3.
 BEGN 307 YARDS NORTH OF THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 AND RUN EAST 75 YARDS FOR THE POINT OF BEGINNING, 85N NORTH 83 YARDS, EAST 39 YARDS, SOUTH 83 YARDS, WEST 39 YARDS TO THE POINT OF BEGINNING, ALL IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SMITZER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, IN CHAPTER 51-T, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 452.021, FLORIDA STATUTES.

Digitally signed by RONALD W. HERR
 Date: 2025.05.15 14:50:17 -0400

RONALD W. HERR
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4927



P.O.C.
 SW CORNER OF THE N.W. 1/4 OF SECTION 33-14-23
 PD 50' NON-FIN CAP LB-804

DATE	REV.	BY
05/15/25		
DATE	REV.	BY
0-1540		
DATE	REV.	BY
1-1		

ABBREVIATIONS:

N = NORTH	CONC. = CONCRETE
S = SOUTH	(D) = DESCRIPTION DIMENSION
E = EAST	(F) = FIELD MEASURE
W = WEST	P.O.C. = POINT OF COMMENCEMENT
PD. = POINT	P.O.B. = POINT OF BEGINNING
PAFK = PERMANENT REFERENCE MONUMENT	ELEC. = ELECTRIC
LB = LICENSED BUSINESS	TEL. = TELEPHONE
PSM = PROFESSIONAL SURVEYOR & MAPPER	

WSD
 WADE SURVEYING, INC.
 1608 TRACY AVENUE
 LAST LANE, FLORIDA 32039

ESTABLISHED 1982
 PROFESSIONAL SURVEYING & MAPPING
 48-9534

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY
 certified to:
 FORTUOSIT LLC, A FLORIDA LIMITED LIABILITY COMPANY,
 JPMORGAN CHASE BANK, N.A.,
 SEACOAST NATIONAL BANK,
 MARION LAKE SMITZER TITLE, LLC,
 SEAFLORE TITLE, LLC

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
 FIRST AMERICAN TITLE INSURANCE COMPANY
 A PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SMITZER COUNTY, FLORIDA.

DATE: 05/11/20
 SHEET NO.: 2406 / 53-56
 TOTAL SHEETS: 36
 DATE: 03-18-23
 SCALE OF DRAWING: 1" = 30'

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Millennium Park Phase 1 & 2 Project Payment Application No. 16 in the Amount of \$449,389.03

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-572-60-6302.

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the City Commission and awarded to Kingdom Construction on February 13, 2025. Kingdom Construction has submitted Payment Application No. 16 in the amount of \$449,389.03 for work performed through May 25, 2026. Work during this pay period included continued progress on site improvements, athletic facilities, utility infrastructure, concrete work, electrical improvements, and basketball court foundation construction. As of this application, the project is approximately 69% complete.

CPH, the City’s consulting engineer, has reviewed the Payment Application and recommends approval.

