CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
David Fountaine – 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
September 14, 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. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***RESOLUTION NO. R2026-18 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE CITY OF WILDWOOD, FLORIDA FOR FISCAL YEAR 2026-2027; PROVIDING FOR AN EFFECTIVE DATE.*

FY27 Tentative Millage Adoption

Staff recommends approval.

C. ***RESOLUTION NO. R2026-19 -*** *A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 FOR THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.*

FY27 Tentative Budget Adoption

Staff recommends approval.

D. ***ORDINANCE NO. O2026-51 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA APPROVING AN AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE BOUNDARY ROADS SUB-AGREEMENT WITH SUMTER COUNTY, FLORIDA; PROVIDING FOR RESOLUTION OF CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.*

Fifth Amendment and Restatement of the Interlocal Service Boundary Roads Sub-Agreement with Sumter County

Staff recommends approval.

E. ***ORDINANCE NO. O2026-52 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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.*

26-3261 (LSCPA) Canan Lakes - TRANSMITTAL HEARING

Parcels C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127
The applicant seeks approval from the City of Wildwood City Commission for the transmittal of a large-scale comprehensive plan amendment to change the future land use designation from Agricultural (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) for parcels listed above on 144.89 acres MOL. This request is accompanied by rezoning request RZ 26-3264 (Ordinance O2026-53).
The Planning and Zoning Board/Special Magistrate recommends approval.

3. <u>Public Hearings - Timed - Quasi-Judicial</u>

A. ***ORDINANCE NO. O2026-39 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.138 ACRES LOCATED ON SANDALWOOD LANE, APPROXIMATELY 0.28*

MILES WEST OF THE MORSE BOULEVARD AND WARM SPRINGS AVE ROUNDABOUT, IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

26-2752 (AN) Sandalwood Lane Lot 5

The applicant and owner, Matthew Floeter, has submitted a voluntary annexation application for parcel G26AP005. The property to be annexed totals 0.138 acres MOL and is located on Sandalwood Lane within the Continental Country Club development, approximately 0.28 miles west of the Morse Boulevard and Warm Springs Ave roundabout.
Staff recommends approval.

B. ***ORDINANCE NO. O2026-40 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON HANCOCK DRIVE, APPROXIMATELY 0.18 MILES SOUTHWEST OF THE INTERSECTION OF E SR 44 AND S BUENA VISTA BOULEVARD, IN SECTION 16, TOWNSHIP 19, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-3151 (AN) UPTON

The applicant, Michael J. Upton and Gail Elizabeth Upton, husband and wife, as to an undivided one-half interest, and Valerie S. Watson, has submitted a voluntary annexation application for parcel G16DA006. The property to be annexed totals 0.14 acres MOL and is located on Hancock Drive, approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.
Staff recommends approval.

C. ***ORDINANCE NO. O2026-41 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.32 ACRES LOCATED ON CR 213, APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF CR 213 AND CR 238, IN SECTION 1, TOWNSHIP 19, RANGE 22; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING*

AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

26-3269 (AN) 7078 Annex Sewer Connect

The owner and applicant, Jose Martinez, representing Proud Properties LLC, has submitted a voluntary annexation application for parcel F01-048. The property to be annexed totals 0.32 acres MOL and is located on CR 213, approximately 400 feet north of the intersection of CR 213 and CR 238.
Staff recommends approval.

D. ***ORDINANCE NO. O2026-42 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.89 ACRES LOCATED ON CR 213, APPROXIMATELY 0.17 MILES NORTH OF THE INTERSECTION OF CR 213 AND CR 238, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-0620 (AN) G06-103

The applicant, Tegan Lenneman on behalf of Rhino Property Solutions, LLC, has submitted a voluntary annexation application for parcel G06-103. The property to be annexed totals 0.89 acres MOL and is located on the east side of CR 213, approximately 0.17 miles north of the intersection of CR 213 and CR 238.
Staff recommends approval.

4. 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. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NO. 267*

C. *REQUEST FOR EXTENSION (SP) 25-0055 TRI-COUNTY HEART*

D. *REQUEST FOR EXTENSION (SP) 2407-003 SOLIV WILDWOOD*

E. *TEMPORARY CONSTRUCTION EASEMENT AGREEMENT - MILLENNIUM PARK*

F. *26-0520 (SP) CHICK-FIL-A WILDWOOD*

5. Presentations and/or Proclamations

A. *PROCLAIM SEPTEMBER 17-23, 2026 AS CONSTITUTION WEEK*

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

A. ***ORDINANCE NO. O2026-24 -*** *AN ORDINANCE REGULATING THE NON-AGRICULTURAL USE OF FERTILIZERS CONTAINING NITROGEN AND / OR PHOSPHORUS WITHIN THE CITY OF WILDWOOD, FLORIDA; ESTABLISHING FINDINGS OF FACT; PROVIDING SHORT TITLE; PROVIDING PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY WITHIN THE CITY OF WILDWOOD; SPECIFYING FERTILIZER CONTENT AND APPLICATION RATE; PROHIBITING FERTILIZER ON IMPERVIOUS SURFACES; PROHIBITING FERTILIZER APPLICATION IN FERTILIZER FREE ZONES; SPECIFYING MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATERIAL; PROVIDING FOR EXEMPTIONS; REQUIRING TRAINING, REGISTRATION AND LICENSING OF COMMERCIAL APPLICATORS; PROVIDING FOR ENFORCEMENT AND PENALTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.*

Ordinance for Non-Agriculture Florida-Friendly Use of Fertilizers on Urban Landscapes

Staff recommends approval.

B. ***ORDINANCE NO. O2026-37 -*** *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.*

26-3139 - CP - 7310 CR 213

The Planning and Zoning Board/Special Magistrate recommends approval for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a rezoning request 26-3142-RZ.
The Planning and Zoning Board/Special Magistrate recommends approval.

C. ***ORDINANCE NO. O2026-38 -*** *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.*

26-3142 - RZ - 7310 CR 213

The Planning and Zoning Board/Special Magistrate recommends approval for a Zoning Map Amendment to change the zoning district from R6C (Sumter County) to RMU (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3139-CP (O2026-37).
The Planning and Zoning Board/Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2026-43 -*** *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.*

26-3441 - CP - AD Wildwood, LLC

The Planning and Zoning Board/Special Magistrate recommends approval for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a rezoning request 26-3442 – RZ (O2026-44).
The Planning and Zoning Board/Special Magistrate recommends approval.

E. ***ORDINANCE NO. O2026-44 -*** *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.*

26-3442 - RZ - AD Wildwood, LLC

The Planning and Zoning Board/Special Magistrate recommends approval for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan

amendment 26-3441 – CP (O26026-43).
The Planning and Zoning Board/Special Magistrate recommends approval.

F. ***ORDINANCE NO. O2026-45 -*** *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.*

26-3152 (CP) UPTON

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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a rezoning request (RZ) 26-3153 (O2026-46).
The Planning and Zoning Board/Special Magistrate Recommends approval.

G. ***ORDINANCE NO. O2026-46 -*** *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.*

26-3153 (RZ) UPTON

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RPUD (County) to MHP (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment (CP) 26-3152 (O2026-45).
The Planning and Zoning Board/Special Magistrate recommends approval.

H. ***ORDINANCE NO. O2026-47 -*** *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.*

26-3377 (CP) Sandalwood Lane Lot 5

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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a rezoning request 26-3378 (RZ) Sandalwood Lane Lot 5 (O2026-48).
The Planning and Zoning Board/Special Magistrate recommends approval.

I. ***ORDINANCE NO. O2026-48 -*** *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.*

26-3378 (RZ) Sandalwood Lane Lot 5

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3377 (CP) Sandalwood Lane Lot 5 (O2026-47).
The Planning and Zoning Board/Special Magistrate recommends approval.

J. ***ORDINANCE NO. O2026-49 -*** *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.*

26-3207 (CP) 7078 Sewer Connect

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 Medium Density Residential (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a rezoning request 26-3207 (RZ) 7078 Sewer Connect.
The Planning and Zoning Board/Special Magistrate recommends approval.

K. ***ORDINANCE NO. O2026-50 -*** *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.

26-3270 (RZ) 7078 Sewer Connect

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to R-2 (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3207 (CP) 7078 Sewer Connect (O2026-49).
The Planning and Zoning Board/Special Magistrate recommends approval.

L. ***ORDINANCE NO. O2026-53 -*** *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.*

26-3264 (RZ) Canan Lakes

Parcels C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127
The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood) for parcels listed above on 144.89 acres MOL. This request is accompanied by large scale comp. plan amendment request LSCPA 26-3261 (Ordinance O2026-52).
The Planning and Zoning Board/Special Magistrate recommends approval.

M. ***ORDINANCE NO. O2026-54 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.11 ACRES LOCATED ON HANCOCK DR., APPROXIMATELY 0.185 MILES SOUTHWEST OF THE INTERSECTION OF E SR 44 AND SOUTH BUENA VISTA BOULEVARD, IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-3305 - AN - 5609 Hancock Dr.

The applicant and owner Theresa Ann Zimmerman has submitted a voluntary annexation application for parcel G16A003. The property to be annexed totals 0.11 acres MOL and is located on the north side of Hancock Drive, approximately 0.185 miles southwest of the intersection of E SR 44 and South Buena Vista Boulevard.
Staff recommends approval.

N. ***ORDINANCE NO. O2026-57 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5.8 ACRES LOCATED ON CR 216, APPROXIMATELY 0.43 MILES WEST OF THE INTERSECTION OF CR 216 AND N US 301, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-3535 (AN) Arrigotti Annexation

The applicants, Abraham and Heather Ann Arrigotti (CO-TTEES), have submitted a voluntary annexation application for parcel D19-016. The property to be annexed totals 5.8 acres MOL and is located on CR 216, approximately 0.43 miles west of the intersection of CR 216 and N US 301.
Staff recommends approval.

O. ***ORDINANCE NO. O2026-58 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTIONS 8.5-14(A) – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR AND 8.5-21(D) – FLOOD RESISTANT DEVELOPMENT OF CHAPTER 8.5 OF THE WILDWOOD CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

Floodplain Management Ordinance Amendment

Staff recommends approval

8. <u>Resolutions for Approval</u>

A. ***RESOLUTION NO. R2026-20 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE RECLAIMED WATER USER CHARGE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.*

FY27 Reclaimed Water Rates

Staff recommends approval.

9. Financial & Contracts & Agreements

A. *BARWICK STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 3 IN THE AMOUNT OF $534,943.17*

B. *MILLENNIUM PARK IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 19 IN THE AMOUNT OF $277,529.35*

C. *PAY APPLICATION NO. 18 FOR THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF $3,094,360.65*

10. General Items for Consideration/Discussion and Other Business

A. *PRELIMINARY 2026 POPULATION ESTIMATE FOR THE CITY OF WILDWOOD (BEBR)*

11. Appointments

12. City Manager Reports

A. *FDOT RESURFACING PROJECT UPDATE - US 301 FROM SR 44 TO MARION COUNTY LINE*

B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

C. *SET SPECIAL CALLED MEETING FOR SEPTEMBER 21, 2026 AT 9:00 AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

September 16, 2026 - Wildwood PD Lunch 'N Learn: The Power of Prevention at Faith Presbyterian Church from 10am to 12pm

September 19, 2026 - Comedy Night at Warfield Auditorium at 6:30pm

September 21, 2026 - Mondays with the Manager at Warfield Auditorium from 7:30am to 8:30am

September 21, 2026 - City Commission Workshop at City Hall at 9am

September 28, 2026 - City Commission Meeting at City Hall at 7pm

September 14, 2026 7:00 PM

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **FY27 Tentative Millage Adoption**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

As discussed during budget workshops, the millage rate for FY27 has been advertised at the current FY26 rate of 2.8287. The proposed millage rate supports the FY27 operating budget as well as the transfer to the Capital Improvement Fund from which the major approved capital projects are funded. This rate will be advertised as a tax increase due to being above the rolled-back rate of 2.7013. The proposed rate is 4.72% above the rolled-back rate.

RESOLUTION NO. R2026-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE CITY OF WILDWOOD, FLORIDA FOR FISCAL YEAR 2026-2027; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood has reviewed the Fiscal Year 2026-2027 budget during public workshops; and,

WHEREAS, the millage rate to be levied provides the sufficient ad valorem tax revenue which when combined with the other projected General Fund revenues will pay the appropriations in the fiscal year 2026-2027 budget; and,

WHEREAS, a public hearing was held on September 14, 2026, as required by Florida Statute 200.065; and,

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the City of Wildwood has been certified by the Sumter County Property Appraiser to the City of Wildwood as $9,953,528,985.

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

1. The Fiscal Year 2027 tentative operating millage rate is 2.8287 mills, which is greater than the rolled-back rate of 2.7013 mills by 4.72%.
2. The voted debt service millage is 0%.
3. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 14th day September, 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

FLORIDA

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Sumter
Principal Authority : City of Wildwood	Taxing Authority : City of Wildwood - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$ 9,459,380,252			(1)
2.	Current year taxable value of personal property for operating purposes	$ 489,809,605			(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$ 4,339,128			(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$ 9,953,528,985			(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$ 1,391,056,112			(5)
6.	Current year adjusted taxable value *(Line 4 minus Line 5)*	$ 8,562,472,873			(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	$ 8,145,413,444			(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☑ YES	☐ NO	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, *Certification of Voted Debt Millage* forms attached. If none, enter 0	☐ YES	☑ NO	Number 0	(9)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/19/2026 11:18:54 AM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy *(If prior year millage was adjusted then use adjusted millage from Form DR-422)*	2.8287 per $1,000	(10)
11.	Prior year ad valorem proceeds *(Line 7 multiplied by Line 10, divided by 1,000)*	$ 23,040,931	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value *(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)*	$ 326,004	(12)
13.	Adjusted prior year ad valorem proceeds *(Line 11 minus Line 12)*	$ 22,714,927	(13)
14.	Dedicated increment value, if any *(Sum of either Line 6b or Line 7e for all DR-420TIF forms)*	$ 153,634,035	(14)
15.	Adjusted current year taxable value *(Line 6 minus Line 14)*	$ 8,408,838,838	(15)
16.	Current year rolled-back rate *(Line 13 divided by Line 15, multiplied by 1,000)*	2.7013 per $1000	(16)
17.	Current year proposed operating millage rate	2.8287 per $1000	(17)
18.	Total taxes to be levied at proposed millage rate *(Line 17 multiplied by Line 4, divided by 1,000)*	$ 28,155,547	(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☑ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☑ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☑ No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. *(The sum of Line 13 from all DR-420 forms)*	$ 22,714,927	(22)
23.	Current year aggregate rolled-back rate *(Line 22 divided by Line 15, multiplied by 1,000)*	2.7013 per $1,000	(23)
24.	Current year aggregate rolled-back taxes *(Line 4 multiplied by Line 23, divided by 1,000)*	$ 26,887,468	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. *(The sum of Line 18 from all DR-420 forms)*	$ 28,155,547	(25)
26.	Current year proposed aggregate millage rate *(Line 25 divided by Line 4, multiplied by 1,000)*	2.8287 per $1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate *(Line 26 divided by Line 23, **minus 1**, multiplied by 100)*	4.72 %	(27)

First public budget hearing	Date :	Time :	Place :
	9/14/2026	7:00 PM EST	100 N Main Street Wildwood 34785

SIGN HERE

Taxing Authority Certification

I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.

Signature of Chief Administrative Officer : Electronically Certified by Principal Taxing Authority	Date : 7/28/2026 4:06:49 PM
Title : Jason McHugh - City Manager	Contact Name and Contact Title : Cassandra Smith - Assistant City Manager/CFO
Mailing Address : 100 North Main Street,	Physical Address : 100 North Main Street, Wildwood Florida 34785
City, State, Zip : Wildwood Florida 34785	Phone Number : (352) 330-1330, ext. 102 / Fax Number :

Instructions on page 3

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **FY27 Tentative Budget Adoption**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Finance

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The FY27 budget is being presented to the City Commission for official approval. As discussed at budget workshops, the budget was produced in accordance with State Statutes and in support of city-wide goals. The budget incorporates a millage rate of 2.8287 mills, which is 4.72% more than the rolled-back rate of 2.7013; however, it is equal to the current FY26 millage rate. No other changes have been made to the budget since it was last presented at the third budget workshop.

RESOLUTION NO. R2026-19

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 FOR THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Sumter County, Florida on September 14, 2026, held a public hearing as required by Florida Statute 200.065; and,

WHEREAS, the City Commission of the City of Wildwood, Sumter County, Florida, set forth the appropriations and revenue estimate for the Budget for Fiscal Year 2026-2027 in the amount of $228,074,664.

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

1. The Fiscal Year 2026-2027 TENTATIVE Budget be adopted.
2. This resolution will take effect immediately upon its adoption.

DONE AND RESOLVED this 14th day of September, 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



City of Wildwood

Fiscal Year 2026-27 Budget

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GFOA Award

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Wildwood
Florida

For the Fiscal Year Beginning

October 01, 2025

Christopher P. Morrill

Executive Director

Reader's Guide

This budget book contains a wealth of information about the City of Wildwood's financial condition. To help the various readers of this document who are interested in different areas, this reader's guide will help find the specific information that one is interested in. In general, the sections are set up in an order that leads the reader first from high-level information, gradually moving into more detailed information about the budget components.

Introduction: The Introduction section of the budget book provides a transmittal letter from the City Manager that provides a summary of the budget and issues impacting the City. The Introduction section also provides high-level information about the City's fund structure, budgeting process, financial policies, and organizational structure. It also includes historical information about Wildwood.

Executive Summary: The Executive Summary section of the budget book provides more detailed information about the budgeted revenues and expenditure, initially showing information city-wide, and then focusing in on the City's two major funds - the General Fund and the Utility Revenue Fund. The Executive Summary section also provides information that impacts the budgeting process, including the City's Strategic Plan, priorities and issues facing the City, outlines personnel changes, and provides information on financial planning.

Funds Summary Overview: The Funds Summary Overview section provides information on each fund that exists in the City's financial structure. This includes the budgeted revenues by source and expenditures by department. The information includes financial data for the FY27 budgeted year along with the FY26 budgeted numbers as well as the FY25 actual numbers. This section is useful to anyone who wants to delve more closely into a specific fund.

Funding Sources Overview: The Funding Sources Overview section provides the reader with in-depth information on the City's revenue sources. Historical actual revenues are provided for FY24 and FY25 for each funding source, as well as budgeted amounts for FY26 and FY27. This section would be useful for someone who wants to look at a particular revenue source.

Departments Summary: The Departments Summary section is the most detailed expenditure section in the budget book. This section provides line-item detail for each department that exists in the City's financial structure. This section is useful for the individual who wants to look at more specific information on a particular department.

Capital Improvement Plan: The Capital Improvement Plan section provides summarized information in various formats for the City's capital projects, including those budgeted in FY27, and others that are planned within the next five (5) years.

Capital Projects: The Capital Projects section provides a listing of each capital project currently projected for the next five (5) years and provides a detailed explanation of each project including expected cost, funding source, and year of construction.

Debt Services Overview: The Debt Services Overview section provides information on debt, including the City's policy on debt, and information on any restraints on the City due to state regulations. It also

provides information on the City's current debt, formatted by type and by fund.

Appendix: The Appendix includes a glossary of terms used within the budget document to assist the reader of the budget book who may not be familiar with terms used in governmental budgeting and accounting.

Transmittal Letter

August 11, 2026

Mayor Ed Wolf
Mayor Pro Tem Marcos Flores
Commissioner Joe Elliott
Commissioner David Fountaine
Commissioner Julian Green

RE: Fiscal Year 2026-2027 Budget Message

Dear Mayor, Mayor Pro Tem, and Commissioners:

Attached for your review and consideration is the final proposed budget for FY 2026-2027 (FY 27). The budget was prepared in accordance with the laws of the state and the City Charter and is the culmination of a thorough and collaborative process. This correspondence and supporting documentation are intended to provide a summation of the FY 27 budget, the City's financial condition, and the substantive policy initiatives planned for the upcoming fiscal year. These documents are comprised of the financial, operational, and capital plans of the City and information in support of the same.

The Downtown Master Plan and the FY 2023-2027 Strategic Plan remain the foundations for the initiatives included in this budget. The FY 27 budget provides the financial resources that are necessary to contribute toward the six goals contained within the Strategic Plan:

1. Community Engagement
2. Transportation
3. Affordable Housing
4. Downtown Redevelopment
5. Infrastructure
6. Employee Recruitment/Retainment

FY 27 is the last year of the current strategic plan. At the start of the fiscal year, a major initiative to create a new strategic plan will begin. This robust process will include feedback and input from the various stakeholders within the City. The 2028-2032 Strategic Plan will be adopted concurrently with the FY 28 budget and will include a fresh roadmap for the City's future, including new mission and vision statements, core values, goals, and action items.

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

Budget Themes

Management's formulation of the operating and capital budgets is intended to achieve the following objectives:

- ✓ Maintain the ad valorem tax rate at its historically low rate of 2.8287
- ✓ Prepare for reduced ad valorem revenues due to the threat of Amendment 3
- ✓ Invest in critical infrastructure needed to support continued economic growth
- ✓ Improve public facilities and services
- ✓ Efficiently and effectively manage the City's assets
- ✓ Implement strategic planning initiatives

With these themes at the forefront, the FY 27 budget was carefully formulated to appropriate the funding levels necessary to maintain high levels of service for our residents and business owners. Due to the threat of property tax reform (Amendment 3) in November, the FY 27 budget was prepared so that the City may adapt quickly without reducing the level of service offered to our residents, businesses, and visitors.

Preparation for Property Tax Reform

Local governments are tasked with swiftly responding to the actions of the state legislature. The 2026 legislative session and special session brought several impactful changes and challenges for local governments. While the state prioritized property tax reform and anti- Diversity, Equity, and Inclusion (DEI) initiatives, many legislative decisions continued the trend of limiting local autonomy in key areas.

Once again, local governments faced increased state preemption, degrading the City's "Home Rule" power. New legislation restricted municipal regulation in areas such as budgeting, land use, building permitting, affordable housing, and environmental standards. These moves reflect a continued shift of control to the state level, limiting the ability of local governments to respond to local needs.

During the special session held in June, the Florida Legislature passed CS/HJR 1-F, which, among other provisions, proposes a constitutional amendment (now referred to as "Amendment 3") to substantially increase the homestead exemption from $50,000 to $150,000 in 2027 and to $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 and will restrict their usage. 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%. Based on extrapolations from the FLC's study, increasing the

homestead exemption to $250,000 would have resulted in approximately a $6.4 million decrease in ad valorem revenue in FY 26 and will continue to increase in future years.

Perhaps most concerningly, Amendment 3 requires 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. Ad valorem dollars are currently free to use at the local government's discretion. However, if Amendment 3 is approved, ad valorem dollars would only be used to fund the following:

- Public Safety
- Infrastructure
- Natural Resource Projects
- Bond Issuance
- Retirement Benefits

There is another provision in the bill stating that ad valorem taxes may be used to fund:

> *"Operations and administration of county officers and commissioners established under Article VIII and municipalities, and the expenditures approved by such county officers or county or municipal governing bodies, except those expenditures prohibited by general law."*

Without clear guidance from the legislature or state officials, it is anyone's guess what this last provision would allow for. Until clearer direction is provided to local governments, future ad valorem dollars should be used only to fund the items specifically identified in the bulleted list above. Staff will demonstrate how ad valorem dollars are utilized in the FY 27 budget and include the analysis on the recently created "Government Transparency" page on the City's website.

This new page will provide a clearinghouse for public information to reinforce our commitment to transparency and demonstrate compliance with Florida law regarding the City's budgeting practices. The page will provide access to many of the City's documents currently found throughout the website as well as new documents that are required to be posted to the website as a result of recent legislation. The Government Transparency website can be accessed via the following link: Government Transparency | Wildwood Florida

If approved, Amendment 3 would affect the City's budget immediately. In preparation for Amendment 3's potential impacts, the FY 27 budget has been prepared differently than in previous years. Two separate and distinct scenarios within the Capital Improvement Project Fund (CIPF) were presented to the City Commission during the budget workshops. The proposed CIPF within the FY 27 budget assumes the failure of Amendment 3. If successful, a budget amendment will be necessary to reduce the amount of expenditure within the CIPF pursuant to the second option that was presented to the Commission during the workshops. Further, Staff is recommending the delay of implementation of all new projects within the CIPF until the results of Amendment 3 are known. If the initiative is successful, additional coordination with the City

Commission and a budget amendment to reflect the reduced scope within the CIPF will be necessary prior to the end of the year.

Continued Economic Growth

Like many communities across Florida, Wildwood has been—and continues to be—fortunate to welcome a steady influx of new residents and businesses. While this growth brings significant benefits, including a strong tax base, low ad valorem tax rate, increased job opportunities, and more diverse housing options, it also comes with the challenges that rapid expansion inevitably brings.

Meeting the infrastructure needs of a growing population is a fundamental responsibility of any local government, and Wildwood is no exception. At the top of the City's priorities for the upcoming fiscal year is the continued construction at the water reclamation facility. Estimated to cost $150 million, this critical project will span the next two fiscal years until complete and is essential to the continued economic prosperity of both the City of Wildwood and Sumter County. This massive investment in the City's wastewater treatment system will add 3 million gallons of new treatment capacity. The project also provides environmental and emergency management benefits by meeting Advanced Wastewater Treatment and Class 1 Reliability standards established by the Department of Environmental Protection, reducing nutrient loads in our watersheds and enhancing the City's resiliency during severe weather events.

The crux of the state's issue with local government budgets lies with increasing revenues due to rising property values and new development expanding the tax base. However, the state takes a shortsighted view of the significant expenses local governments face in maintaining and improving aging infrastructure and addressing the impacts of growth. Local governments lack the legal means to have new development truly pay its fair share, forcing the use of tax dollars to fund infrastructure improvements such as roads, parks, stormwater, and new public buildings. The Wildwood City Commission has consistently and deliberately reinvested those dollars into the infrastructure needed to support our growing community and improve our downtown while reducing or maintaining the ad valorem tax rate, a sign of good financial stewardship.

The Villages® development continues to be the main economic driver of our community and will be for the foreseeable future. The Villages® anticipates the construction of 250 new homes per month during the fiscal year as the developer is currently selling homes near the highly sought-after neighborhoods near the Eastport town center. As recent sales history suggests, the City should anticipate nearly 3,000 new homes constructed within The Villages® portion of the City.

Middleton, a family-oriented development offered by The Villages®, continues to offer homes for purchase as well. Although separate from other neighborhoods within The Villages®, Middleton offers a similar lifestyle. The community support district will offer a variety of housing choices geared to meet the area's diverse housing demand. The neighborhoods are interconnected through a series of roads and multimodal trails, and recreational and commercial uses intended to support the Middleton residents will be readily available, like the traditional pattern of

development elsewhere within The Villages®. The rate of growth within Middleton is not expected to keep pace with its age-restricted counterpart, with anticipated sales averaging nearly 25 new homes per month, or 300 per year.

Multiple town centers within The Villages® portion of Wildwood are flourishing, and more businesses are opening daily within the Eastport and Middleton town centers. The Eastport Town Center is located to the north and west of the intersection of Bexley Trail and Central Boulevard, while the Middleton Town Center is located south of Central Boulevard near the intersection of Landstone Boulevard. Both town centers will offer similar services and amenities traditionally offered and will bring new investment and economic activity to the City.

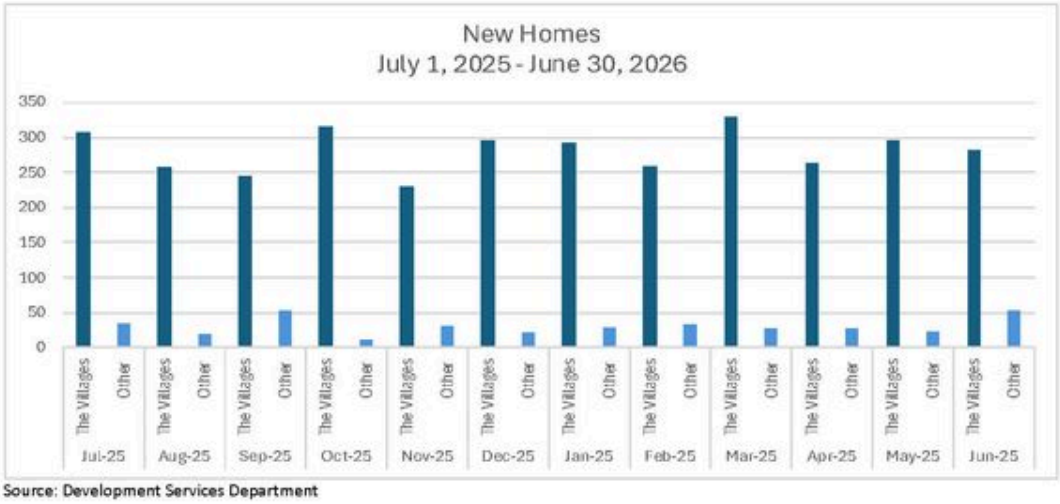
The Villages® has partnered with Benderson Development and recently acquired the Monarch Ranch property located along I-75, SR 44, and the Florida Turnpike. The joint venture between two of the most successful land developers in the country is now called "First Florida Tradeport" and will further expand the City's economic development efforts. Plans are still being formulated on the massive 3,000+ acre property, but this mega industrial site will be developed within the city limits. The initial phase of the development is already under construction, and the remainder of the property will likely begin progressing through the City's entitlement approval processes during the fiscal year. This development will diversify the City's employment base and add high-paying jobs to our community for years to come.

Demand for Support Services Outside The Villages®

The externalities of The Villages® impact the City in numerous ways, principally the local economy. The City's Development Services Department continues to process a steady volume of development applications for properties located outside of The Villages®. Twisted Oaks commercial, Beaumont, Pearl Plaza, Turkey Run, and other commercial areas, such as the Powell Road, US 301, Cleveland Avenue, and SR 44 corridors, continue to add new businesses that offer shopping, dining, entertainment, and medical services.

New single-family homes are being built and purchased in Simple Life, Tillman Villas, Densan Park, Grand Oaks Manor, and Triumph. Twisted Oaks, the City's largest master-planned, mixed-use community outside of The Villages®, is currently offering new townhomes and single-family homes for purchase. Some of the state's most well-known home builders, Pulte, D.R. Horton, Holiday, and Park Square Homes, are building new homes within the City.

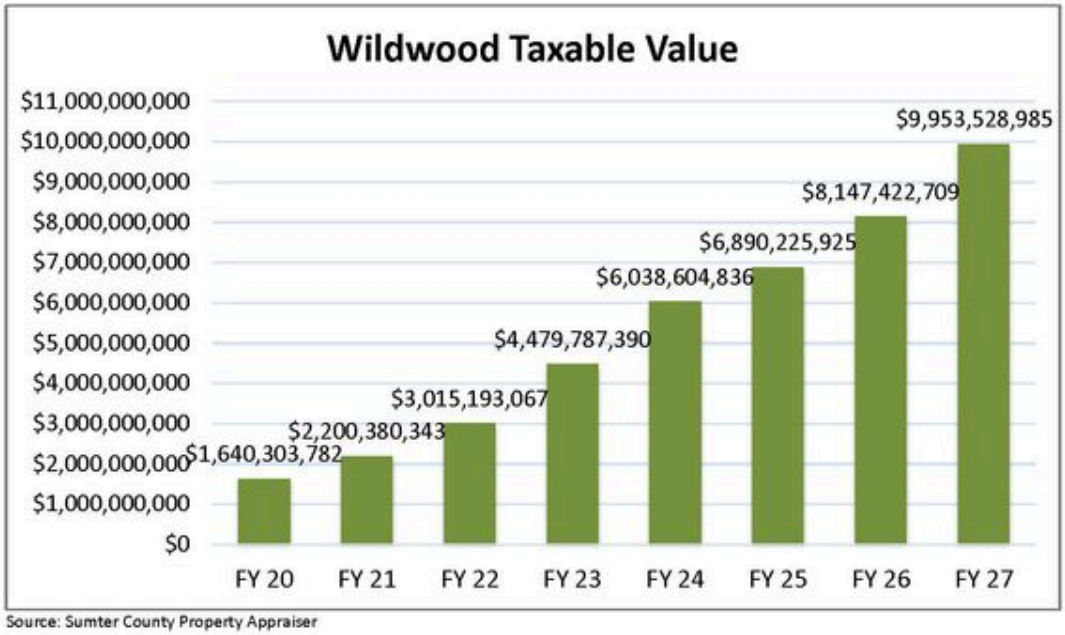
New home starts outside of The Villages®, numbering 30 homes per month, are continuing to be dwarfed by what's happening inside The Villages® at 258 homes per month. However, all of these developments continue to further diversify the availability of homes for purchase.



Source: Development Services Department

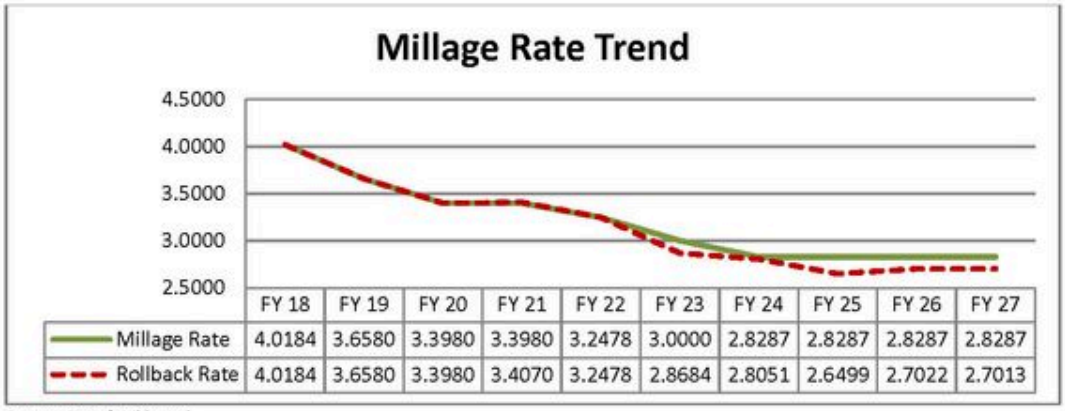
Ad Valorem Taxes and Millage Rate

Recent gains in taxable property values have been largely driven by the continued growth in newly developed properties within the City. According to the Sumter County Property Appraiser, the taxable value in the City has increased by $1.8 billion from last year, with net new construction of $1.3 billion. The taxable value of the properties within the City limits is currently estimated at $9,953,528,985.



Source: Sumter County Property Appraiser

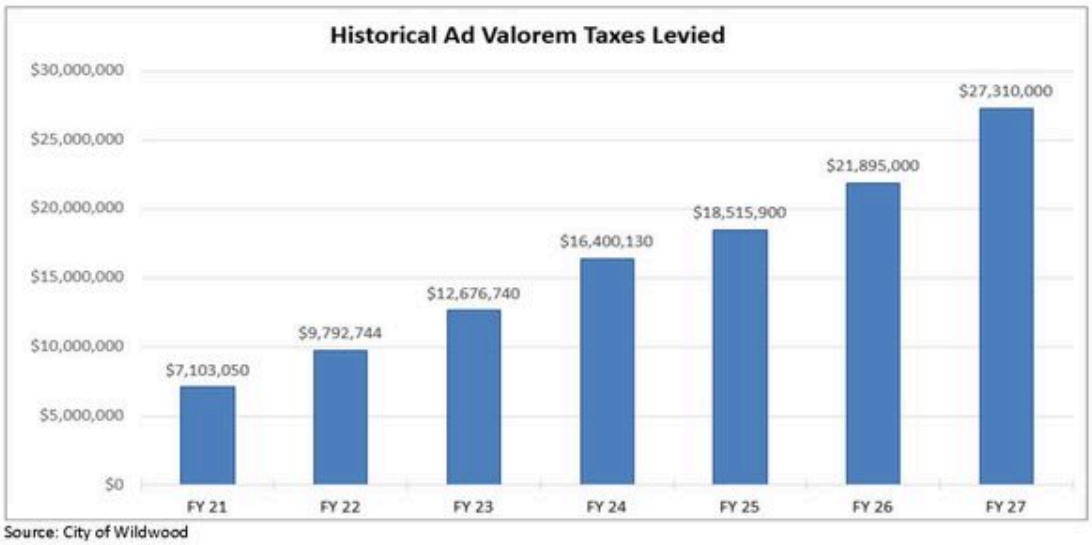
The primary source of revenue in the General Fund stems from ad valorem taxes levied on real property within the City. These taxes are calculated based on the millage rate, which dictates the tax per thousand dollars of taxable property value. For the upcoming fiscal year 2027 budget, the City Commission moved to retain the current millage rate of 2.8287, which remains the lowest ad valorem rate in the City's history and the lowest in Sumter County. While the 2.8287 millage is the same as that currently in effect, Florida state law defines it as a tax increase because it is higher than the calculated rolled-back rate of 2.7013. The FY 27 rate is more than 22% less than compared to seven years ago and is nearly 30% less than the rate in FY 18.



	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27
Millage Rate	4.0184	3.6580	3.3980	3.3980	3.2478	3.0000	2.8287	2.8287	2.8287	2.8287
Rollback Rate	4.0184	3.6580	3.3980	3.4070	3.2478	2.8684	2.8051	2.6499	2.7022	2.7013

Source: City of Wildwood

The corresponding total of ad valorem taxes collected by the City is forecasted at $27,310,000, which is an increase of $5,415,000 from the previous year. Barring major property tax reform, the amount of ad valorem taxes the City receives is expected to increase each year as a result of new construction activities.



Source: City of Wildwood

Amendment 3 Potential Impact

The impact on the City of Wildwood would be substantial if ad valorem taxes were eliminated or reduced. Property taxes fund approximately 51.12% of the total FY 27 General Fund budget revenues.

Ad Valorem Taxes as a Percentage of Total General Fund Revenue

	FY 25 (Actual)	FY 26 (Budgeted)	FY 27 (Proposed)
Ad Valorem	$18,647,514	$21,895,000	$27,310,000
Total GF Revenues	$42,185,170	$45,620,650	$53,428,300
Percentage	44.20%	47.99%	51.12%

The City would face operating budget deficits and may force service cuts, elimination of positions, and the need to pursue alternative funding sources if the elimination or significant reduction in ad valorem taxes became a reality. The ability to maintain the high level of service on our public facilities and services will be impacted no later than FY 29 if no new revenue sources are identified. If Amendment 3 is successful, Staff will immediately begin presenting alternative revenue solutions to the City Commission for consideration.

While this threat is daunting, Wildwood would be much better off than many other cities due to diversified revenues received from other sources, such as franchise fees and utility taxes. Nevertheless, this threat requires ongoing monitoring, contingency planning, and educating our constituents about the City's use of public funds. Utilization of the City's new "Government Transparency" page will help educate citizens on the City's use of ad valorem dollars so that they may make an informed decision come time to vote in November.