A	B	C	D		E	F	G		H	I
			From Previous Application	This Period			Materials stored (not in D or E)	Total Completed and Stored		
Item No.	Desc. Of Work	Scheduled Value							Balance to Finish	Retainage-5%
A-1	Bonds and Insurance	\$ 401,886.10	\$ 401,886.10	\$ -		\$ 401,886.10	100%	\$ -	\$ 20,094.31	
A-2	Mobilization	\$ 1,435,793.80	\$ 1,435,793.80	\$ -		\$ 1,435,793.80	100%	\$ -	\$ 71,789.69	
A-3	Preconstruction Topographic Surveying	\$ 52,500.00	\$ 52,500.00	\$ -		\$ 52,500.00	100%	\$ -	\$ 2,625.00	
A-4	Record Drawings	\$ 52,500.00	\$ 23,444.52	\$ -		\$ 23,444.52	45%	\$ 29,055.48	\$ 1,172.23	
A-5	Demobilization, Cleanup, Project Closeout (Incl.Material and Workmanship Bond)	\$ 25,000.00	\$ -	\$ -		\$ -	0%	\$ 25,000.00	\$ -	
A-6	Preconstruction Video	\$ 1,404.14	\$ 1,404.14	\$ -		\$ 1,404.14	100%	\$ 0.00	\$ 70.21	
A-7	Temporary Traffic Control - Millennium Park	\$ 21,000.00	\$ 21,000.00	\$ -		\$ 21,000.00	100%	\$ -	\$ 1,050.00	
A-8	Temporary Traffic Control - Powell Rd.	\$ 21,000.00	\$ 21,000.00	\$ -		\$ 21,000.00	100%	\$ -	\$ 1,050.00	
A-9	Erosion and Sediment Control	\$ 61,687.50	\$ 61,687.50	\$ -		\$ 61,687.50	100%	\$ -	\$ 3,084.38	
A-10	Silt Fence	\$ 27,431.25	\$ 27,431.25	\$ -		\$ 27,431.25	100%	\$ -	\$ 1,371.56	
A-11	Clearing and Grubbing	\$ 121,376.33	\$ 121,376.33	\$ -		\$ 121,376.33	100%	\$ -	\$ 6,068.82	
A-12	Demolition - Existing Driveway Aprons, Crushed Asphalt Parking Area, Concrete Pad at New Racquetball Court, Misc.Portion of Dirt Trail	\$ 192,353.18	\$ 192,353.18	\$ -		\$ 192,353.18	100%	\$ -	\$ 9,617.66	
B-1	Regular Excavation (ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	\$ 320,036.59	\$ 320,036.59	\$ -		\$ 320,036.59	100%	\$ -	\$ 16,001.83	
B-2	Embankment (Fill Placement) ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	\$ 151,415.84	\$ 151,415.84	\$ -		\$ 151,415.84	100%	\$ -	\$ 7,570.79	
B-3	Borrow Material (Allowance)	\$ 175,000.00	\$ 160,241.45	\$ -		\$ 160,241.45	92%	\$ 14,758.55	\$ 8,012.07	
B-4	Allowance - Additional Earthwork (If Needed)	\$ 250,000.00	\$ 250,000.00	\$ -		\$ 250,000.00	100%	\$ -	\$ 12,500.00	
B-5	8" Stabilized Subgrade or 4" Crushed ConcreteSubgrade (Furnish and Install) (Trail, Cart Path)	\$ 71,659.20	\$ 71,659.20	\$ -		\$ 71,659.20	100%	\$ -	\$ 3,582.96	
B-6	12" Stabilized Subgrade or 6" Crushed Concrete Subgrade (Furnish and Install) (Road, Turn Lane, Parking Lots, TurnaroundArea)	\$ 239,234.69	\$ 239,234.69	\$ -		\$ 239,234.69	100%	\$ 0.00	\$ 11,961.73	
B-7	6" Limerock Base or 6" Crushed Concrete Base (Furnish and Install) (Road,Parking Lots, Trail, Cart Path)	\$ 358,260.90	\$ 358,260.90	\$ -		\$ 358,260.90	100%	\$ -	\$ 17,913.05	
B-8	10" Limerock Base or 10" Crushed Concrete Base (Furnish and Install) (TurnLane)	\$ 18,692.16	\$ 18,692.16	\$ -		\$ 18,692.16	100%	\$ -	\$ 934.61	
B-9	Asphalt Surface Course, Type SP 9.5 (1") (Furnish and Install) (Trail, CartPath)	\$ 149,612.90	\$ -	\$ -		\$ -	0%	\$ 149,612.90	\$ -	
B-10	Asphalt Surface Course, Type SP 12.5 (1.5")(Furnish and Install) (Road, Turn Lane, Parking Lots)	\$ 352,210.13	\$ 344,210.13	\$ 4,000.00		\$ 348,210.13	99%	\$ 4,000.00	\$ 17,410.51	
B-11	Asphalt Friction Course, Type SP 12.5 (1.5") (TrafficC) (PG 76-22) (Furnish and Install) (Turn Lane)	\$ 20,697.52	\$ 20,697.52	\$ -		\$ 20,697.52	100%	\$ -	\$ 1,034.88	
B-12	Ditch Bottom Inlet Type C (P-Bottom) (<10') (Furnish and Install)	\$ 55,663.02	\$ 55,663.02	\$ -		\$ 55,663.02	100%	\$ 0.00	\$ 2,783.15	
B-13	Ditch Bottom Inlet Type C (P-Bottom With Sump)(<10') (Furnish and Install)	\$ 3,975.93	\$ 3,975.93	\$ -		\$ 3,975.93	100%	\$ -	\$ 198.80	
B-14	Ditch Bottom Inlet Type C (J-Bottom) (<10') (Furnish and Install)	\$ 8,604.54	\$ 8,604.54	\$ -		\$ 8,604.54	100%	\$ -	\$ 430.23	
B-15	Ditch Bottom Inlet Type D (P-Bottom) (<10') (Furnish and Install)	\$ 5,717.04	\$ 5,717.04	\$ -		\$ 5,717.04	100%	\$ 0.00	\$ 285.85	
B-16	Ditch Bottom Inlet Type D (J-Bottom) (<10') (Furnish and Install)	\$ 26,443.62	\$ 26,443.62	\$ -		\$ 26,443.62	100%	\$ 0.00	\$ 1,322.18	
B-17	Ditch Bottom Inlet Type D (J-Bottom With Sump)(<10') (Furnish and Install)	\$ 11,433.45	\$ 11,433.45	\$ -		\$ 11,433.45	100%	\$ 0.00	\$ 571.67	
B-18	Type P-8 Manhole (<10') (Furnish and Install)	\$ 20,317.50	\$ 20,317.50	\$ -		\$ 20,317.50	100%	\$ -	\$ 1,015.88	
B-19	Type J-8 Manhole (<10') (Furnish and Install)	\$ 22,817.97	\$ 22,817.97	\$ -		\$ 22,817.97	100%	\$ 0.00	\$ 1,140.90	
B-20	Nyoplast or Equal Drain Basin (8") (<10') (Furnish and Install)	\$ 5,718.35	\$ 5,718.35	\$ -		\$ 5,718.35	100%	\$ (0.00)	\$ 285.92	
B-21	Nyoplast or Equal Drain Basin (10") (<10') (Furnish and Install)	\$ 11,436.71	\$ 11,436.71	\$ -		\$ 11,436.71	100%	\$ -	\$ 571.84	
B-22	Nyoplast or Equal Drain Basin (12") (<10') (Furnish and Install)	\$ 3,812.24	\$ 3,812.24	\$ -		\$ 3,812.24	100%	\$ -	\$ 190.61	
B-23	Nyoplast or Equal Drain Basin (15") (<10') (Furnish and Install)	\$ 3,812.24	\$ 3,812.24	\$ -		\$ 3,812.24	100%	\$ -	\$ 190.61	
B-24	Nyoplast or Equal DrainBasin (24") (<10') (Furnish and Install)	\$ 1,906.12	\$ 1,906.12	\$ -		\$ 1,906.12	100%	\$ -	\$ 95.31	
B-25	Concrete Mitered End Section (12") (Furnish andInstall)	\$ 2,100.00	\$ 2,100.00	\$ -		\$ 2,100.00	100%	\$ -	\$ 105.00	
B-26	Concrete Mitered End Section (18") (Furnish andInstall)	\$ 15,614.55	\$ 15,614.55	\$ -		\$ 15,614.55	100%	\$ -	\$ 780.73	
B-27	Concrete Mitered EndSection (24") (Furnish and Install)	\$ 20,750.10	\$ 20,750.10	\$ -		\$ 20,750.10	100%	\$ -	\$ 1,037.51	
B-28	Concrete Mitered End Section (30") (Furnish and Install)	\$ 8,022.00	\$ 8,022.00	\$ -		\$ 8,022.00	100%	\$ -	\$ 401.10	
B-29	Concrete Mitered EndSection (36") (Furnish and Install)	\$ 9,730.35	\$ 9,730.35	\$ -		\$ 9,730.35	100%	\$ -	\$ 486.52	
B-30	Concrete Mitered End Section (12"x18") (Furnish and Install)	\$ 8,494.50	\$ 8,494.50	\$ -		\$ 8,494.50	100%	\$ -	\$ 424.73	
B-31	Concrete Mitered EndSection (19"x30") (Furnish and Install)	\$ 16,989.00	\$ 16,989.00	\$ -		\$ 16,989.00	100%	\$ -	\$ 849.45	
B-32	8" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 5,859.82	\$ 5,859.82	\$ -		\$ 5,859.82	100%	\$ -	\$ 292.99	
B-33	10" Storm Sewer (Corrugated HDPE)(Furnish and Install)	\$ 23,228.54	\$ 23,228.54	\$ -		\$ 23,228.54	100%	\$ -	\$ 1,161.43	
B-34	12" Storm Sewer (Corrugated HDPE) (Furnish and Install)	\$ 15,360.28	\$ 15,360.28	\$ -		\$ 15,360.28	100%	\$ -	\$ 768.01	
B-35	15" Storm Sewer (Corrugated HDPE)(Furnish and Install)	\$ 50,113.83	\$ 50,113.83	\$ -		\$ 50,113.83	100%	\$ -	\$ 2,505.69	
B-36	18" Storm Sewer (RCP) (Furnish and Install)	\$ 147,917.54	\$ 147,917.54	\$ -		\$ 147,917.54	100%	\$ -	\$ 7,395.88	
B-37	24" Storm Sewer (RCP) (Furnish and Install)	\$ 70,259.41	\$ 70,259.41	\$ -		\$ 70,259.41	100%	\$ -	\$ 3,512.97	
B-38	30" Storm Sewer (RCP) (Furnish and Install)	\$ 23,079.58	\$ 23,079.58	\$ -		\$ 23,079.58	100%	\$ (0.00)	\$ 1,153.98	
B-39	36" Storm Sewer (RCP) (Furnish and Install)	\$ 97,754.16	\$ 97,754.16	\$ -		\$ 97,754.16	100%	\$ 0.00	\$ 4,887.71	
B-40	12"x18" Storm Sewer (ERCP) (Furnish andInstall)	\$ 4,752.24	\$ 4,752.23	\$ -		\$ 4,752.23	100%	\$ 0.01	\$ 237.61	
B-41	19"x30" Storm Sewer(ERCP) (Furnish and Install)	\$ 27,049.18	\$ 27,049.17	\$ -		\$ 27,049.17	100%	\$ 0.01	\$ 1,352.46	
B-42	Underdrain Type II (12" PVC, Aggregate, FilterFabric) (Furnish and Install)	\$ 32,848.58	\$ 32,848.58	\$ -		\$ 32,848.58	100%	\$ -	\$ 1,642.43	
B-43	Underdrain Header Pipe(12" PVC) (Furnish and Install)	\$ 11,292.47	\$ 11,292.47	\$ -		\$ 11,292.47	100%	\$ -	\$ 564.62	