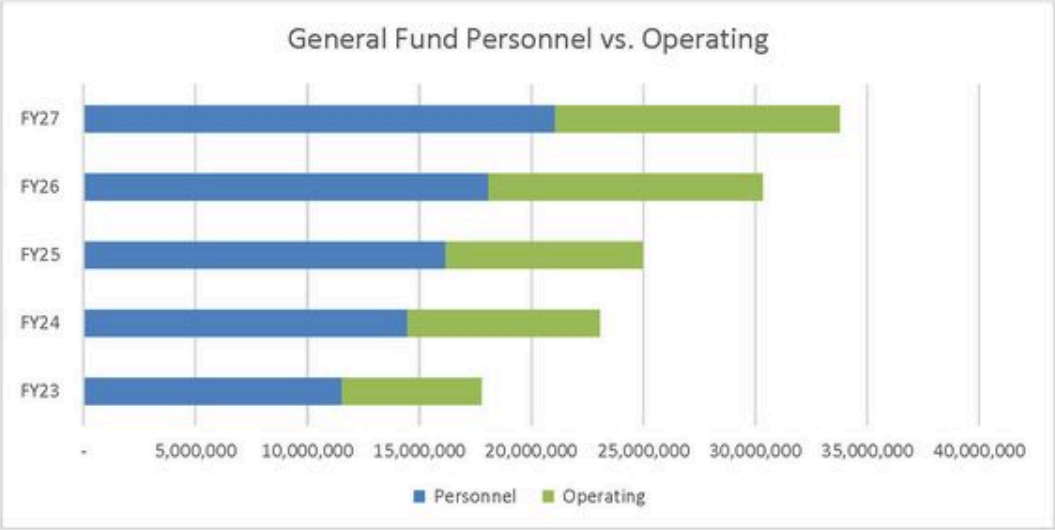
Notable Expenditures

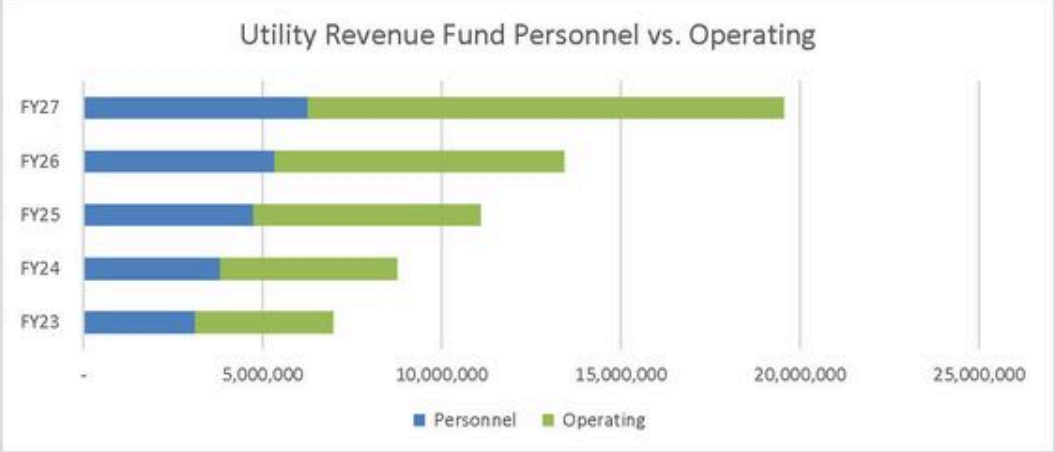
The following sections highlight certain expenditures contained within the FY 27 budget. The City utilizes a modified zero-based budget. Line items and expenditures must be justifiable to be included within the budget. Special projects and enhancements within the department's budget must contribute toward an established goal identified in the Strategic Plan or set by the Executive Department. The budget is a tool that provides the departments with the resources needed to achieve their established goals, and the departments' achievement of the goals aids in the City's performance management activities.

Personnel Expenses

Operating expenses cover spending on recurring, routine items necessary to provide services during the fiscal year. Personnel expenses consist of employee salaries and benefits and account for a significant part of the City's operating expenses. Personnel expenses are also often subject to higher scrutiny by residents and customers. In fact, the legislature recently passed a law that requires Staff to post the salaries of our employees on our website. The "Government Transparency" is an appropriate location to demonstrate compliance with this new law.

The Executive Department annually monitors the costs associated with personnel in the General and Utility Revenue Funds to compare the organization with industry standards and best management practices.





Personnel Expenses as a Percentage of Operating Costs

	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27
General Fund	66.13%	65.01%	62.81%	64.74%	59.66%	62.39%
Utility Revenue Fund	49.38%	44.83%	43.61%	42.89%	39.83%	32.08%

Sources: City of Wildwood

Personnel expenses represent 62.39% and 32.08% of the operating expenses within the General Fund and Utility Revenue Fund, respectively. The trend in percentage within the General Fund remains within the targeted range of 60%-70%. The decrease within the Utility Revenue Fund is expected and due to the deliberate increase in contracted maintenance activities over the previous fiscal years. This will need to be monitored over the coming fiscal years to ensure adequate staffing levels.

Employee Salaries and Benefits

In FY 23, the City Commission adopted a Salary and Compensation Plan to ensure employee salaries are competitive with current labor market conditions. The Salary and Compensation Plan recommended that the City provide an annual cost-of-living adjustment (COLA) to employees and the pay ranges within the Plan. The COLA is derived from the overall change in the Consumer Price Index for All Urban Customers (CPI-U) from April 2025 to April 2026 as published by the Bureau of Labor Statistics.

FY 27 is the fourth year of implementation of the Plan. Accordingly, all employees will receive either a COLA of 3.8% or will have their salary adjusted to account for internal promotions, whichever is greater. These changes will become effective on October 1, 2026, to coincide with the start of the new fiscal year. The Executive and Human Resources departments monitor employment trends and propose changes to salary ranges when warranted. A new salary and compensation plan is slated for FY 28.

Additionally, the City's Performance Management System, a goal-driven approach to managing an employee's performance, will continue to provide merit increases for those employees who meet established goals. Department heads are assessed on their overall performance and ability to meet department goals established during the budget process. A similar approach is applied to the department's individual team members.

The City offers comprehensive medical, dental, vision, and life insurance with the City. Medical, dental, and vision rates are budgeted for an increase of 10%. The City is now budgeting $1,000 per month toward employees' health care coverage. The Human Resources Department will be tasked with addressing the rising costs of employee medical benefits in FY 27 to reduce taxpayer costs while maintaining the high-level of employee benefits offered to our employees.

New Positions

The FY 27 budget reduces the total full-time equivalent (FTE) employees within the General Fund by 2.50. Two (2) positions were pre-planned for elimination, a Payroll Specialist and a Technical Systems Analyst in FY 27. The FY 27 budget contains five (5) new positions within the Police Department to increase police presence in the town centers and entertainment districts within The Villages®. The Crossing Guard program within Middleton will now be funded by The Villages Charter School. Accordingly, the FY 27 budget reduces the number of Crossing Guards within the Police Department by five-and-a-half (5.5) FTEs.

Six (6) new positions are allocated within the Utility Revenue Fund for a total increase of 6.0 FTEs. An Engineering Intern position is proposed to build up the City's engineering capabilities. Other positions needed to support the added demand within the utility system include a Distribution/Collections Manager, Work Order Technician, Compliance Coordinator, and two (2) Cross Connection Control Coordinators.

POSITION SUMMARY SCHEDULE				
Department/Division	**FY 26**	**FY 27**	**Net**	**Description**
GENERAL FUND				
Legislative	5.00	5.00	0.00	No change
Executive	6.50	6.50	0.00	No change
Finance	9.00	8.00	-1.00	(-1) Payroll Specialist
Development Services	14.00	13.00	-1.00	(-1) Technical Systems Analyst
Information Technology	4.00	4.00	0.00	No change
Human Resources	3.00	3.00	0.00	No change
Police	87.00	86.5	-0.50	(+5) Police Officers; (-5.5) Crossing Guards
Public Works	26.00	26.00	0.00	No change
Fleet Services	5.00	5.00	0.00	No change
Parks & Recreation (Incl. PT & Seasonal)	32.20	32.20	0.00	No change
Community Center	1.00	1.00	0.00	No change
GENERAL FUND TOTAL	**192.70**	**190.20**	**-2.50**	
UTILITY REVENUE FUND				
Physical Environment	4.50	4.50	0.00	No change
Water	25.00	31.00	6.00	(+1) Engineering Intern; (+1) Distribution/Collections Manager; (+1) Work Order Tech; (+1) Compliance Coordinator; (+2) Cross Connection Control Coordinator
Wastewater	33.00	33.00	0.00	No change
UTILITY FUND TOTAL	**62.50**	**68.50**	**6.00**	
ALL FUNDS TOTAL	**255.20**	**258.70**	**3.50**	

Source – City of Wildwood

Major Capital Projects – Infrastructure Investment

In addition to the aforementioned water reclamation facility project, there are multiple key projects that are directly related to it and are associated with the need to dispose of treated

effluent in accordance with environmental regulations. These projects are centered around expanding the City's reuse water capabilities.

The FY 27 budget allocates funding to complete the Millennium Park reuse line project, which will allow the park to be irrigated by reuse water rather than the current irrigation well located on site. The budget also includes expenditures associated with the design and construction of an effluent disposal tank near Dr. Martin Luther King Jr. Park to supply reuse water to First Florida Tradeport and the rest of the SR 44 west corridor.

Additionally, the budget allocates funding to complete ongoing capital projects such as:

- ✓ Completion of the Barwick Street improvements
- ✓ Completion of the Millennium Park Phase 1 and 2 improvements
- ✓ Design and construction funding for a Police substation near The Villages®
- ✓ Design and construction funding for Public Works annex near The Villages®
- ✓ Construction funding for Peters/Orange Street stormwater project
- ✓ Expansion of the Municipal Services Complex
- ✓ Millennium Park reuse line extension

Highlighted new major projects within the Capital Improvement Fund include but are not limited to:

New General Fund Projects	New Utility Revenue Fund Projects
Funding for US 301 Complete Streets	Expansion of Oxford Water Treatment Plant
Martin Theatre Redevelopment design	CR 121 Water Line Extension
Fourth Street Stormwater Project	Trailwinds Forceman Repump Station
Millennium Park Playground	CR 209 Water Main Extension Phase 3
Recreation Center at MLK Jr. Park	CR 229 Repump Station

The City should wait to start the redevelopment of the Martin Theatre and construction of the recreation center project until the results of Amendment 3 are known. Should Amendment 3 fail, Staff will recommend the Commission embark on these key projects prior to the end of the calendar year.

Utility Revenue Fund

In anticipation of the need to borrow funds for the water reclamation facility project and associated effluent disposal projects, the City engaged a proven financial consultant, Stantec, to develop a Revenue Sufficiency Analysis (RSA) in FY 23 to ensure the City's utility rates can support the debt issuance. Stantec's financial model programmed known capital improvement projects, anticipated debt, and projected new customers to determine the adequacy of the current rates.

The RSA recommended that the City's water and reuse water rates be adjusted annually in line with the rise in the Consumer Price Index, maintaining consistency with previous years. The RSA also advised a 20% increase in sewer rates for four consecutive fiscal years to ensure sufficient revenues and debt service coverage to support the new debt issuance. Stantec advised there was an opportunity for the FY 27 rate increase to be less than the projected 20% if the construction at the water reclamation facility slowed and the City was able to obtain additional grants and SRF funding. Construction at the facility has been slower than originally anticipated, and City staff successfully secured additional grants and a commitment from the Florida Department of Environmental Protection to award SRF loans. As a result, the latest RSA demonstrates the wastewater rates will only need to be increased by 5%, a 15% reduction in what was forecasted, to remain solvent and maintain adequate debt service coverage. This is great news for the City's utility customers.

Accordingly, the FY 27 budget has been prepared with these increased rates as outlined by the RSA and contains a 5% increase in water, wastewater, and reuse water rates. Of note, Ordinance O2024-56, approved during a public hearing in September of 2024, implemented the rate increases and was crafted to not require future action from the City Commission unless the rates deviate from the updated RSA.

Utility Maintenance Activities

The City allocates funds to invest in, improve, and maintain our infrastructure. The Utility Department is aggressively and swiftly replacing old, galvanized water mains that exist throughout the older parts of the system. The FY 27 budget allocates $1.3 million to replace outdated water mains to improve water quality for our customers. An additional $1.01 million has been appropriated to improve the sewer collection system, including lift station upgrades and sewer line work intended to reduce water infiltration and inflow (I & I), which reduces the inflow at the treatment plant, thereby reserving the treatment capacity for true wastewater inflow.

Debt Service

Whenever possible, the City tries to utilize a "pay as you go" approach to funding capital projects. There are times when the City must borrow money to fund large projects, such as the water reclamation facility project. Due to increased revenues within the General Fund, the City will be able to fund all the capital projects contained within the budget without taking on additional debt.

General Fund

The General Fund currently has three (3) revenue debts. FY 27 will reduce the General Fund debt by $848,624.01. Despite the extended list of projects identified in the Capital Improvement Project Fund, no new debt is planned in the General Fund for FY 27.

2027 General Fund Loan Payments / Debt Balances			
Funding Source	Original Loan Amount	Total Payment (P&I)	Amount Remaining
Citizen's First Bank - General Fund Project Loan	$5,423,999.22	$422,585.76	$3,126,433.79
Regions - City Hall Refunding	$1,684,963.52	$134,427.54	$324,015.26
BB&T - Police Department Project Loan	$3,600,000.00	$291,610.72	$1,230,566.00

Source: City of Wildwood

However, borrowing in FY 28 or FY 29 may be needed if the City Commission wishes to move forward with the construction of the recreation center and the redevelopment of the Martin Theatre as shown in the CIPF. Both of these projects rely heavily on the outcome of Amendment 3 in November. Should Amendment 3 pass, these projects will not be financially feasible, and alternatives will need to be developed.

Utility Revenue Fund

Within the Utility Revenue Fund, the City has taken on debt in the past to fund major construction projects that were needed to expand the capacity of the system to reach new customers.

The SRF program available through the Florida Department of Environmental Protection has funded major projects for the City in the past. The City currently has four (4) outstanding SRF loans, excluding the most recent award. The details of the latest SRF loan (approximately ~$20 million) are still being determined and will be included in a future budget amendment. The FY 27 budget allocates $1,136,823.02 in utility revenue to fund debt payments.

The new debt for the water reclamation facility includes a Revenue Bond issuance in the amount of $83,730,000 (or $83.73M) that was obtained in FY 26. The Revenue Bond was structured so that debt payments begin in 2031, with capitalized interest payments in FY26-FY31 using funds set aside from the bond issuance. The Revenue Bond will fund the majority of the project. A combination of cash reserves, grants, and the proceeds from the Revenue Bond has funded the project to date. The FY 27 budget identifies new debt in the amount of $23,000,000 from the State Revolving Fund (SRF), and subsequent budget amendments will update the figures as project costs, timing, and funding are fine-tuned.

2027 Utility Fund Loan Payments / Debt Balances			
Funding Source	Original Loan Amount	Total Payment (P&I)	Amount Remaining
State Revolving Fund Loan - 2009 SRF Loan	$6,093,968.00	$379,914.88	$188,002.15
BB&T - Continental Country Club	$1,668,000.00	$134,615.04	$508,723.03
State Revolving Loan - CR209 Design Loan	$95,007.00	$5,466.00	$43,170.00
State Revolving Loan - CR209 Construction Loan	$1,398,091.43	$70,118.80	$769,978.09
Backhoe Loader Lease	$99,958.05	$21,599.39	$0
Sumter County School Board - Warfield Property Purchase	$1,700,000.00	$170,000.00	$340,000.00
State Revolving Loan - Oxford WTP	$4,501,013.00	$256,029.60	$2,909,632.54
Vac Truck Lease	$523,643.00	$120,678.70	$188,578.59

Source: City of Wildwood

End-of-Year Balances

The City finds itself in a good financial position due to the recent economic growth and sound financial planning. The City's General Fund debt service remains enviable and will be further reduced by the end of the fiscal year through debt service payments. Healthy reserve balances afford the City the financial security to weather any unforeseen circumstances that may arise throughout the year. However, holding on to too much money is a disservice to the taxpayer, and the City should continue its practice of maintaining the appropriate amount of operating reserves.

However, Amendment 3 will significantly impact the City's financial position if approved by the voters. Impacts to the City's capacity to fund major capital projects will be felt immediately if passed. The ability to maintain the high level of service on our public facilities and services will be impacted no later than FY 29 if alternative funding sources are not enacted.

The projected beginning balance within the General Fund is $11.27 million. After accounting for planned revenues, expenditures, and transfers, the General Fund balance is forecasted to be $6.75 million at the end of the year. The projected operating reserves (20%) fall within the targeted range of operating reserves between 20%-25%.

The Capital Improvement Fund has a projected beginning balance of $11.2 million. After all projected expenditures and transfers from the General Fund, the Capital Improvement Fund is anticipated to have an ending balance of $6.13 million. Projects within the Capital Improvement Fund typically span multiple fiscal years, and costs are continuously being adjusted. This reserve balance is needed to fund major capital projects in FY 28. The mid-year budget report in April will re-evaluate project expenses and the projected fund balance at the end of FY 27.

The cash reserves within the Utility Revenue Fund that have been accruing over the last few fiscal years in anticipation of the water reclamation facility project are expected to remain steady at $13 million throughout the fiscal year as the bond proceeds are utilized to fund the water reclamation facility and associated effluent disposal projects. The projected operating reserves (86.7%) exceed the targeted range of 50% and are consistent with the financial strategy outlined in the Revenue Sufficiency Analysis. Cash reserves in the Utility Revenue Fund are forecasted to decrease in FY 28 but are anticipated to rebound in the following years after the City has recovered from the expense of the water reclamation facility project.

Conclusion

In conclusion, it is believed that this budget, as presented, will advance the goals and initiatives of the Strategic Plan. The resources contained within the budget will allow the City to sustain quality services to the Wildwood community while staging it in a position to respond to emergency situations without jeopardizing the financial viability of the City as a whole.

I would like to give a special thanks to Cassandra Smith and Lynzey McClellan for their efforts in putting together a thorough and transparent budget packet. I would also like to thank all department heads for assisting in the budget process and all the City's employees for their daily work that keeps this City running. This budget would not be possible without their input and hard work. I also would like to thank the Commissioners of the City of Wildwood for their continued leadership and ongoing dedication to the City of Wildwood.

Respectfully,



Jason F. McHugh, CPM, AICP
City Manager

History of the City

General

The form of government of the City of Wildwood is known as "the Commission-Manager plan." The City Commission makes up the governing body with powers as provided for in the City Charter. The City Commission consists of a Mayor-Commissioner and four Commissioners, who are elected at large to staggered four-year terms. The City Commission has the power to pass ordinances, adopt resolutions, appoint a chief administrative officer known as the City Manager, appoint such officers, boards and commissions by resolution as is provided in the City Charter and to exercise all other powers provided for by the City Charter and federal, state, and local law.

Location

Located in the center of the state, Wildwood is conveniently found near Interstate 75 and Florida's Turnpike. Being within a 90 minute drive to either the Gulf or Atlantic coast, residents are still able to enjoy the beauty and attractions Florida has to offer. The City occupies a land area of 59.85 square miles and has a population estimate of 24,681 according to the Bureau of Economic and Business Research.

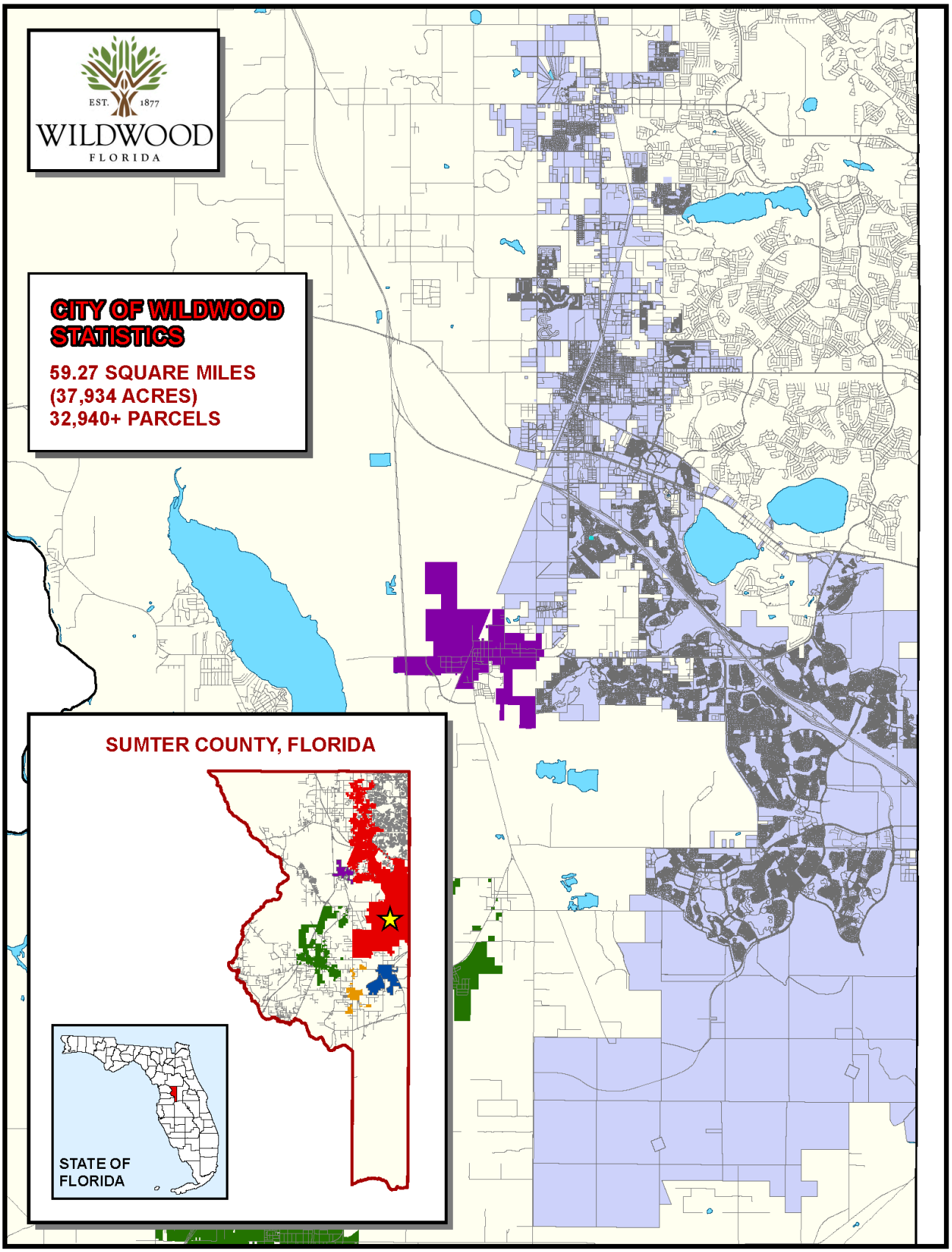
History

There are two similar stories that have been told as to how Wildwood got its name. The first is that a work crew and surveyor were running telegraph lines, and during one of their check in times, they were unsure of their location and said that "they were in the wild wood". The second story is Mr. I. E. Barwick was traveling south and came across telegraph lines that needed to be repaired. When he completed the necessary repairs and he called in the information, they asked for his location, to which he responded "I don't know where I am at it's wild country around here. Call me at Wildwood, I guess that would be a good name for it". However the story went, the name stuck and was settled by I.E. Barwick in 1877. The City was later incorporated in 1889.

The early settlers of Wildwood farmed, and since they lacked transportation to ship large amounts of crops, the farmers relied on their crops for their own use. In 1882, the Tropical Railroad extended its line south from Ocala into Wildwood. This allowed wood-burning engines to come into town to be loaded or unloaded, and then were turned around by a hand-cranked turntable.

The first City Hall of Wildwood, also known as the Wigwam, came in 1908. This building was used for multiple things: housing city hall, public meetings and gatherings, a recreation hall and an ice rink for the youth. The Wigwam was torn down in 1925, which was when the second known building for City Hall was built.

Wildwood became a main passenger station for the railroad, which helped the city thrive and grow. But when the passenger trains quit coming, Wildwood slowed down. With the recent development of The Villages® and their continued expansion, the city has once again picked up and continues to grow and thrive today.


EST. 1877
WILDWOOD
FLORIDA
CITY OF WILDWOOD STATISTICS
59.27 SQUARE MILES
(37,934 ACRES)
32,940+ PARCELS
SUMTER COUNTY, FLORIDA
STATE OF FLORIDA



1st City Hall - The Wigwam 1908



Seaboard Air Line train stopped at railroad station - Wildwood, Florida," 1915 (circa)

Demographics

Population

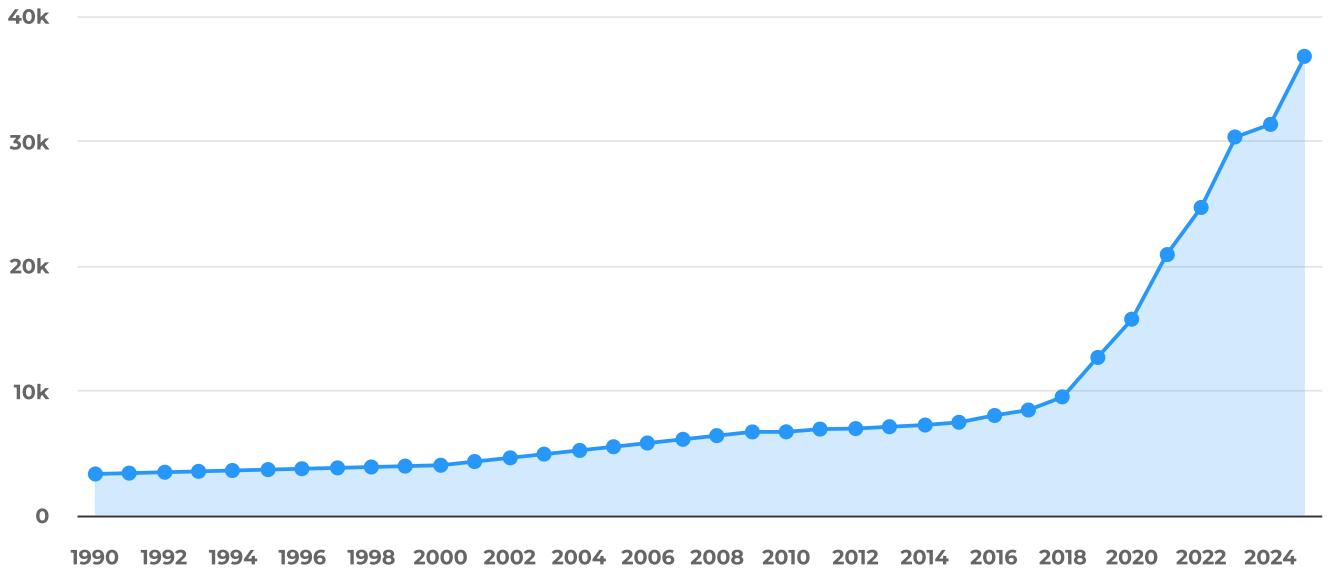
TOTAL POPULATION

36,783

17.38%
vs. 2024

GROWTH RANK

1 out of 411 Municipalities in Florida



** Data Source: Client entered data for year 2025*

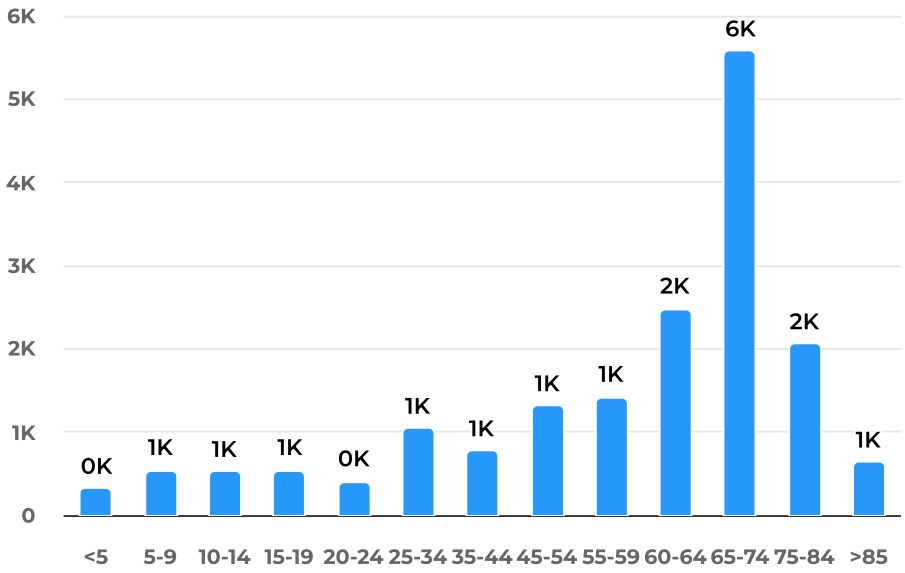
DAYTIME POPULATION

23,838

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

** Data Source: American Community Survey 5-year estimates*

POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

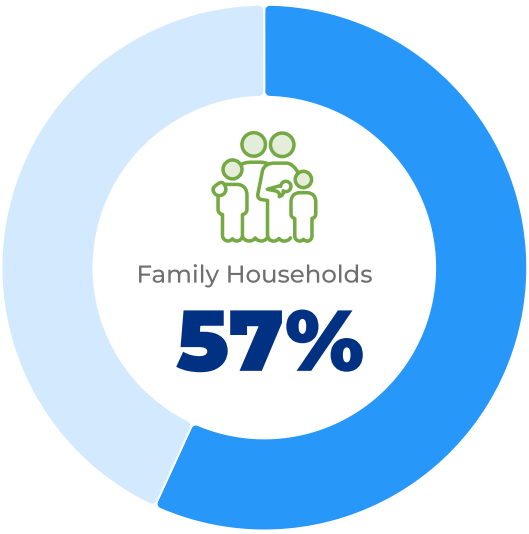
** Data Source: American Community Survey 5-year estimates*

Household

TOTAL HOUSEHOLDS

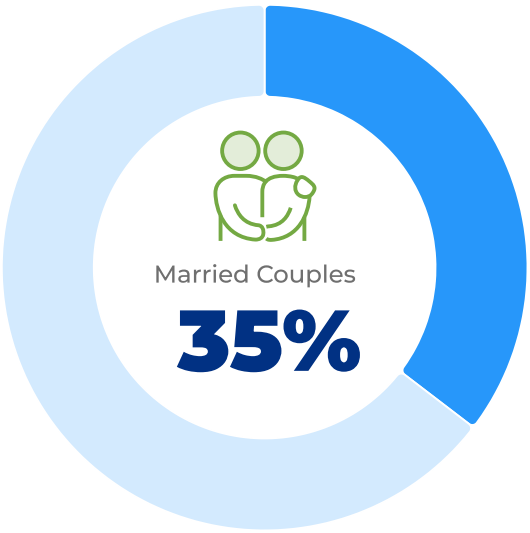
9,228

Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



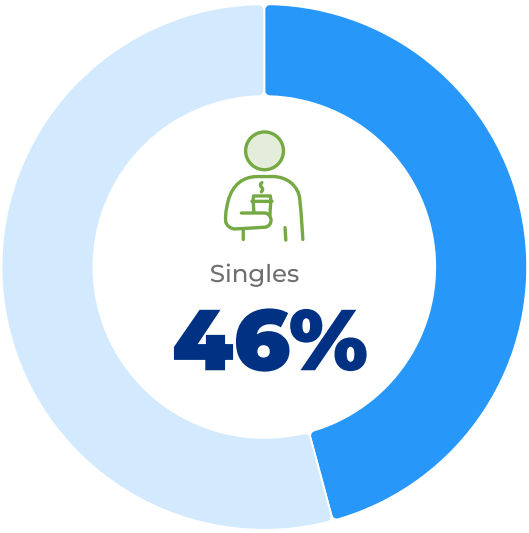
8%

higher than state average



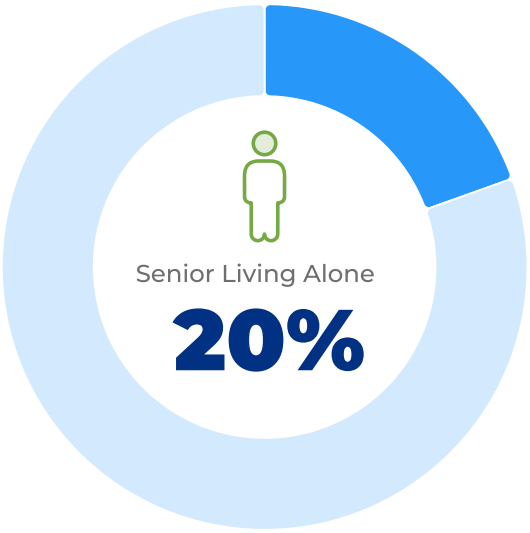
-24%

lower than state average



60%

higher than state average



48%

higher than state average

** Data Source: American Community Survey 5-year estimates*

Economic

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



HOUSEHOLD INCOME

Above $200,000

8%

-27.94%
lower than state average

Median income

$76,552

2.66%
higher than state average

Below $25,000

17%

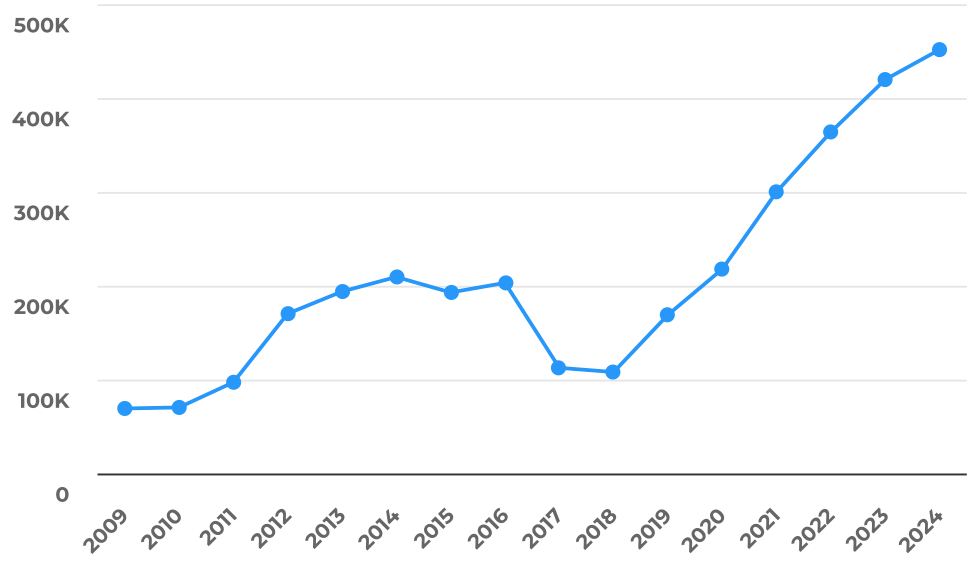
14.33%
higher than state average

** Data Source: American Community Survey 5-year estimates*

Housing

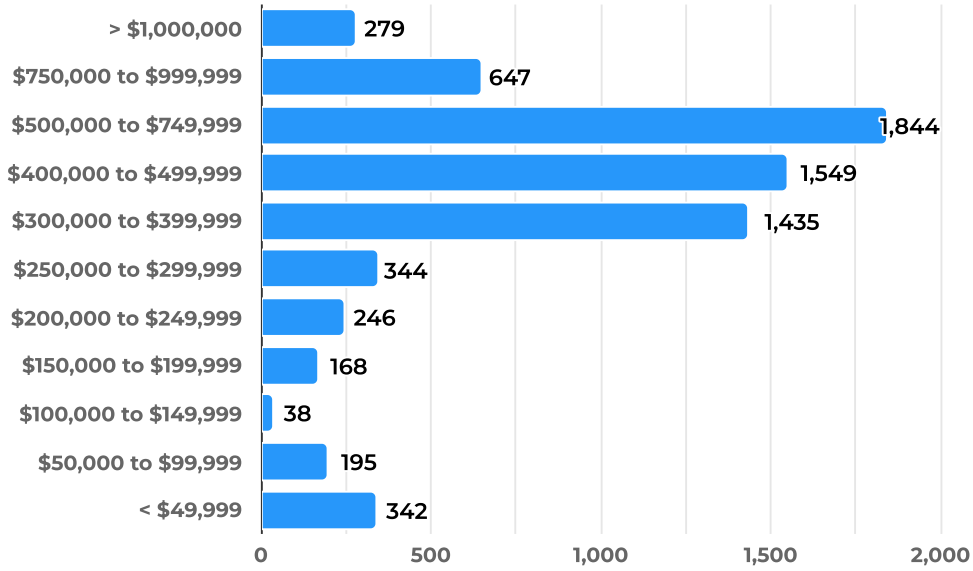
2024 MEDIAN HOME VALUE

$451,600



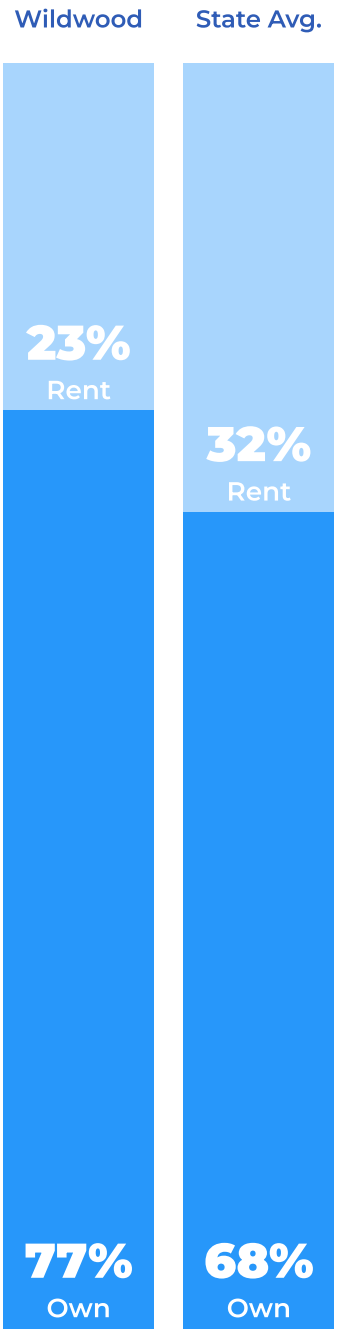
** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME VALUE DISTRIBUTION



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME OWNERS VS RENTERS



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

Top 10 Employers

Employer	Employees	Rank	Percentage of Total City Employment
T&D Concrete Inc	440	1	22.4%
Crossroads Wildwood	355	2	18.1%
Nash Inc	209	3	10.7%
Global Contracting Group LLC	200	4	10.2%
Primus Pipe & Tube	140	5	7.6%
Travelcenters of America	130	6	7.0%
Publix Super Market	100	7	5.4%
Lowe's Home Improvement	100	8	5.4%
Continential Golf Course	87	9	4.7%
Cypress Care Center	84	10	4.6%

Source:
Sumter County Economic Development

Top 10 City of Wildwood Taxpayers

2025			
Top 10 Taxpayers	Taxable Assessed Values	Rank	% of total City of Wildwood Assessed Values
Villages of Southwest Plazas LLC	$91,954,700	1	1.13%
Wilds Apartments LLC	$51,141,350	2	0.63%
Chance Wildwood Owner LLC	$41,311,520	3	0.51%
Wildwood Land Holdings LLC	$36,703,940	4	0.45%
RMSL Wildwood TIC LLC	$36,499,820	5	0.45%
Wildwood Village Apartments LLC	$34,029,160	6	0.42%
Wildwood Villages Residences LLC	$32,647,910	7	0.40%
The Villages Operating Company	$30,737,670	8	0.38%
Wildwood Development LLC	$28,587,960	9	0.35%
Wildwood BTR LLC	$27,107,250	10	0.33%
	$410,721,280		5.05%
Total City of Wildwood Assessed Value	$8,145,413,444		

Source:
Sumter County Property Appraiser

Assessed Value and Estimated Actual Value Taxable Property

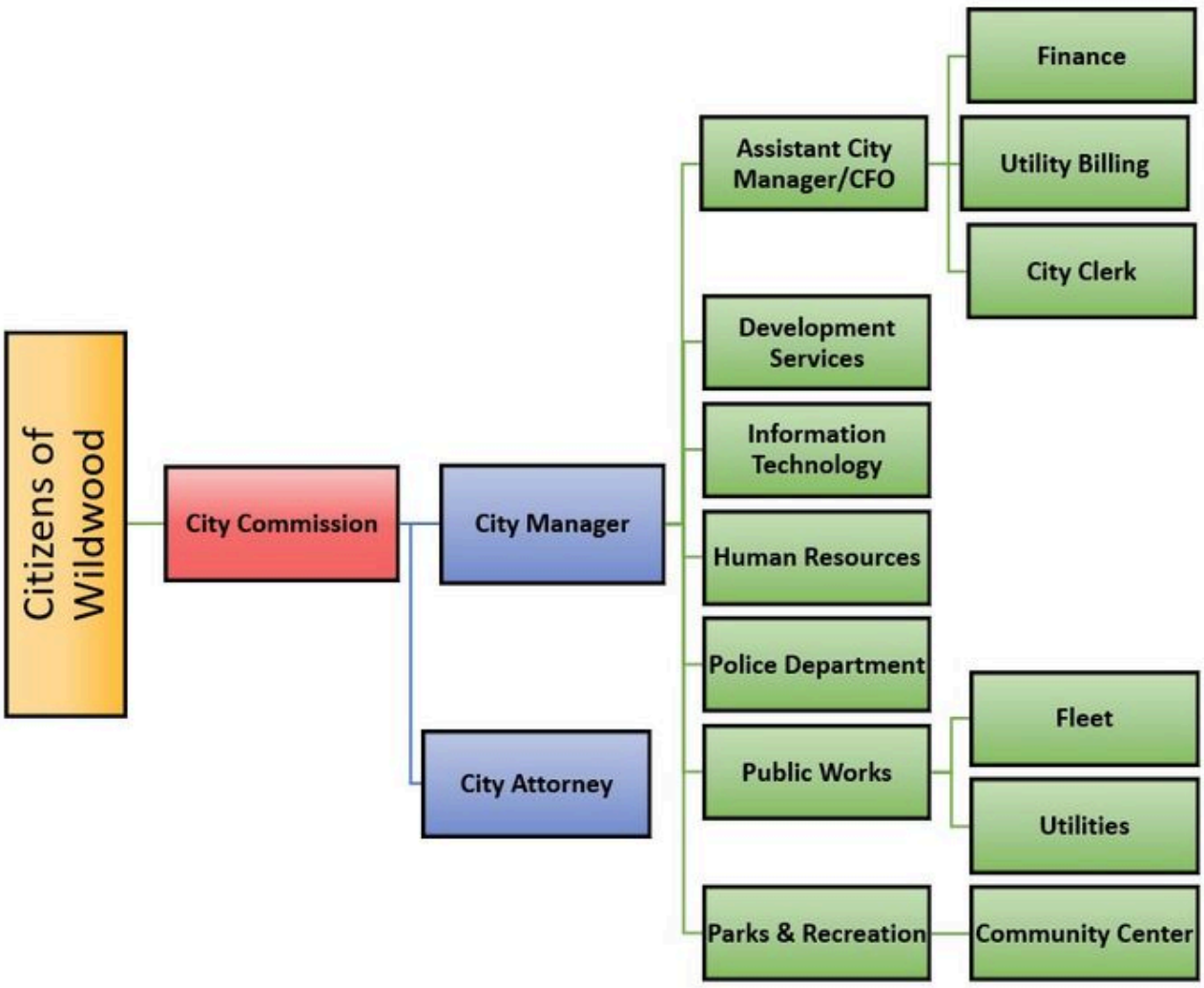
Fiscal Year	Real Property	Personal Property	Less Net New Taxable Value	Adjusted Total Taxable Value (for roll back)	Final Taxable Value	Total Direct Tax Rate	Market/Just Value
2015-16	545,311,433	176,563,848	43,326,820	678,548,461	728,499,231	4.1044	880,693,476
2016-17	622,033,553	165,412,411	42,118,693	745,327,271	792,423,645	4.1044	963,549,198
2017-18	902,175,087	169,870,378	201,734,290	870,311,175	1,082,001,724	4.0184	1,286,788,558
2018-19	1,469,632,883	167,671,135	463,149,702	1,174,154,316	1,640,299,715	3.6580	2,021,743,984
2019-20	2,087,349,672	109,625,411	551,999,376	1,644,975,707	2,210,032,681	3.3980	2,749,758,767
2020-21	2,871,920,067	139,502,330	688,583,524	2,322,838,873	3,033,344,256	3.3980	3,745,917,164
2021-22	4,290,692,593	185,096,081	1,044,120,641	3,431,668,033	4,484,771,701	3.2478	5,857,231,864
2022-23	5,726,864,225	308,378,401	1,237,247,198	4,797,995,428	6,038,604,836	3.0000	7,937,363,307
2023-24	6,477,041,019	409,163,357	438,003,808	6,448,200,568	6,900,771,752	2.8287	8,960,288,501
2024-25	7,700,552,557	442,628,910	905,110,830	7,238,070,637	8,145,413,444	2.8287	10,725,514,273

Source:
Sumter County Property Appraiser

(continued from above)

Actual Taxable Value as a Percentage of Market/Just Value
77.0%
77.4%
67.6%
58.1%
59.8%
62.0%
58.6%
60.4%
72.0%
67.5%

City of Wildwood Organizational Chart



Fund Overview

The City of Wildwood utilizes two types of funds to record revenues and expenses. Funds are specialized accounting structures to categorize and track financial resources. Each fund type has specialized rules. The two types of funds used by Wildwood include Governmental Funds and Proprietary Funds.

Governmental funds encompass a group of funds used to account for the core services and operations of a government. Governmental Funds focus on the measurement of current financial resources.

Proprietary funds are used to account for business-like activities and are meant to be self-sustaining through user fees and charges, rather than relying on tax revenue. They are used for activities that are operated similar to a private business. For Wildwood, the major proprietary fund is the Utility Revenue Fund. The City also has an additional small proprietary fund known as the Industrial Park Fund.

The following diagrams show the financial reporting structure of Wildwood's various funds.

Governmental Fund Structure

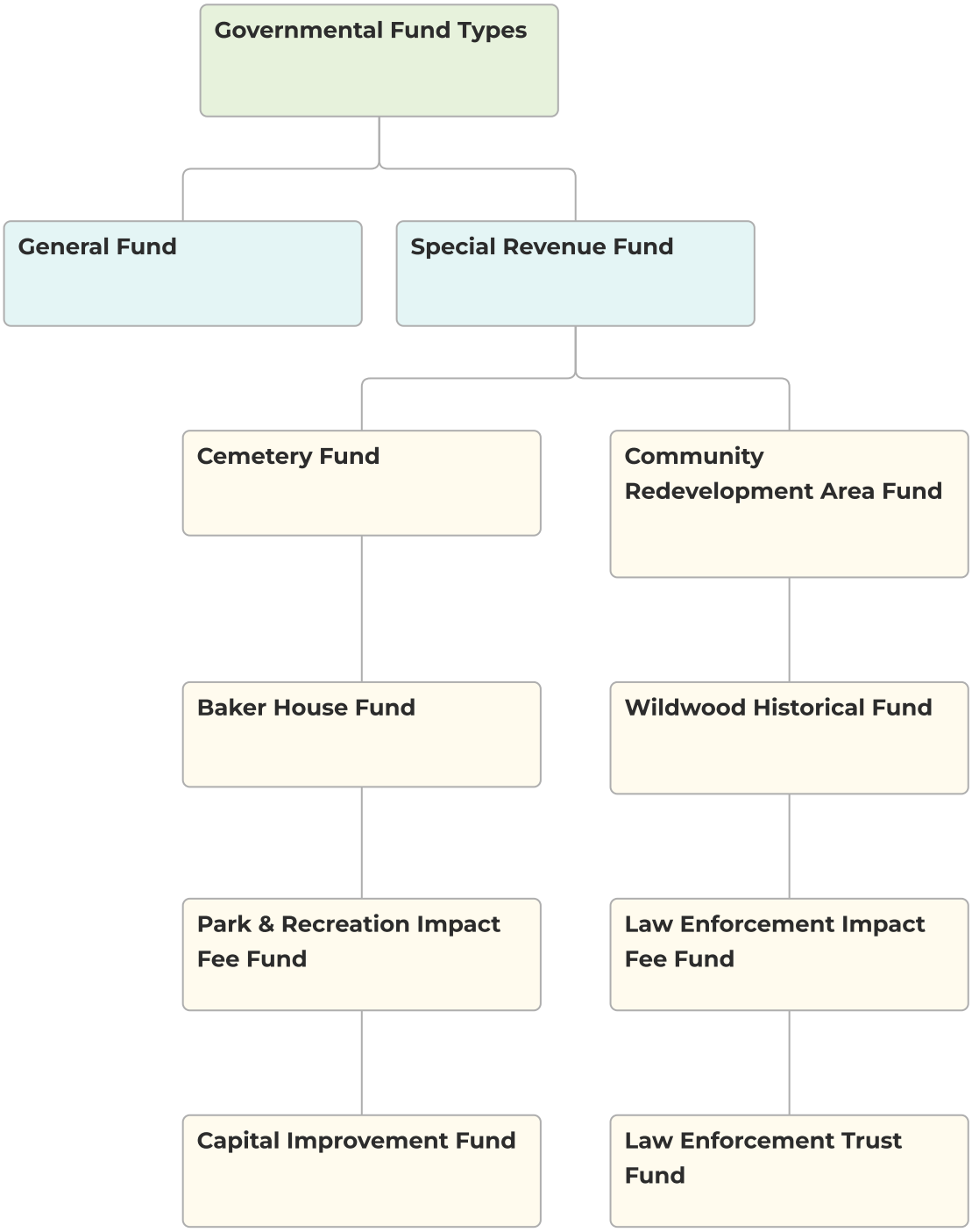
Governmental Funds

The City's governmental funds are accounted for using the modified accrual accounting. Modified accrual accounting focuses on available cash and other financial assets that can readily be converted to cash. This provides a shorter-term view of the governmental fund's financial position. Wildwood's governmental funds can be divided into the two following categories:

General Fund – The general fund is used to account for and report all financial resources not accounted for and reported in another fund. The budget for this fund provides for the general governmental operations of the City and maintains working capital necessary for the financial health and stability of the City. The General Fund includes the operating expenditures for general government services, public safety, transportation, culture and recreation, and economic environment.

Other Governmental (Special Revenue) Funds – These funds track specific revenue sources that are legally designated for particular expenditures. Wildwood's Special Revenue Funds include the Greenwood Cemetery Fund, Community Redevelopment Area Fund, Historical Fund, Baker House Fund, Parks and Recreation Impact Fees, Law Enforcement Impact Fees, Capital Improvement Fund, and the Law Enforcement Trust Fund. Any revenues generated in these funds are specifically dedicated to activities authorized in those funds.

Governmental Fund Structure



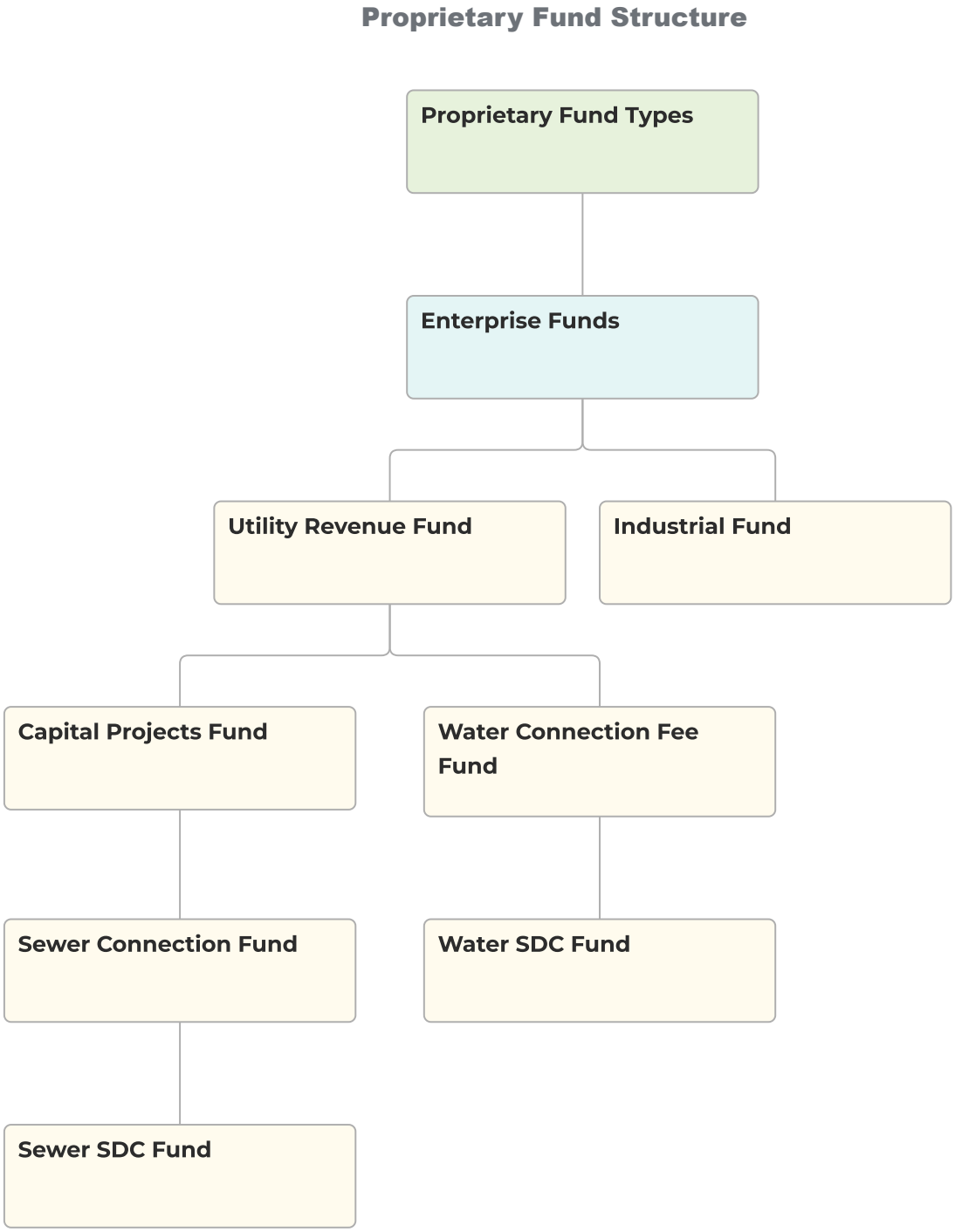
Proprietary Fund Structure

Proprietary Funds

The City's proprietary funds are reported using the accrual basis of accounting. As already mentioned, Wildwood has two proprietary funds - the Utility Revenue Fund and the Industrial Park Fund. The Utility Revenue Fund is used to track the revenues and expenditures of the water and wastewater utilities. The revenues of this fund are derived primarily from user fees, which need to be sufficient to support the normal operating expenses of the utilities as well as any debt service payments. The City has sub-funds in the Utility Revenue Fund that are tracked separately by the City as individual funds, however, for financial reporting and auditing purposes they are accounted for as one fund. These sub-funds include the Utility Capital Project Fund, the Water Connection Fee Fund, the Wastewater Connection Fee Fund, the Water SDC Fee Fund, and the Wastewater SDC Fund. The revenues of the connection and SDC fee funds must be dedicated to capital expenditures related to new growth within the City, which is why they are tracked individually.

The Wildwood Industrial Park Fund is a small fund that has assets but has little activity.

All of these funds have appropriations within the City's budget.



Fund Matrix

All Funds	General Fund	Greenwood Cemetery Fund	Community Redevelop Fund	Baker House Fund	Park & Rec Impact Fee Fund	Law Enforce Impact Fee Fund	Capital Improv. Fund	Utility Revenue Fund
Departments								
Legislative	X							

Executive	X							
Finance	X							
Development Services	X			X				
Information Technology	X							
Human Resources	X							
Police Department	X					X	X	
Public Works	X						X	
Fleet Services	X						X	
Parks & Recreation	X	X			X	X	X	
Community Center	X							
Physical Environment								X
Water								X
Wastewater								X

(continued from above) ↑

Utility Revenue Capital Projects Fund	Industrial Park Fund	Water SDC Fund	Wastewater SDC Fund
X	X	X	
X	X		X

The Department/Fund Matrix displays the relationship between the City's functional units (department/division), major funds, and non-major funds in aggregate for FY27. As seen above, most departments are funded by the General Fund. However, there are some departments that are funded by other funds as well. Funds are allocated for each department in order to continue operations while maintaining a high quality of service throughout the entire fiscal year. Allocated funds are based on a number of variables, including, but not limited to: programs, funding restrictions, staffing, operations, project, and other specific functions within each individual department. The funds highlighted in the above chart are the major funds for the City.

Basis of Budgeting

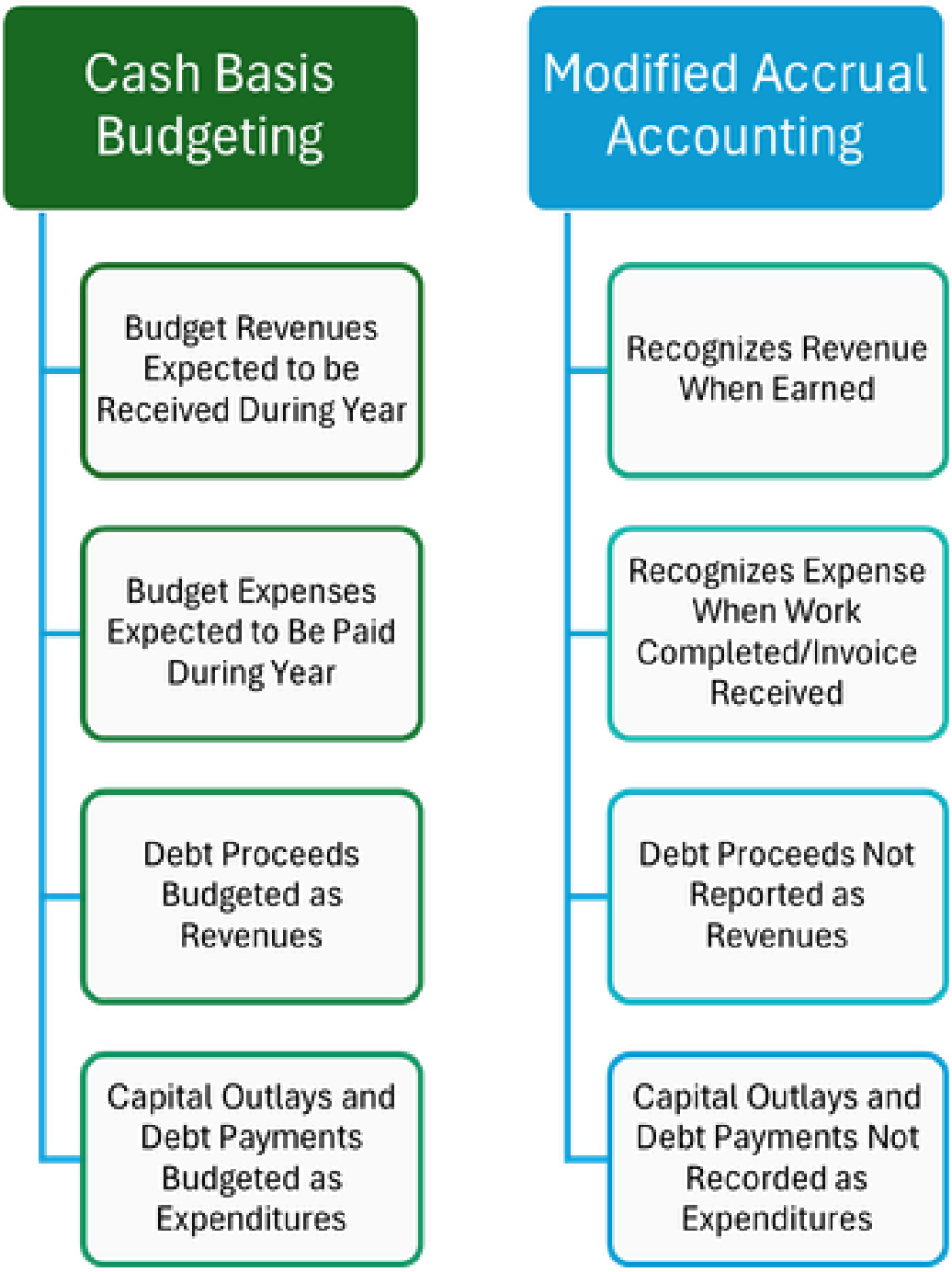
Basis of Budgeting vs. Basis of Accounting

The City of Wildwood uses a “cash basis” of budgeting for all fund types, meaning that the budget is based on expected cash receipts and disbursements. This differs from the accounting basis the City uses and presents in the audited financial statements. As mentioned above, governmental funds use a modified accrual basis of accounting. In these funds, revenues are accounted for as soon as they are both “measurable” and “available”, while under the budgeting basis, they are not recognized until the cash is actually received. Additionally, expenditures such as pension and OPEB and other long-term obligations are recorded in the period they are due and payable, but on a budgeting basis, they are not recorded until the disbursements are actually made. For the Enterprise Funds, common differences between the City’s basis of budgeting and the accounting basis include items such as depreciation and amortization expense, which are recorded for accounting purposes, but are not budgeted items. Also, receipt of debt proceeds, capital outlays, and debt service principal payments are not reported as revenues/expenditures for accounting purposes, but are recorded as such for budgeting purposes.

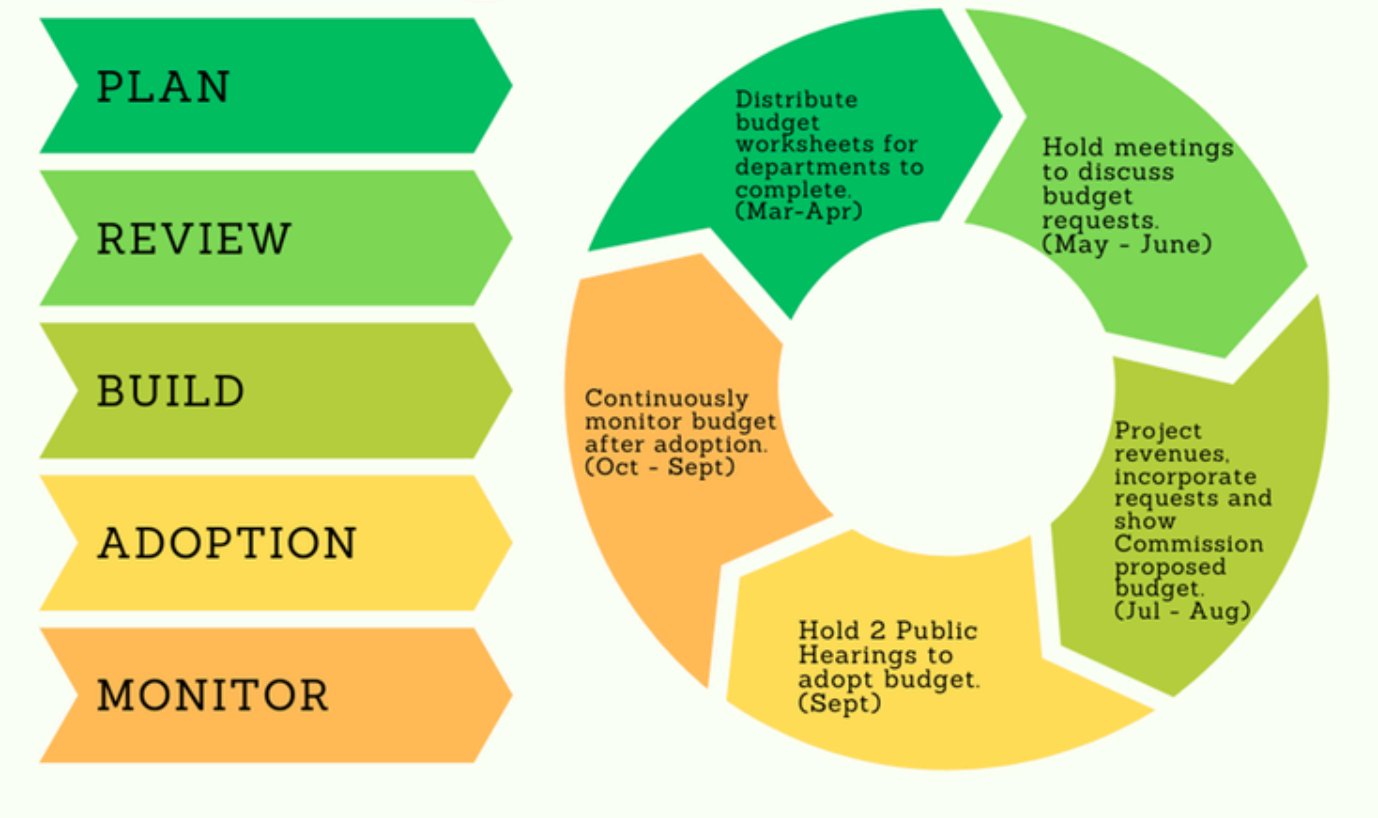
Reporting Entity

The City of Wildwood is a Florida municipality established under the Laws of Florida, Chapter 9950 (1923). As required by generally accepted accounting principles, the City’s financial statements present the City as a primary government. Component units are entities for which a primary government is considered to be financially accountable, or entities that would be misleading to exclude.

Blended component units, although legally separate entities, are in substance part of the City's operations and, accordingly, data from these units are combined with data of the City. There is one blended component unit included in the City's reporting entity: the Wildwood Community Redevelopment Agency, a dependent special district established by resolution pursuant to the authority provided in Chapter 163, Florida Statutes. The City Commission serves as the governing board of, and is able to impose its will on, the Redevelopment Agency.


Cash Basis Budgeting
Budget Revenues Expected to be Received During Year
Budget Expenses Expected to Be Paid During Year
Debt Proceeds Budgeted as Revenues
Capital Outlays and Debt Payments Budgeted as Expenditures
Modified Accrual Accounting
Recognizes Revenue When Earned
Recognizes Expense When Work Completed/Invoice Received
Debt Proceeds Not Reported as Revenues
Capital Outlays and Debt Payments Not Recorded as Expenditures

Budget Process



Budget Process Overview

General

The City of Wildwood's Fiscal Year begins October 1st and ends September 30th of every year. The offices of the City Manager and the Finance Director are responsible for the development of the annual budget. A balanced budget is presented to the commission for adoption in two different public hearings, and any changes to the budget are made and voted on at these hearings. A balanced budget, according to the State budget law, is defined as one where expenditures are not in excess of available revenues plus beginning fund balances. The budget process begins as follows:

Planning

The planning process for the budget begins in March, where reports are completed to determine actual revenues and expenditures from the previous year. With these reports, they are compared to previous fiscal years to analyze and forecast the upcoming fiscal year. A budget calendar is then established and distributed to the City Manager, City Commission, and Department Heads.

Department Preparation

Budget worksheets are distributed to each Department Head in April. With these worksheets, departments begin to input their requests along with any capital improvement requests they have. Capital equipment requests are due back to the City Manager by the end of April. Once received, the

City Manager can begin coordinating with the Fleet Services Director to determine necessity. The rest of the budget worksheet is due back to the Finance Director by the middle of June.

Budget Review

Once all the budget worksheets have been received from each Department Head, the City Manager and Finance Director begin to review each department's requests. Meetings are coordinated with each Department Head to discuss their budget requests. After all the meetings are complete, the City Manager and Finance Director begin to draft a balanced budget that will be presented to the City Commission in August. A balanced budget is achieved when the amounts available from taxation and other revenue sources, including amounts from the unassigned fund balance, equal the total appropriations for expenditures.

City Commission Budget Review

The first budget workshop is held in July. At this workshop, the City Manager presents the proposed balanced budget to the City Commission. The City Commission reviews the tentative budget and provides their feedback. The City Commission sets a tentative millage rate and public hearings are then determined. In the first week of August, the Finance Director notifies the Property Appraiser of the proposed millage rate and date, time, and place of the first budget public hearing. Advertisements are also placed in the local newspaper to notify residents of this same information, which allows them the opportunity to attend the hearing to offer any input or comments to the proposed budget. The City Manager and Finance Director finalize the budget document and prepare it for adoption by the end of August.

Final Review and Budget Adoption

The first reading and first public hearing on the proposed budget is completed in early September. If any comments and/or changes are voted on at this hearing, the City Manager and Finance Director review and make the necessary changes to the budget draft before the second reading and public hearing, which is held at the end of September. At the second reading and public hearing, the adoption of the total budget is voted on by the City Commission.

Budget Amendments

When circumstances change the funding needs, the City Commission may amend the adopted budget, upon recommendation by the City Manager. Similar to the annual budget process, a public hearing is held where the City Manager presents the budget amendment to the City Commission. The City Commission votes and adopts the budget amendment at this hearing. Once adopted, the Finance Director inputs the necessary changes into the City's financial system.

Financial Policies

Financial Planning/Reporting

The City of Wildwood runs a monthly financial report comparing budgeted revenues and expenditures with actual receipts and expenses. These reports are designed to alert the city management of impending shortfalls in revenues or overruns in expenditures. Additionally, an independent audit is performed annually per the provisions of Florida State Law. The financial reports being audited are in accordance with Generally Accepted Accounting Principles (GAAP)

Revenue Policy

- The City will consider establishing user charges and fees at a level closely related to the full cost of providing the services (i.e. direct, indirect, and capital costs), taking into consideration similar charges/fees being levied by other organizations.
- The City will seek Federal and State grant and capital improvement funds for projects of benefit to the City and for which funds to cover increased operating expenses are projected to be available.
- The City will avoid the use of one-time revenues for ongoing expenditures. Any such use shall be noted and justified in the budget. One-time revenues should be used to fund one-time expenditures.
- The City will maintain impact fees to help meet projected capital needs and will review those fees on an annual basis.

Cash Policy

- All cash, checks, money orders, and cashier's checks will be deposited within twenty-four hours of receipt.
- All checks, money orders, etc. are endorsed with the City's endorsement stamp upon receipt.
- Daily cash reports must be presented to the Finance Department.
- Cash drawers in all locations are counted and balanced daily.
- Cash collection entries are recorded in the appropriate computer application.
- A receipt is provided to every customer.

Investment Policy

The City of Wildwood has not yet adopted its own Investment Policy, therefore it defers to the Florida Statute, Section 218.415.

Capital Assets Policy

Capital assets are recorded at historical cost or estimated historical costs, except for contributed assets, which are recorded at the acquisition value of the date of contribution. The City uses a capital threshold of $30,000 for infrastructure and $5,000 for all other classes of capital assets. Depreciation of assets is provided using the straight-line method over the estimated useful lives of the assets, which range as follows:

	Years
Building and improvements	20 – 40
Furniture, equipment, and vehicles	7 – 10
Water and sewer distribution system	20 - 40

For business-type activities, the City's policy is to capitalize construction period interest costs on projects funded specifically through debt financing.

General Fund Reserve Policy

The City of Wildwood will maintain an operating reserve range equal to 20% - 25% of the budgeted operating expenditures in the General Fund. These reserved dollars will be used to support unforeseen emergencies or operating insufficiencies. Management will exercise every mechanism available to avoid the use of the reserve. To the extent the reserve level falls below 20%, a plan will be executed to replenish the reserve at the targeted funding level. Should the reserve level exceed 25%, the excess funds could be transferred to support the City's capital improvement projects.

Enterprise Fund Reserve Policy

The City will maintain an operating reserve range equal to 40% - 60% of the budgeted operating expenditures in the Enterprise Fund.

Debt Policy

When the City finances capital projects by issuing debt, it will pay back the debt within a period not to exceed the estimated useful life of the project. The City will not use long-term debt for current operations.

Budgeting Policy

- The City will only produce a balanced budget for the City Commission. A balanced budget, according to the State budget law, is defined as one where expenditures are not in excess of available revenues plus beginning fund balances.

Budget Calendar

- **March 16, 2026**
  Preliminary discussions with each Department concerning Capital/Equipment requests
- **March 17, 2026**
  Open budgeting modules in ClearGov
- **April 24, 2026**
  Capital/Equipment and personnel requests due from all Departments
- **May 11, 2026**
  Discussions with each Department concerning personnel and capital requests
- **May 22, 2026**
  Operating budget requests due from all Departments
- **June 1, 2026**
  Estimated taxable values are submitted to the City
- **June 8, 2026**
  Discussions with each Department concerning budget requests
- **July 1, 2026**
  Certified taxable values (DR420) are submitted to the City
- **July 20, 2026**
  1st Budget Workshop
- **July 27, 2026**
  Tentative millage rate is set, and public hearing dates are determined
- **August 3, 2026**
  Discussion with each Department concerning budget requests
- **August 3, 2026**
  2nd Budget Workshop
- **August 4, 2026**
  DR-420 is submitted to the Property Appraiser
- **August 17, 2026**
  3rd Budget Workshop
- **August 24, 2026**
  TRIM notice mailed to residents
- **September 14, 2026**
  First reading and first public hearing on proposed budget
- **September 28, 2026**
  Second reading/public hearing; Adoption of budget for FY2026

History of Ad Valorem Taxes

Year	Millage	Description	Ad Valorem Taxes Levied
1987/88	6.623%		$ 263,419.00
1988/89	6.378%		$ 253,675.00
1989/90	5.799%		$ 234,388.00
1990/91	5.658%		$ 239,120.00
1991/92	5.658%		$ 274,111.00
1992/93	5.658%		$ 283,978.00
1993/94	5.658%		$ 299,509.00
1994/95	5.658%		$ 310,152.00
1995/96	5.658%		$ 360,896.00
1996/97	5.558%		$ 356,454.00
1997/98	5.558%		$ 381,297.00
1998/99	5.558%		$ 369,808.00
1999/00	4.790%		$ 335,568.00
2000/01	4.790%		$ 380,000.00
2001/02	4.790%		$ 379,148.00
2002/03	4.790%		$ 413,425.00
2003/04	4.790%		$ 501,990.00
2004/05	4.790%		$ 502,149.00
2005/06	4.790%		$ 561,137.00
2006/07	4.790%		$ 953,173.00
2007/08	3.910%		$ 1,080,631.00
2008/09	4.120%	rolled-back	$ 1,172,975.00
2009/10	4.175%	rolled-back	$ 1,202,966.00
2010/11	4.2145%	adjusted rolled-back	$ 1,211,202.00
2011/12	4.0714%	rolled-back	$ 1,508,856.00
2012/13	4.1693%	adjusted rolled-back	$ 1,524,459.00
2013/14	4.1044%	rolled-back	$ 1,600,910.00
2014/15	4.1044%	2/3 majority vote	$ 2,110,435.00
2015/16	4.1044%	2/3 majority vote	$ 2,561,812.00
2016/17	4.1044%	2/3 majority vote	$ 2,906,685.00
2017/18	4.0184%	rolled-back	$ 3,175,632.00
2018/19	3.6580%	rolled-back	$ 3,932,647.00
2019/20	3.3980%	rolled-back	$ 5,573,752.00
2020/21	3.3980%	<rolled-back	$ 7,103,050.00
2021/22	3.2478%	rolled-back	$ 9,303,110.00
2022/23	3.0000%	2/3 majority vote	$ 12,767,390.00
2023/24	2.8287%	majority vote	$ 16,400,130.00
2024/25	2.8287%	majority vote	$ 18,515,900.00
2025/26	2.8287%	majority vote	$ 21,895,000.00
2026/27	2.8287%	majority vote	$ 27,310,000.00

Executive Summary

BUDGET PURPOSE

The City of Wildwood's budget has been prepared with more than a simple financial guideline in mind. It was prepared in a manner to meet several goals. A major priority of the budget document is to serve as a communication device for the ordinary reader. In addition to the financial spending guidelines put in place for departments, the document provides the reader with in-depth knowledge of the Wildwood community; this allows the reader to have context with which to consider the financial decisions presented within the budget.

Secondly, the budget was drafted with key strategic goals at the forefront. As outlined in the City's Strategic Plan earlier in this document, the City has a number of goals that were created to help it maintain a focus on priorities established by the elected officials. All financial decisions outlined within this budget document were based on whether they were in harmony with the established goals contained within the Strategic Plan.

The budget presentation, as a whole, was also developed with operational organization in mind. The budget document is used by a multitude of individuals, not the least of which are internal staff. This document was drafted to provide a concise presentation of individual departmental budgets, as well as an overall presentation for those who desire a broader view of the City's financial position.

BUDGET SUMMARY
CITY OF WILDWOOD - FISCAL YEAR 2026-27

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF WILDWOOD ARE 25.1% LESS THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

General Fund 2.8287

	GENERAL FUND	SPECIAL REVENUE FUNDS	ENTERPRISE FUNDS	TOTAL ALL FUNDS
ESTIMATED REVENUES				
Taxes:				
Ad Valorem Taxes **Millage per $1,000 = 2.8287**	$ 27,310,000			$ 27,310,000
Local Option, Fuel, & Other Taxes	$ 19,819,950			$ 19,819,950
Intergovernmental Revenue	$ 3,886,000	$ 540,000		$ 4,426,000
Other Intergovernmental Revenue	$ 60,000			$ 60,000
Charges for Services	$ 878,500		$ 31,854,110	$ 32,732,610
Fines & Forfeitures	$ 91,000	$ 100		$ 91,100
Miscellaneous Revenue	$ 290,650	$ 1,003,100	$ 75,100	$ 1,368,850
Loan Proceeds and Other Financing Sources	$ -	$ -	$ 7,000,000	$ 7,000,000
TOTAL SOURCES	**$ 52,336,100**	**$ 1,543,200**	**$ 38,929,210**	**$ 92,808,510**
Transfers In	$ 422,800	$ 22,738,635		$ 23,161,435
Fund Balances/Reserves/Net Assets	$ 11,270,000	$ 17,102,895	$ 83,731,824	$ 112,104,719
TOTAL REVENUES, TRANSFERS, & BALANCES	**$ 64,028,900**	**$ 41,384,730**	**$ 122,661,034**	**$ 228,074,664**
EXPENDITURES				
General Government Services	$ 4,093,720	$ 9,875,000		$ 13,968,720
Public Safety	$ 13,223,725	$ 3,450,725		$ 16,674,450
Physical Environment		$ 3,100	$ 65,258,610	$ 65,261,710
Transportation	$ 9,567,800	$ 6,650,000		$ 16,217,800
Economic Development	$ 2,528,650	$ 1,747,200		$ 4,275,850
Culture & Recreation	$ 4,250,600	$ 9,670,000		$ 13,920,600
Debt Service	$ 849,530		$ 1,136,933	$ 1,986,463
Total Expenditures	**$ 34,514,025**	**$ 31,396,025**	**$ 66,395,543**	**$ 132,305,593**
Transfers Out	$ 22,738,635	$ 412,800	$ 10,000	$ 23,161,435
Fund Balances/Reserves/Net Assets	$ 6,776,240	$ 9,575,905	$ 56,255,491	$ 72,607,636
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	**$ 64,028,900**	**$ 41,384,730**	**$ 122,661,034**	**$ 228,074,664**

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD.

REVENUE CLASSIFICATIONS

Pursuant to the uniform classification of accounts prescribed by the State Comptroller's office, governmental fund and proprietary fund revenues are classified as follows:

Taxes – Includes property (ad valorem) tax, local option gas tax, public service tax, communication service tax, utility taxes, and franchise fees. The taxes collected by the City are one of the major revenue sources for the General Fund.

Intergovernmental revenues – Intergovernmental revenues are those funds received from other governments in the form of shared revenues or grants, or as reimbursements for the performance of

general government functions and specific services for the paying government. Included in the City's intergovernmental revenues are the Local Government Half-cent Sales Tax, the Municipal Revenue Sharing Program revenue, the Mobile Home License Tax, and the Alcoholic Beverage Tax. The largest source of revenue among these programs is the half-cent sales tax. The program distributes a portion of the State's sales tax revenue to counties and municipalities. The distribution formula is population-based. The revenues are to be used for municipal-wide programs or property tax relief and can also be pledged to pay principal and interest on capital project expenses.