B-44	Underdrain Cleanouts (Furnish and Install)	\$ 35,167.04	\$ 35,167.04	\$ -	\$ 35,167.04	100%	\$ -	\$ 1,758.35
B-45	Concrete Curb and Gutter, Type 'F' (Furnish and Install)	\$ 12,140.94	\$ 12,140.94	\$ -	\$ 12,140.94	100%	\$ -	\$ 607.05
B-46	Concrete Valley Gutter (Furnish and Install)	\$ 17,743.97	\$ 17,743.97	\$ -	\$ 17,743.97	100%	\$ -	\$ 887.20
B-47	Standard Concrete Sidewalk (Including Ramps and Warning Mats), Bench, and Trash Receptacle Concrete Pads (4") (Furnish and Install)	\$ 6,890.52	\$ 2,000.00	\$ -	\$ 2,000.00	29%	\$ 4,890.52	\$ 100.00
B-48	Standard Concrete Trail (10' Wide; 4" Thick)	\$ 110,436.52	\$ -	\$ -	\$ -	0%	\$ 110,436.52	\$ -
B-49	Concrete Sidewalk (4" With Thickened Edge) (Furnish and Install)	\$ 58,200.00	\$ 31,779.84	\$ -	\$ 31,779.84	55%	\$ 26,420.16	\$ 1,588.99
B-50	Misc. Concrete Pads (6") (Furnish and Install)	\$ 54,061.51	\$ -	\$ -	\$ -	0%	\$ 54,061.51	\$ -
B-51	Standard Concrete (6") (Furnish and Install) (Trail Crossing at Access Rd)	\$ 12,400.13	\$ -	\$ -	\$ -	0%	\$ 12,400.13	\$ -
B-52	Heavy Duty Concrete (7") (Furnish and Install) (Food Truck Parking Area and Driveway and Concession Building and Restroom Concrete)	\$ 220,371.47	\$ -	\$ 110,000.00	\$ 110,000.00	50%	\$ 110,371.47	\$ 5,500.00
B-53	Concrete Rip Rap (At Pond Bottom At MES)	\$ 26,381.25	\$ 26,381.25	\$ -	\$ 26,381.25	100%	\$ -	\$ 1,319.06
B-54	Wheel Stops	\$ 28,231.88	\$ -	\$ -	\$ -	0%	\$ 28,231.88	\$ -
B-55	Three Rail Wood Fence (4ft) (Furnish and Install) (Along Powell Rd.)	\$ 17,401.80	\$ -	\$ -	\$ -	0%	\$ 17,401.80	\$ -
B-56	Tennis Court Construction (Sub-base, Base, Concrete, Painting, Striping)	\$ 228,800.00	\$ 164,570.64	\$ 4,000.00	\$ 168,570.64	74%	\$ 60,229.36	\$ 8,428.53
B-57	Street Signs and Posts (Furnish and Install)	\$ 11,871.56	\$ -	\$ -	\$ -	0%	\$ 11,871.56	\$ -
B-58	Wayfinding Signage	\$ 11,169.38	\$ -	\$ -	\$ -	0%	\$ 11,169.38	\$ -
B-59	Painted Pavement Markings (4" White at Parking Stalls) (Furnish and Install)	\$ 4,554.90	\$ 4,554.90	\$ -	\$ 4,554.90	100%	\$ -	\$ 227.75
B-60	Painted Pavement Markings (6" Blue at ADA Parking Stalls) (Furnish and Install)	\$ 430.92	\$ 430.92	\$ -	\$ 430.92	100%	\$ -	\$ 21.55
B-61	Painted Pavement Markings (6" White at ADA Parking Stalls) (Furnish and Install)	\$ 526.68	\$ 526.68	\$ -	\$ 526.68	100%	\$ -	\$ 26.33
B-62	ADA Parking Aisle Striping and Handicap Symbol (Painted) (Furnish and Install)	\$ 275.63	\$ 275.63	\$ -	\$ 275.63	100%	\$ -	\$ 13.78
B-63	Thermoplastic, Std, White, Solid 12"	\$ 318.15	\$ -	\$ -	\$ -	0%	\$ 318.15	\$ -
B-64	Thermoplastic, Std, White, Solid, 24"	\$ 4,328.16	\$ -	\$ -	\$ -	0%	\$ 4,328.16	\$ -
B-65	Thermoplastic, Standard, White, Arrow	\$ 2,526.56	\$ -	\$ -	\$ -	0%	\$ 2,526.56	\$ -
B-66	Thermoplastic, Std-Op, Yellow, Solid, 12"	\$ 1,237.95	\$ -	\$ -	\$ -	0%	\$ 1,237.95	\$ -
B-67	Thermoplastic, Std-Op, Yellow, Solid, 6"	\$ 2,898.26	\$ -	\$ -	\$ -	0%	\$ 2,898.26	\$ -
B-68	Gravity Retaining Wall	\$ 43,344.00	\$ 43,344.00	\$ -	\$ 43,344.00	100%	\$ -	\$ 2,167.20
B-69	Pipe Guiderail	\$ 17,653.36	\$ 17,653.36	\$ -	\$ 17,653.36	100%	\$ -	\$ 882.67
C-1	Remove Existing Inactive 6" Force Main	\$ 3,811.50	\$ 3,811.50	\$ -	\$ 3,811.50	100%	\$ -	\$ 159.08
C-2	Remove Existing 12" Water Main	\$ 12,738.60	\$ 12,738.60	\$ -	\$ 12,738.60	100%	\$ -	\$ 636.93
C-3	Remove Existing 8" Sanitary Sewer	\$ 27,518.40	\$ 27,518.40	\$ -	\$ 27,518.40	100%	\$ -	\$ 1,375.92
C-4	Remove Existing Sanitary Sewer Manhole	\$ 3,780.00	\$ 3,780.00	\$ -	\$ 3,780.00	100%	\$ -	\$ 189.00
C-5	1" Water Service Line (Open Cut or Dir. Drill) (PE) (Furnish and Install)	\$ 1,831.20	\$ 1,831.20	\$ -	\$ 1,831.20	100%	\$ -	\$ 91.56
C-6	4" Water Main (Open Cut) (DI) (Restrained) (Furnish and Install)	\$ 2,218.86	\$ 2,218.86	\$ -	\$ 2,218.86	100%	\$ -	\$ 110.94
C-7	8" Water Main (Open Cut) (PVC) (Unrestrained) (Furnish and Install)	\$ 5,874.28	\$ 5,874.28	\$ -	\$ 5,874.28	100%	\$ 0.00	\$ 293.71
C-8	8" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	\$ 8,402.94	\$ 8,402.94	\$ -	\$ 8,402.94	100%	\$ -	\$ 420.15
C-9	12" Water Main (Open Cut) (PVC) (Unrestrained) (Furnish and Install)	\$ 63,779.35	\$ 63,779.35	\$ -	\$ 63,779.35	100%	\$ (0.00)	\$ 3,188.97
C-10	12" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	\$ 47,157.61	\$ 47,157.61	\$ -	\$ 47,157.61	100%	\$ (0.00)	\$ 2,357.88
C-11	4" D.I. Bends (45, 90) (Water Main) (Furnish and Install)	\$ 13,772.18	\$ 13,772.18	\$ -	\$ 13,772.18	100%	\$ 0.00	\$ 688.61
C-12	8" D.I. Bends (45, 90) (Water Main) (Furnish and Install)	\$ 11,476.82	\$ 11,476.82	\$ -	\$ 11,476.82	100%	\$ 0.00	\$ 573.84
C-13	12" D.I. Bends (11.25, 22.5, 45, 90) (Water Main) (Furnish and Install)	\$ 16,067.54	\$ 16,067.54	\$ -	\$ 16,067.54	100%	\$ (0.00)	\$ 803.38
C-14	12" D.I. Tee (12"x4", 12"x6") (Water Main) (Furnish and Install)	\$ 6,886.09	\$ 6,886.09	\$ -	\$ 6,886.09	100%	\$ 0.00	\$ 344.30
C-15	12" D.I. Wye / Tee (12"x12") (Water Main) (Furnish and Install)	\$ 4,590.73	\$ 4,590.73	\$ -	\$ 4,590.73	100%	\$ 0.00	\$ 229.54
C-16	8" D.I. Plug / Cap (Water Main) (Furnish and Install)	\$ 2,295.36	\$ 2,295.36	\$ -	\$ 2,295.36	100%	\$ (0.00)	\$ 114.77
C-17	12" D.I. Plug / Cap (Water Main) (Furnish and Install)	\$ 6,886.09	\$ 6,886.09	\$ -	\$ 6,886.09	100%	\$ 0.00	\$ 344.30
C-18	Temporary Jumper Connection (Furnish and Install, Remove)	\$ 3,164.49	\$ 3,164.49	\$ -	\$ 3,164.49	100%	\$ -	\$ 158.22
C-19	12" x 1" Service Saddle and Corp. Stop (Furnish and Install)	\$ 1,978.16	\$ 1,978.16	\$ -	\$ 1,978.16	100%	\$ 0.00	\$ 98.91
C-20	8" x 8" Tapping Sleeve and Valve (Furnish and Install)	\$ 6,211.28	\$ 6,211.28	\$ -	\$ 6,211.28	100%	\$ 0.00	\$ 310.56
C-21	12" x 12" Tapping Sleeve and Valve (Furnish and Install)	\$ 18,108.83	\$ 18,108.83	\$ -	\$ 18,108.83	100%	\$ 0.01	\$ 905.44
C-22	Close Valves, Connect to Existing 12" Water Main	\$ 1,874.57	\$ 1,874.57	\$ -	\$ 1,874.57	100%	\$ 0.00	\$ 93.73
C-23	1" Gate Valve	\$ 525.00	\$ 525.00	\$ -	\$ 525.00	100%	\$ -	\$ 26.25
C-24	Fire Hydrant Assembly (Furnish and Install)	\$ 18,747.54	\$ 18,747.54	\$ -	\$ 18,747.54	100%	\$ -	\$ 937.38
C-25	Blowoff Assembly (Furnish and Install)	\$ 2,826.08	\$ 2,826.08	\$ -	\$ 2,826.08	100%	\$ -	\$ 141.30
C-26	Fire Department Connection (4") (Furnish and Install)	\$ 2,682.96	\$ 2,682.96	\$ -	\$ 2,682.96	100%	\$ (0.00)	\$ 134.15
C-27	Line Stop Assembly, 12" (Furnish and Install) (If Needed)	\$ 27,090.00	\$ 13,545.06	\$ -	\$ 13,545.06	50%	\$ 13,544.94	\$ 677.25
C-28	Install Thrust Collar, Cut and Cap Existing 12" Water Main	\$ -	\$ -	\$ -	\$ -	NA	\$ -	\$ -
C-29	Bypass Pumping (Sanitary Sewer)	\$ 21,000.00	\$ 21,000.00	\$ -	\$ 21,000.00	100%	\$ -	\$ 1,050.00
C-30	8" Sanitary Sewer Line (Open Cut) (PVC) (Furnish and Install)	\$ 82,505.24	\$ 82,505.24	\$ -	\$ 82,505.24	100%	\$ -	\$ 4,125.26
C-31	Sanitary Sewer Manhole (Furnish and Install)	\$ 63,257.92	\$ 63,257.92	\$ -	\$ 63,257.92	100%	\$ -	\$ 3,162.90
C-32	Connect to Existing Sanitary Sewer Manhole	\$ 7,350.00	\$ 7,350.00	\$ -	\$ 7,350.00	100%	\$ -	\$ 367.50
C-33	4" Backflow Preventer Assembly	\$ 9,624.41	\$ 9,624.41	\$ -	\$ 9,624.41	100%	\$ -	\$ 481.22
D-1	Sports Fields Amenities (Base Set, Home Plate, Pitchers Rubber, Dugout Bench, Foul Poles, Batting Cage, Fence Cap, Pickleball Net Posts and Net, Goal Posts, Net Backstop System) (Furnish and Install)	\$ 151,294.00	\$ 99,283.88	\$ -	\$ 99,283.88	66%	\$ 52,010.12	\$ 4,964.19
D-2	Chain Link Fence - Softball Fields (Vinyl Coated Black) (With Fence Cap) (6-ft) (Furnish and Install)	\$ 101,157.00	\$ 43,742.95	\$ -	\$ 43,742.95	43%	\$ 57,414.05	\$ 2,187.15
D-3	Chain Link Fence With Windscreen (Vinyl Coated Black) (10-ft) (Furnish and Install)	\$ 53,346.00	\$ 29,761.91	\$ -	\$ 29,761.91	56%	\$ 23,584.09	\$ 1,488.10
D-4	Black Netting Backstop (25' Ht) (Furnish and Install)	\$ 144,069.00	\$ 130,192.60	\$ 13,876.40	\$ 144,069.00	100%	\$ -	\$ 7,203.45
D-5	Pedestrian Chain Link Fence Gate (Vinyl Coated Black) (3-ft Opening, 6-Ft) (Furnish and Install)	\$ 3,157.44	\$ -	\$ -	\$ -	0%	\$ 3,157.44	\$ -
D-6	Double Swing Chain Link Fence Gate (Vinyl Coated Black) (12-ft Opening, 6-Ft) (Furnish and Install)	\$ 2,786.68	\$ -	\$ -	\$ -	0%	\$ 2,786.68	\$ -