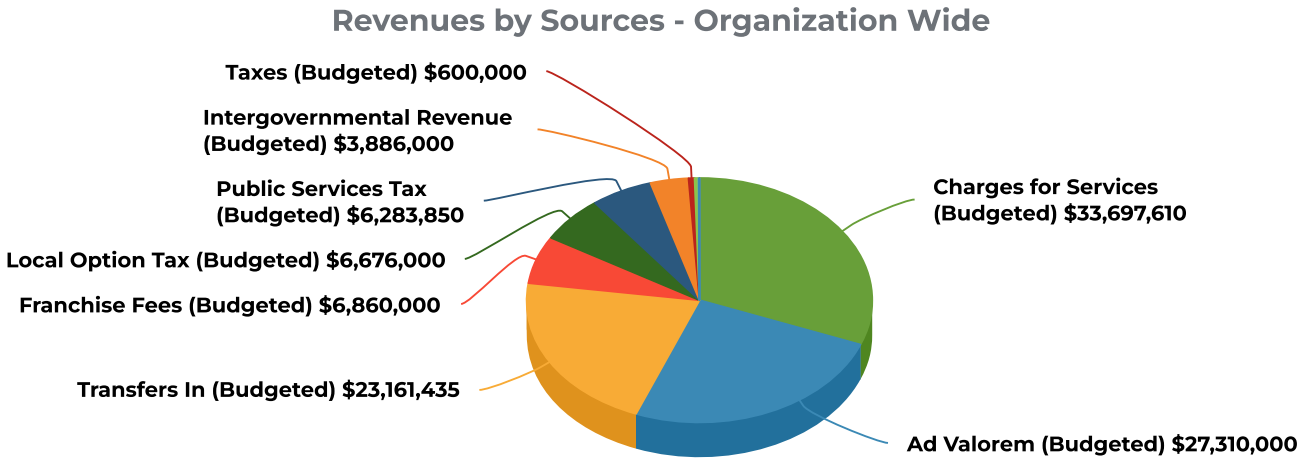
Fines and Forfeitures – These revenues include court fines and fees, and fees related to code violations. These estimates are developed from historical data trends, which remain relatively constant from year to year.

Miscellaneous Revenues – These revenues include a variety of sources including interest on investments, rents, refunds, contributions, and revenues which cannot be recognized in other classifications. The revenues in this category are examined based on economic conditions, and a variety of methods are used to develop good estimates, but by their nature they can vary significantly.

Charges for Services – In the General Fund, charges for services primarily include facility rental fees and fees collected from the Development Services Department related to development activity. In the Utility Fund, charges for services primarily include the fees associated with our Water and Wastewater services.

Other Sources - These revenues include transfers-in, grants, debt issuance, and prior-year fund balance carry-forward sources.

The chart below shows the projected distribution of revenue sources organization wide for the City of Wildwood.



At the beginning of the budgeting process each year, the finance staff take a comprehensive look at current revenue trends. With the pace of growth that Wildwood is experiencing, it can be difficult to project revenue streams accurately. While the level of ad valorem revenue is relatively stable for the fiscal year, other revenue sources such as franchise fees, public service taxes, and sales taxes can vary widely based upon the level of development throughout the year and upon the current economic climate. Estimated revenues are based upon current trends and expected economic development activity for the next twelve months. The Fiscal Year 2026-2027 General Fund's estimated revenue is $64,028,900, which includes $422,800 in transfers-in from other funds and $11,270,000 in carry-forward fund balance. The Utility Revenue Fund's estimated revenue is $36,480,110, which includes $13,100,000 in carry-forward fund balance.

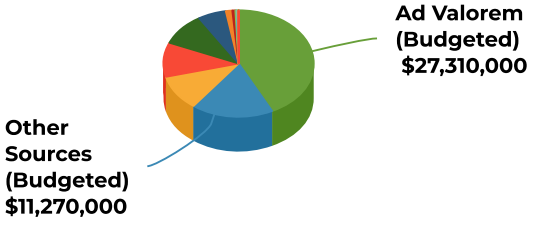
In the General Fund, the major sources of revenue include taxes (property tax, utility tax, franchise fees) and intergovernmental income. The largest of these sources is Ad Valorem (property tax). Revenue generated from Ad Valorem tax is based on the millage rate adopted by the City each year. In FY 27, the City adopted a millage rate of 2.8287, which is equal to the prior year's rate. In FY 27, the projected Ad Valorem revenue is $27,310,000 , which is a 24.73% % increase over the FY 26 Ad Valorem revenue.

In addition to increased property tax revenue, revenue increases are expected in other funding streams as well. Among the other primary revenue sources, the Public Services Tax proceeds are projected to increase 12.43% while Franchise Fees are projected to increase by15.29% over those budgeted for FY 26.

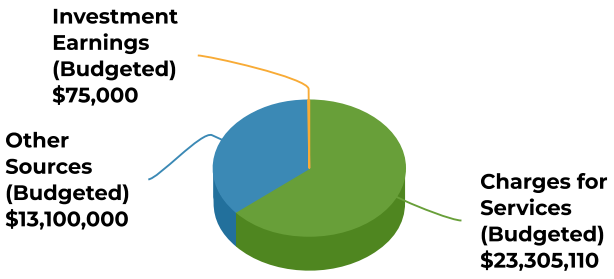
The primary source of revenue for the City's Utility Revenue Fund comes from charges for services. The City has conducted a revenue sufficiency analysis four years in a row in conjunction with budget preparation to determine the appropriate rates for water and sewer services to support a large wastewater treatment plant project that is ongoing. While the previous three reports indicated that wastewater rates would need to increase by 20% four years in a row, with FY27 being the fourth year, the most current analysis indicated that the wastewater rate increase could be reduced to the same percentage as water and reuse rates, which are increased annually based on the CPI index for water and sewerage maintenance. In FY 27, the CPI increase for all utility services is set at 5%. The increase in user fees, in conjunction with the increase in users on the utility system related to growth, is projected to result in an increase in revenues for charges for services of 20.86% in FY 27, with total projected revenue in this area of $23,305,110.

Revenues

FY27 General Fund Revenues



FY27 Utility Revenue Fund Revenues



Expenditure Classifications

Pursuant to the uniform classification of accounts prescribed by the State Comptroller's office, the major governmental fund and proprietary fund expenditures are classified as follows:

General Government Services - includes legislative and administrative services provided by the following departments for the benefit of the public and the governmental body as a whole: Legislative, Executive, Finance, Development Services, Information Technology and Human Resources.

Public Safety - includes services for the security of persons and property provided by police.

Physical Environment - includes expenditures related to the provision of water, wastewater, refuse, and other environmental services. In Wildwood's budget, the term "physical environment" is replaced by "Utilities" or "Utility Revenue Fund".

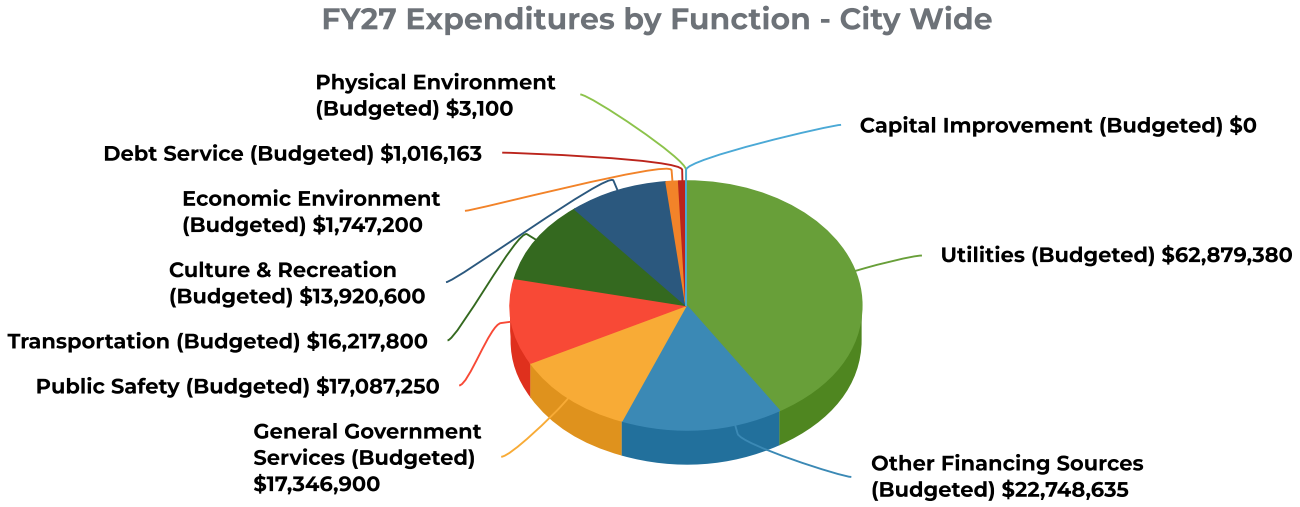
Transportation - includes cost of services for safe and adequate flow of vehicles and pedestrians as reflected in the Public Works and Fleet Services divisions.

Culture and Recreation - includes the cost of providing and maintaining cultural and recreational facilities and activities for the benefit of citizens and visitors, which are provided by the Parks and Recreation and Community Center departments.

Debt Services - includes payments made on the City's outstanding debt.

Other Financing Sources - include budgeted transfers between funds.

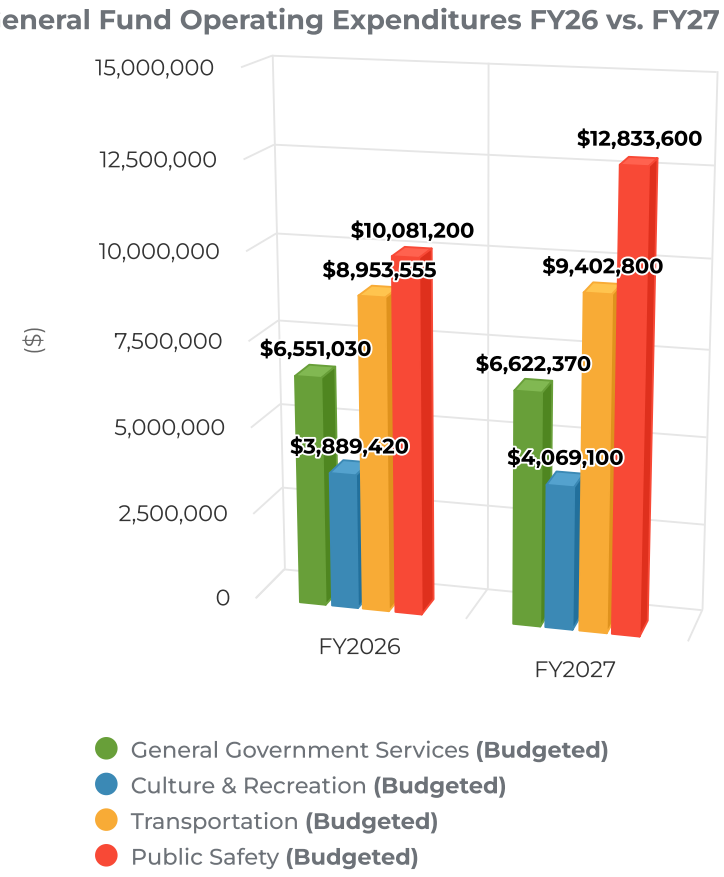
The following chart shows the budgeted expenditures for FY 27 by function. The two largest expense categories in the chart are Utilities and Fund Balance. Both of these are due to the ongoing wastewater treatment facility project. The Fund Balance Category includes funds that are not budgeted to be spent by year-end; in this case, there is a large amount of loan funds that are expected to be unspent by year-end. Corresponding to this, the expenditures for the project that are projected to be incurred in FY27 are driving the large portion of city-wide expenditures relating to utilities.



General Fund Expenditures

The General Fund includes expenditures related to Culture & Recreation, Transportation, Public Safety, and General Government Services. In FY 27, budgeted operating expenditures related to these functions increased by an average of 9.8% . However, the bulk of this increase is related to Public Safety.

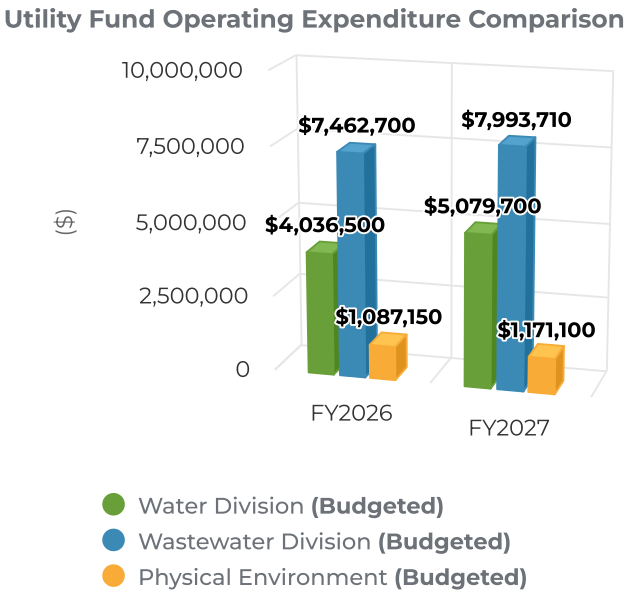
The Police Department operating budget increased by 26.77% over the prior year, while the budgets for Culture and Recreation, Transportation, and General Government Services increased by only 2.49%, 1.2% , and 0.98%, respectively. The major source of the increase in the Police Department budget is the addition of 5 new police officer positions to serve the expanding city limits due to rapid development.

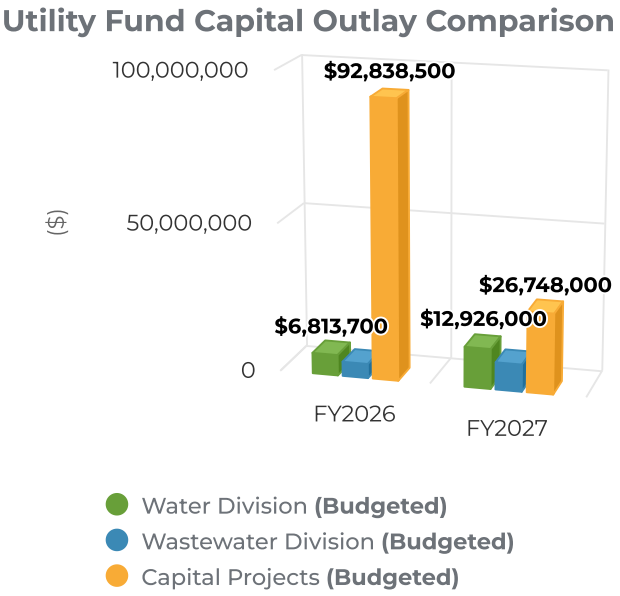


Utility Fund Budgeted Expenditures

The City of Wildwood's Utility Fund includes expenditures related to water and wastewater services, as well as utility billing services, referred to as physical environment. The City also assesses impact fees related to growth, referred to as water and wastewater "system development charges" (SDC). These fees are used to pay for new infrastructure projects or debt service related to infrastructure projects. In the chart below on the left, the operating expenditures for FY 27 are compared to FY 26 budgeted expenditures. The expenses of the Physical Environment (Utility Billing) Department are budgeted to increase 7.72% over the prior year; the primary cause for the increase is related to increases in insurance costs. The Water Department's operating budget reflects an increase of 6.86% over the prior year. In addition to normal inflation, the Water Department is adding six new positions, two of which are related to beginning an in-house cross-connection inspection program which has also added one-time expenditures for the purchase of related equipment. The operating expenses of the Wastewater Department are budgeted to increase 6.99% . The primary contributors to that increase are expenditures related to equipment purchases and small building improvements.

The chart below on the right is a comparison of budgeted capital outlay expenses related to the Utility Fund. Various funding sources are used for these projects, including operating revenue, SDC fees, as well as grants and loan proceeds. In FY26 the majority of budgeted capital expenditures were related to a large wastewater capacity improvement project. The construction of the wastewater plant has/will span multiple fiscal years, therefore it is still a large impact in FY27, but not to the extent it was in FY26. Other capital expenditures are related to annual projects that have been identified to improve the condition of the overall water and wastewater utility systems.





Fund Balance Summary

Fund	Est. Beginning Balance (Operating Revenues) 10/01/2026	Plus: Estimated Revenues	Less: Budgeted Expenditures	Ending Balance (Operating Revenues) 09/30/2027
General Fund	11,270,000	52,758,900	57,252,660	6,776,240
Greenwood Cemetery Fund	68,150	2,800	3,100	67,850
Community Redevelopment Area Fund	1,950,000	979,585	1,747,200	1,182,385
Baker House	63,700	20,100	20,000	63,800
Wildwood Historical Association	45	0	0	45
Park & Recreation Impact Fees	170,000	505,000	300,000	375,000
Law Enforcement Impact Fees	3,600,000	465,200	2,363,425	1,701,775
Capital Improvement Fund	11,200,000	22,309,050	27,375,000	6,134,050
Utility Revenue Fund	13,100,000	23,380,110	23,430,820	13,049,290
Capital Project Construction Fund	60,504,024	0	26,748,000	33,756,024
Wildwood Industrial Park	33,800	100	10,100	23,800
Water System Development Charges Fees	3,634,000	9,865,000	6,826,020	6,672,980
Wastewater System Development Charges Fees	6,460,000	5,684,000	9,390,603	2,753,397
Law Enforcement Trust Fund	51,000	100	100	51,000
Total Proposed Budget	112,104,719.00	115,969,945.00	155,467,028.00	72,607,636.00

Explanation of Fund Balances

Fund balance is the excess of assets over liabilities. Fund balance is accumulated when revenues exceed expenditures and is decreased when revenues are less than expenditures. A negative fund balance is often referred to as a deficit.

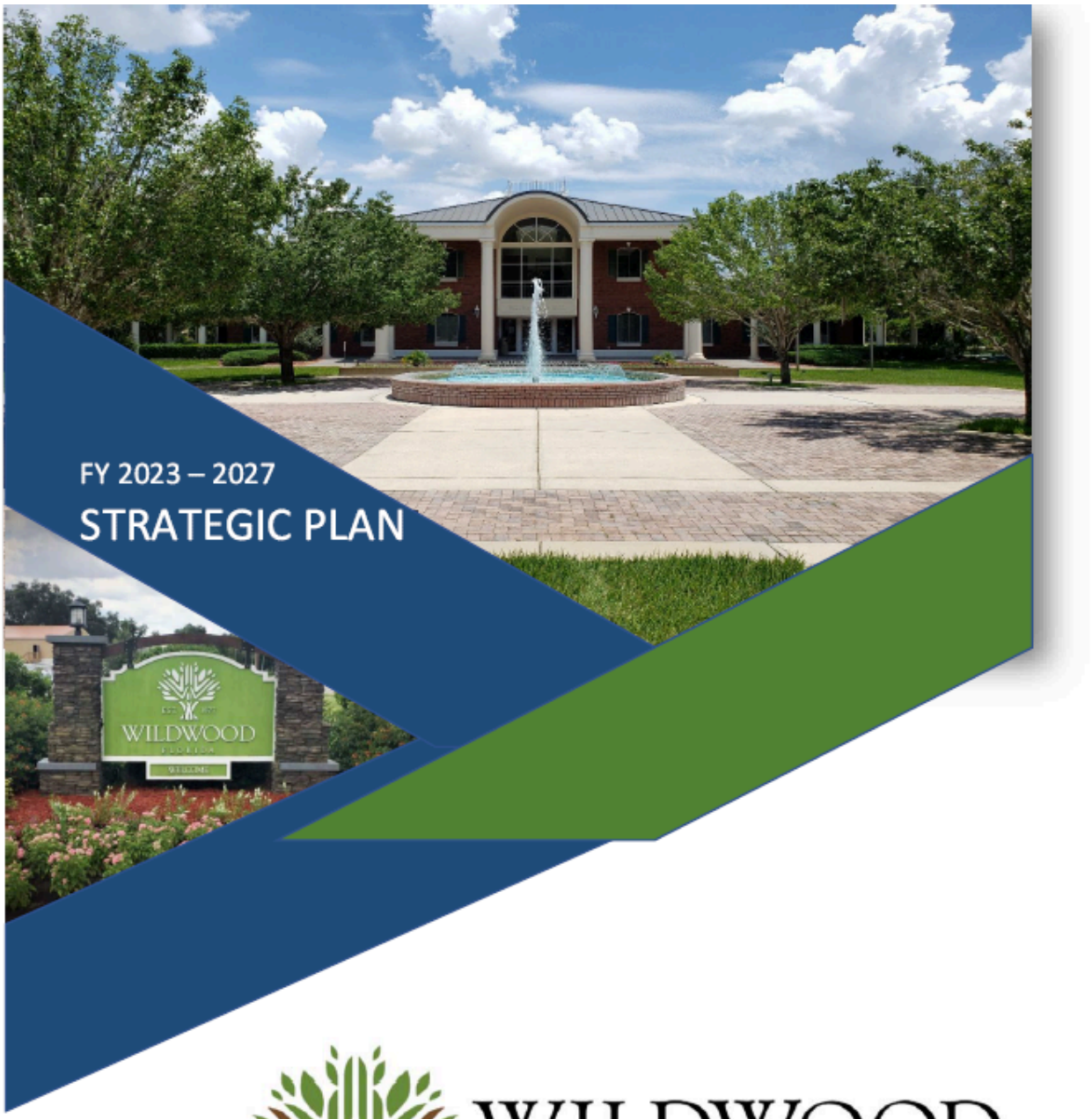
The Government Finance Officers Association, a body that represents municipal governments throughout the U.S. and beyond, recommends that a city retain a minimum of two months operating budget (16.67%) in reserve to mitigate current and future risks and to ensure stable tax rates. They further state that each entity should assess their financial vulnerabilities such as natural disasters and volatile revenue sources when determining an appropriate level of unrestricted fund balance. Given Wildwood's location in Florida, the City is susceptible to hurricanes on a yearly basis, therefore it has been determined that a slightly higher reserve balance is desirable. The City has determined that the desired reserve level for the General Fund is between 20% - 25% of the fund's operating budget. This fund balance reserve level is not uncommon in other Florida cities. The FY 27 budget was drafted keeping fund balance requirements in mind. The projected ending balance of the General Fund is anticipated to be $6,776,240, which equates to 20% of the operating budget, falling within the desired reserve level. For the Utility Revenue Fund, the recent revenue sufficiency analysis has identified an ideal reserve level of 6 months (50%) of the fund's operating budget. The FY27 budget projects a reserve balance of $13,049,290 which is equivalent to an 86.7% reserve at the end of FY27. While this is above the identified reserve goal, future debt payments and debt coverage requirements will eventually decrease the reserve amount below the 50% mark until a time when customer growth increases revenue levels to a point where the reserves can once again reach the 50% mark.

The General Fund's projected ending balance is anticipated to be 40% lower than the balance at the beginning of the year; this is because of transfers to the Capital Improvement Fund to assist in the financing of numerous road, stormwater, and facility capital projects. Section 10 of this budget book

provides a list of the projects scheduled to begin in FY27. Many of the City's Special Revenue funds are budgeted to have decreases in balance in excess of 10% at the end of FY27 including the Community Redevelopment Area Fund (-39%), the Law Enforcement Impact Fee Fund (-53%), and the Capital Improvement Project Fund (-45%). In these funds there are projects scheduled to begin which are utilizing the accumulated resources. The Park & Recreation Impact Fee fund balance is anticipated to increase 21% by the end of FY27; this is because expenditures will be less than revenues with capital projects happening in future years.

The City's proprietary funds have a similar trend in FY27. While the Utility Revenue Fund is anticipated to maintain a steady level in fund balance in FY27, the Utility Capital Project Fund and the Wastewater SDC Fund are anticipated to have reductions in excess of 10% by year-end, with decreases of 44% and 57% respectively. Similar to the Special Revenue Funds, there are projects slated to begin in FY27 that will utilize reserve funds.

Strategic Plan



City of Wildwood, Florida Strategic Plan FY 2023 – 2027 | September 26, 2022

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WILDWOOD

FLORIDA

A Letter from the City Manager,

I am pleased to present to you the FY23-FY27 Strategic Plan for the City of Wildwood. This five-year plan is a culmination of a public engagement effort that responds to the input and feedback received from the residents and business owners of our community. It takes a dedicated team of employees to execute this plan. Their input was also included in the process because, quite frankly, the city cannot fulfill our responsibilities to the public without their commitment and loyalty.

The FY23-FY27 Strategic Plan creates Mission and Vision statements, reinforces the City's Core Values, and identifies six goals aimed to improve public facilities and services and the quality of life within our community:

- ✓ Community Engagement
- ✓ Transportation
- ✓ Affordable Housing
- ✓ Downtown Redevelopment
- ✓ Infrastructure
- ✓ Employee Recruitment/Retainment

The goals established within this plan are set by the City Commission, and the action items in support of the goals are the responsibility of the City Manager and department heads. The action items have specific performance measures with attainable deliverable dates. The plan is intended to be aligned with the City's annual budget to ensure adequate resources are allocated to meet the established goals. Progress will be monitored and reported throughout the process, and modifications to the plan may be warranted.

I would like to give credit to my outstanding staff that made this Strategic Plan possible specifically Cassandra Smith, Jessica Barnes, and Linda Piotrowicz. They have really stepped up and worked diligently throughout this arduous process. I would also like to extend my gratitude to our department heads for assisting the Executive Department in the process and all the City's employees for their daily work that keeps this City running. Lastly, I would like to thank the Commissioners of the City of Wildwood for their continued leadership and ongoing dedication to the City of Wildwood.

Respectfully,

Jason McHugh
City Manager

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

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Wildwood City Commissioners



Seat 2 Commissioner
Mayor Pro-tem
Pamala Harrison-Blvins



Seat 3 Commissioner
Joe Elliott



Seat 1 Commissioner-
Mayor
Ed Wolf



Seat 4 Commissioner
Marcos Flores



Seat 5 Commissioner
Julian Green

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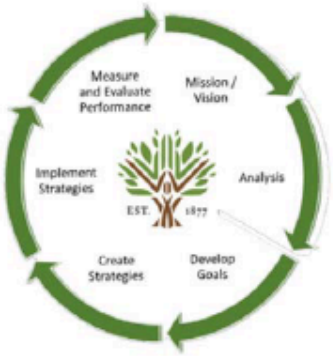
Introduction

The City of Wildwood adopted its first strategic plan in 2018 in an effort to implement a more professional approach to planning and budgeting. The original plan created a framework for the allocation of resources for fiscal years 2018-2022. Due to overwhelming progress in the implementation of the strategies outlined in the original document, the plan received one update during the 5-year period it covered. This strategic plan is a new document, drafted after reviewing the successes of the first document, assessing the changes that have come about since the first plan was adopted, and conducting additional outreach activities to ensure there is a clear vision for Wildwood's future.

Strategic Management Process

A strategic plan is a tool that when properly used provides guidance in reaching a desired outcome. The strategic plan identifies goals that support the desired outcome and provides specific action items to implement a course for goal attainment. However, the strategic plan cannot be viewed as a stand-alone method of achieving desired outcomes. For success, the strategic plan should be viewed as one component of an overall strategic management process.



The strategic management process utilized by the City of Wildwood has six main components. The first step in the process is to develop a vision statement and mission statement. The vision statement describes who/what/where we want to be in the future. The mission statement describes how to reach that vision. The second step in the strategic management process is to conduct a SWOT analysis to identify strengths, weaknesses, opportunities, and threats. The third step in the process is the formulation of the goals outlined in the strategic plan, followed by the fourth step, which is creating strategies, or specific action items, to reach those goals. After completing step four, the basic concepts outlined in the strategic plan have been completed. However, for the strategic planning process to be successful, it is important to follow through with step five, which is strategy implementation, and step six, measure and evaluate the performance of the strategies.

Step 1: Mission/Vision

For this strategic plan city staff gathered information from several sources. Data from public comment initiatives that were recently conducted were reviewed and analyzed to determine the priorities of Wildwood's residents. In addition to community input, executive staff gathered additional feedback from the City's elected officials and city staff in an effort to develop a well-rounded picture of what Wildwood's future should look like. This information was used to develop the City's vision and mission statements. These statements were thoughtfully considered when developing the strategic plan goals. A brainstorming session with Department Heads also developed a set of Core Values.

Vision

Wildwood will be a socially cohesive, inclusive community that embraces change while respecting the historic heritage of the city. The city will strive to provide its residents with necessary and desirable services while remaining fiscally responsible.

Mission

Wildwood is committed to maximizing opportunities to promote the social and economic well-being of its residents and businesses by providing a responsive and fiscally responsible government that values professionalism, teamwork, integrity, innovation, and superior customer service.

Our Values

Teamwork and Engagement

Leadership and Integrity

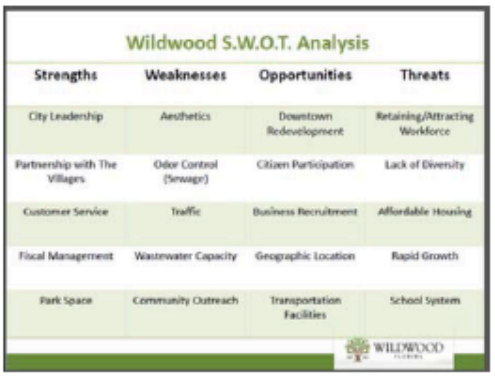
Quality, Excellence, and Innovation

Customer Service

Passion and Commitment

Step 2: Analysis

The staff then conducted a SWOT analysis to assess the City's strengths, weaknesses, opportunities, and threats. The information for the SWOT analysis was extracted from the data collected from residents, elected officials, and staff. Gathering this information is helpful in the planning process because it brings focus to maximizing strengths and opportunities while minimizing the impacts of weaknesses and threats.



Wildwood S.W.O.T. Analysis

Strengths	Weaknesses	Opportunities	Threats
City Leadership	Aesthetics	Downtown Redevelopment	Retaining/Attracting Workforce
Partnership with The Villages	Odor Control (Sewage)	Citizen Participation	Lack of Diversity
Customer Service	Traffic	Business Recruitment	Affordable Housing
Fiscal Management	Wastewater Capacity	Geographic Location	Rapid Growth
Park Space	Community Outreach	Transportation Facilities	School System

Step 3: Develop Goals

With the future vision established and having developed an understanding of the community's strengths, weaknesses, opportunities, and threats, thoughtful consideration was given to the development of key goals that would complement the vision for the future. The established goals are critical to achieving the ideal future community as described in the vision statement. Goals will develop over time as achievements are recorded and new factors come into play. For this FY23 – FY27 strategic plan, six goals were identified, including Community Engagement, Transportation, Affordable Housing, Downtown Redevelopment, Infrastructure, and Employee Recruitment and Retainment. Key facets of these six goals are critical to the attainment of Wildwood's ideal vision for the future.



Step 4: Create Strategies

With goals identified, strategies, also known as action items, are developed. These strategies are by nature very detailed. They serve a very specific purpose in contributing to the vision of the future. Ideal strategies have key components; they must be achievable, measurable, and provide benefit upon achievement. For each goal that has been identified, several action items have been established to advance the City's progress toward the vision of the future.

Step 5: Strategy Implementation

Creating a strategic plan is useless if there is no consideration given to plan implementation. For Wildwood, the implementation of the strategic plan is accomplished through the budget, therefore the strategic planning process is done in conjunction with the budgeting process. As the budget is prepared each year, each department must tie its budget requests to the goals identified in the strategic plan. Utilizing this approach is a commitment by

executive managers to fund the strategies that support the goals of the plan and a method for departments to execute the strategies.

Step 6: Measure and Evaluate Performance

It takes considerable fiscal resources to support the execution of strategic initiatives, therefore it is important to periodically review the successes and failures of implementation. Wildwood's strategic plan identifies key performance indicators (KPI) to assist in the measurement of success. Throughout the year the various departments throughout the city will be asked to review their progress toward strategy implementation. Having specific attainable goals makes this assessment a very straightforward process.



Upper management must also evaluate if the ideal goals are being achieved as strategies are implemented. Measuring and evaluating the performance of the plan may be the final step in the strategic management process, but it is not the end of the process. As conditions change, the goals and/or strategies may need to be changed. Therefore, the strategic management process is never complete and instead is a continual cycle. Wildwood is committed to engaging in the strategic management cycle annually to ensure that the city continues to make progress toward the vision embraced by its community.

What's Next

The following pages provide detail on the goals established through the strategic planning process. As budgets are drafted in the coming years, departments will review these goals and their associated action items and draft budgetary requests that support the strategic initiatives. We are confident that Wildwood's future vision will be realized with the commitment of the City's elected officials and the staff dedicated to enacting these strategic initiatives.

Wildwood Strategic Plan Goals



Community Engagement

Goal: Enhance public trust, encourage civic pride, and build cross-community partnerships that enhance the quality of life for Wildwood residents

It is important residents trust their local government to provide meaningful and fiscally responsible services. Wildwood is committed to fostering trust with residents through the development of communication tools to promote transparency and providing for open lines of communication. Wildwood is also committed to providing spaces where individuals can gather to socialize and build ties throughout the community.

Establish Communication Programs to Engage Citizens

Create and disseminate a Citizens' Newsletter	Establish monthly newsletter in 2023
Update and maintain the Downtown Master Plan website	Complete initial update by early 2023
Create and hold a "Welcome to Wildwood" program to educate citizens	Hold first program in 2023; semi-annually thereafter
Re-establish a Citizen's Advisory Committee	Re-establish in 2024
Expand the City's Community Policing initiatives	Conduct at least two community engagement events per year
Create and disseminate a flyer to educate and support citizens in property code compliance	Begin monthly flyer dissemination in 2023

Fund and/or Support Quality of Life Projects

Construct upgrades at Millennium Park	Include minimum of two identified projects in each budget
Support the creation of the Wildwood Business Coalition	Provide space for Coalition to meet and attend all meetings
Design and construct a recreation center at Dr. Martin Luther King, Jr. Park	Begin construction by 2025

Transportation

Goal: Invest in multi-modal transportation infrastructure to provide for connections and future growth

Managing and building the non-regionally significant transportation infrastructure within Wildwood is a critical factor in the growth of the community. Strong connectivity through roads, sidewalks, and other transportation facilities provides a foundation for development and improves mobility choices for Wildwood residents.

Develop Initiatives to Promote Safety and Alternative Transportation Opportunities	
Adopt a Bicycle and Pedestrian Master Plan	Adoption of Study by 2025
Adoption of joint City/County transit route expansion plan	Plan adoption by 2024; Implementation by 2026
Ensure traffic lights are installed when traffic warrants are met	Review key intersections annually to determine if warrants are met

Undertake Roadway Improvements to Meet Traffic Demands and Preserve Infrastructure	
Clay Drain Road Improvements	Complete construction by 2027
Huey Street Road Improvements	Complete construction by 2026
Jackson Street Road Improvements	Complete construction by 2026
Design CR44/Lynum Street corridor and overpass	Corridor approval by 2026
Improve CSX service road near Rutland and Oxford Streets	Complete design in 2024; Construction 2025
Conduct pavement preservation activities	Maintain Pavement Condition Index of 82 on city-wide network

Affordable Housing

Goal: Positively impact availability of affordable housing through partnerships and policy development/implementation

A thriving community must be able to support the needs of its residents. In its quest to provide the ideal live, work, play environment, the City of Wildwood will engage in activities that support the creation of affordable housing within the community so that all individuals have the opportunity to affordably live where they work and play.

Partner with Local Organizations to Promote Affordable Housing	
Partner with Sumter County Affordable Housing Advisory Committee	Attend quarterly meetings of Housing Advisory Committee
Co-Host workshop to educate individuals on housing purchase and construction strategies	Partner with Florida Housing Coalition and Sumter County to host workshop in 2023
Develop owner-occupied affordable housing on surplus city property located on Lee Street	Partner with developer or non-profit organization to construct 40 housing units by 2027

Implement Strategies to Support Affordable Housing	
Mitigate abandoned property code compliance through Code Enforcement foreclosure	Identify and process a minimum of two code compliance foreclosures per year
Create incentivized housing agreement template for affordable housing development	Complete approved agreement template by 2024
Maintain information on available housing opportunities	Post information on website and in flyers beginning in 2023
Revise Land Development Regulations to provide flexibility for affordable housing initiatives	Complete revisions by end of 2023

Downtown Redevelopment

Goal: Revitalize the City's core downtown area to spur investment and redevelopment

Community engagement efforts have identified the Wildwood downtown as an opportunity for increased economic opportunity and quality of life improvement. A Downtown Master Plan was developed to create a path toward creating a unique sense of place that is safely and easily accessible to residents and employees. Wildwood is committed to implementing the vision of the Downtown Master Plan.

Conduct Planning Initiatives to Support the Downtown Master Plan	
Update Community Redevelopment Plan	Adopt new plan by 2024
Create uniform Downtown Development Standards	Adopt new standards by 2025
Create plan to repurpose Fleet Services property	Complete planning study by 2026
Plan Gamble Street Improvements	Complete planning study by 2027
Initiate plan to implement truck bypass for Highway 301	Begin planning with FDOT and LSMPO by 2027

Engage in Activities that Support the Downtown Master Plan	
Develop current city-owned property for commercial and parking uses	Enter into Public-Private Partnership by 2024 for project development
Downtown Master Plan Implementation	Complete one project per year starting 2024
Acquire properties to support the redevelopment of downtown	Acquire at least one property each year
Construct Highway 301 linear park	Complete construction by 2025
Implement Complete Streets on Highway 301	Construction to begin by 2027

Infrastructure

Goal: Assess, construct, and maintain the City's municipal infrastructure systems, focusing on water, wastewater, and stormwater systems

A community's infrastructure is its most valuable asset. Having sufficient infrastructure to service community residents and visitors is vital to providing a high quality of life. Wildwood is dedicated to ensuring the capacity of its infrastructure meets the needs of the community. It is also dedicated to the maintenance of the infrastructure to maximize each system's life cycle.

Expand the City's Water, Wastewater, and Stormwater Facilities	
Increase the City's Wastewater Treatment Facility Capacity	Increase capacity to 4.3 MGD by 2025; Increase to 6 MGD by 2030
Construct CR 209 Water Main Extension	Complete all phases by 2027
Construct Millennium Park Reuse Water Line	Complete construction by 2026
Increase City's reuse water capacity	Partner with one developer each year to install reuse water lines
Construct stormwater improvements in accordance with the Pavement Management Plan	Design and/or construct a minimum of one stormwater facility improvement identified in the Watershed Management Plan per year

Infrastructure

Plan for Future Water, Wastewater, and Stormwater Needs	
Adopt Watershed Management Plan	Complete 2023
Adopt Level of Service (LOS) for stormwater management	Complete by 2023
Modify City's Water Use Permit to meet forecasted water demand	Acquire approved WUP by 2025
Update the 2019 Utility Master Plan to forecast future infrastructure needs including reuse water expansion	Complete plan update by 2025
Identify and prioritize replacement of older galvanized and steel water lines to modernize infrastructure	Create replacement plan by 2023

Perform Maintenance Activities to Preserve/Improve Facilities	
Install odor control equipment at wastewater pump stations and treatment facilities	Install equipment at one facility each year to reduce hydrogen sulfide gases to less than 0.5 PPM
Conduct regular maintenance of wastewater collection infrastructure to reduce inflow and infiltration	Rehab a minimum of 90 manholes each year
Conduct regular maintenance of wastewater collection infrastructure to reduce inflow and infiltration	Slip line a minimum of 5,280 linear feet of sewer line each year
Conduct regular maintenance of water system infrastructure to ensure accurate usage information	Replace a minimum of 500 water meters each year

Employee Recruitment/Retainment

Goal: Provide residents with superior service through the recruitment and retainment of talented and dedicated employees

The quality of a city's workforce can be evaluated by the quality of services residents receive. Wildwood is committed to becoming the most desirable employer in the area so that the best and brightest are anxious to join our team and provide superior service to Wildwood residents and visitors.

Evaluate Key Personnel Programs for Optimum Results	
Conduct study to evaluate salary levels and classifications	Complete study in 2023; biennially thereafter
Update tuition reimbursement program	Complete update in 2024
Create Career Progression Plans for all departments	Complete Plan for each department by 2024; update annually
Evaluate feasibility of expanding health benefits	Make final determination by 2024

Provide Funding for and Conduct Employee Development Initiatives	
Provide diversified training opportunities	Department Heads to evaluate training opportunities with each staff member annually
Hold employee appreciation events	Hold a minimum of two events each year
Audit Performance Management System for accuracy and improvement	Audit Performance Management System annually to verify accuracy and effectiveness

Monitor Key Indicators of Employee Satisfaction	
Create employee satisfaction survey	Conduct survey annually beginning in 2023
Track employee retention effectiveness	Maintain quarterly vacancy rate of <15%

City Commission Review and Budget Integration

The City Commission is actively involved in establishing the goals outlined in the strategic plan. From those goals, action steps are established. The resources needed to accomplish the action steps are programmed into the yearly budget. The Commission reviews the programmed expenditures during the budgeting process through budget presentations from the city manager and finance department. If the Commission decides to divert from the established plan, they can decide this early on in the budgeting process.

Departmental Use

Once the budget has been established, departments know what resources have been given to them to complete their tasks related to the Strategic Plan. Progress toward those goals are monitored throughout the year to ensure progress is being made toward the goals.

Priorities and Issues

FY27 will likely be a transformative year for Wildwood. During FY27 the City will be working to develop a new Strategic Plan that will determine the priorities for the next five years and be the basis for budgeting in FY28 and beyond. Secondly, the State of Florida Legislature has passed a bill placing an amendment on the November ballot that would increase the homestead exemption from $50K to $150K in FY28 and to $250K in FY29. Whether or not the amendment passes, it will not impact revenues in FY27. However, it would be imprudent to not consider the future impacts of such action when planning new initiatives in FY27.

The property tax amendment, if approved, will impact General Fund revenues, as ad valorem (property tax) revenue makes up approximately half of all General Fund revenues. The General Fund is the funding source for any expenditure that is not specifically supported by a charge for service such as billings for water/sewer. Therefore, expenses related to road infrastructure, storm water management, public safety, parks and recreation facilities and events, and general government services are all financed by General Fund revenue.

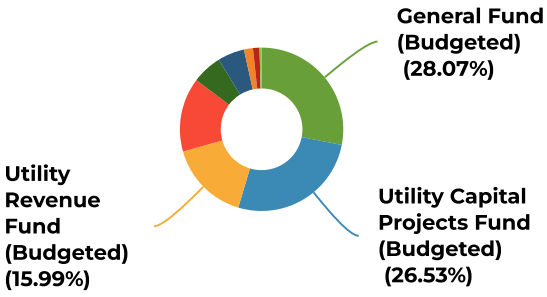
As the new Strategic Plan develops throughout FY27, it will be more important than in years past to determine the priority of services and projects within the City. If the property tax reform amendment passes in November, funding for services and projects will be reduced and those with lower priority status will likely be sacrificed in future budgets. The Strategic Plan will be a critical tool in helping to maintain focus on the services/projects with highest priority.

The priority of the Utility Revenue Fund continues to focus on the construction of a new water reclamation facility. Construction on the project has been ongoing for the last two years and will continue into FY28. In FY26 the City issued $83.7M in bonds which provided partial financing for the $150M project. In FY27 the City will continue to seek additional funding through the State Revolving Fund. The project is essential to support the continuing growth within the City. In FY27 there are additional projects programmed for construction that are associated with the water reclamation facility. Securing the additional funding for these projects will be a focus in FY27.

Funds Summary Overview

Major Funds

As a general rule, any fund that has revenues or expenditures in excess of 10% of the entity's overall budget is considered a major fund. By this definition, the City of Wildwood has three funds that are considered major funds; those three funds are the Utility Capital Projects Fund, the General Fund, and the Utility Revenue Fund.



Fund Relationships

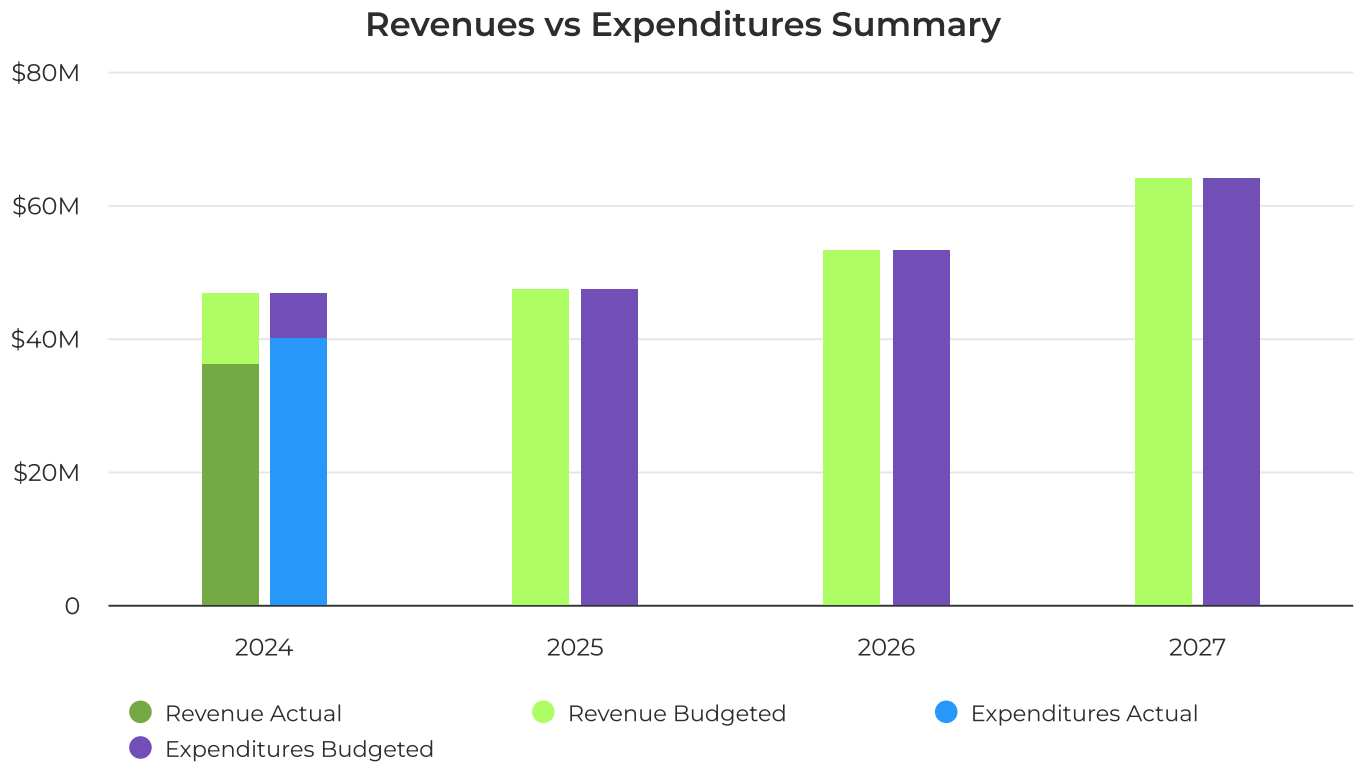
The Department/Fund Matrix displays the relationship between the City's functional units (department/division), major funds, and non-major funds in aggregate for FY27. As seen, most departments are funded by the General Fund. However, there are some departments that are funded by other funds as well. Funds are allocated for each department in order to continue operations while maintaining a high quality of service throughout the entire fiscal year. Allocated funds are based on a number of variables, including, but not limited to: programs, funding restrictions, staffing, operations, project, and other specific functions within each individual department. The funds highlighted in the chart are the major funds for the City.

All Funds	General Fund	Greenwood Cemetery Fund	Community Redevelop Fund	Baker House Fund	Park & Rec Impact Fee Fund	Law Enforce Impact Fee Fund	Capital Improv. Fund	Utility Revenue Fund	Utilty Capital Project Fund	Water SDC Fund	Wastewater SDC Fund
Departments											
Legislative	X										
Executive	X										
Finance	X										
Development Services	X		X								
Information Technology	X										
Human Resources	X										
Police Department	X					X	X				
Public Works	X						X				
Fleet Services	X						X				
Parks & Recreation	X	X		X	X		X				
Community Center	X						X				
Physical Environment								X			
Water								X	X	X	
Wastewater								X	X		X

General Fund

The General Fund of a government unit serves as the primary reporting vehicle for current government operations. The General Fund, by definition, accounts for all current financial resources not required by law or administrative action to be accounted for in another fund. The major sources of revenue for the General Fund include: ad valorem taxes, franchise taxes, utility taxes, and intergovernmental revenues.

Summary



In the 2027 budget for the General Fund, both expenditures and revenues are budgeted at $64 million, representing a 20.53% increase from the 2026 budgeted amounts of $53.1 million. This marks a significant rise compared to the previous year's 12.14% increase from its prior period. The equal growth in both expenditures and revenues maintains a balanced budget approach for 2027, with no actual revenue or expenditure figures reported yet for this target year.

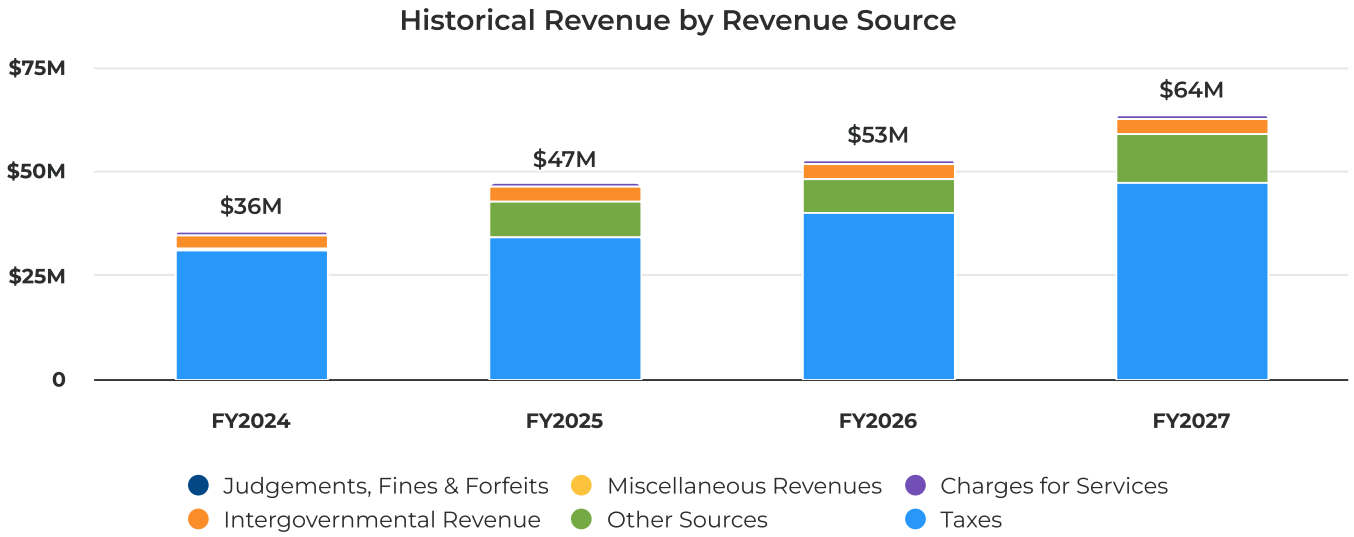
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,764,195.44**	**$6,576,248.00**	**$6,362,391.00**
Revenues			
Taxes	$36,568,365.02	$40,193,200.00	$47,189,950.00
Intergovernmental Revenue	$3,459,138.65	$3,675,300.00	$3,886,000.00

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Charges for Services	$931,342.00	$876,500.00	$878,500.00
Judgements, Fines & Forfeits	$82,971.14	$107,500.00	$91,000.00
Miscellaneous Revenues	$393,512.43	$342,850.00	$290,550.00
Other Sources	$749,849.05	$7,925,300.00	$11,692,900.00
Total Revenues	**$42,185,178.29**	**$53,120,650.00**	**$64,028,900.00**
Expenditures			
Personnel Services	$13,988,730.01	$18,084,930.00	$21,132,800.00
Operating Expenses	$8,473,267.53	$11,390,275.00	$11,795,070.00
Capital Outlay	$696,316.48	$1,108,400.00	$736,625.00
Debt Service	$848,597.41	$848,650.00	$849,530.00
Transfer Out	$17,747,524.97	$15,326,004.00	$22,738,635.00
Aids to Government Agencies	$68,040.00	-	-
Fund Balance	-	$6,362,391.00	$6,776,240.00
Total Expenditures	**$41,822,476.40**	**$53,120,650.00**	**$64,028,900.00**
Total Revenues Less Expenditures	**$362,701.89**	**-**	**-**
Ending Fund Balance	**$3,126,897.33**	**$6,576,248.00**	**$6,362,391.00**

Revenues by Revenue Source

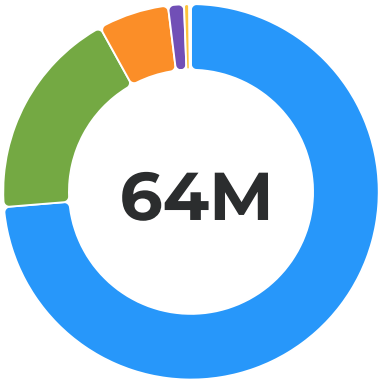


The General Fund's total revenue for FY2027 is $64 million, marking a 20.53% increase from the previous year's $53.1 million. Taxes remain the largest revenue source at $47.2 million, accounting for 73.7% of the total, and have increased by $7 million or 17.41% compared to FY2026.

Other Sources show a significant rise to $11.7 million, representing 18.26% of total revenue and increasing by $3.8 million or 47.54% from the prior year. Intergovernmental Revenue also grows to $3.9 million, making up 6.07% of the total and increasing by $210,700 or 5.73%.

Charges for Services remain relatively stable at $878,500, which is 1.37% of total revenue, with a slight increase of $2,000 or 0.23%. In contrast, Miscellaneous Revenues decrease to $290,550, comprising 0.45% of the total and declining by $52,300 or 15.25%. Judgements, Fines & Forfeits also decline to $91,000, 0.14% of total revenue, down by $16,500 or 15.35% from FY2026.

FY27 Revenues by Revenue Source



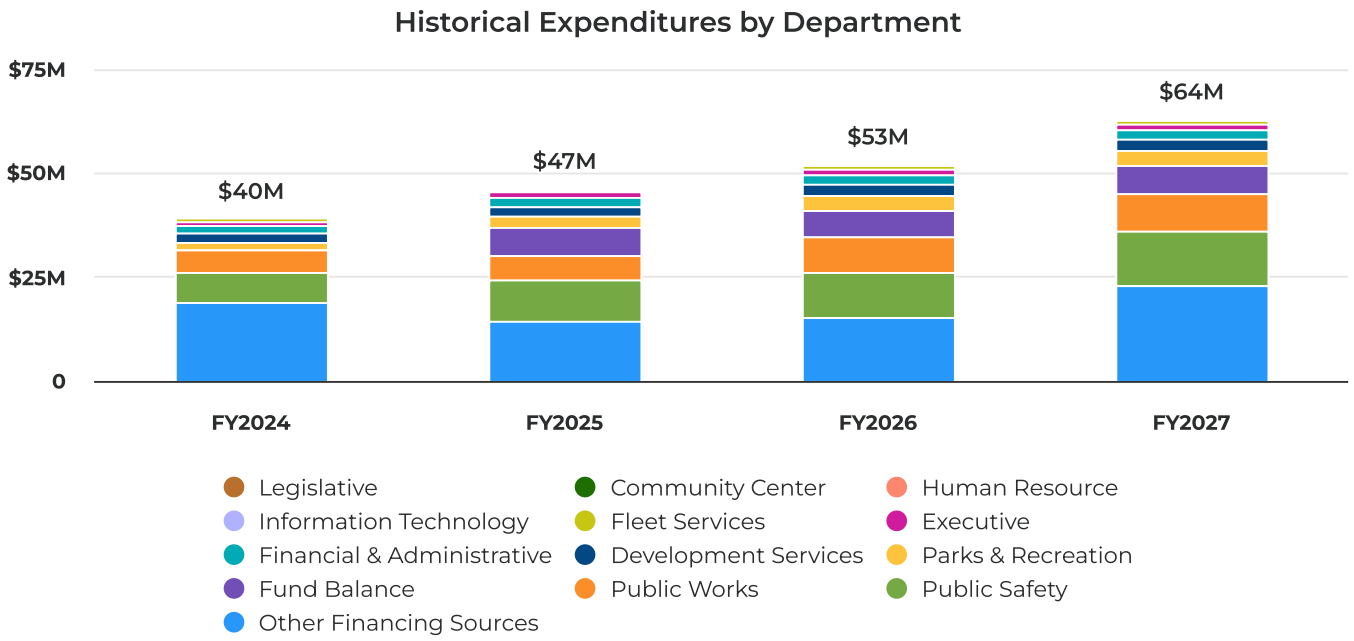
Taxes	**$47,189,950**	73.70%
Other Sources	**$11,692,900**	18.26%
Intergovernmental Revenue	**$3,886,000**	6.07%
Charges for Services	**$878,500**	1.37%
Miscellaneous Revenues	**$290,550**	0.45%
Judgements, Fines & Forfeits	**$91,000**	0.14%

For the General Fund fiscal year revenue by revenue source, Taxes account for $47.2 million, representing 73.7% of the total. Other Sources contribute $11.7 million, or 18.26%. Intergovernmental Revenue makes up $3.9 million, which is 6.07%. Charges for Services provide $878,500, equating to 1.37%. Miscellaneous Revenues total $290,550, or 0.45%. Judgements, Fines & Forfeits add $91,000, comprising 0.14% of the revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Taxes	$36,568,365.02	$40,193,200.00	$47,189,950.00	17.41%
Intergovernmental Revenue	$3,459,138.65	$3,675,300.00	$3,886,000.00	5.73%
Charges for Services	$931,342.00	$876,500.00	$878,500.00	0.23%
Judgements, Fines & Forfeits	$82,971.14	$107,500.00	$91,000.00	-15.35%
Miscellaneous Revenues	$393,512.43	$342,850.00	$290,550.00	-15.25%
Other Sources	$749,849.05	$7,925,300.00	$11,692,900.00	47.54%
Total Revenues	**$42,185,178.29**	**$53,120,650.00**	**$64,028,900.00**	**20.53%**

Expenditures by Department



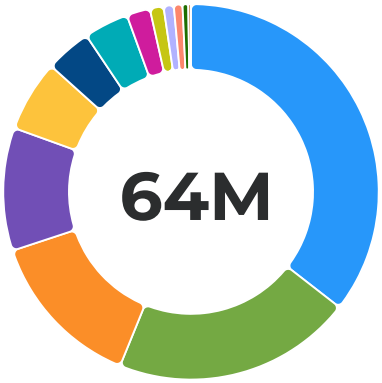
The General Fund total expenditures for FY2027 increased by 20.53% to $64 million compared to FY2026's $53.1 million. The largest expenditure category remains Other Financing Sources, which grew significantly by $7.4 million or 48.37%, reaching $22.7 million and representing 35.51% of the total budget.

Public Safety also saw a notable increase, rising by $2.8 million or 26.77% to $13.2 million, now accounting for 20.65% of total expenditures. Fund Balance increased by $413,849 or 6.5% to $6.8 million, making up 10.58% of the budget, reversing the previous year's decline.

Public Works expenditures rose slightly by $208,445 or 2.42% to $8.8 million, though its share of the total decreased to 13.77%. Parks & Recreation increased by $110,110 or 2.88% to $3.9 million, representing 6.15% of the total. Development Services grew by $58,920 or 2.39% to $2.5 million, maintaining a similar proportion of 3.95%.

Information Technology expenditures increased by $43,300 or 8.35% to $561,800, now 0.88% of the total. Human Resource and Legislative also experienced increases of 3.72% and 11.39%, respectively. Conversely, Fleet Services decreased by $94,900 or 11.19% to $753,500, Executive expenditures declined by $45,150 or 3.37% to $1.3 million, and Financial & Administrative saw a slight decrease of $16,990 or 0.69% to $2.5 million. The Community Center also decreased by $6,730 or 2.09% to $315,200.

FY27 Expenditures by Department



Other Financing Sources	**$22,738,635**	35.51%
Public Safety	**$13,223,725**	20.65%
Public Works	**$8,814,300**	13.77%
Fund Balance	**$6,776,240**	10.58%
Parks & Recreation	**$3,935,400**	6.15%
Development Services	**$2,528,650**	3.95%
Financial & Administrative	**$2,460,030**	3.84%
Executive	**$1,293,220**	2.02%
Fleet Services	**$753,500**	1.18%
Information Technology	**$561,800**	0.88%
Human Resource	**$483,200**	0.75%
Community Center	**$315,200**	0.49%
Legislative	**$145,000**	0.23%

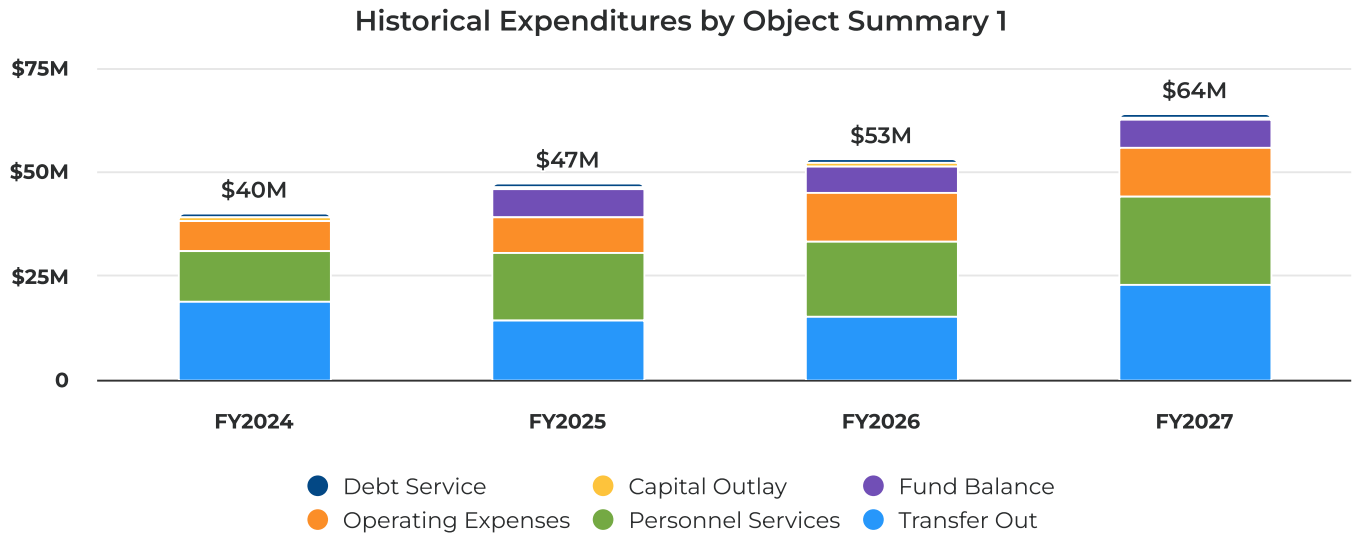
For the General Fund fiscal year expenditures by department, Other Financing Sources account for $22.7 million, representing 35.51% of the total. Public Safety follows with $13.2 million, or 20.65%. Public Works expenditures total $8.8 million, making up 13.77%. The Fund Balance is $6.8 million, which is 10.58% of the expenditures. Parks & Recreation receives $3.9 million, equating to 6.15%. Development Services and Financial & Administrative are close in amount, with $2.5 million each, representing 3.95% and 3.84% respectively. The Executive department has $1.3 million, or 2.02%. Fleet Services accounts for $753,500, which is 1.18%, and Information Technology has $561,800, comprising 0.88% of the expenditures. Three smaller categories are not included in this summary.

Expenditures by Department

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Legislative	$114,340.49	$130,175.00	$145,000.00	11.39%
Development Services	$1,941,418.74	$2,469,730.00	$2,528,650.00	2.39%
Executive	$1,080,974.90	$1,338,370.00	$1,293,220.00	-3.37%
Financial & Administrative	$1,958,522.85	$2,477,020.00	$2,460,030.00	-0.69%
Information Technology	$418,122.35	$518,500.00	$561,800.00	8.35%
Human Resource	$373,255.80	$465,885.00	$483,200.00	3.72%
Parks & Recreation	$2,490,795.24	$3,825,290.00	$3,935,400.00	2.88%
Community Center	$290,255.35	$321,930.00	$315,200.00	-2.09%
Public Works	$6,725,510.95	$8,605,855.00	$8,814,300.00	2.42%
Fleet Services	$548,369.20	$848,400.00	$753,500.00	-11.19%
Public Safety	$8,133,385.56	$10,431,100.00	$13,223,725.00	26.77%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Other Financing Sources	$17,747,524.97	$15,326,004.00	$22,738,635.00	48.37%
Fund Balance	-	$6,362,391.00	$6,776,240.00	6.50%
Total Expenditures	**$41,822,476.40**	**$53,120,650.00**	**$64,028,900.00**	**20.53%**

Expenditures by Object Summary 1

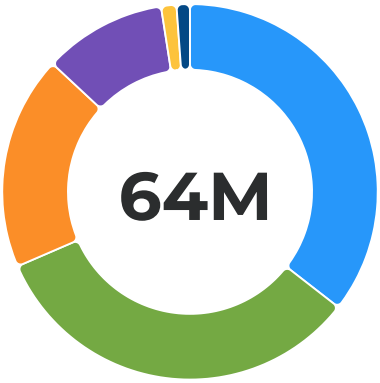


The General Fund total expenditures for FY2027 increased by 20.53% to $64 million compared to FY2026's $53.1 million. The largest expenditure category in FY2027 is Transfer Out, which rose significantly by 48.37% to $22.7 million, representing 35.51% of the total budget, up from 28.85% in FY2026. Personnel Services remained the second largest category, increasing by 16.85% to $21.1 million and accounting for 33.01% of the total, slightly down in proportion from 34.05% the previous year.

Operating Expenses saw a modest increase of 3.55% to $11.8 million, making up 18.42% of the total budget, a decrease in share from 21.44% in FY2026. Fund Balance increased by 6.5% to $6.8 million, representing 10.58% of the total, down from 11.98% previously. Debt Service remained relatively stable with a slight increase of 0.1% to $849,530, accounting for 1.33% of the budget.

Capital Outlay experienced the largest decrease, falling by 33.54% to $736,625 and comprising 1.15% of the total budget, down from 2.09% in FY2026. Overall, the FY2027 budget reflects notable growth in Transfer Out and Personnel Services expenditures, with Capital Outlay being the only major category to decline significantly.

FY27 Expenditures by Object Summary 1



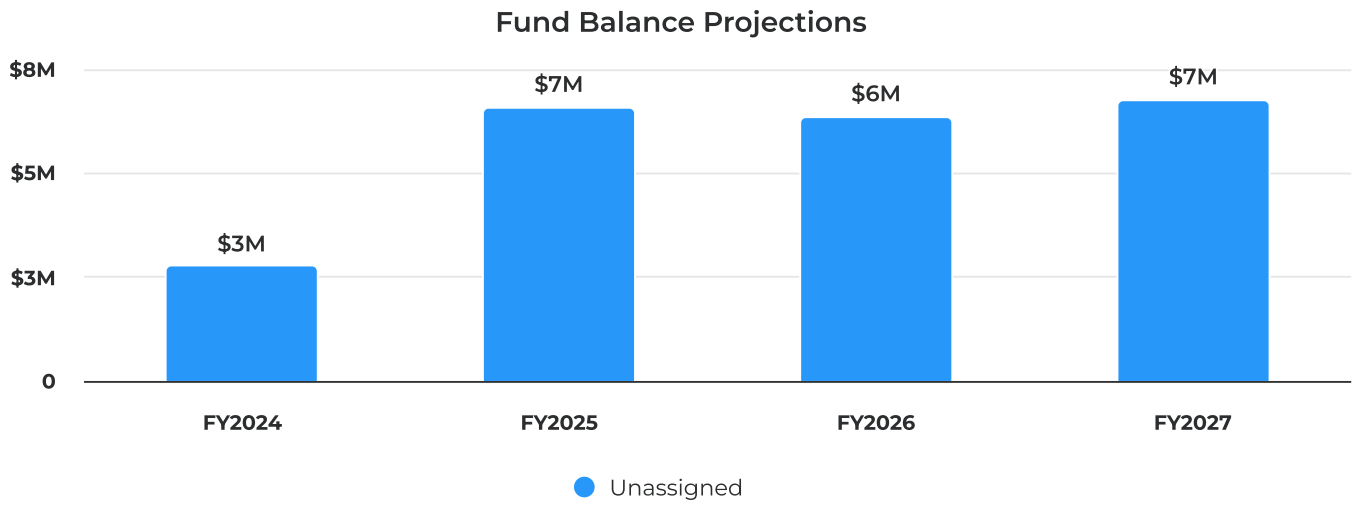
Transfer Out	**$22,738,635**	35.51%
Personnel Services	**$21,132,800**	33.01%
Operating Expenses	**$11,795,070**	18.42%
Fund Balance	**$6,776,240**	10.58%
Debt Service	**$849,530**	1.33%
Capital Outlay	**$736,625**	1.15%

The Fiscal Year Expenditures by Object Summary 1 for the General Fund includes Transfer Out at $22.7 million, representing 35.51% of the total expenditures. Personnel Services account for $21.1 million, which is 33.01%. Operating Expenses are $11.8 million, making up 18.42%. Fund Balance is $6.8 million, or 10.58%. Debt Service amounts to $849,530, comprising 1.33%, and Capital Outlay is $736,625, representing 1.15% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$13,988,730.01	$18,084,930.00	$21,132,800.00	16.85%
Operating Expenses	$8,473,267.53	$11,390,275.00	$11,795,070.00	3.55%
Capital Outlay	$696,316.48	$1,108,400.00	$736,625.00	-33.54%
Debt Service	$848,597.41	$848,650.00	$849,530.00	0.10%
Transfer Out	$17,747,524.97	$15,326,004.00	$22,738,635.00	48.37%
Aids to Government Agencies	$68,040.00	-	-	-
Fund Balance	-	$6,362,391.00	$6,776,240.00	6.50%
Total Expenditures	**$41,822,476.40**	**$53,120,650.00**	**$64,028,900.00**	**20.53%**

Fund Balance



In FY2027, the General Fund's total fund balance projection is $6.8 million, representing a 6.17% increase from the FY2026 total of $6.4 million. The entire fund balance remains categorized as Unassigned, which also increased by $392,549 or 6.17%, rising from $6.4 million in FY2026 to $6.8 million in FY2027. This increase in the Unassigned category accounts for the total growth in the fund balance projection for FY2027 compared to the previous year.

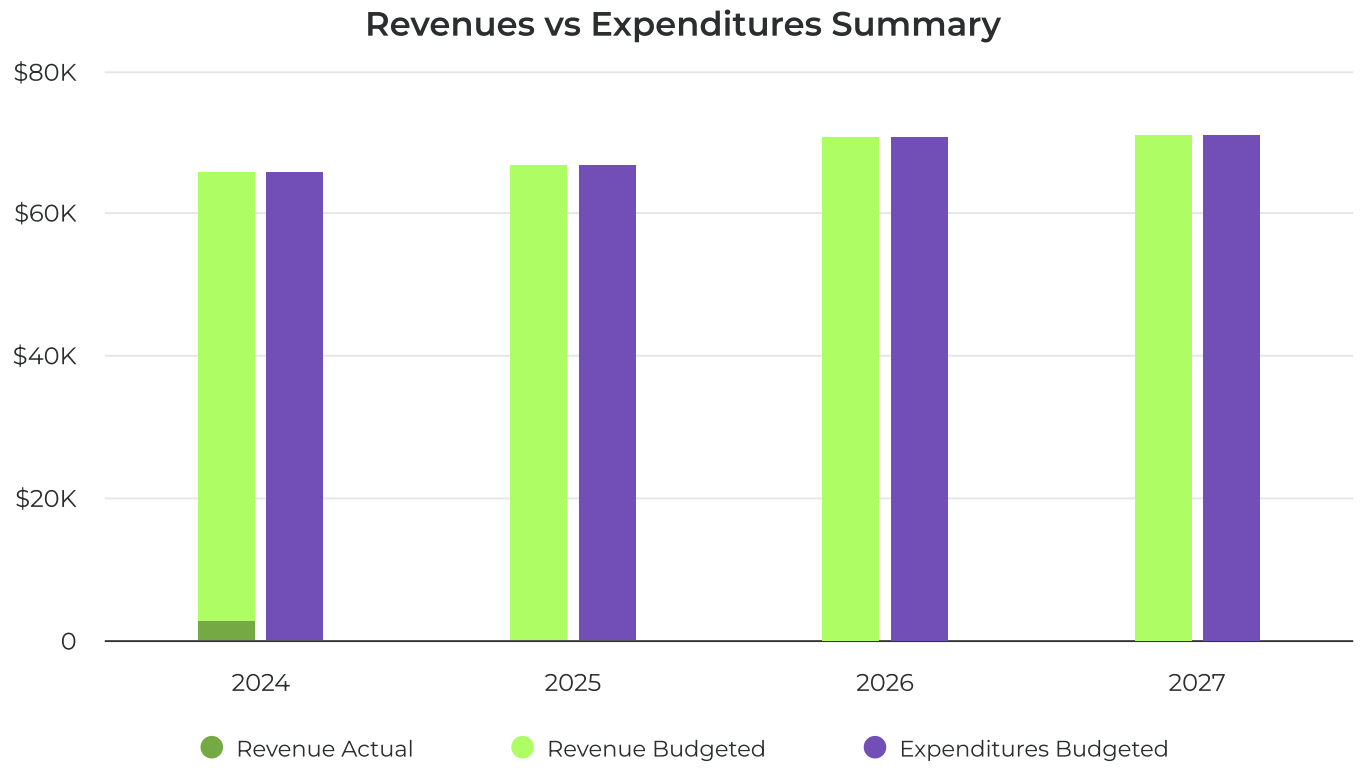
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$6,576,248.00	$6,362,391.00	$6,754,940.00	6.17%	$392,549.00
Total Fund Balance	**$6,576,248.00**	**$6,362,391.00**	**$6,754,940.00**	**6.17%**	**$392,549.00**

Greenwood Cemetery Fund

The Greenwood Cemetery was established on January 14, 1897. The City Clerk's department is responsible for purchases and record keeping of the Greenwood Cemetery. A large portion of the revenues are derived from lot sales, along with the annual dues. The annual dues are collected and utilized to help maintain the cemetery.

Summary



In the 2027 budget for the Greenwood Cemetery Fund, both expenditures and revenues are budgeted at $70,950, reflecting a 0.35% increase from the 2026 budgeted amounts of $70,700. This marks a slight growth compared to the previous year's 5.84% increase from its prior period. The expenditures and revenues remain balanced, maintaining parity as in the previous year.

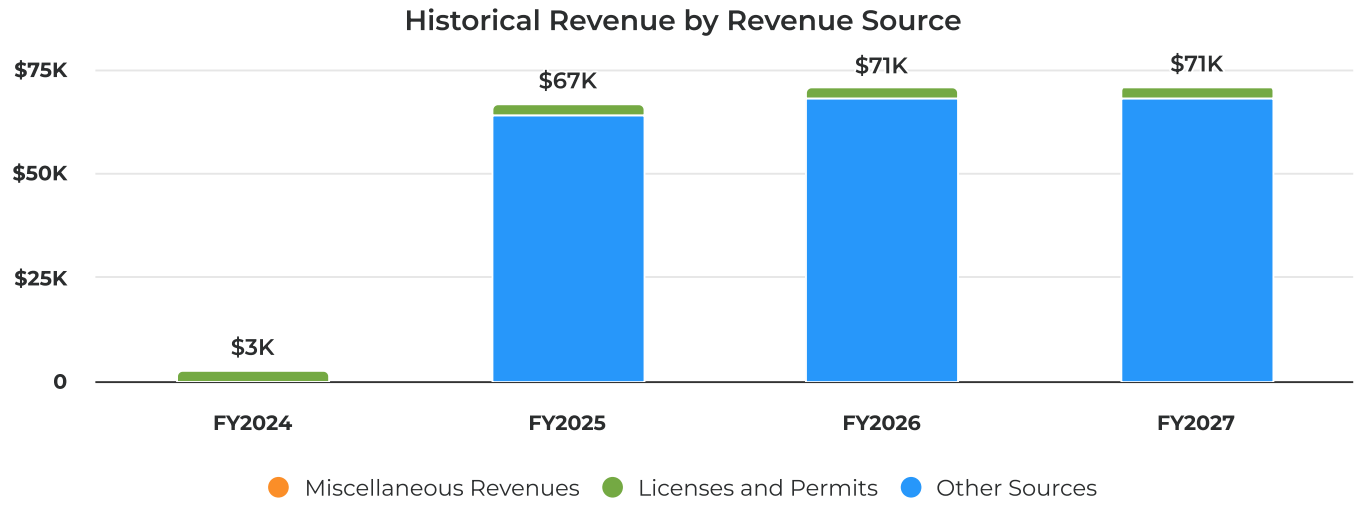
Comprehensive Fund Summary

Comprehensive Fund Summary

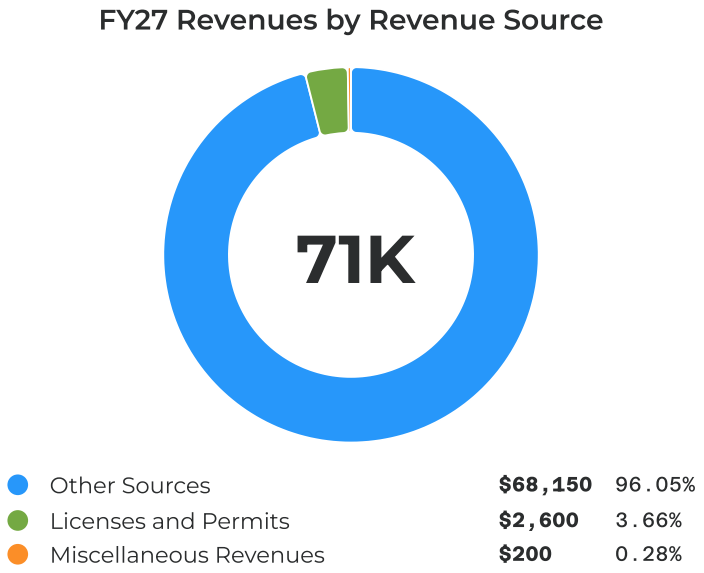
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$64,867.00**	**$66,000.00**	**$69,900.00**
Revenues			
Miscellaneous Revenues	$239.95	$200.00	$200.00
Licenses and Permits	$2,675.00	$2,600.00	$2,600.00
Other Sources	-	$67,900.00	$68,150.00

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Total Revenues	**$2,914.95**	**$70,700.00**	**$70,950.00**
Expenditures			
Operating Expenses	$7.53	$800.00	$3,100.00
Fund Balance	-	$69,900.00	$67,850.00
Total Expenditures	**$7.53**	**$70,700.00**	**$70,950.00**
Total Revenues Less Expenditures	**$2,907.42**	**-**	**-**
Ending Fund Balance	**$67,774.42**	**$66,000.00**	**$69,900.00**

Revenues by Revenue Source



The Greenwood Cemetery Fund's total revenue for FY2027 is budgeted at $70,950, representing a slight increase of 0.35% compared to FY2026's total of $70,700. The largest revenue source remains Other Sources, accounting for 96.05% of the total in FY2027 with $68,150, which is a modest increase of $250 or 0.37% from the previous year's $67,900. Licenses and Permits continue to contribute $2,600, making up 3.66% of the total revenue, unchanged from FY2026. Miscellaneous Revenues remain steady at $200, representing 0.28% of the total revenue in both years. Overall, the revenue composition remains consistent with only minor growth in the largest category, Other Sources, driving the slight total revenue increase.