D-7	Bahia Sod for Disturbed Areas	\$ 264,314.36	\$ 19,858.30	\$ -	\$ 19,858.30	8%	\$ 244,456.06	\$ 992.92
D-8	Tennis Court Chain Link Fence Gate With Windscreen (Vinyl Coated Black) (4-ft Opening, 10-Ft)(Furnish and Install)	\$ 1,500.00	\$ 1,200.00	\$ -	\$ 1,200.00	80%	\$ 300.00	\$ 60.00
D-9	Litter Receptacle With Dome Lid	\$ 37,582.95	\$ -	\$ -	\$ -	0%	\$ 37,582.95	\$ -
D-10	Bench	\$ 79,620.84	\$ -	\$ -	\$ -	0%	\$ 79,620.84	\$ -
D-11	Bridge Foundation and Abutments	\$ 46,800.00	\$ 46,800.00	\$ -	\$ 46,800.00	100%	\$ -	\$ 2,340.00
D-12	Pre-Fabricated Steel Bridge Installation	\$ -	\$ -	\$ -	\$ -	NA	\$ -	\$ -
D-13	Pond Cypress 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 6,505.20	\$ -	\$ -	\$ -	0%	\$ 6,505.20	\$ -
D-14	Southern Slash Pine 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 8,673.60	\$ -	\$ -	\$ -	0%	\$ 8,673.60	\$ -
D-15	Maki Podocarpus 15 Gal., Full, 60" O.C.	\$ 4,056.00	\$ -	\$ -	\$ -	0%	\$ 4,056.00	\$ -
D-16	Drake' Chinese Elm 2.5"Cal., 10' Min. Ht., 4' Min. Sprd.	\$ 30,357.60	\$ -	\$ -	\$ -	0%	\$ 30,357.60	\$ -
D-17	Dahoon Holly 2" Cal., 8' Min. Ht., 4' Min. Sprd	\$ 22,406.80	\$ -	\$ -	\$ -	0%	\$ 22,406.80	\$ -
D-18	Red Maple 3" Cal.,10' Min. Ht., 5' Min. Sprd	\$ 24,804.00	\$ -	\$ -	\$ -	0%	\$ 24,804.00	\$ -
D-19	Muskogee Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 22,896.00	\$ -	\$ -	\$ -	0%	\$ 22,896.00	\$ -
D-20	Cathedral Oak 6" Cal., 20' Min. Ht., 10' Min. Sprd.	\$ 40,424.80	\$ -	\$ -	\$ -	0%	\$ 40,424.80	\$ -
D-21	Live Oak 3" Cal., 12' Min. Ht., 6' Min. Sprd.	\$ 54,568.80	\$ -	\$ -	\$ -	0%	\$ 54,568.80	\$ -
D-22	Twilight Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 25,370.80	\$ -	\$ -	\$ -	0%	\$ 25,370.80	\$ -
D-23	Dynamite Crape Myrtle, 8' Min. Ht., 4' Min. Sprd.	\$ 13,613.60	\$ -	\$ -	\$ -	0%	\$ 13,613.60	\$ -
D-24	Black Diamond Crape 8' Min. Ht., 4' Min. Sprd.	\$ 1,856.40	\$ -	\$ -	\$ -	0%	\$ 1,856.40	\$ -
D-25	Natchez Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	\$ 14,851.20	\$ -	\$ -	\$ -	0%	\$ 14,851.20	\$ -
D-26	Cabbage Palm 16' - 26' Ct., Vary Heights, 32 SlickTrunks, 15' O.C. Where Clustered	\$ 16,473.60	\$ -	\$ -	\$ -	0%	\$ 16,473.60	\$ -
D-27	Silver Palmetto, 1 Gal., Full, 24" O.C.	\$ 29,452.80	\$ -	\$ -	\$ -	0%	\$ 29,452.80	\$ -
D-28	Cord Grass, 1 Gal., Full, 24" O.C.	\$ 4,278.97	\$ -	\$ -	\$ -	0%	\$ 4,278.97	\$ -
D-29	Swamp Sunflower, 1 Gal., Full, 24" O.C.	\$ 470.29	\$ -	\$ -	\$ -	0%	\$ 470.29	\$ -
D-30	Soft Rush, 1 Gal., Full, 24" O.C.	\$ 1,342.80	\$ -	\$ -	\$ -	0%	\$ 1,342.80	\$ -
D-31	Pickereelweed, 1 Gal., Full, 24" O.C.	\$ 2,400.94	\$ -	\$ -	\$ -	0%	\$ 2,400.94	\$ -
D-32	Bermuda 419 Grass (Baseball Fields and SoccerField)	\$ 268,734.18	\$ -	\$ -	\$ -	0%	\$ 268,734.18	\$ -
D-33	Baseball Infield Clay	\$ 45,963.57	\$ 43,463.57	\$ -	\$ 43,463.57	95%	\$ 2,500.00	\$ 2,173.18
D-34	Irrigation	\$ 387,753.60	\$ 334,080.00	\$ -	\$ 334,080.00	86%	\$ 53,673.60	\$ 16,704.00
D-35	Seed and Mulch	\$ 3,812.14	\$ -	\$ -	\$ -	0%	\$ 3,812.14	\$ -
E-1	Basketball Court Pre- Engineered Roof and Columns (Furnish and Install)	\$ 702,000.00	\$ -	\$ -	\$ -	0%	\$ 702,000.00	\$ -
E-2	Basketball Hoop Structures and Hoops (Furnish and Install)	\$ 37,747.50	\$ -	\$ -	\$ -	0%	\$ 37,747.50	\$ -
E-3	Basketball Court Furnishings (Bleachers, Benches, Tables, WaterFountains) (Furnish and Install)	\$ 70,000.00	\$ -	\$ -	\$ -	0%	\$ 70,000.00	\$ -
E-4	Basketball Court Floor and Foundation IncludingColumn Footers (Furnish and Install)	\$ 283,920.00	\$ 19,080.00	\$ 141,960.00	\$ 161,040.00	57%	\$ 122,880.00	\$ 8,052.00
E-5	Riser Room Outside Basketball Courts (Furnish and Install)	\$ 46,000.00	\$ 43,700.00	\$ -	\$ 43,700.00	95%	\$ 2,300.00	\$ 2,185.00
E-6	Basketball Courts Fire Protection System (Furnishand Install)	\$ 59,800.00	\$ -	\$ -	\$ -	0%	\$ 59,800.00	\$ -
E-7	Basketball Courts Plumbing(Water and Sewer) (Furnish and Install)	\$ 31,720.00	\$ 6,658.00	\$ -	\$ 6,658.00	21%	\$ 25,062.00	\$ 332.90
E-8	Racquetball Court Block Walls, Door, Beams, Roof, and Foundation (Furnishand Install)	\$ 182,000.00	\$ 175,800.00	\$ -	\$ 175,800.00	97%	\$ 6,200.00	\$ 8,790.00
E-9	Racquetball Court Floor (Furnish and Install)	\$ 83,200.00	\$ -	\$ -	\$ -	0%	\$ 83,200.00	\$ -
F-1	Electrical Panels and Field Lighting Cabinet, ServiceRack, Power Rack (Furnish and Install)	\$ 35,360.00	\$ 34,000.00	\$ -	\$ 34,000.00	96%	\$ 1,360.00	\$ 1,700.00
F-2	Misc. Electrical Including Conduit, Wire, and Appurtenances (Furnishand Install)	\$ 150,111.20	\$ 142,331.30	\$ -	\$ 142,331.30	95%	\$ 7,779.90	\$ 7,116.57
F-3	Transformer - Coordinate With Duke Energy (Duke Energy to Install Transformer, Pad,Conduits, Pedestal and Appurtenances)	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	100%	\$ -	\$ 100.00
F-4	Parking Lot Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking lot lights including poles, fixtures, foundation, connecting conduits, wires etc.)	\$ 2,000.00	\$ -	\$ 1,500.00	\$ 1,500.00	75%	\$ 500.00	\$ 75.00
F-5	Street Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking poles, fixtures, foundation, connecting conduits, wires Etc.)	\$ 2,000.00	\$ -	\$ 1,500.00	\$ 1,500.00	75%	\$ 500.00	\$ 75.00
F-6	Community Center Area Lights - Coordinate with Duke Energy - Duke Energy to furnish and install new fixtures (the new fixtures are to match those proposed with the internal roadway network).	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	100%	\$ -	\$ 100.00
F-7	Single point connection for concession stand, fed from panel lpc-2.4. Verify exact location with owner for power source to enter the Concession stand. Provide 120/208v, 3 ph, 125a load center and coordinate load Locations with the City.	\$ 9,286.16	\$ 8,651.21	\$ 200.00	\$ 8,851.21	95%	\$ 434.95	\$ 442.56
F-8	Furnish and install 20a, weather proof gfci receptacle in each Dugout. Coordinate with the City on the exact location. Receptacles to be Fed out of panel lpc, (ckt-1).	\$ 5,087.68	\$ 4,494.71	\$ -	\$ 4,494.71	88%	\$ 592.97	\$ 224.74
F-9	Basketball Court Electrical and Lighting, ControlBoxes, Etc. (Furnish and Install)	\$ 71,148.48	\$ 33,285.68	\$ 2,288.56	\$ 35,574.24	50%	\$ 35,574.24	\$ 1,778.71
F-10	Tennis Court Electrical andLighting Control Boxes, Etc. (Furnish and Install)	\$ 67,868.32	\$ 64,780.60	\$ 3,087.72	\$ 67,868.32	100%	\$ -	\$ 3,393.42
ALT- 1	Concrete Ribbon Curb	\$ 110,279.40	\$ 16,541.91	\$ 10,000.00	\$ 26,541.91	24%	\$ 83,737.49	\$ 1,327.10
ALT- 2	Three Rail Wood Fence (4 ft) (Furnish and Install) (Onsite Between the GrassParking area and the new Trail)	\$ 20,236.32	\$ -	\$ -	\$ -	0%	\$ 20,236.32	\$ -
ALT- 3	Compost/Organic Mix for Topsoil	\$ 26,790.40	\$ -	\$ -	\$ -	0%	\$ 26,790.40	\$ -
CO	CO#1 Removal of Existing Irrigation Lines	\$ 4,748.45	\$ 4,748.45	\$ -	\$ 4,748.45	100%	\$ -	\$ 237.42
CO	CO#2 Retaining Wall	\$ 127,799.00	\$ 65,399.51	\$ -	\$ 65,399.51	51%	\$ 62,399.49	\$ 3,269.98
CO	CO#3 6" Reclaim Repair	\$ 3,283.53	\$ 3,283.53	\$ -	\$ 3,283.53	100%	\$ -	\$ 164.18
CO	CO#4 - Water Line from Restroom Building	\$ 6,344.00	\$ 6,344.00	\$ -	\$ 6,344.00	100%	\$ -	\$ 317.20
CO	CO#5 Sanitary/Water to Concession	\$ 16,968.81	\$ 11,396.40	\$ -	\$ 11,396.40	67%	\$ 5,572.41	\$ 569.82
CO	CO#6 Top Soil	\$ 19,165.71	\$ -	\$ -	\$ -	0%	\$ 19,165.71	\$ -
CO	CO#7 RFI #25	\$ 32,756.14	\$ 32,756.14	\$ -	\$ 32,756.14	100%	\$ -	\$ 1,637.81
CO	CO#8 RFI #26	\$ 10,156.96	\$ 10,156.96	\$ -	\$ 10,156.96	100%	\$ -	\$ 507.85
CO	CO#9 Weir	\$ 27,856.58	\$ 25,000.00	\$ -	\$ 25,000.00	90%	\$ 2,856.58	\$ 1,250.00
CO	CO#10 Sanitary to MH-8	\$ 15,873.81	\$ 15,873.81	\$ -	\$ 15,873.81	100%	\$ -	\$ 793.69