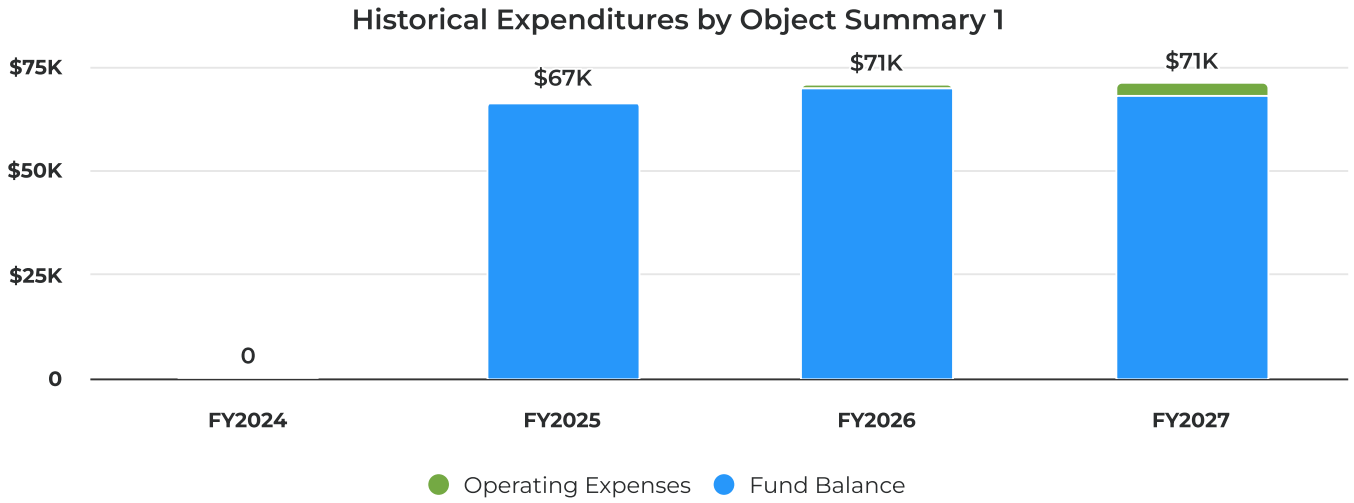


For the fiscal year, the Greenwood Cemetery Fund's revenue by source is primarily composed of Other Sources, which account for $68,150 or 96.05% of the total revenue. Licenses and Permits contribute $2,600, representing 3.66%, while Miscellaneous Revenues make up $200, or 0.28% of the total revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Miscellaneous Revenues	$239.95	$200.00	$200.00	-
Licenses and Permits	$2,675.00	$2,600.00	$2,600.00	-
Other Sources	-	$67,900.00	$68,150.00	0.37%
Total Revenues	**$2,914.95**	**$70,700.00**	**$70,950.00**	**0.35%**

Expenditures by Object Summary 1

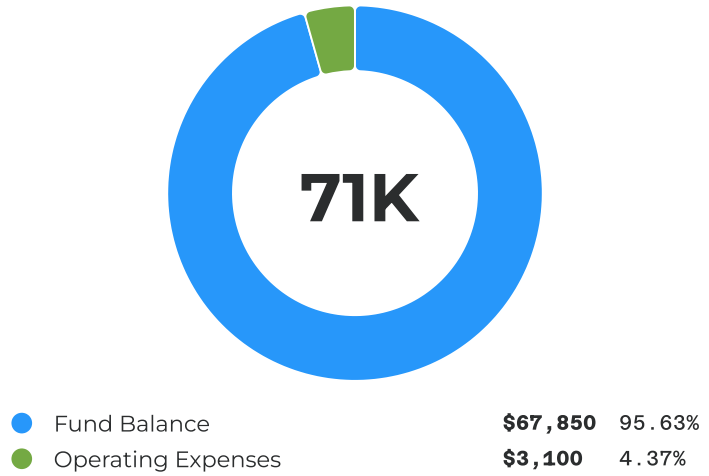


In FY2027, the Greenwood Cemetery Fund's total expenditures amount to $70,950, reflecting a slight increase of 0.35% compared to FY2026's total of $70,700. The largest expenditure category remains the Fund Balance, which accounts for 95.63% of the total in FY2027, decreasing by $2,050 or 2.93% from $69,900 in FY2026.

Operating Expenses show a significant increase in FY2027, rising to $3,100, which is 4.37% of the total expenditures. This represents an increase of $2,300 or 287.5% compared to the $800 allocated in FY2026. This increase in Operating Expenses is the largest change among all categories for FY2027.

Overall, while the Fund Balance remains the dominant expenditure category, its share and amount have decreased slightly, coinciding with a substantial rise in Operating Expenses in FY2027.

FY27 Expenditures by Object Summary 1

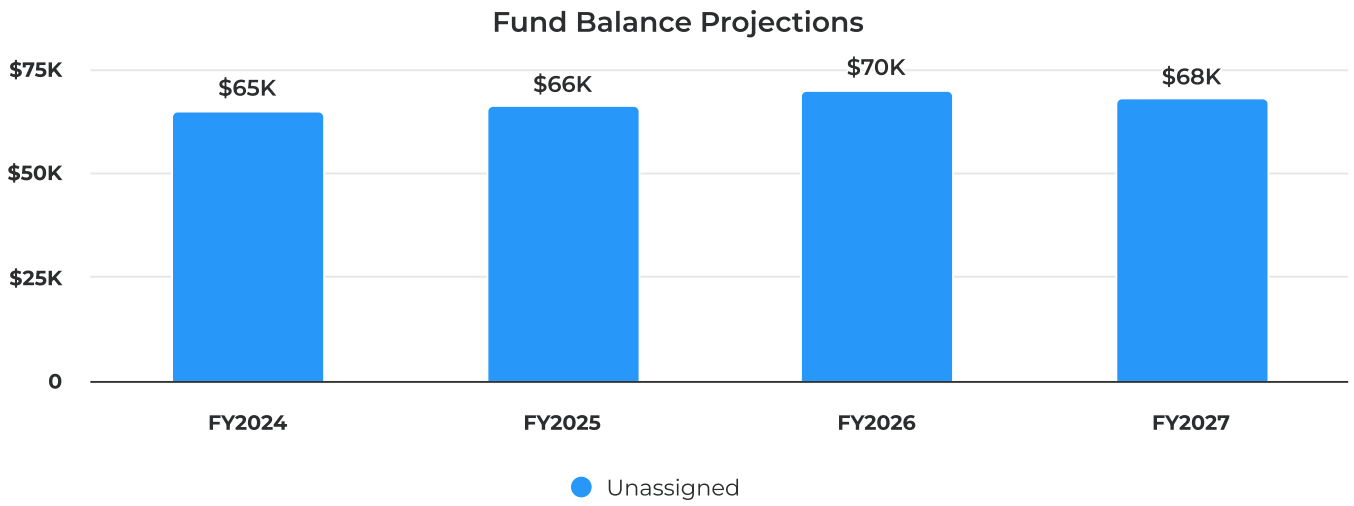


The Greenwood Cemetery Fund's Fiscal Year Expenditures by Object Summary 1 shows a Fund Balance of $67,850, which accounts for 95.63% of the total. Operating Expenses amount to $3,100, representing 4.37% of the total expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$7.53	$800.00	$3,100.00	287.50%
Fund Balance	-	$69,900.00	$67,850.00	-2.93%
Total Expenditures	**$7.53**	**$70,700.00**	**$70,950.00**	**0.35%**

Fund Balance



In FY2027, the Greenwood Cemetery Fund's total fund balance projection is $67,850, representing a decrease of 2.93% from the previous year's total of $69,900 in FY2026. The entire fund balance remains categorized as Unassigned, which also decreased by $2,050 or 2.93%, from $69,900 in FY2026 to $67,850 in FY2027. This decrease in the Unassigned category accounts for the overall reduction in the total fund balance projection for FY2027 compared to FY2026.

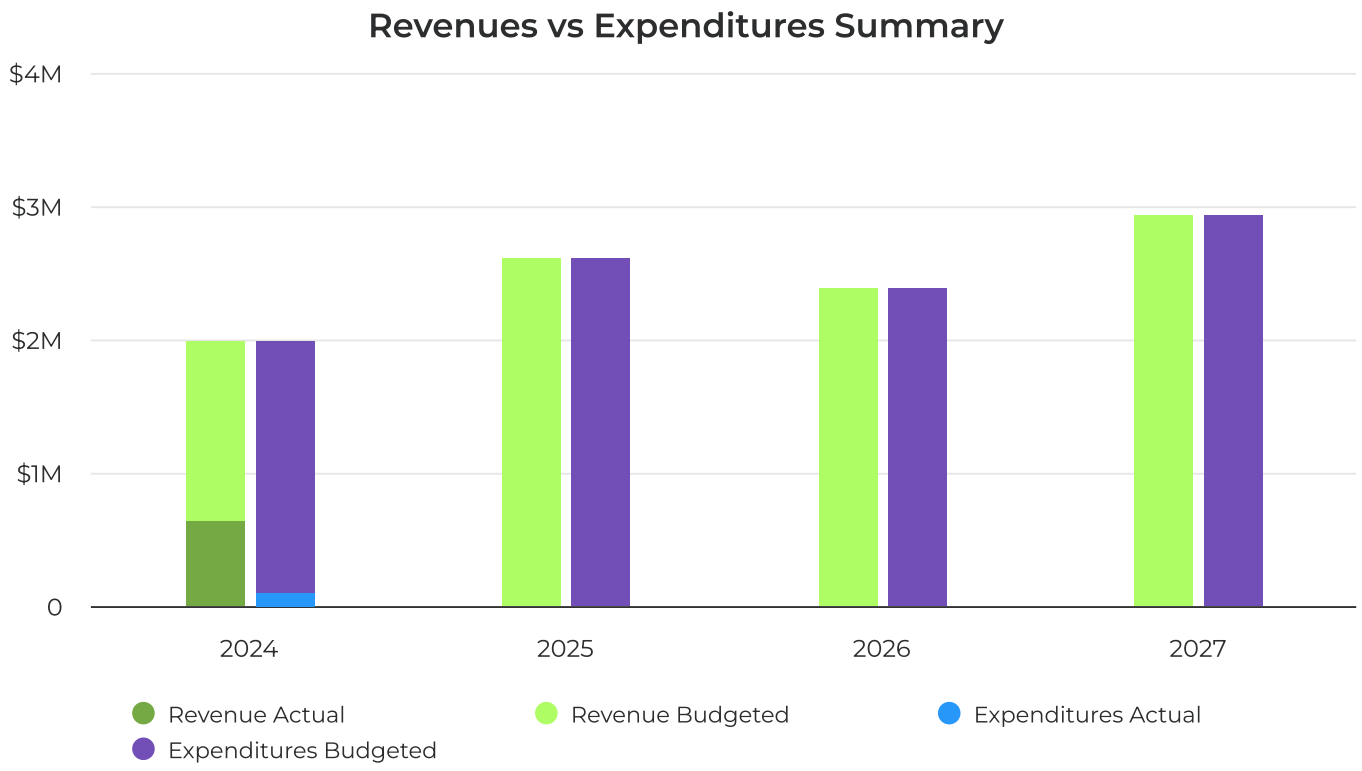
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$66,000.00	$69,900.00	$67,850.00	-2.93%	-$2,050.00
Total Fund Balance	**$66,000.00**	**$69,900.00**	**$67,850.00**	**-2.93%**	**-$2,050.00**

Community Redevelopment Area Fund

The Community Redevelopment Area (CRA) Fund encompasses two Districts within the corporate limits of Wildwood. The original CRA was approved in 1997 while the second one was approved in 2006. Revenues generated by the CRA districts are restricted to those outlined in the Community Redevelopment Plan and must be located within the boundaries of the CRA. The Wildwood City Commission operates as the Community Redevelopment Agency and approves the budget and expenditures of the CRA.

Summary



In the Community Redevelopment Area Fund for 2027, the budgeted expenditures are $2.9 million, representing a 22.78% increase from the previous year's budgeted expenditures of $2.4 million. Similarly, the budgeted revenues for 2027 are also $2.9 million, which is a 22.78% increase compared to the prior year's budgeted revenues of $2.4 million.

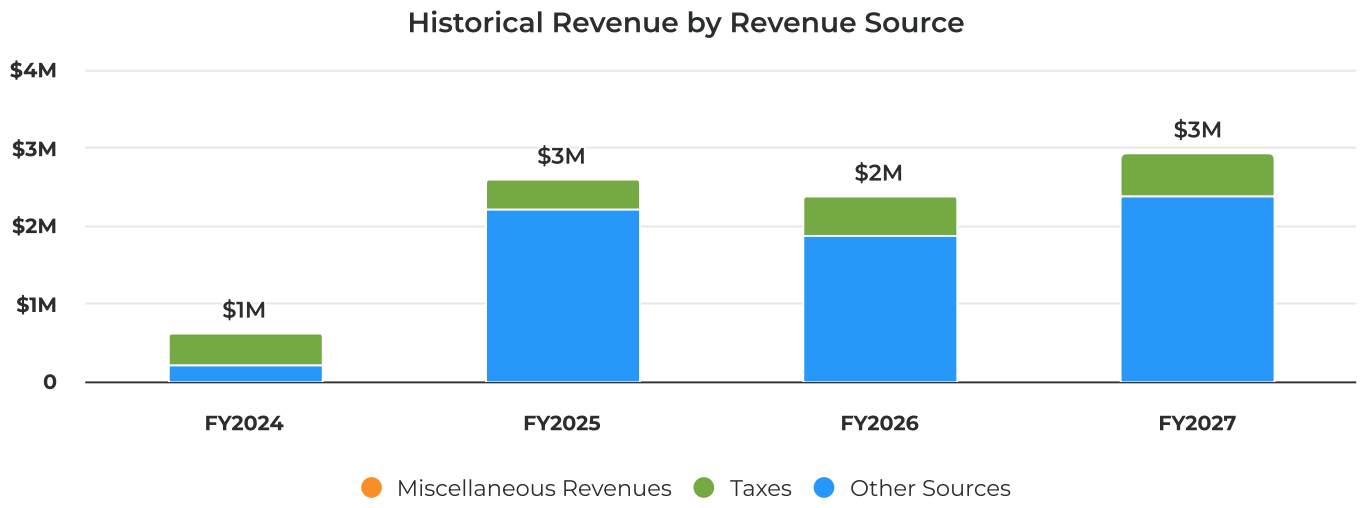
Both budgeted revenues and expenditures have increased by the same percentage, maintaining a balanced budget approach. This marks a notable rise following the previous year's budget, which had decreased by 8.46% from its prior period. There are no actual revenue or expenditure figures available for 2027 as it is a budget year.

Comprehensive Fund Summary

Comprehensive Fund Summary

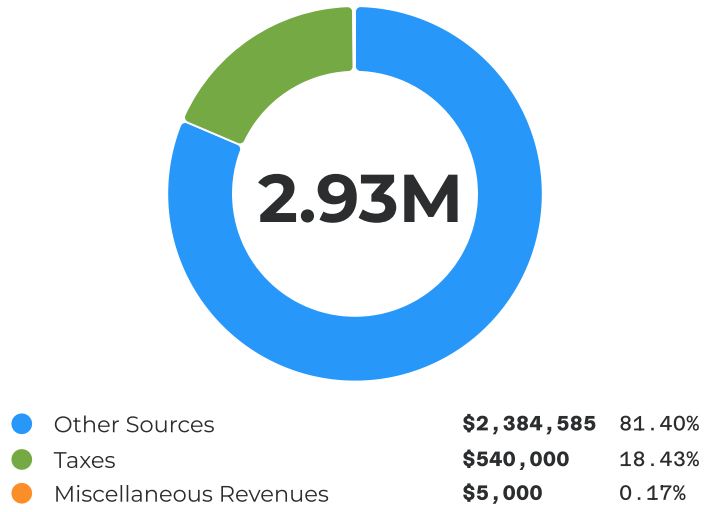
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,492,530.00**	**$1,929,980.00**	**$1,105,904.00**
Revenues			
Taxes	$427,869.00	$505,000.00	$540,000.00
Miscellaneous Revenues	$19,970.12	$5,000.00	$5,000.00
Other Sources	$247,524.97	$1,876,004.00	$2,384,585.00
Total Revenues	**$695,364.09**	**$2,386,004.00**	**$2,929,585.00**
Expenditures			
Personnel Services	$83,713.20	$114,900.00	$126,600.00
Operating Expenses	-	$200.00	$20,600.00
Capital Outlay	$889,952.15	$1,165,000.00	$1,600,000.00
Fund Balance	-	$1,105,904.00	$1,182,385.00
Total Expenditures	**$973,665.35**	**$2,386,004.00**	**$2,929,585.00**
Total Revenues Less Expenditures	**-$278,301.26**	**-**	**-**
Ending Fund Balance	**$1,214,228.74**	**$1,929,980.00**	**$1,105,904.00**

Revenues by Revenue Source



In FY2027, the Community Redevelopment Area Fund's total revenue increased by 22.78% to $2.9 million compared to FY2026's $2.4 million. The largest revenue source, Other Sources, rose by 27.11% to $2.4 million, representing 81.4% of the total revenue, up from 78.63% in the previous year. Taxes also increased by 6.93% to $540,000, accounting for 18.43% of total revenue, a slight decrease in share from 21.17% in FY2026. Miscellaneous Revenues remained steady at $5,000, making up 0.17% of the total. Overall, the fund saw significant growth driven primarily by the increase in Other Sources and a moderate rise in Taxes.

FY27 Revenues by Revenue Source

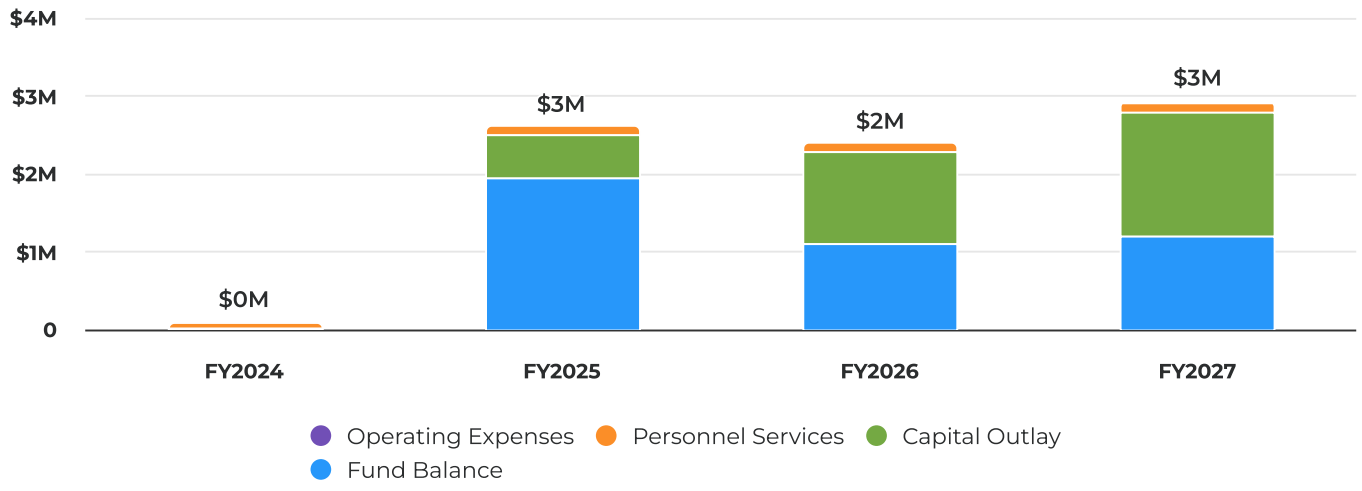


Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Taxes	$427,869.00	$505,000.00	$540,000.00	6.93%
Miscellaneous Revenues	$19,970.12	$5,000.00	$5,000.00	-
Other Sources	$247,524.97	$1,876,004.00	$2,384,585.00	27.11%
Total Revenues	**$695,364.09**	**$2,386,004.00**	**$2,929,585.00**	**22.78%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1

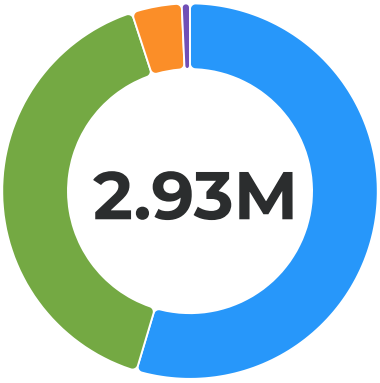


The Community Redevelopment Area Fund's total expenditures for FY2027 increased by 22.78% to $2.9 million compared to FY2026's $2.4 million. Capital Outlay remained the largest expenditure category, rising by 37.34% to $1.6 million and representing 54.62% of the total budget, up from 48.83% in the previous year. Fund Balance also increased by 6.92% to $1.2 million, accounting for 40.36% of total expenditures, a slight decrease in share from 46.35% in FY2026.

Personnel Services grew by 10.18% to $126,600, making up 4.32% of the total budget, a small decrease in percentage share from 4.82% the prior year. Operating Expenses saw a significant increase of 10,200%, rising from $200 to $20,600, and now constitute 0.7% of total expenditures, up from 0.01% in FY2026.

Overall, the budget shows notable growth in Capital Outlay and Operating Expenses, with moderate increases in Fund Balance and Personnel Services, contributing to the total expenditure increase in FY2027.

FY27 Expenditures by Object Summary 1

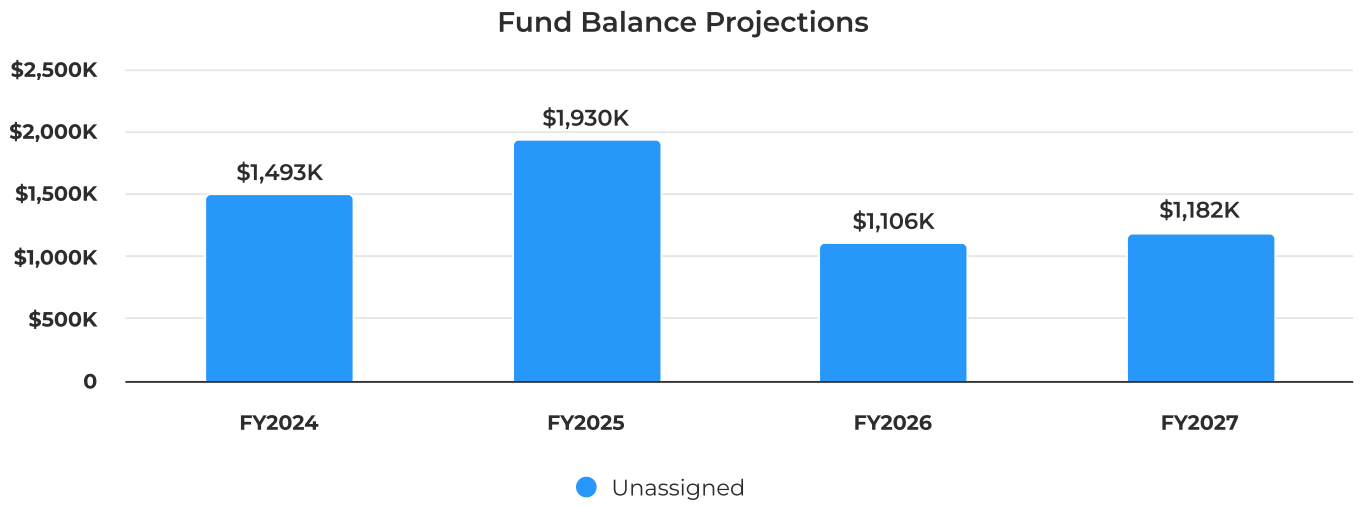


Capital Outlay	**$1,600,000**	54.62%
Fund Balance	**$1,182,385**	40.36%
Personnel Services	**$126,600**	4.32%
Operating Expenses	**$20,600**	0.70%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$83,713.20	$114,900.00	$126,600.00	10.18%
Operating Expenses	-	$200.00	$20,600.00	10,200.00%
Capital Outlay	$889,952.15	$1,165,000.00	$1,600,000.00	37.34%
Fund Balance	-	$1,105,904.00	$1,182,385.00	6.92%
Total Expenditures	**$973,665.35**	**$2,386,004.00**	**$2,929,585.00**	**22.78%**

Fund Balance



In FY2027, the total fund balance projection for the Community Redevelopment Area Fund is $1.2 million, representing a 6.92% increase from the previous year's total of $1.1 million in FY2026.

The entire fund balance in FY2027 remains categorized as Unassigned, accounting for 100% of the total, consistent with FY2026. The Unassigned fund balance increased by $76,481, which is a 6.92% rise compared to the prior year's Unassigned balance of $1.1 million.

This increase in the Unassigned category contrasts with the significant decrease of $824,076 (-42.7%) experienced in FY2026, highlighting a reversal in the trend for this largest category within the fund balance projections.

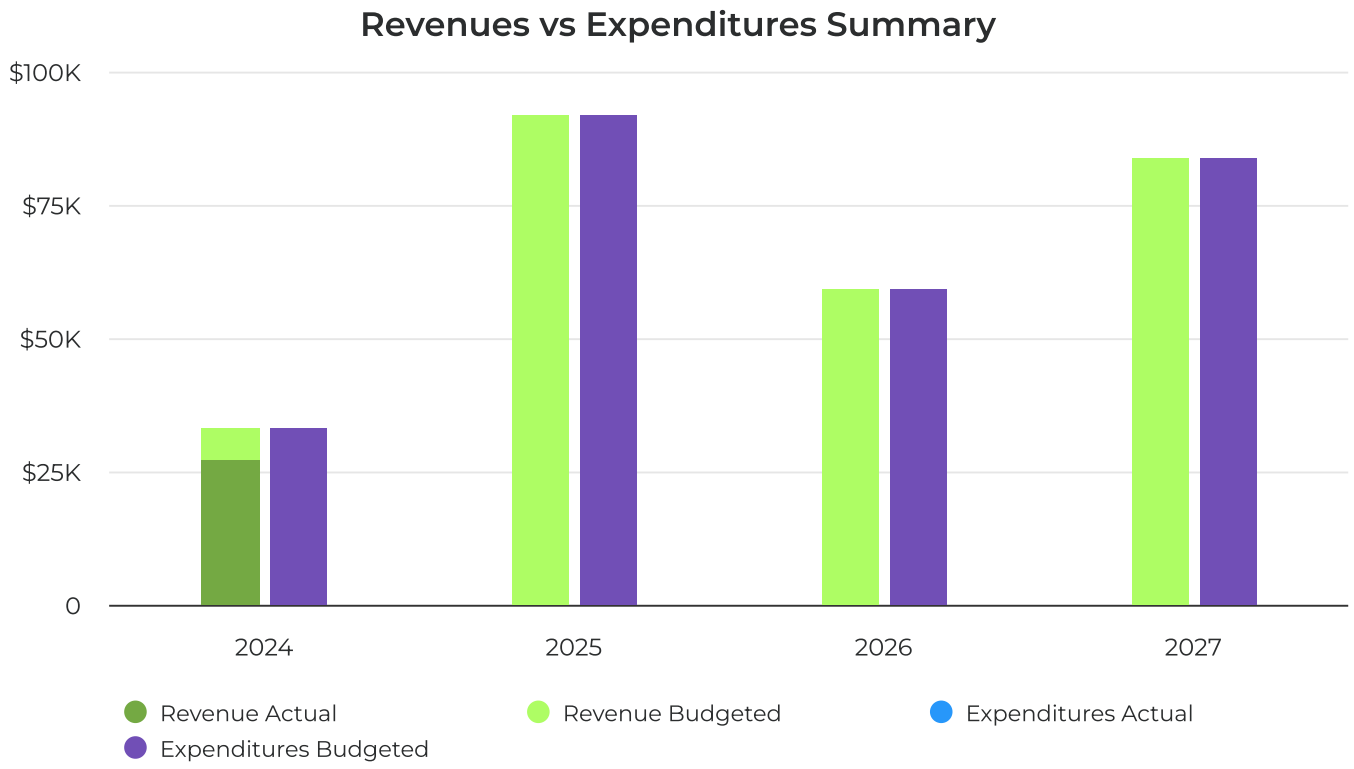
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$1,929,980.00	$1,105,904.00	$1,182,385.00	6.92%	$76,481.00
Total Fund Balance	**$1,929,980.00**	**$1,105,904.00**	**$1,182,385.00**	**6.92%**	**$76,481.00**

Baker House Fund

The Baker House Fund was established to track revenues generated from donations dedicated to restoring and maintaining Wildwood's historic rental building, the Baker House. The home was built by Senator David H. Baker around 1886, and was donated to the City of Wildwood in 2012 by the Baker family. Many visitors come and tour the home to see the unique and original craftsmanship the home offers.

Summary



In the 2027 budget for the Baker House Fund, both expenditures and revenues are budgeted at $83,800, representing a 42.03% increase from the 2026 budgeted amounts of $59,000 for each category. This marks a significant rise following the previous year's 35.8% decrease in both expenditures and revenues compared to earlier periods.

The equal budgeted amounts for expenditures and revenues in 2027 indicate a balanced approach, with both categories increasing proportionally. This contrasts with 2026, where budgeted amounts were lower and actual revenues and expenditures were reported as zero.

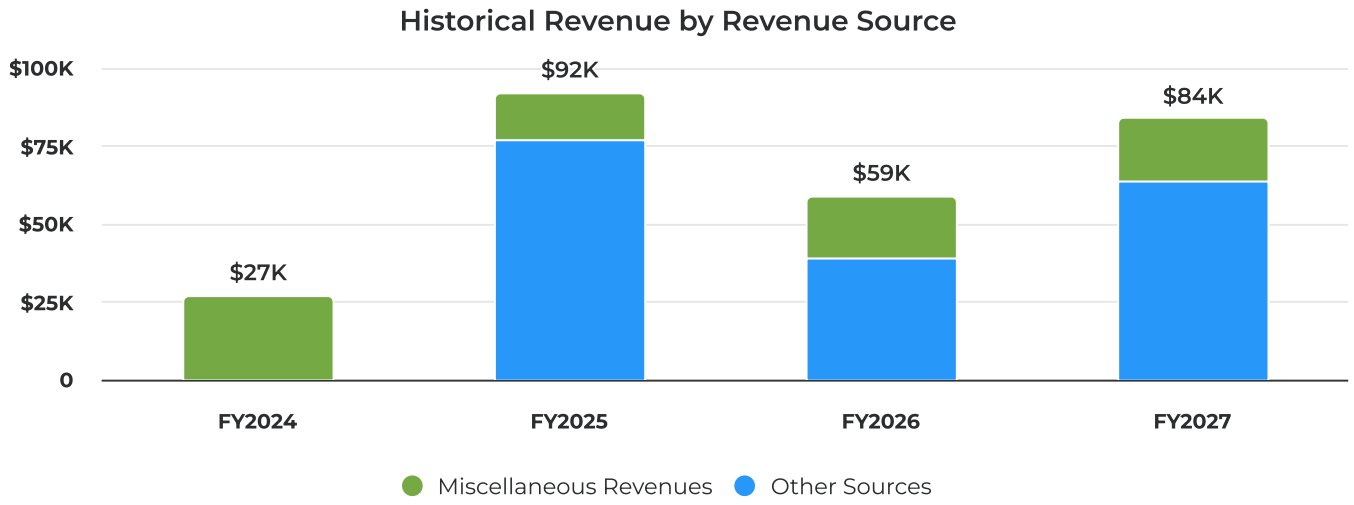
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$33,097.00**	**$91,000.00**	**$34,000.00**

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Revenues			
Miscellaneous Revenues	$32,577.03	$20,100.00	$20,100.00
Other Sources	-	$38,900.00	$63,700.00
Total Revenues	**$32,577.03**	**$59,000.00**	**$83,800.00**
Expenditures			
Operating Expenses	$23,224.88	$25,000.00	$20,000.00
Fund Balance	-	$34,000.00	$63,800.00
Total Expenditures	**$23,224.88**	**$59,000.00**	**$83,800.00**
Total Revenues Less Expenditures	**$9,352.15**	**-**	**-**
Ending Fund Balance	**$42,449.15**	**$91,000.00**	**$34,000.00**

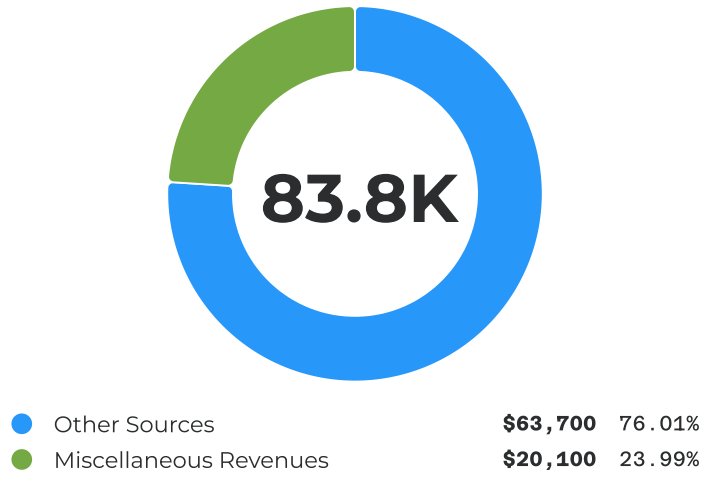
Revenues by Revenue Source



In FY2027, the Baker House Fund's total revenue is budgeted at $83,800, representing a 42.03% increase from the FY2026 total of $59,000. The largest revenue source remains Other Sources, which accounts for 76.01% of the total in FY2027 with $63,700. This is a significant increase of $24,800 or 63.75% compared to the previous year's $38,900, which had decreased by 49.35% the year before.

Miscellaneous Revenues continue to contribute $20,100 in FY2027, making up 23.99% of the total revenue. This amount remains unchanged from FY2026, showing no increase or decrease. Overall, the notable growth in Other Sources is the primary driver of the total revenue increase for FY2027.

FY27 Revenues by Revenue Source



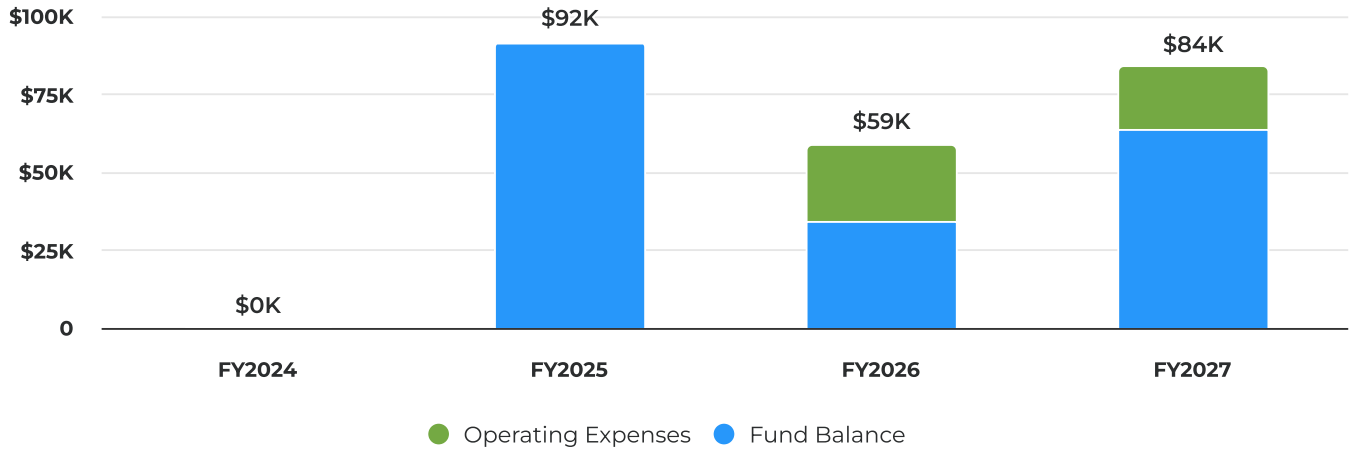
For the Baker House Fund's Fiscal Year Revenue by Revenue Source, Other Sources contributed $63,700, which represents 76.01% of the total revenue. Miscellaneous Revenues accounted for $20,100, making up 23.99% of the total revenue.

Revenues by Revenue Source

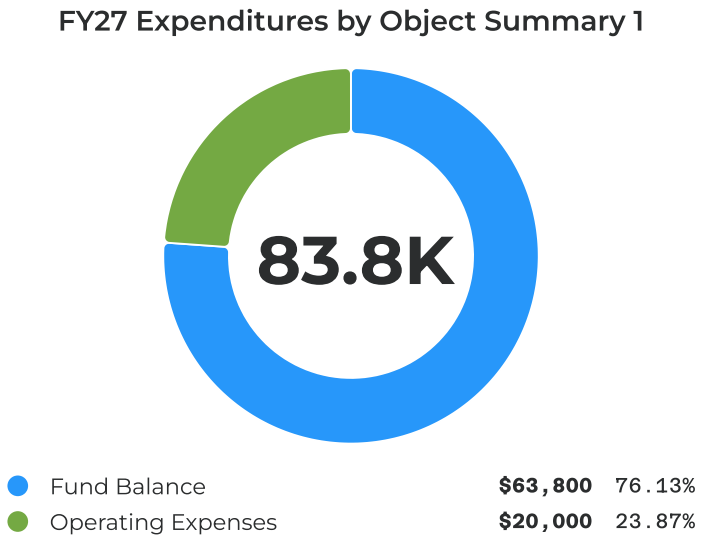
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Miscellaneous Revenues	$32,577.03	$20,100.00	$20,100.00	-
Other Sources	-	$38,900.00	$63,700.00	63.75%
Total Revenues	**$32,577.03**	**$59,000.00**	**$83,800.00**	**42.03%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



In FY2027, the Baker House Fund's total expenditures increased by 42.03% to $83,800 compared to FY2026's total of $59,000. The Fund Balance category, which is the largest, rose significantly by 87.65% to $63,800, representing 76.13% of the total budget, up from 57.63% in the previous year. Conversely, Operating Expenses decreased by 20% to $20,000, making up 23.87% of the total, down from 42.37% in FY2026. The increase in Fund Balance and the decrease in Operating Expenses are the most notable changes in the budget composition for FY2027.

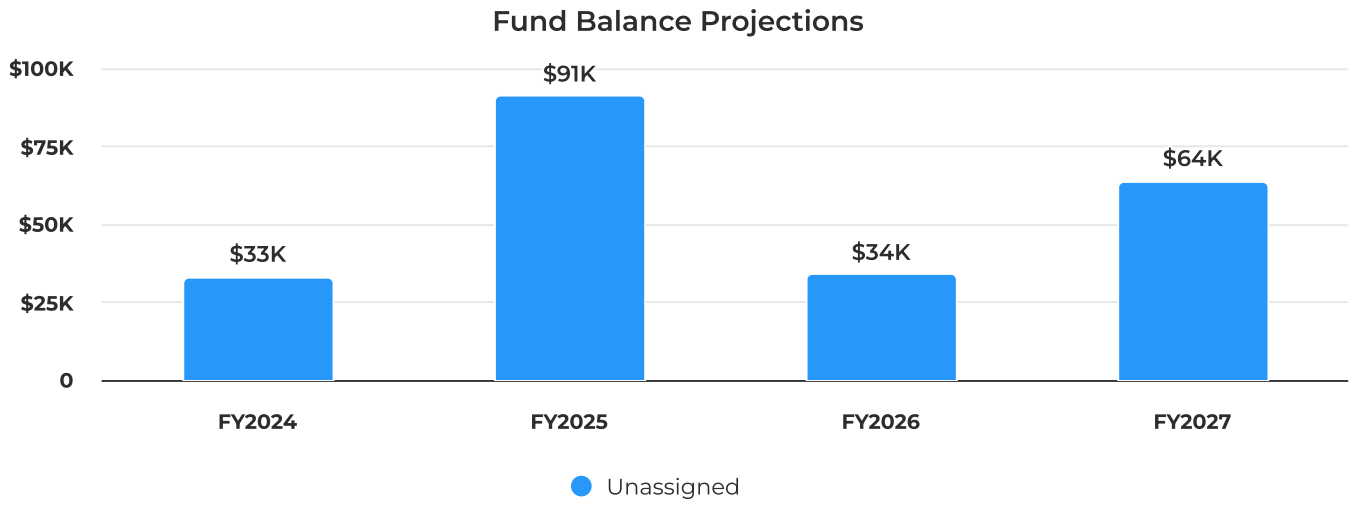


For the Baker House Fund, the Fiscal Year Expenditures by Object Summary 1 shows that the Fund Balance is $63,800, which represents 76.13% of the total. Operating Expenses amount to $20,000, making up 23.87% of the total expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$23,224.88	$25,000.00	$20,000.00	-20.00%
Fund Balance	-	$34,000.00	$63,800.00	87.65%
Total Expenditures	**$23,224.88**	**$59,000.00**	**$83,800.00**	**42.03%**

Fund Balance



In FY2027, the Baker House Fund's total fund balance projection is $63,800, representing an 87.65% increase from the previous year's total of $34,000 in FY2026. The entire fund balance remains categorized as Unassigned, which also increased by $29,800, or 87.65%, from $34,000 in FY2026 to $63,800 in FY2027. This increase in the Unassigned category is the largest change within the fund balance projections for FY2027.