CO	CO#11 Added Pickleball and Tennis Posts and Nets	\$ 10,004.00	\$ -	\$ -	\$ -	0%	\$ 10,004.00	\$ -
ODP	CO#12 MACK ODP Credit (B-12 thru B-19)	\$ (117,319.00)	\$ (117,319.00)	\$ -	\$ (117,319.00)	100%	\$ -	\$ (5,865.95)
ODP	CO#12 StaLine ODP Credit (B-20 thru B-24; B-40 thru B-44; C-5 thru C-30)	\$ (349,310.72)	\$ (349,310.72)	\$ -	\$ (349,310.72)	100%	\$ -	\$ (17,465.54)
ODP	CO#12 Rinker ODP Credit (B-36 thru B-41)	\$ (197,164.24)	\$ (197,164.24)	\$ -	\$ (197,164.24)	100%	\$ -	\$ (9,858.21)
ODP	CO#12 Keystone Benches and Trash Receptacles (D-9 & D-10)	\$ (93,568.30)	\$ -	\$ -	\$ -	0%	\$ (93,568.30)	\$ -
ODP	CO#12 Steel Craft Builders (PEMB) (E-1)	\$ (318,041.76)	\$ -	\$ -	\$ -	0%	\$ (318,041.76)	\$ -
ODP	CO#12 Sales Tax Credit (B-12 thru B-19) (B-20 thru B-24; B-40 thru B-44; C-5 thru C-30) (B-36 thru B-41) (D-9 & D-10) (E-1)	\$ (64,774.24)	\$ (39,999.56)	\$ -	\$ (39,999.56)	62%	\$ (24,774.68)	\$ (1,999.98)
CO	CO#13 Credit for Excess Dirt Sold	\$ (27,792.00)	\$ (27,792.00)	\$ -	\$ (27,792.00)	100%	\$ -	\$ (1,389.60)
CO	CO#14 Scoreboard Mounts	\$ 1,516.90	\$ 1,243.36	\$ -	\$ 1,243.36	82%	\$ 273.54	\$ 62.17
CO	CO#15 Sanitary for 4th of July	\$ 944.28	\$ 944.28	\$ -	\$ 944.28	100%	\$ -	\$ 47.21
CO	CO#16 Resinous Coating	\$ 74,444.40	\$ -	\$ -	\$ -	0%	\$ 74,444.40	\$ -
CO	CO#17 Auger Piles	\$ 12,728.86	\$ 12,728.86	\$ -	\$ 12,728.86	100%	\$ -	\$ 636.44
CO	CO#18 Retaining Wall Revisions	\$ 86,511.38	\$ 40,000.00	\$ -	\$ 40,000.00	46%	\$ 46,511.38	\$ 2,000.00
CO	CO#19 Basketball Ceiling Fans	\$ 33,472.84	\$ -	\$ -	\$ -	0%	\$ 33,472.84	\$ -
ODP	CO#26 Mack ODP Credit Adjustment	\$ 8,228.00	\$ 8,228.00	\$ -	\$ 8,228.00	100%	\$ -	\$ 411.40
ODP	CO#26 StaLine ODP Credit Adjustment	\$ 114,314.00	\$ 114,314.00	\$ -	\$ 114,314.00	100%	\$ -	\$ 5,715.70
ODP	CO#26 Rinker ODP Credit Adjustment	\$ 22.00	\$ 22.00	\$ -	\$ 22.00	100%	\$ -	\$ 1.10
CO	CO#20 Basketball Footers	\$ 165,689.42	\$ -	\$ 165,689.42	\$ 165,689.42	100%	\$ -	\$ 8,284.47
CO	CO#21 - Landscaping Changes - Raingardens	\$ 6,158.51	\$ -	\$ -	\$ -	0%	\$ 6,158.51	\$ -
CO	CO#22 - Reclaim Line Removal	\$ 14,938.99	\$ -	\$ 14,938.99	\$ 14,938.99	100%	\$ -	\$ 746.95
CO	CO#23 - Foul Poles	\$ 32,316.48	\$ -	\$ -	\$ -	0%	\$ 32,316.48	\$ -
CO	CO#24 - ELP Panel Wire Size	\$ 16,211.99	\$ -	\$ -	\$ -	0%	\$ 16,211.99	\$ -
CO	CO#25 - Scoreboards	\$ 267,283.91	\$ -	\$ -	\$ -	0%	\$ 267,283.91	\$ -
	Overpayment on Draw 10 corrected on Draw 13		\$ 29,019.14	\$ -	\$ 29,019.14	NA	\$ (29,019.14)	\$ 1,450.96
	Grand Totals	\$ 10,587,413.77	\$ 6,867,207.91	\$ 473,041.09	\$ -	69%	\$ 3,247,164.77	\$ 367,012.45

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Barwick Street Improvements Project Payment Application No. 1 in the Amount of \$108,277.01

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 301-541-60-6302.

HISTORY/FACTS/ISSUES:

On March 9, 2026, the City Commission approved the award of the Barwick Street Improvements Project. The project was awarded to Art Walker Construction Inc. Art Walker Construction has submitted Payment Application No. 1 in the amount of \$108,277.01 for work performed through May 31, 2026. Work during this period included mobilization, erosion control, clearing and grubbing, initial earthwork, and project setup activities in accordance with the approved plans. The project is approximately 4% complete.

Kimley-Horn, serving as the City’s consulting engineer, has reviewed the Payment Application and recommends approval.

SECTION 00622 – APPLICATION FOR PAYMENT NO. 1

To: Art Walker Construction, Inc.

Contract for: Barwick Street Improvements

For Work Accomplished through the date of: May 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	\$			\$		\$
C.O. No.		\$					

Accompanying Documentation:	GROSS AMOUNT DUE	\$	<u>113,975.80</u>
Schedule of Items	LESS RETAINAGE	\$	<u>5,698.79</u>
	AMOUNT DUE TO DATE	\$	<u>108,277.01</u>
	LESS PREVIOUS PAYMENTS	\$	<u>0.00</u>
	AMOUNT DUE THIS APPLICATION	\$	<u>108,277.01</u>

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 NA 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: Janek Walker, CONTRACTOR