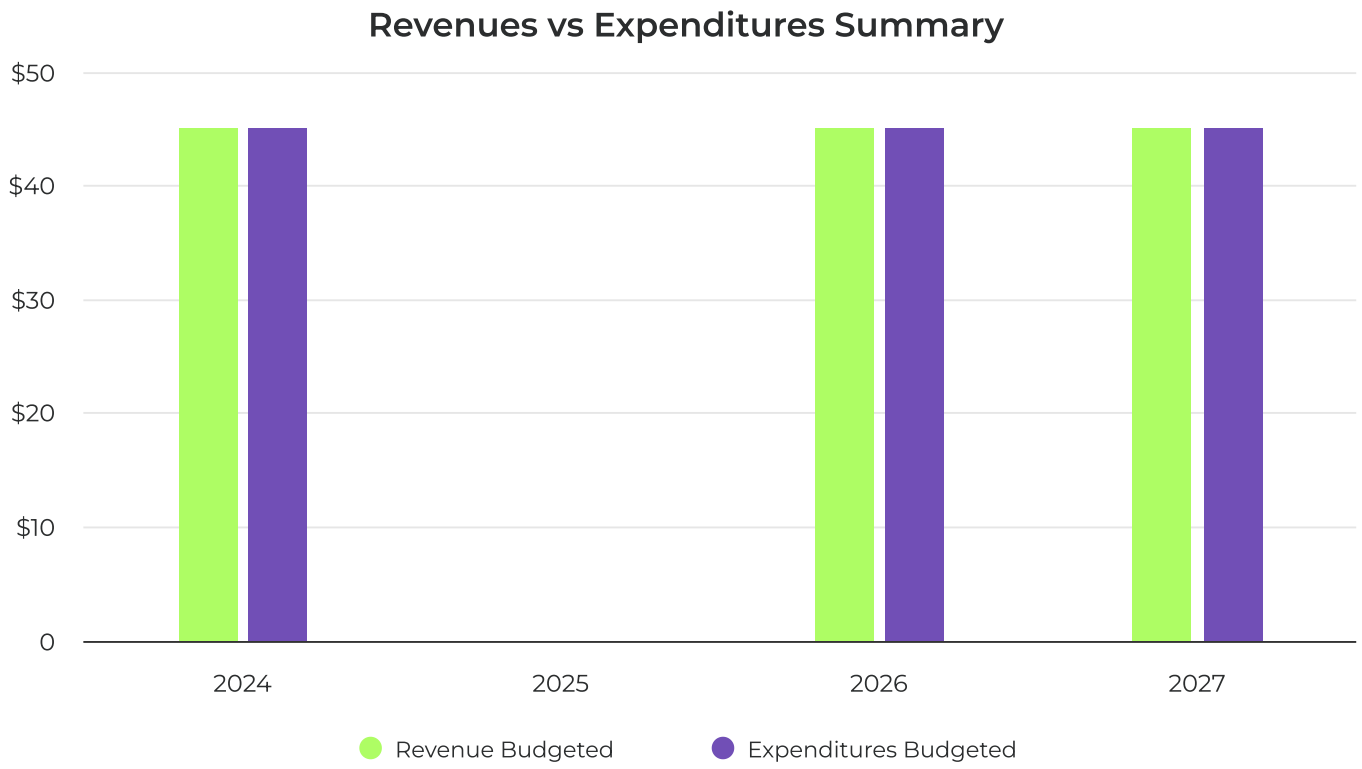
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$91,000.00	$34,000.00	$63,800.00	87.65%	$29,800.00
Total Fund Balance	**$91,000.00**	**$34,000.00**	**$63,800.00**	**87.65%**	**$29,800.00**

Wildwood Historical Association Fund

The Wildwood Historical Association Fund was established to track revenues generated from donations dedicated to historical purposes. The Historical Society has since dissolved, so little to none activity is seen in this particular fund which can be seen in the data below.

Summary



For the Wildwood Historical Association Fund in 2027, the budgeted expenditures remain steady at $45, showing no change from the previous year. Similarly, the budgeted revenues also hold constant at $45, reflecting a 0% change from 2026. There are no actual revenue or expenditure figures available for 2027, as it is a budget year. Overall, the financial plan for 2027 maintains the same levels of revenues and expenditures as in 2026, with no increases or decreases in the budgeted amounts.

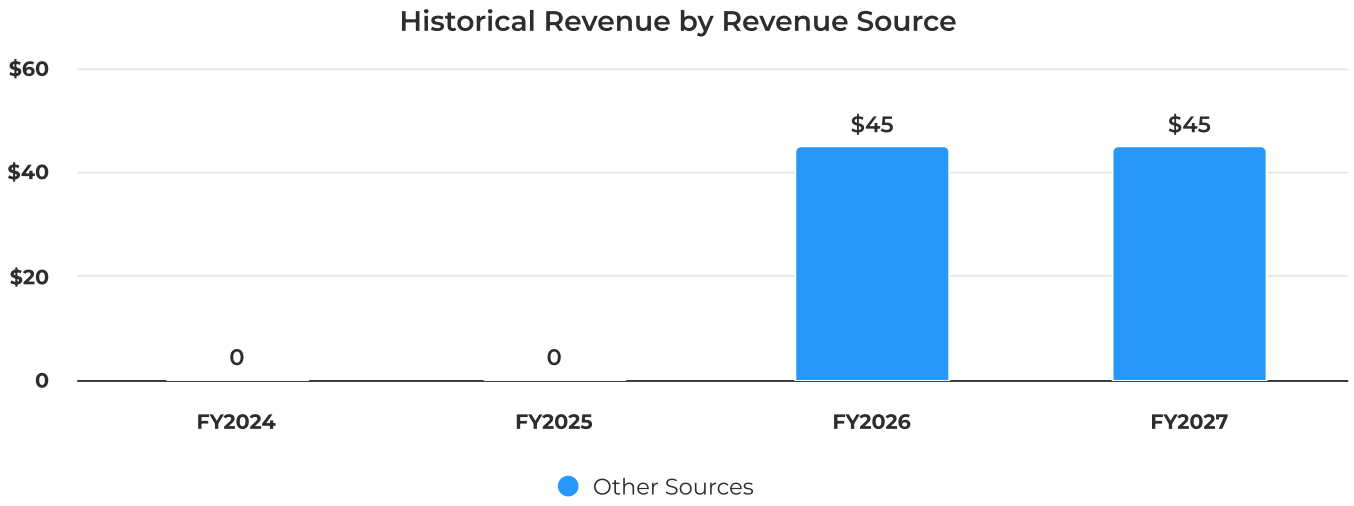
Comprehensive Fund Summary

Comprehensive Fund Summary

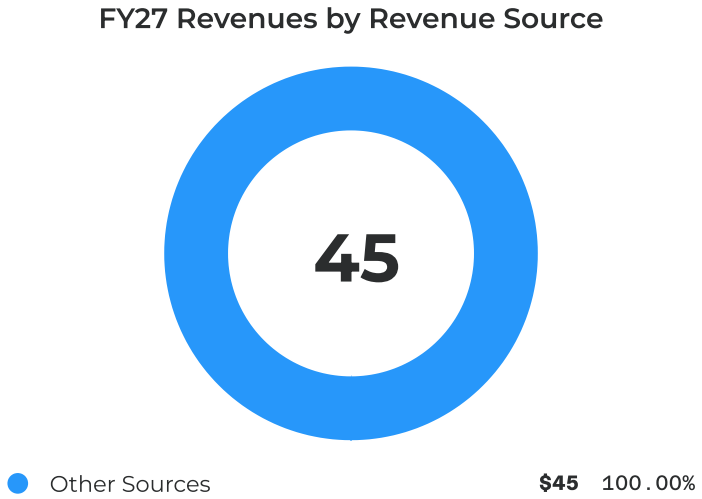
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$45.00**	**$45.00**	**$45.00**
Revenues			
Other Sources	-	$45.00	$45.00
Total Revenues	**-**	**$45.00**	**$45.00**
Expenditures			

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Fund Balance	-	$45.00	$45.00
Total Expenditures	**-**	**$45.00**	**$45.00**
Total Revenues Less Expenditures	**-**	**-**	**-**
Ending Fund Balance	**$45.00**	**$45.00**	**$45.00**

Revenues by Revenue Source



In FY2027, the Wildwood Historical Association Fund's total historical revenue remains steady at $45, showing no change from FY2026. The entire revenue continues to come from Other Sources, which also remains unchanged at $45, representing 100% of the total revenue. There are no increases or decreases in any revenue categories between FY2026 and FY2027.

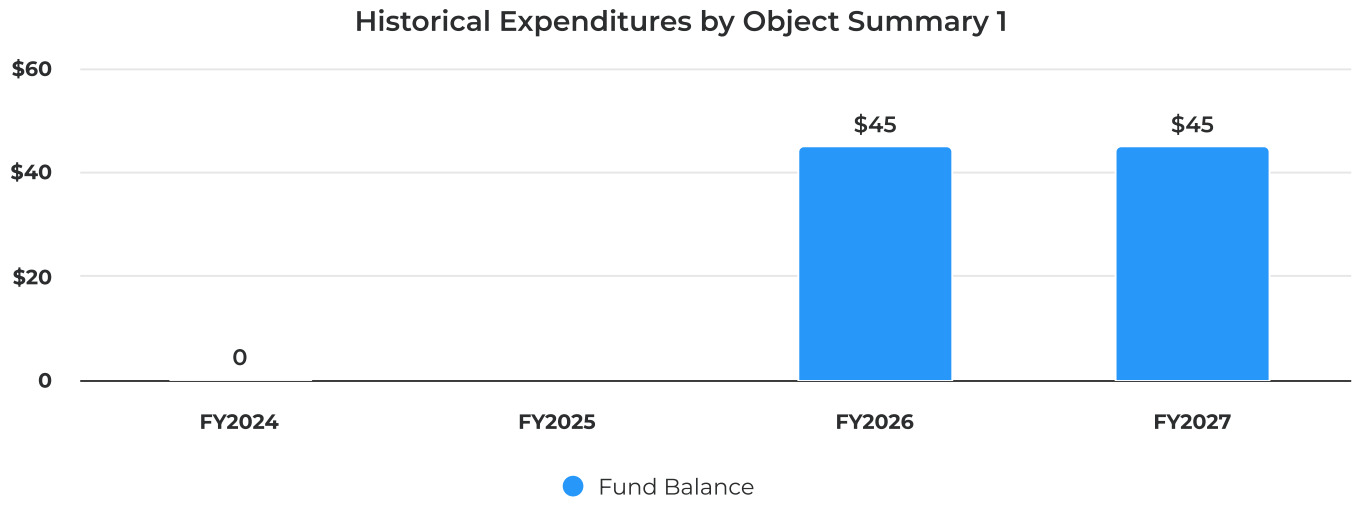


The Wildwood Historical Association Fund's Fiscal Year Revenue by Revenue Source consists entirely of Other Sources, totaling $45, which represents 100% of the revenue.

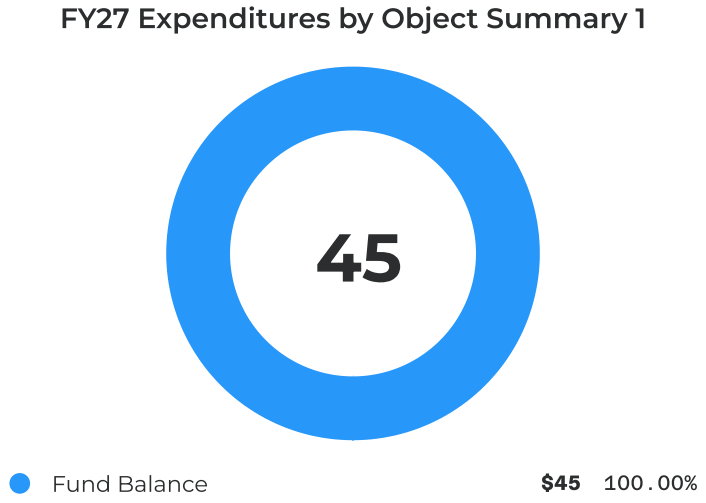
Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Other Sources	-	$45.00	$45.00	-
Total Revenues	**-**	**$45.00**	**$45.00**	**-**

Expenditures by Object Summary 1



In FY2027, the Wildwood Historical Association Fund's total historical expenditures remain unchanged at $45, maintaining 100% of the total budget as in FY2026. The Fund Balance continues to be the largest and sole category, holding steady at $45 with no increase or decrease from the previous year. Overall, there is no change in the total expenditures or in the distribution of the budget categories between FY2026 and FY2027.

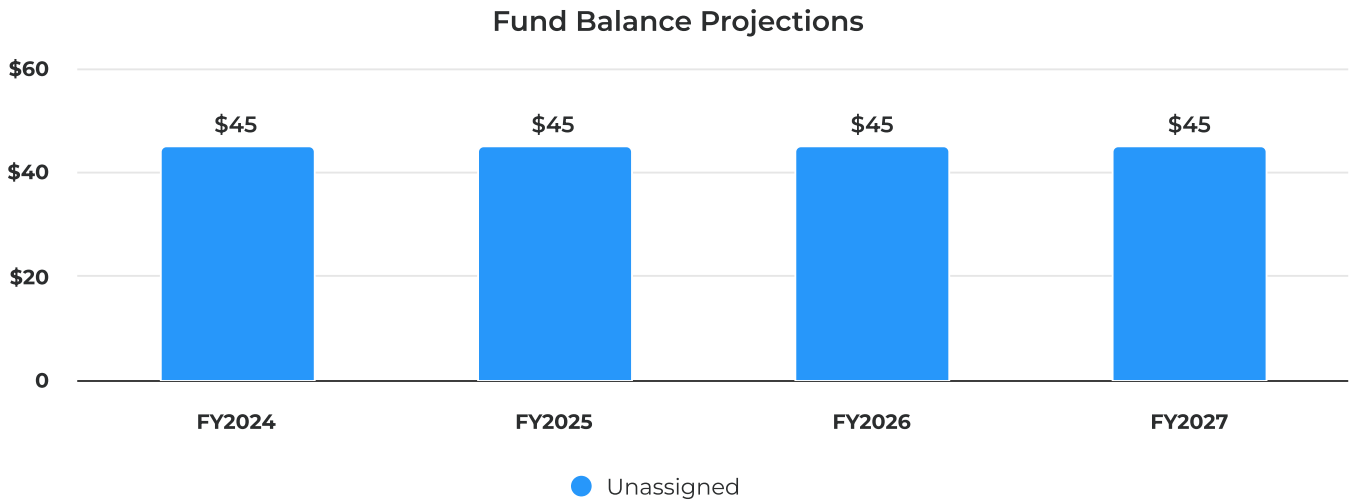


The Wildwood Historical Association Fund's Fiscal Year Expenditures by Object Summary 1 shows a Fund Balance of $45, which represents 100% of the total expenditures for the fiscal year.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Fund Balance	-	$45.00	$45.00	-
Total Expenditures	**-**	**$45.00**	**$45.00**	**-**

Fund Balance



In FY2027, the Wildwood Historical Association Fund's total fund balance projection remains steady at $45, showing no change from FY2026. The entire fund balance continues to be categorized as Unassigned, maintaining its 100% share of the total. There are no increases or decreases in the Unassigned category, which remains at $45 with a 0% change from the previous year.

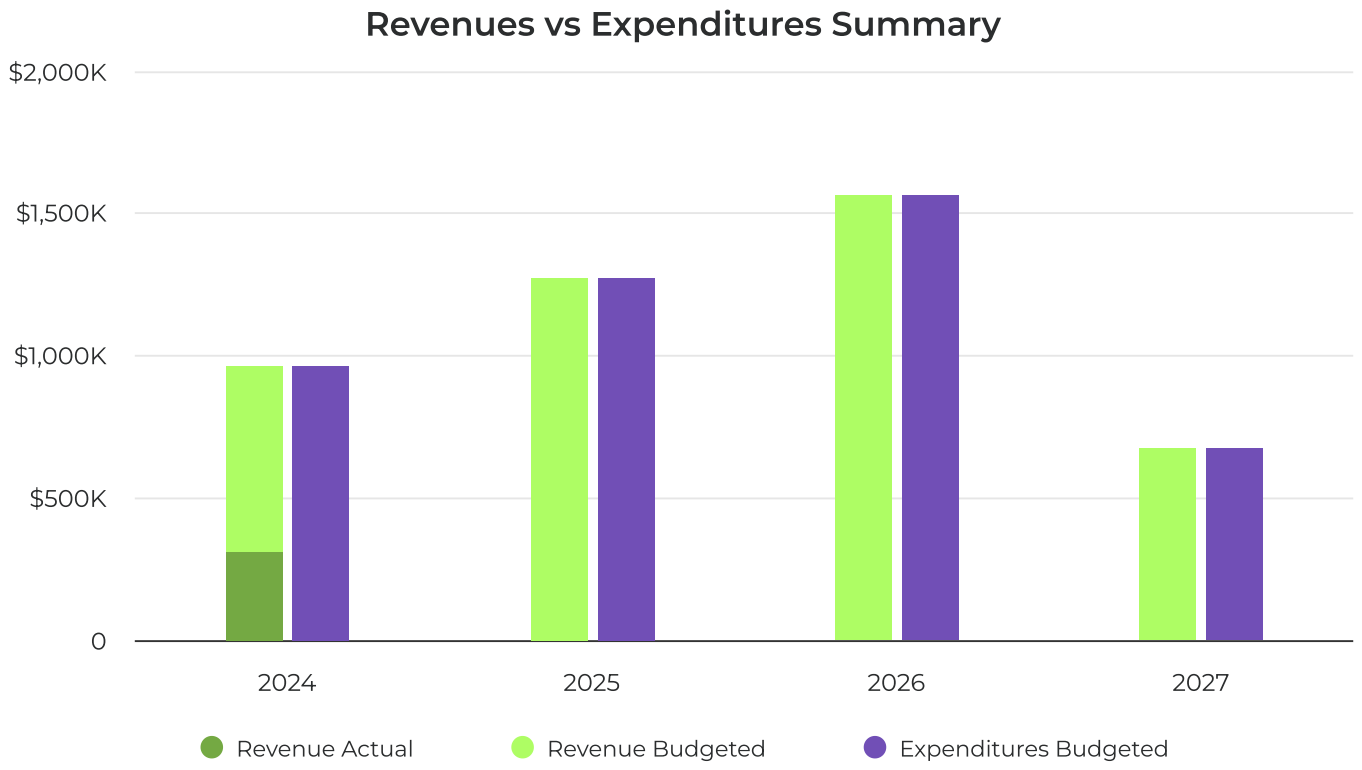
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$45.00	$45.00	$45.00	-	-
Total Fund Balance	**$45.00**	**$45.00**	**$45.00**	**-**	**-**

Parks and Recreation Impact Fee Fund

The City is charged with providing recreation services within its municipal boundaries. Recreation services are a necessary and proper function of the City. For the purpose of helping to pay for a portion of the costs of new or expanded recreation facilities and equipment, impact fees are imposed on new development within the City.

Summary



In the Parks and Recreation Impact Fee Fund for 2027, both budgeted expenditures and budgeted revenues are set at $675,000, reflecting a decrease of 56.87% compared to the previous year's budgeted amounts of $1.6 million. This marks a significant reduction in both revenues and expenditures from the prior period.

In 2026, budgeted expenditures and revenues were equal at $1.6 million, which was an increase of 22.79% from the prior period. However, no actual revenues or expenditures were recorded in 2026. The 2027 budget represents a notable decline in planned financial activity for this fund compared to the previous year.

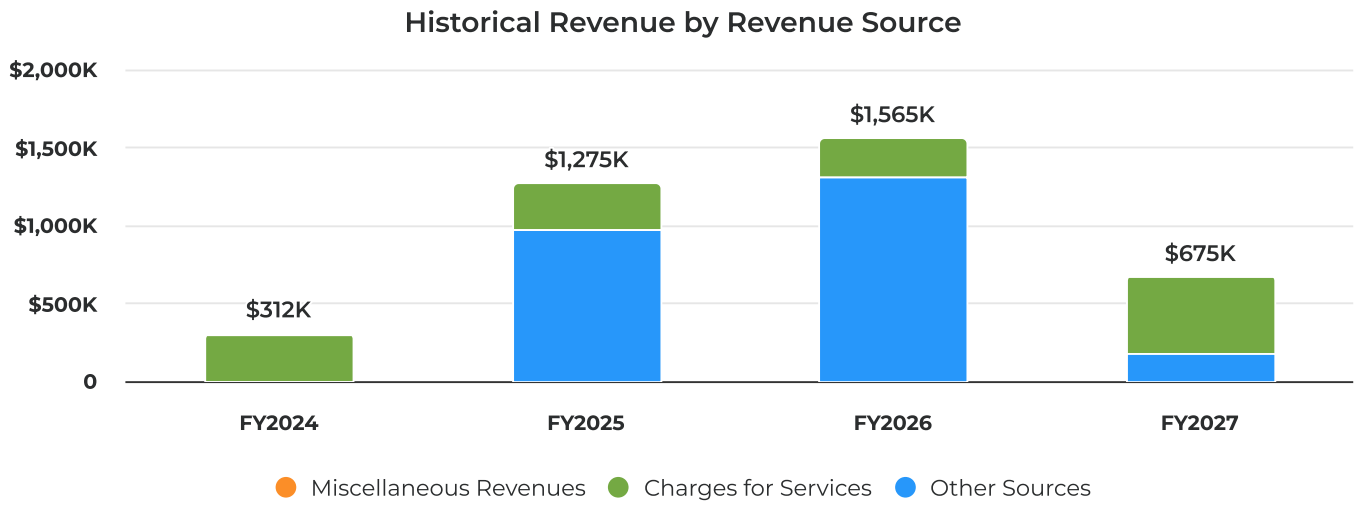
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	$962,160.00	$1,274,500.00	$51,500.00
Revenues			

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Charges for Services	$208,491.12	$250,000.00	$500,000.00
Miscellaneous Revenues	$12,295.75	$5,000.00	$5,000.00
Other Sources	-	$1,310,000.00	$170,000.00
Total Revenues	**$220,786.87**	**$1,565,000.00**	**$675,000.00**
Expenditures			
Capital Outlay	-	$1,513,500.00	$300,000.00
Fund Balance	-	$51,500.00	$375,000.00
Total Expenditures	**-**	**$1,565,000.00**	**$675,000.00**
Total Revenues Less Expenditures	**$220,786.87**	**-**	**-**
Ending Fund Balance	**$1,182,946.87**	**$1,274,500.00**	**$51,500.00**

Revenues by Revenue Source



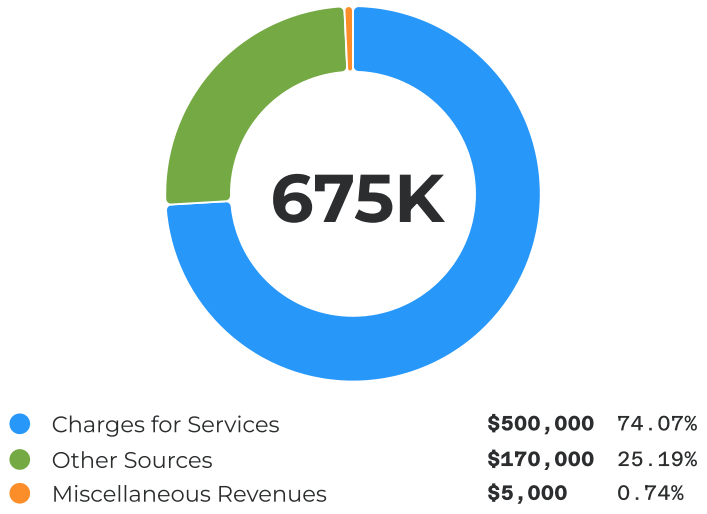
In FY2027, the total revenue for the Parks and Recreation Impact Fee Fund is $675,000, representing a 56.87% decrease from the previous year's total of $1.6 million in FY2026.

The largest revenue source in FY2027 is Charges for Services, which amounts to $500,000 and constitutes 74.07% of the total revenue. This category increased by $250,000, or 100%, compared to FY2026 when it was $250,000 and made up 15.97% of the total.

Other Sources, which was the largest category in FY2026 at $1.3 million and 83.71% of total revenue, decreased significantly to $170,000 in FY2027. This is a reduction of $1.1 million, or 87.02%, and now represents 25.19% of the total revenue.

Miscellaneous Revenues remained constant at $5,000, accounting for 0.74% of the total revenue in FY2027, with no change from FY2026.

FY27 Revenues by Revenue Source



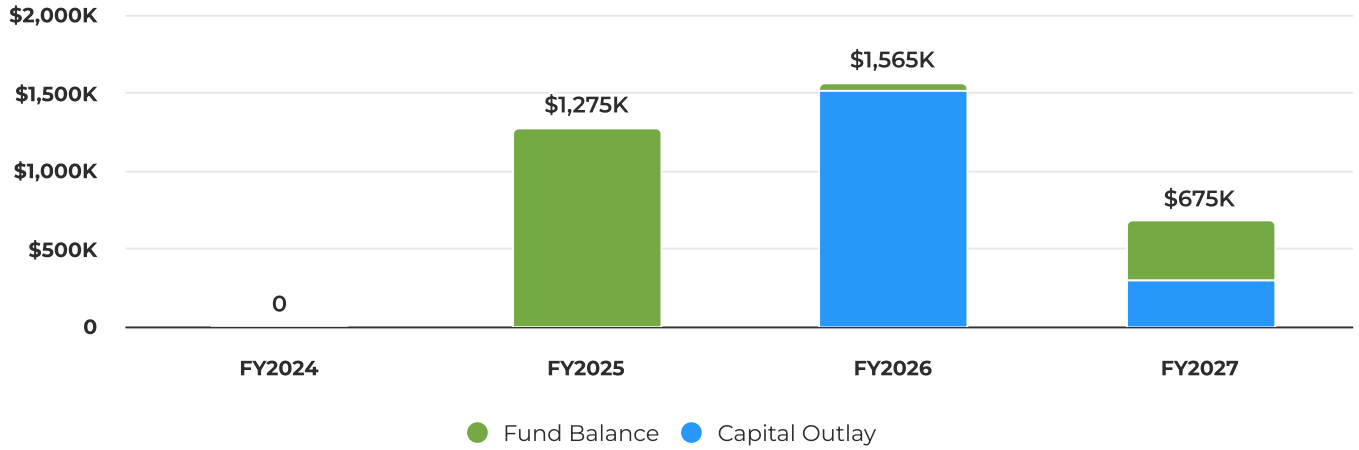
For the Parks and Recreation Impact Fee Fund in the fiscal year, Charges for Services generated $500,000, accounting for 74.07% of the total revenue. Other Sources contributed $170,000, representing 25.19%. Miscellaneous Revenues added $5,000, making up 0.74% of the revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$208,491.12	$250,000.00	$500,000.00	100.00%
Miscellaneous Revenues	$12,295.75	$5,000.00	$5,000.00	-
Other Sources	-	$1,310,000.00	$170,000.00	-87.02%
Total Revenues	**$220,786.87**	**$1,565,000.00**	**$675,000.00**	**-56.87%**

Expenditures by Object Summary 1

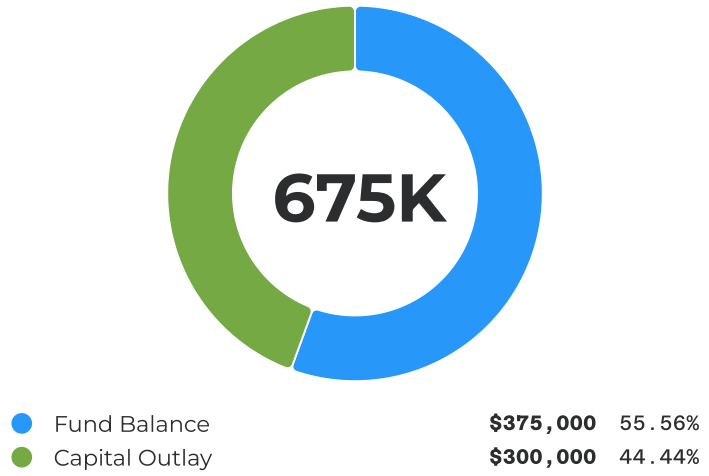
Historical Expenditures by Object Summary 1



In FY2027, the total expenditures for the Parks and Recreation Impact Fee Fund decreased by 56.87% to $675,000 compared to FY2026's $1.6 million. The largest expenditure category shifted from Capital Outlay to Fund Balance. Fund

Balance increased significantly by $323,500, a 628.16% rise, making up 55.56% of the total expenditures in FY2027. Conversely, Capital Outlay decreased by $1.2 million, an 80.18% reduction, accounting for 44.44% of the total in FY2027 compared to 96.71% in FY2026. This marks a notable change in the distribution of expenditures between these two categories from the previous year.

FY27 Expenditures by Object Summary 1

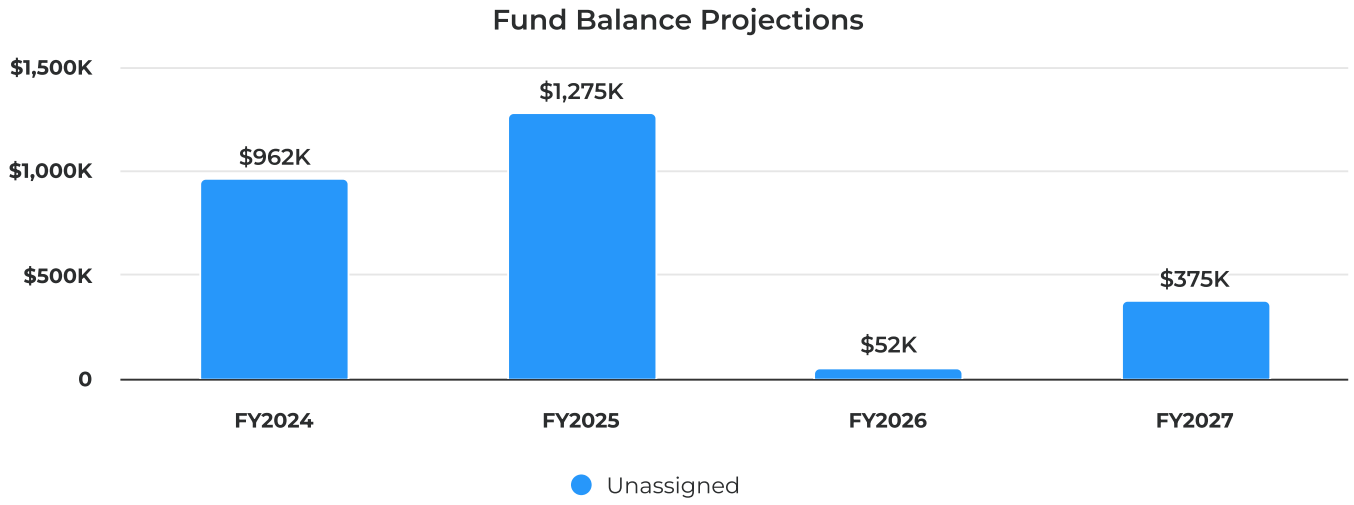


For the Parks and Recreation Impact Fee Fund, the Fiscal Year Expenditures by Object Summary 1 shows that Fund Balance accounts for $375,000, which is 55.56% of the total. Capital Outlay comprises $300,000, representing 44.44% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Capital Outlay	-	$1,513,500.00	$300,000.00	-80.18%
Fund Balance	-	$51,500.00	$375,000.00	628.16%
Total Expenditures	**-**	**$1,565,000.00**	**$675,000.00**	**-56.87%**

Fund Balance



In FY2027, the total fund balance projection for the Parks and Recreation Impact Fee Fund is $375,000, representing a significant increase of 628.16% compared to the previous year's total of $51,500 in FY2026.

The entire fund balance in FY2027 remains categorized as Unassigned, accounting for 100% of the total, consistent with the prior year. However, the Unassigned balance has increased by $323,500, or 628.16%, rising from $51,500 in FY2026 to $375,000 in FY2027.

This substantial increase in the Unassigned category drives the overall growth in the fund balance projection, reversing the prior year's decrease and marking a notable upward trend in available funds for the Parks and Recreation Impact Fee Fund.

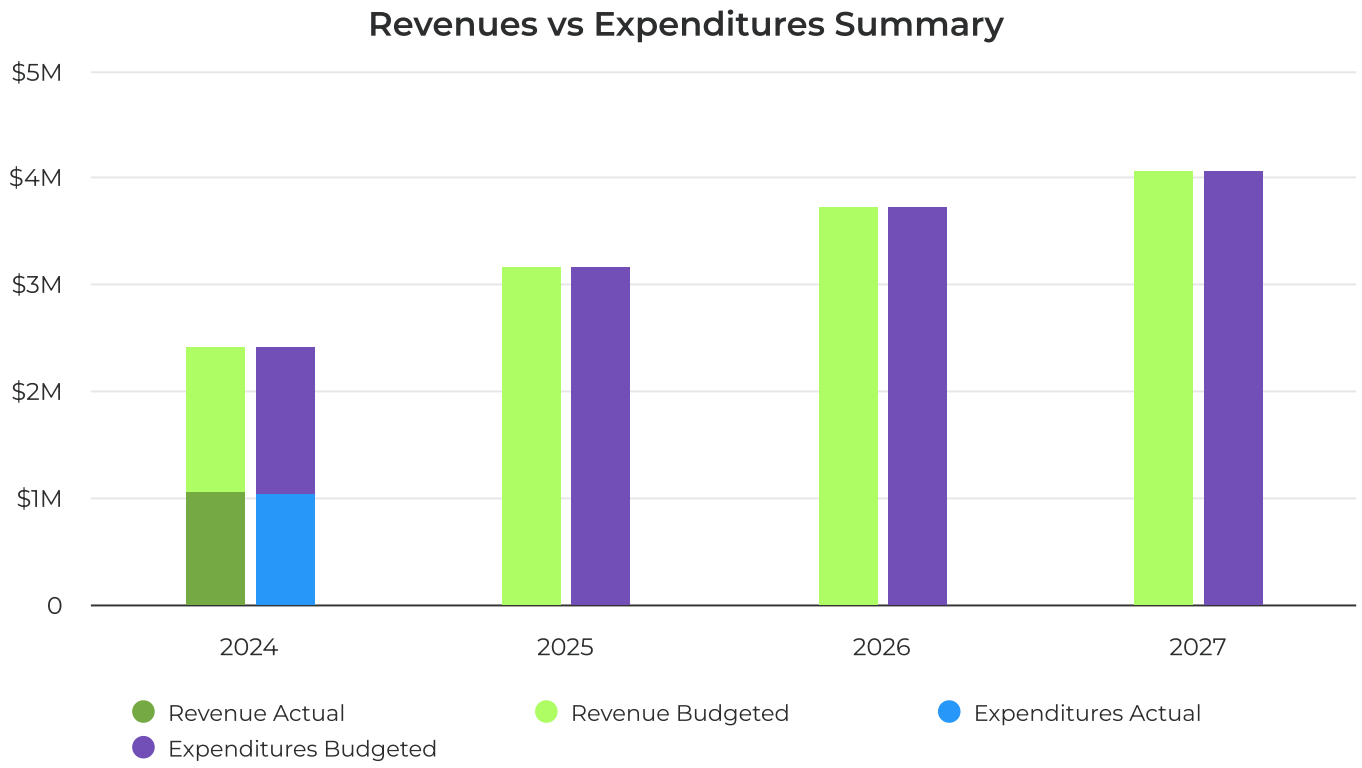
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$1,274,500.00	$51,500.00	$375,000.00	628.16%	$323,500.00
Total Fund Balance	**$1,274,500.00**	**$51,500.00**	**$375,000.00**	**628.16%**	**$323,500.00**

Law Enforcement Impact Fee Fund

The City is charged with providing law enforcement within its municipal boundaries. Law enforcement is a crucial function in the City. For the purpose of helping to pay for a portion of the costs of new or expanded law enforcement capital facilities and equipment attributed to new development, impact fees are imposed on new development within the City.

Summary



In the Law Enforcement Impact Fee Fund for 2027, the budgeted expenditures are $4.1 million, representing an 8.98% increase from the 2026 budgeted expenditures of $3.7 million. Similarly, the budgeted revenues for 2027 are also $4.1 million, which is an 8.98% increase from the 2026 budgeted revenues of $3.7 million.

Both expenditures and revenues show consistent growth from 2026 to 2027, maintaining a balanced budget with revenues matching expenditures at $4.1 million. This continues the trend from 2026, where both expenditures and revenues increased by 17.85% from the prior period.

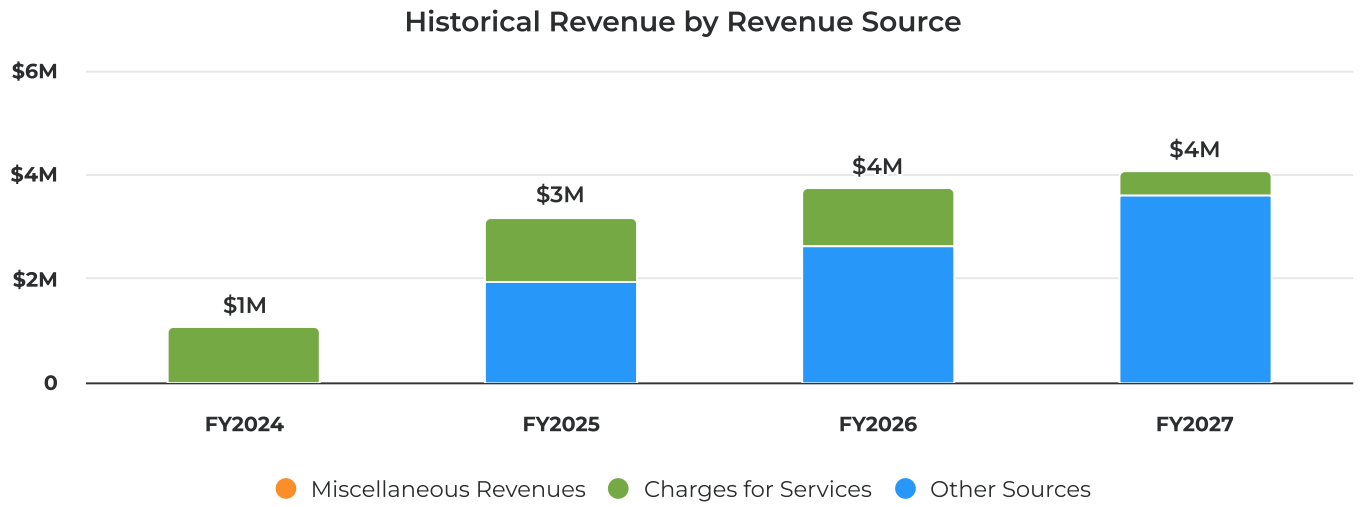
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	$1,483,630.00	$2,352,500.00	$2,317,400.00
Revenues			

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Charges for Services	$1,168,712.00	$1,100,000.00	$465,000.00
Miscellaneous Revenues	$243.90	$200.00	$200.00
Other Sources	-	$2,630,000.00	$3,600,000.00
Total Revenues	**$1,168,955.90**	**$3,730,200.00**	**$4,065,200.00**
Expenditures			
Operating Expenses	$405.25	-	$500.00
Capital Outlay	-	$1,000,000.00	$1,950,125.00
Intragovernmental Transfers	$412,800.00	$412,800.00	$412,800.00
Fund Balance	-	$2,317,400.00	$1,701,775.00
Total Expenditures	**$413,205.25**	**$3,730,200.00**	**$4,065,200.00**
Total Revenues Less Expenditures	**$755,750.65**	**-**	**-**
Ending Fund Balance	**$2,239,380.65**	**$2,352,500.00**	**$2,317,400.00**

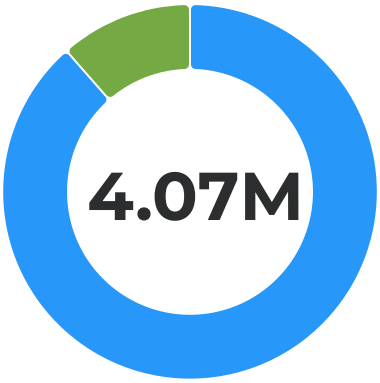
Revenues by Revenue Source



The Law Enforcement Impact Fee Fund's total revenue for FY2027 is $4.1 million, representing an 8.98% increase from the FY2026 total of $3.7 million. The largest revenue source in FY2027 is Other Sources, which amounts to $3.6 million and constitutes 88.56% of the total revenue. This category increased by $970,000, or 36.88%, compared to FY2026, where it was $2.6 million and 70.51% of the total.