Dated: June 5, 2026

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: _____, ENGINEER

Date: _____

END OF SECTION

Kimley»Horn

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

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

Reviewed By: MARIO PETROLA, P.E. Date: 6/9/26

SECTION 00620

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Barwick Street Improvements											Application No.: 1			
Application Period: May 11, 2026 through May 31, 2026											Application Date: 5/31/2026			
A					B	C				D	E	F	G	H
Bid Item No.	Item Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
						Quantity	Amount	Quantity	Amount					
1	Mobilization	1.00	LS	\$ 150,040.00	\$ 150,040.00					\$ 15,004.00		\$15,004.00	10.0%	\$135,036.00
2	Maintenance of Traffic	1.00	LS	\$ 76,587.50	\$ 76,587.50			0.10	\$ 7,658.75	\$7,658.75		\$7,658.75	10.0%	\$68,928.75
3	Performance Bond	1.00	LS	\$ 25,300.00	\$ 25,300.00			1.00	\$ 25,300.00	\$25,300.00		\$25,300.00	100.0%	
4	Full Depth Reclamation (pulverization) (10.5" avg depth)	2900.00	SY	\$ 24.30	\$ 70,470.00				\$ -					\$70,470.00
5	Portland Cement	10.80	TN	\$ 258.00	\$ 2,786.40				\$ -					\$2,786.40
6	Asphalt Emulsion (ccs-1h)	7100.00	GA	\$ 3.60	\$ 25,560.00				\$ -					\$25,560.00
7	As-Built Plans and Construction Layout Survey	1.00	LS	\$ 60,720.00	\$ 60,720.00			0.10	\$ 6,072.00	\$6,072.00		\$6,072.00	10.0%	\$54,648.00
8	Pollution Prevention and Control	1.00	LS	\$ 8,800.00	\$ 8,800.00			0.10	\$ 880.00	\$880.00		\$880.00	10.0%	\$7,920.00
9	100% Gopher Tortoise Survey	1.00	LS	\$ 3,300.00	\$ 3,300.00			1.00	\$ 3,300.00	\$3,300.00		\$3,300.00	100.0%	
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	\$ 9,350.00	\$ 28,050.00				\$ -					\$28,050.00
11	Sediment Barrier (standard)	7970.00	LF	\$ 1.65	\$ 13,150.50			6400.00	\$ 10,560.00	\$10,560.00		\$10,560.00	80.3%	\$2,590.50
12	Inlet Protection System	14.00	EA	\$ 82.50	\$ 1,155.00				\$ -					\$1,155.00
13	Clearing and Grubbing	5.50	AC	\$ 25,283.50	\$ 139,059.25			1.30	\$ 32,868.55	\$32,868.55		\$32,868.55	23.6%	\$106,190.70
14	Excavation, Regular	1.00	LS	\$ 681,774.50	\$ 681,774.50				\$ -					\$681,774.50
15	Embankment, Regular	398.00	CY	\$ 9.35	\$ 3,721.30				\$ -					\$3,721.30
16	Type B Stabilization	1246.00	SY	\$ 11.09	\$ 13,818.14				\$ -					\$13,818.14
17	Optional Group Base 6	1084.00	SY	\$ 29.88	\$ 32,389.92				\$ -					\$32,389.92
18	Milling Existing Asphalt Pavement, 1.5" Avg Depth	1740.00	SY	\$ 11.86	\$ 20,636.40				\$ -					\$20,636.40
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	308.90	TN	\$ 217.86	\$ 67,296.95				\$ -					\$67,296.95
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	463.30	TN	\$ 180.71	\$ 83,722.94				\$ -					\$83,722.94
21	Miami Curb (see detail on sheet DR-01)	555.00	LF	\$ 40.98	\$ 22,743.90				\$ -					\$22,743.90
22	Inlets, Curb, Type P-6, Modify	4.00	EA	\$ 8,388.60	\$ 33,554.40				\$ -					\$33,554.40
23	Inlets (ditch bottom inlet) Type C, <10'	9.00	EA	\$ 5,755.20	\$ 51,796.80				\$ -					\$51,796.80
24	Manholes, P-7, <10'	5.00	EA	\$ 5,280.00	\$ 26,400.00				\$ -					\$26,400.00
25	Manholes, P-7, >10'	2.00	EA	\$ 6,352.50	\$ 12,705.00				\$ -					\$12,705.00
26	Pipe Culvert, Optional Material, Round, 18" SD	485.00	LF	\$ 110.92	\$ 53,796.20				\$ -					\$53,796.20
27	Pipe Culvert, Optional Material, 24" SD	320.00	LF	\$ 128.15	\$ 41,008.00				\$ -					\$41,008.00
28	Pipe Culvert, Optional Material, 18" S/CD	151.00	LF	\$ 110.92	\$ 16,748.92				\$ -					\$16,748.92
29	Pipe Culvert, Optional Material, 24" S/CD	1255.00	LF	\$ 129.34	\$ 162,321.70				\$ -					\$162,321.70
30	Mitered End Section, Optional Round, 18" SD	2.00	EA	\$ 2,116.40	\$ 4,232.80				\$ -					\$4,232.80
31	Mitered End Section, Optional Round 24" SD	1.00	EA	\$ 2,814.90	\$ 2,814.90				\$ -					\$2,814.90
32	Concrete Sidewalk and Driveways, 4" Thick	190.00	SY	\$ 127.33	\$ 24,192.70				\$ -					\$24,192.70
33	Concrete Sidewalk and Driveways, 6" Thick	440.00	SY	\$ 142.45	\$ 62,678.00				\$ -					\$62,678.00
34	Riprap, Rubble, F&I, Two 10'x10' Pads Around Pond Outfall Structure	1.00	LS	\$ 7,653.80	\$ 7,653.80				\$ -					\$7,653.80
35	Fencing, Type B, 5.1'-6.0', Standard (black coated)	1654.00	LF	\$ 27.50	\$ 45,485.00				\$ -					\$45,485.00
36	Fence Gate, Type B, Double, 12.1-18.0' Opening	1.00	EA	\$ 1,815.00	\$ 1,815.00				\$ -					\$1,815.00
37	Performance Turf, Sod	33450.00	SY	\$ 4.68	\$ 156,546.00				\$ -					\$156,546.00
38	Retroreflective Pavement Marker (type B)	22.00	EA	\$ 11.00	\$ 242.00				\$ -					\$242.00
39	Painted Pavement Markings - Final, Surface	1.00	LS	\$ 4,950.00	\$ 4,950.00				\$ -					\$4,950.00
40	Thermoplastic, Standard, White, Solid, 12" for Crosswalk and Roundabout	80.00	LF	\$ 11.00	\$ 880.00				\$ -					\$880.00
41	Thermoplastic, Standard, White, Solid 24" for Stop Line and Crosswalk	120.00	LF	\$ 22.00	\$ 2,640.00				\$ -					\$2,640.00
42	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	0.191	GM	\$ 11,000.00	\$ 2,101.00				\$ -					\$2,101.00
43	Sanitary Service Line Adjustment	4.00	EA	\$ 5,975.20	\$ 23,900.80				\$ -					\$23,900.80
44	Professional Site Video (pre & post construction)	1.00	LS	\$ 2,255.00	\$ 2,255.00			0.50	\$ 1,127.50	\$1,127.50		\$1,127.50	50.0%	\$1,127.50
45	Restoration General (includes all site restoration for open trench construction, complete)	1.00	LS	\$ 42,259.80	\$ 42,259.80				\$ -					\$42,259.80
46	Tree Removal	1.00	EA	\$ 5,005.00	\$ 5,005.00			1.00	\$ 5,005.00	\$5,005.00		\$5,005.00	100.0%	
47	Reconnect Existing Hydrant to Proposed Water Main	1.000	EA	\$ 8,402.50	\$ 8,402.50				\$ -					\$8,402.50
48	6" PVC Water Main (including restraints and fittings, complete)	25.000	LF	\$ 133.00	\$ 3,325.00				\$ -					\$3,325.00
						\$ -		\$ -						

**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 construction projects.

Local Infrastructure Projects
Construction Update
June 15, 2026

Updates Shown in Red

1. City Water Projects

- a. *Continental Country Club Water Treatment Plant Decommissioning*
 - i. ClearWater Solutions - \$145,677.65
 - ii. Contract documents executed
 - iii. **Notice to Proceed issued June 1, 2026**
 - iv. **Substantial Completion: August 30, 2026**
 - v. **Final Completion – September 29, 2026**

- b. *Gamble Street Water Line Replacement*
 - i. Commission approved design contract with HALFF at the December 8, 2025, Commission meeting
 - ii. **Design progress – 30%; awaiting 60% plans**
 - iii. **Reviewing landscaping options**

- c. *Stanley Avenue Water Rain Replacement*
 - i. Design complete
 - ii. Seeking funding options

- d. *North Old Wire Road Water Main Replacement*
 - i. Art Walker Construction - \$496,041.96
 - ii. CRA Board awarded bid
 - iii. **Construction progress – 85%**
 - iv. **Pay App. No. 4 in the amount of \$106,521.53 approved at the June 8, 2026 City Commission meeting**

- e. *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

- f. *Water Use Permit Modification*
 - i. Commission approved KHA Work Authorization at the January 12, 2026 Commission meeting
 - ii. Pre-application meeting with SWFWMD held; positive feedback received
 - iii. **KHA provided demand projections to staff**

- g. *South US 301 Water Main Relocation*
 - i. Agreement for FDOT to include the construction in roadway project approved at the April 13, 2026, Commission meeting
 - ii. KHA design contract approved at the April 13, 2026 Commission meeting
 - iii. **Design Progress – 60%**
 - iv. **90% plans due 6/29/2026**
 - v. **Signed and sealed plans due 11/20/2026**
- h. Ashley WTP and Fairways WTP Corrosion Inhibitor
 - i. Design Progress (KHA) – 100%
 - ii. **Coordination schedule with contractor**
- 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, 2026
 - ii. **Construction Progress – 95%**
 - iii. **Final Start Up completed May 12**
 - iv. Pay Application No. 11 in the amount of \$80,161.89 approved at the April 13, 2026 City Commission meeting

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. **Pay Application No. 15 in the amount of \$3,242,841.90 approved at the June 8 2026 City Commission meeting**
 - iv. **CPH Construction Administration services approved at the June 8, 2026 City 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. GMP Contract amendment to add City requested additional work and deduct from Phase 2 (DAVCO plant, ODP items) in the amount of \$7,959,820 approved at December 8, 2025 Commission meeting
 - ii. Phase 2

- i. GMP 2 \$69,155,875 approved at the March 23, 2026 Commission meeting
 - ii. Phase II ODP items being ordered as packages become ready
 - iii. City approved for SRF funding; funding to be received in the summer of 2026 at ~\$20 million/year
 - iv. BABA requirements not necessary for Phase 2 and 3 (Contract amendment with Garney approved at February 23, 2026 Commission meeting)
 - v. City received \$10 million in SAHM funding with \$5 million principal forgiveness
 - vi. Revenue bond issuance – funds received
 - vii. **Second bond issuance being evaluated with 2027 RSA**
 - iii. Phase 3
 - i. Updated 30% ROM estimate received (project remains less than \$150 million)
 - ii. Awaiting 60% plans from CPH
- b. *Peppertree Force Main Reroute (Charlotte Lift Station Relief)*
 - i. **Design Progress – 0%**
 - ii. **Subconsultant coordination in progress**
- c. *Rapid Infiltration Basin (RIB) Site Expansion*
 - i. **Design progress – 100% complete**
 - ii. Permit modifications underway to remove Lake Miona Golf Course and add Millennium Park
 - iii. **Pre Bid Meeting – April 29, 2026**
 - iv. **Bid Opening – June 11, 2026**
 - v. **Tabulating bids**
- d. *Effluent Storage Tank on Walker Road/MLK Park*
 - i. Design Progress – 10%
 - ii. Preliminary design and pipe sizing in progress
 - iii. Coordinating with First Florida Tradeport (fka Monarch Ranch)
- e. *Prison Forcemain Relocation Through First Florida Tradeport*
 - i. **Design Progress – 30%**
 - ii. **Subconsultant work underway**
 - iii. **Coordination with the developer regarding the interconnection**
- f. *Millennium Park Reclaimed Water Projects*
 - i. R-12 Pump Station (at RIBS site)

- i. Commission awarded the bid to Cathcart Construction - \$4,165,466
 - ii. Construction progress – 70%
 - iii. Final completion September 2026
 - iv. Pay App No.2 in the amount of \$1,160,313.85 approved at the May 11, 2026 Commission meeting
- ii. Reclaimed line design (St. Vincents to Broken Oak)– 99% complete
 - i. Bid Schedule (Delayed due to easement issue)

3. City Projects (Other)

- a. *Municipal Services Expansion:*
 - i. Parking lot:
 - i. Conceptual plan approved by Commission
 - ii. Reviewing plans
 - ii. Fleet expansion plans
 - i. Bid came in well over budget; considering options
 - iii. Pole Barn (at Parks Barn) plans
 - i. Bid came in \$20K over budget; preparing agenda item for Commission consideration
- b. *Millennium Park Phase I and II*
 - i. Kingdom Construction - \$10.7 million
 - ii. Construction progress – 65%
 - iii. Pay App No. 16 in the amount of \$459,642.48 scheduled for June 22, 2026 Commission meeting
- c. *Oxford Park Improvements*
 - i. Design Progress – 100%
 - ii. Project on hold; waiting for FY 27 budget discussion
- d. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
 - i. Design progress – OLC design on hold until property tax issue is resolved
- e. *Public Works Annex – The Villages*
 - i. OLC design contract approved at the April 13, 2026 City Commission meeting
 - ii. License with The Villages for preconstruction work activities granted
- f. *Police Substation – The Villages*
 - i. KP Studio design contract approved at the May 11, 2026 City Commission meeting
 - ii. License with The Villages for preconstruction work activities granted

- g. *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
 - iii. FDOT communicated they are working on ICE analyses for Huey Street and Gamble Street
 - ii. CSX Coordination
 - i. Dumpsters to be removed from CSX right-of-way once shared compactor is installed
 - ii. City working on landscaping plans for consideration by CSX
 - iii. Shared Compactor – WM
 - i. Commission approved Kingdom Construction’s bid of \$55K for the enclosure
 - ii. Under construction
 - iii. City opting to purchase compactor rather than lease
 - iv. City Redevelopment Site (Martin Theatre)
 - i. Gator Sktch contract approved at the September 22, 2025 Commission meeting
 - ii. Gator Sktch provided conceptual plans to City Commission on May 18, 2026
 - iii. Public meeting for stakeholder input scheduled for June 24, 2026 at 5pm
 - v. The Railyard
 - i. Construction ongoing
 - ii. Construction completion anticipated in July

4. City Stormwater Projects

- a. *Peters Street and Orange Street Drainage Improvement*
 - i. Commission approved design contract with Halff
 - ii. Design Progress –35%

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 underway

- iii.* Pavement activities to occur in summer; Commission approved the list at the May 11, 2026 Commission meeting
- 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. COMPLETE

ii. Clay Drain Road Phase

i. Project on hold until property tax issue is determined

c. Barwick Street Improvements:

- i. Art Walker Construction*
- ii. Construction Progress – 5%*
- iii. Preconstruction meeting held on April 28, 2026*
- iv. Contractor has mobilized*

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

SUBJECT: Memo Regarding Property Tax Reform

REQUESTED ACTION: For Information Only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached memo regarding property tax reform and its potential impact on future City budgets.



Memorandum

To: Wildwood City Commission
From: Jason McHugh, AICP, CPM, City Manager
Date: June 15, 2026
Re: Property Tax Reform – Impact to Future Budgets

Dear Mayor and Commissioners:

During the special session held earlier this month, the Florida Legislature passed CS/HJR 1-F, which, along with other provisions, proposes a constitutional amendment to substantially increase the homestead exemption from \$50,000 to \$150,000 in 2027 and \$250,000 in 2028. As with all proposed state constitutional amendments, the measure will be placed on the November 2026 general election ballot and requires 60% voter approval to be successful.

If approved, the increased homestead exemption will significantly reduce the amount of ad valorem taxes the City receives. The Florida League of Cities (FLC) recently published a study analyzing a \$250,000 homestead exemption relative to the 2025 taxable value for each city in Florida. The study found that Wildwood's taxable value would decrease by \$2.4 billion, or 29.5%. By extrapolating the FLC's study, the increase to a \$250,000 homestead exemption would have resulted in a decrease of approximately \$6.4 million in ad valorem revenue in FY 26. For comparison, the total FY 26 budget of the City's Capital Improvement Project Fund, the fund that appropriates dollars for major capital improvements such as the Millennium Park improvements and the Barwick Street Rehabilitation project, is \$10.675 million.

Perhaps most concerning, the amendment would require the Florida Legislature to establish a schedule for the full elimination of property taxes and restrict how local governments can use ad valorem tax dollars. If approved, the constitutional amendment would affect the City's budgets starting in FY 28. Staff is currently coordinating with the Sumter County Property Appraiser to further assess the financial impacts. Those findings will be presented to the City Commission in the coming days and weeks as we embark on the public meetings associated with the FY 27 budget process.

While Staff strives to present a conservative and transparent budget each year, our budgeting practices need to evolve to ensure ad valorem taxes are utilized in accordance with the Legislature's intent. In preparation for the amendment's potential impacts, Staff is preparing the FY 27 budget differently than in previous years. Staff believes the FY 27, FY 28, and FY 29 budgets can be adopted, at the discretion of the City Commission, at the same millage rate (2.8287) without a decrease in the level of service within the departmental operating budgets. In this scenario, the reduction in ad valorem revenue would be absorbed within the Capital Improvement Fund, the consequences of which would delay or eliminate important capital projects such as, but not limited to, the recreation center, Martin Theatre redevelopment project, improvements to Clay Drain Road, and stormwater projects. If the amendment passes and the Legislature sets the stage for the total elimination of property taxes, fundamental changes, such as new revenue streams or a reduction in services, will need to be implemented by FY 30.

To prepare the City for the long-term implications of property tax reform, Staff will present the FY 27 budget in a manner that would allow for the Commission to consider additional cuts in the departmental operating budgets, such as:

- Personnel Costs
 - Delay or eliminate Cost of Living Adjustments (COLA)
 - Delay or eliminate merit-based salary adjustments associated with annual performance reviews
 - Shift a portion of the cost of employee benefits to the employee
 - Reduce training expenditures
 - Reduce employee program expenditures
- Pavement Management
 - Reduce annual funding in pavement preservation
- Parks and Recreation
 - Reduce funding for special events
 - Increase the financial contribution of participants for athletic leagues

The expenditures associated with each of the items listed above will be quantified and presented to the Commission for consideration at the first budget workshop on July 20, 2026. Lastly, should the Commission seek to adopt the rollback rate (to be determined on July 1st), the effects on the Capital Improvement Fund will be greater. I am asking the Commission to provide feedback on these matters and to let me know if there are other areas not listed above that may be considered to ensure the FY 27 budget is presented satisfactorily to the Commission at the workshop.

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

SUBJECT: Martin Theatre Redevelopment Project Public Meeting Update

REQUESTED ACTION: For Information Only.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City of Wildwood and Gator Sktch will be holding an open house for the public to view and provide feedback on the current plans for the redevelopment of the Martin Theatre property. The engagement event is scheduled for Wednesday, June 24, 2026, from 5:00 pm to 7:00 pm at City Hall.

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

SUBJECT: Parks and Rec Community Partnerships

REQUESTED ACTION: For information only.

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

BUDGET IMPACT: N/A

HISTORY/FACTS/ISSUES:

The Parks & Recreation Department will recognize the city's newest community partners and give them an opportunity to speak about their roles in these partnerships and their commitment to community service and education.