Charges for Services decreased significantly in FY2027 to $465,000, making up 11.44% of total revenue. This is a reduction of $635,000, or 57.73%, from the FY2026 amount of $1.1 million, which accounted for 29.49% of the total. Miscellaneous Revenues remained constant at $200, representing 0% of the total revenue in both years.

FY27 Revenues by Revenue Source



Other Sources	$3,600,000	88.56%
Charges for Services	$465,000	11.44%
Miscellaneous Revenues	$200	0.00%

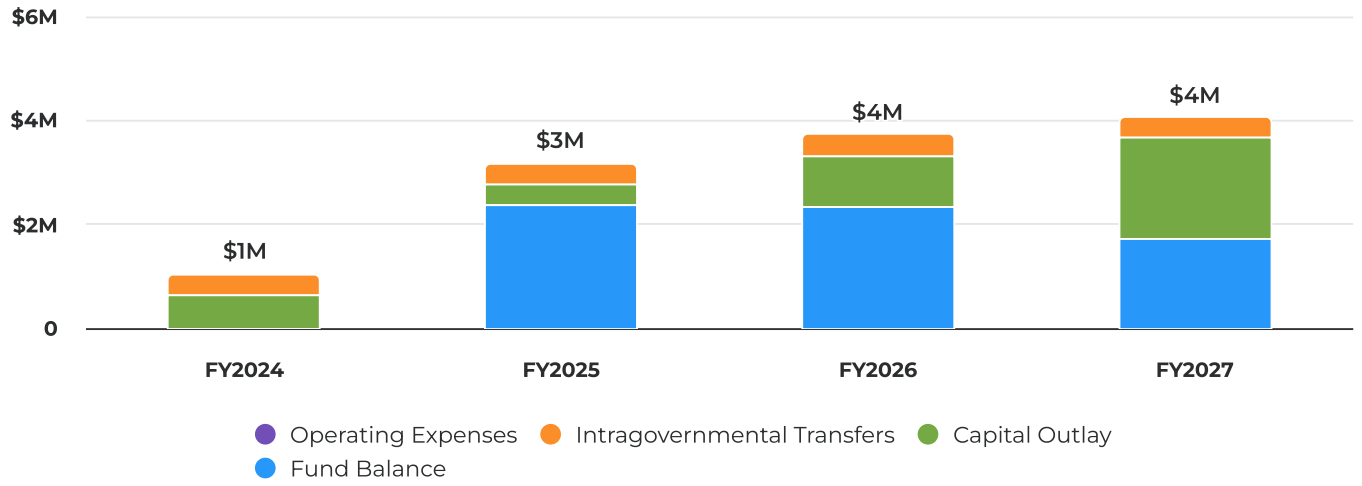
The Law Enforcement Impact Fee Fund's Fiscal Year Revenue by Revenue Source consists primarily of Other Sources, which contribute $3.6 million, accounting for 88.56% of the total revenue. Charges for Services provide $465,000, representing 11.44% of the revenue. Miscellaneous Revenues contribute a minimal amount of $200, which is 0% of the total revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$1,168,712.00	$1,100,000.00	$465,000.00	-57.73%
Miscellaneous Revenues	$243.90	$200.00	$200.00	-
Other Sources	-	$2,630,000.00	$3,600,000.00	36.88%
Total Revenues	**$1,168,955.90**	**$3,730,200.00**	**$4,065,200.00**	**8.98%**

Expenditures by Object Summary 1

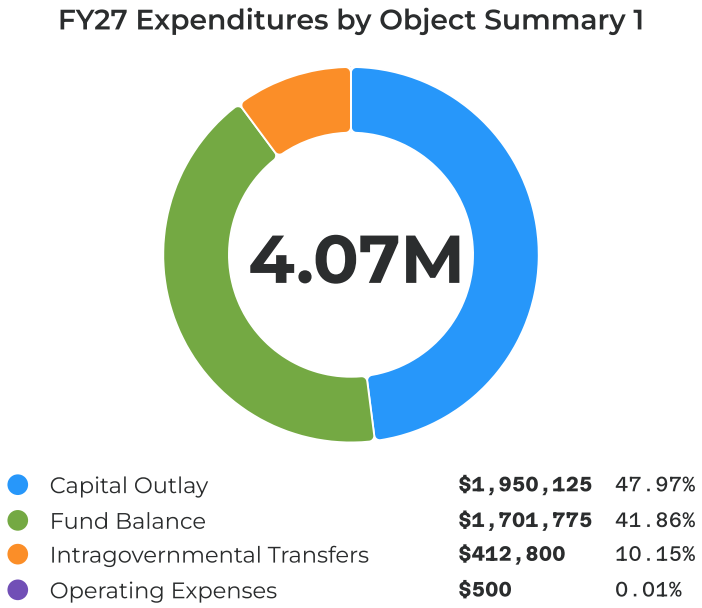
Historical Expenditures by Object Summary 1



The total expenditures for the Law Enforcement Impact Fee Fund in FY2027 increased to $4.1 million, representing an 8.98% rise from the FY2026 total of $3.7 million. Capital Outlay remained the largest expenditure category, growing significantly to $2 million, which is 47.97% of the total budget. This amount increased by $950,125 or 95.01% compared to FY2026, when Capital Outlay was $1 million and accounted for 26.81% of the total.

Fund Balance, the second largest category, decreased to $1.7 million in FY2027, making up 41.86% of the total budget. This reflects a reduction of $615,625 or 26.57% from the previous year's $2.3 million, which was 62.13% of the total. Intragovernmental Transfers remained unchanged at $412,800, representing 10.15% of the total budget in FY2027, slightly down from 11.07% in FY2026.

Operating Expenses appeared in FY2027 with a minimal amount of $500, accounting for 0.01% of the total budget, whereas there were no Operating Expenses recorded in FY2026. Overall, the FY2027 budget shows a notable shift with a substantial increase in Capital Outlay and a significant decrease in Fund Balance, contributing to the overall growth in total expenditures.

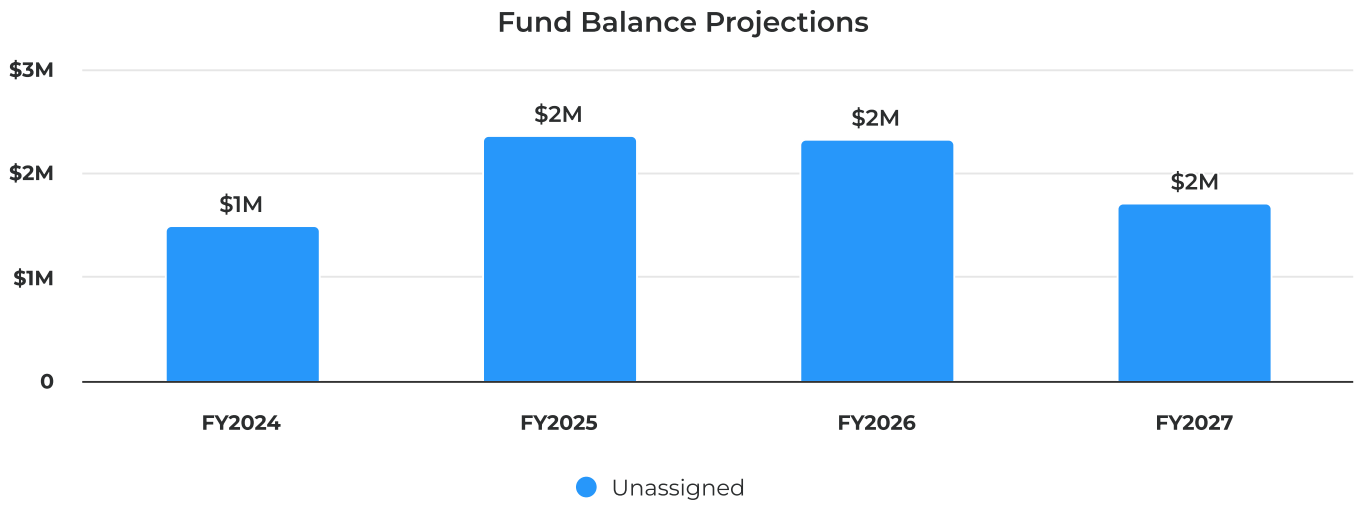


For the Law Enforcement Impact Fee Fund, the Fiscal Year Expenditures by Object Summary 1 shows that Capital Outlay accounts for $2 million, representing 47.97% of the total expenditures. Fund Balance follows with $1.7 million, which is 41.86%. Intragovernmental Transfers make up $412,800, or 10.15%, and Operating Expenses are $500, comprising 0.01% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$405.25	-	$500.00	-
Capital Outlay	-	$1,000,000.00	$1,950,125.00	95.01%
Intragovernmental Transfers	$412,800.00	$412,800.00	$412,800.00	-
Fund Balance	-	$2,317,400.00	$1,701,775.00	-26.57%
Total Expenditures	**$413,205.25**	**$3,730,200.00**	**$4,065,200.00**	**8.98%**

Fund Balance



In FY2027, the total fund balance projection for the Law Enforcement Impact Fee Fund is $1.7 million, representing a significant decrease of 26.57% from the previous year's total of $2.3 million in FY2026.

The entire fund balance in FY2027 remains categorized as Unassigned, accounting for 100% of the total fund balance, consistent with FY2026. However, the Unassigned category experiences a substantial decline of $615,625, or 26.57%, down from $2.3 million in FY2026.

This decrease in the Unassigned fund balance is the largest change within the fund balance projections, mirroring the overall reduction in total fund balance from FY2026 to FY2027.

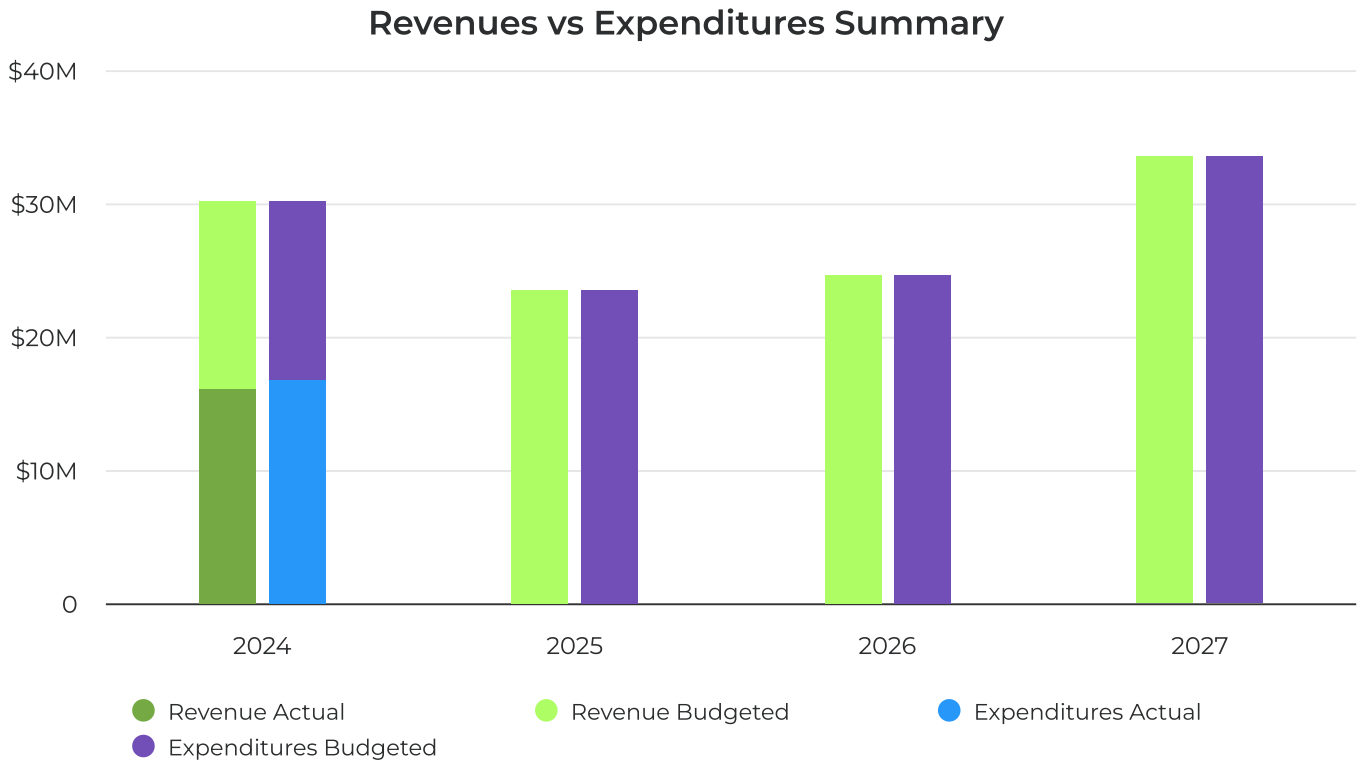
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$2,352,500.00	$2,317,400.00	$1,701,775.00	-26.57%	-$615,625.00
Total Fund Balance	**$2,352,500.00**	**$2,317,400.00**	**$1,701,775.00**	**-26.57%**	**-$615,625.00**

Capital Improvement Fund

The Capital Improvement Fund is a major fund and is utilized internally to track Governmental Activity expenses related to infrastructure projects. It allows staff to separately track the expenses and isolate them from the general day-to-day operating expenses.

Summary



In the Capital Improvement Fund for 2027, both budgeted expenditures and budgeted revenues are set at $33.5 million, reflecting a 35.9% increase from the 2026 budgeted amounts of $24.7 million. This marks a significant rise in both categories compared to the previous year, where expenditures and revenues were balanced at $24.7 million with a 4.59% increase from the prior period.

The equal increase in budgeted revenues and expenditures maintains a balanced budget approach, with both categories growing substantially by the same percentage. This 35.9% growth in the largest categories indicates a notable expansion in planned capital improvements for 2027 compared to 2026.

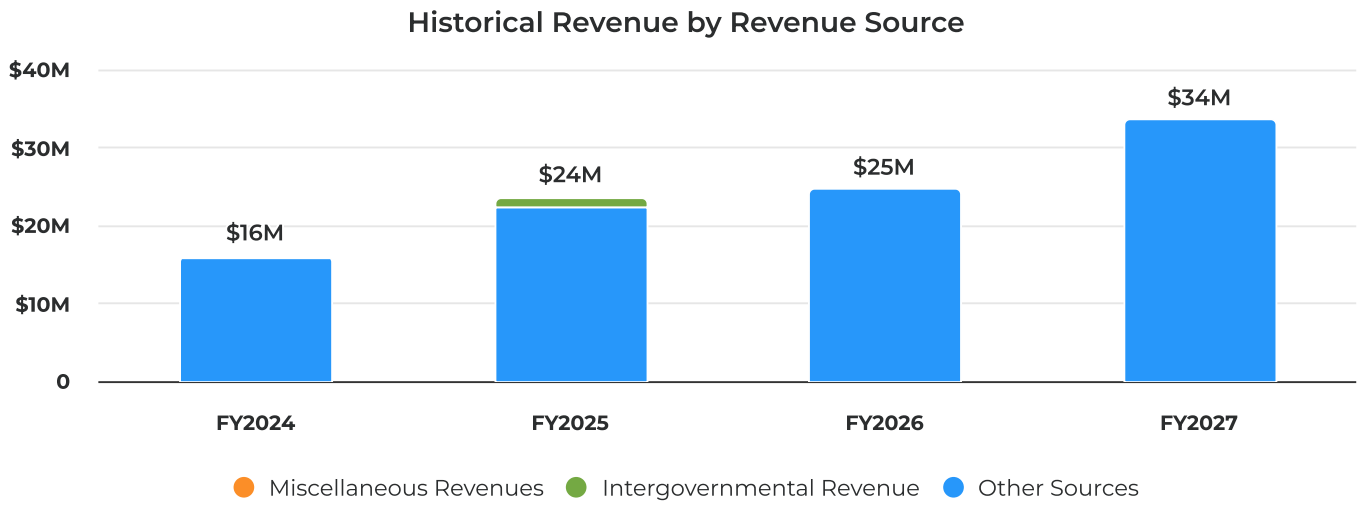
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	$9,728,249.63	$400,000.00	$8,938,400.00
Revenues			

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Miscellaneous Revenues	$605,849.87	$7,000.00	$5,000.00
Other Sources	$10,000,100.00	$24,650,000.00	$33,504,050.00
Total Revenues	**$10,605,949.87**	**$24,657,000.00**	**$33,509,050.00**
Expenditures			
Operating Expenses	$5,000,000.00	-	-
Capital Outlay	$9,427,357.06	$15,718,600.00	$27,375,000.00
Fund Balance	-	$8,938,400.00	$6,134,050.00
Total Expenditures	**$14,427,357.06**	**$24,657,000.00**	**$33,509,050.00**
Total Revenues Less Expenditures	**-$3,821,407.19**	**-**	**-**
Ending Fund Balance	**$5,906,842.44**	**$400,000.00**	**$8,938,400.00**

Revenues by Revenue Source



In FY2027, the Capital Improvement Fund's total revenue is budgeted at $33.5 million, representing a 35.9% increase from the FY2026 total of $24.7 million. The largest revenue source remains "Other Sources," which accounts for 99.99% of the total at $33.5 million. This category increased by $8.9 million, or 35.92%, compared to the previous year.

"Miscellaneous Revenues" decreased to $5,000 in FY2027, making up 0.01% of the total revenue. This is a decline of $2,000, or 28.57%, from the FY2026 amount of $7,000. "Intergovernmental Revenue" remains at $0 for FY2027, consistent with the previous year.

FY27 Revenues by Revenue Source



Other Sources	**$33,504,050**	99.99%
Miscellaneous Revenues	**$5,000**	0.01%

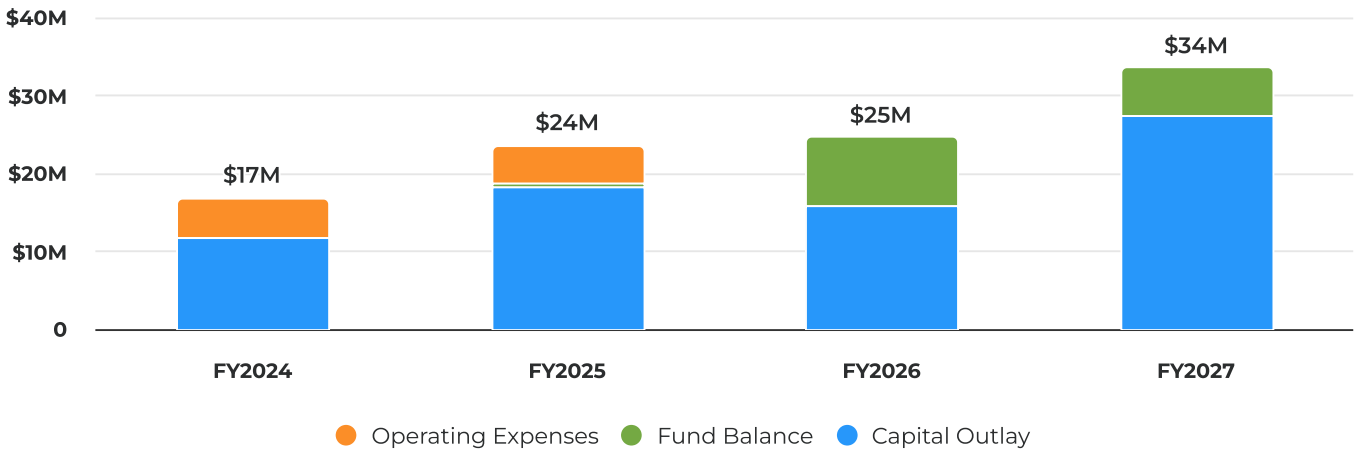
For the Capital Improvement Fund in the fiscal year, the revenue by source is primarily composed of Other Sources, which account for $33.5 million or 99.99% of the total revenue. Miscellaneous Revenues contribute a much smaller portion, totaling $5,000 or 0.01% of the revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Miscellaneous Revenues	$605,849.87	$7,000.00	$5,000.00	-28.57%
Other Sources	$10,000,100.00	$24,650,000.00	$33,504,050.00	35.92%
Total Revenues	**$10,605,949.87**	**$24,657,000.00**	**$33,509,050.00**	**35.90%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1

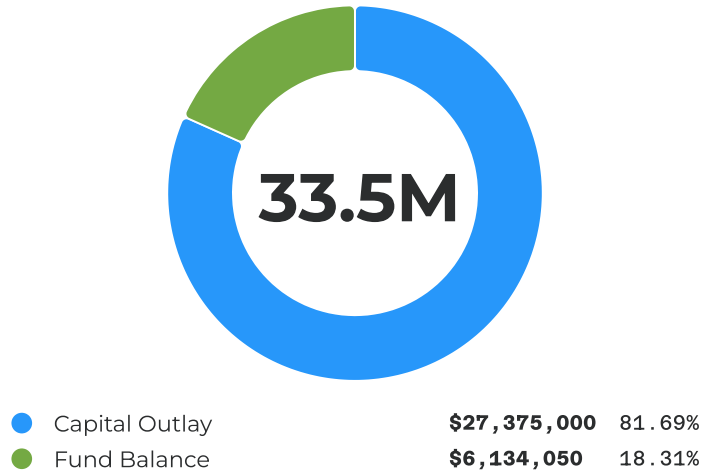


The Capital Improvement Fund's total budget for FY2027 is $33.5 million, representing a 35.9% increase from the FY2026 total of $24.7 million. The largest category in FY2027 is Capital Outlay, which accounts for 81.69% of the total at $27.4 million. This is a significant increase of $11.7 million or 74.16% compared to FY2026, when Capital Outlay was $15.7 million and represented 63.75% of the total.

Fund Balance in FY2027 is $6.1 million, making up 18.31% of the total budget. This is a decrease of $2.8 million or 31.37% from FY2026, when Fund Balance was $8.9 million and accounted for 36.25% of the total. Operating Expenses remain at $0 in FY2027, consistent with FY2026.

Overall, the FY2027 budget shows a marked increase in Capital Outlay expenditures alongside a reduction in Fund Balance, contributing to the overall growth in the total budget.

FY27 Expenditures by Object Summary 1

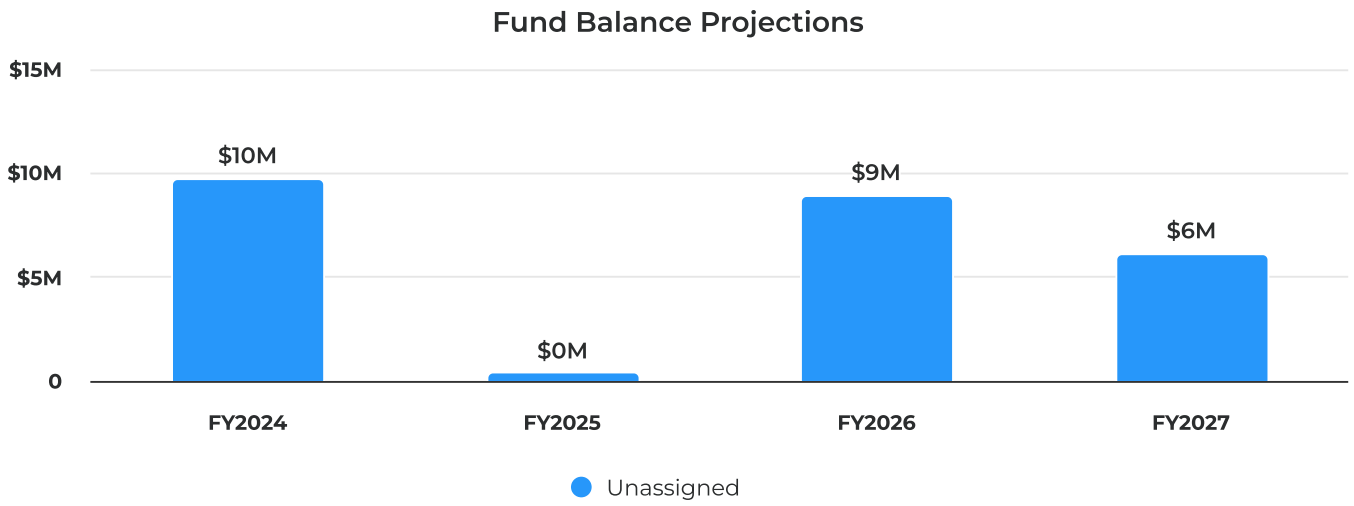


For the Capital Improvement Fund's Fiscal Year Expenditures by Object Summary 1, Capital Outlay accounts for $27.4 million, representing 81.69% of the total expenditures. The remaining 18.31% is attributed to the Fund Balance, totaling $6.1 million.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$5,000,000.00	-	-	-
Capital Outlay	$9,427,357.06	$15,718,600.00	$27,375,000.00	74.16%
Fund Balance	-	$8,938,400.00	$6,134,050.00	-31.37%
Total Expenditures	**$14,427,357.06**	**$24,657,000.00**	**$33,509,050.00**	**35.90%**

Fund Balance



In FY2027, the Capital Improvement Fund's total fund balance projection is $6.1 million, representing a 31.37% decrease from the previous year's total of $8.9 million in FY2026. The entire fund balance remains categorized as Unassigned, which also decreased by $2.8 million, or 31.37%, from $8.9 million in FY2026 to $6.1 million in FY2027. This decrease in the Unassigned category accounts for the overall reduction in the total fund balance projection for FY2027 compared to FY2026.

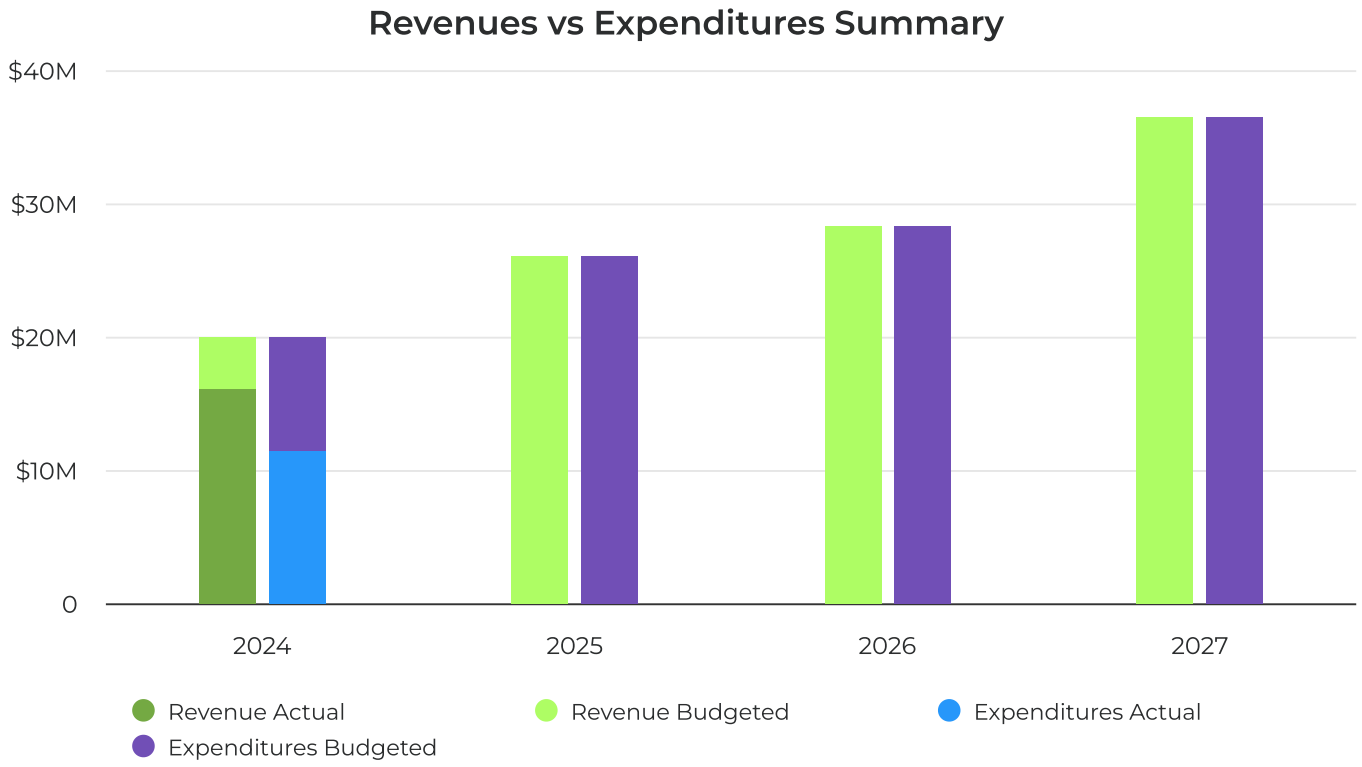
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$400,000.00	$8,938,400.00	$6,134,050.00	-31.37%	-$2,804,350.00
Total Fund Balance	**$400,000.00**	**$8,938,400.00**	**$6,134,050.00**	**-31.37%**	**-$2,804,350.00**

Utility Revenue Fund

The Utility Revenue Fund is an Enterprise Fund that accounts for costs of collection, treatment and distribution of water, wastewater, and reuse water services. Due to the nature of this fund, and Enterprise funds in general, the major revenue source is charges for services.

Summary



In the Utility Revenue Fund for 2027, both budgeted expenditures and budgeted revenues are projected at $36.5 million, reflecting an increase of 28.71% from the 2026 budgeted amounts of $28.3 million. This marks a significant rise compared to the previous year's 8.72% increase. The equal growth in both revenues and expenditures maintains a balanced budget for 2027, with no actual revenue or expenditure data available for comparison in either year.

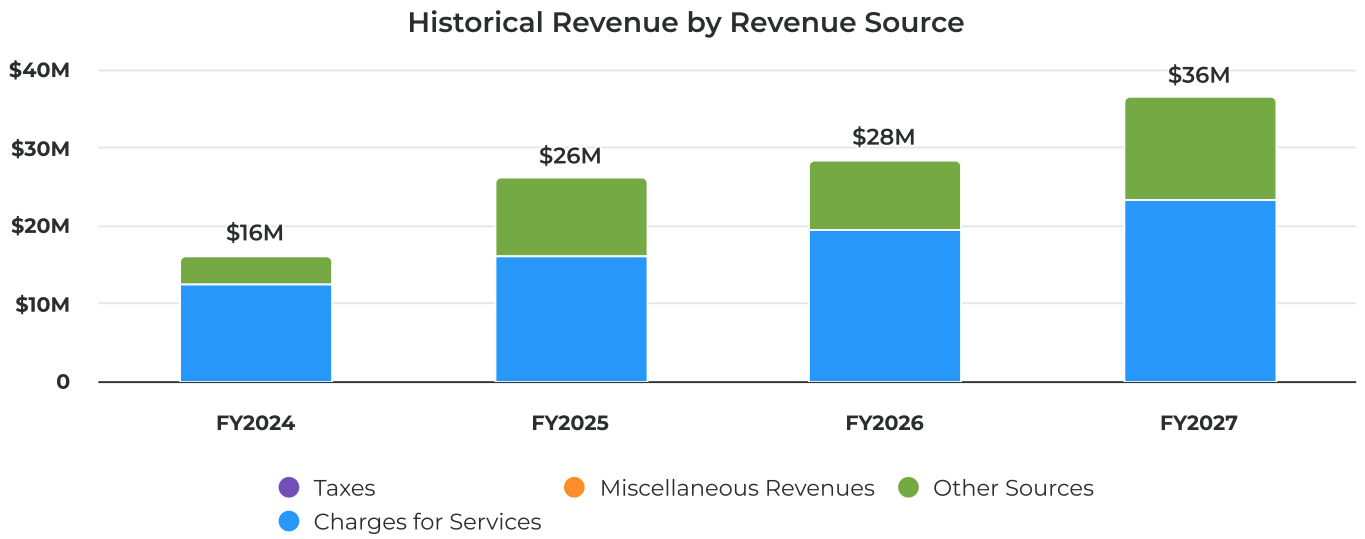
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$397,826.97**	**$3,304,794.00**	**$6,391,325.00**
Revenues			
Taxes	$25.00	-	-
Charges for Services	$15,891,225.53	$19,282,195.00	$23,305,110.00
Miscellaneous Revenues	$89,769.73	$60,000.00	$75,000.00
Other Sources	$15,291,474.01	$9,000,000.00	$13,100,000.00

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Total Revenues	**$31,272,494.27**	**$28,342,195.00**	**$36,480,110.00**
Expenditures			
Personnel Services	$4,210,939.67	$5,342,100.00	$6,272,110.00
Operating Expenses	$8,703,238.93	$7,244,250.00	$7,972,400.00
Capital Outlay	$1,957,866.58	$8,537,700.00	$8,381,000.00
Debt Service	$47,578.84	$826,820.00	$805,310.00
Fund Balance	-	$6,391,325.00	$13,049,290.00
Total Expenditures	**$14,919,624.02**	**$28,342,195.00**	**$36,480,110.00**
Total Revenues Less Expenditures	**$16,352,870.25**	**-**	**-**
Ending Fund Balance	**$16,750,697.22**	**$3,304,794.00**	**$6,391,325.00**

Revenues by Revenue Source



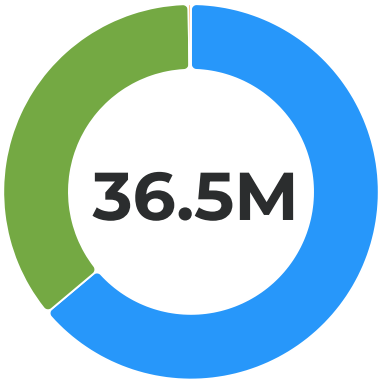
In FY2027, the Utility Revenue Fund's total revenue increased to $36.5 million, marking a 28.71% rise from the previous year's $28.3 million. Charges for Services remained the largest revenue source, contributing $23.3 million or 63.88% of the total, which is a $4 million increase representing a 20.86% growth from FY2026.

Other Sources also saw a significant increase, rising by $4.1 million or 45.56% to $13.1 million, and accounting for 35.91% of the total revenue in FY2027. This contrasts with the previous year when Other Sources had decreased by 10.98%.

Miscellaneous Revenues increased by $15,000 or 25%, reaching $75,000 and maintaining a consistent share of 0.21% of total revenue. Taxes remained at $0, contributing no revenue in both years.

Overall, the largest increases in FY2027 were in Other Sources and Charges for Services, both contributing substantially to the total revenue growth, while Miscellaneous Revenues also showed a moderate increase.

FY27 Revenues by Revenue Source



Charges for Services	**$23,305,110**	63.88%
Other Sources	**$13,100,000**	35.91%
Miscellaneous Revenues	**$75,000**	0.21%

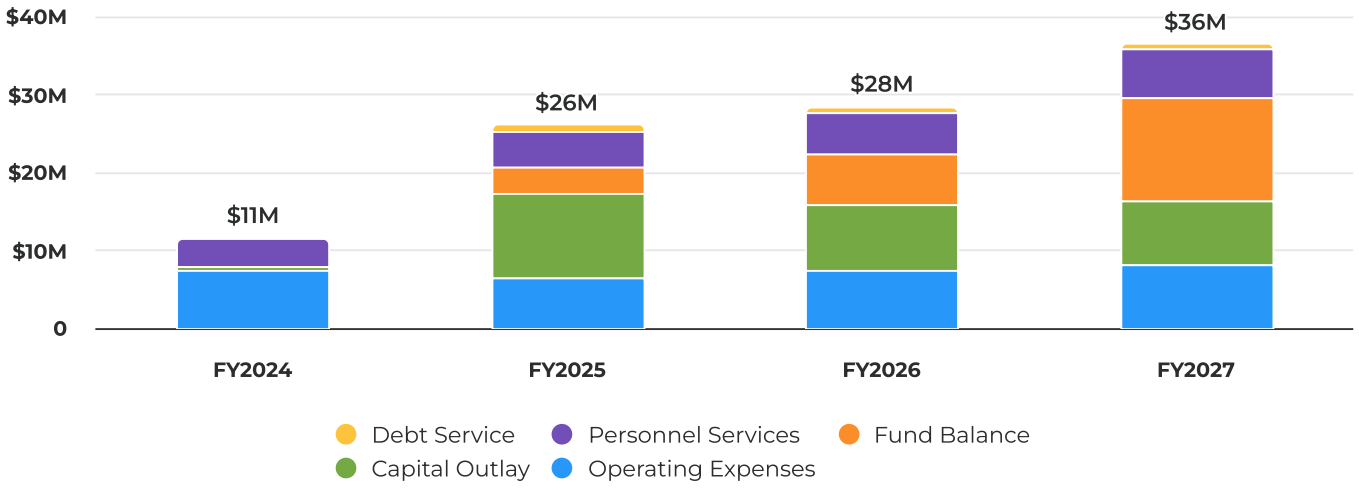
For the Utility Revenue Fund in the fiscal year, Charges for Services accounted for $23.3 million, representing 63.88% of the total revenue. Other Sources contributed $13.1 million, which is 35.91% of the revenue. Miscellaneous Revenues made up $75,000, or 0.21% of the total fiscal year revenue by revenue source.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Taxes	$25.00	-	-	-
Charges for Services	$15,891,225.53	$19,282,195.00	$23,305,110.00	20.86%
Miscellaneous Revenues	$89,769.73	$60,000.00	$75,000.00	25.00%
Other Sources	$15,291,474.01	$9,000,000.00	$13,100,000.00	45.56%
Total Revenues	**$31,272,494.27**	**$28,342,195.00**	**$36,480,110.00**	**28.71%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



In FY2027, the Utility Revenue Fund's total expenditures increased by 28.71% to $36.5 million compared to FY2026's $28.3 million. The Fund Balance category saw the most significant growth, rising by $6.7 million or 104.17% to $13 million, now representing 35.77% of the total budget, up from 22.55% in the previous year.

Personnel Services also increased notably by $930,010 or 17.41%, reaching $6.3 million and accounting for 17.19% of total expenditures, up from 18.85% in FY2026. Operating Expenses grew by $728,150 or 10.05%, totaling $8 million and making up 21.85% of the budget, a slight decrease in share from 25.56% the year before.

Capital Outlay decreased marginally by $156,700 or 1.84% to $8.4 million, reducing its share of the total budget to 22.97% from 30.12% in FY2026. Debt Service also declined by $21,510 or 2.6%, totaling $805,310 and representing 2.21% of expenditures, down from 2.92% previously.

Overall, the FY2027 budget reflects substantial increases in Fund Balance, Personnel Services, and Operating Expenses, while Capital Outlay and Debt Service experienced slight decreases in both dollar amounts and budget share.

FY27 Expenditures by Object Summary 1



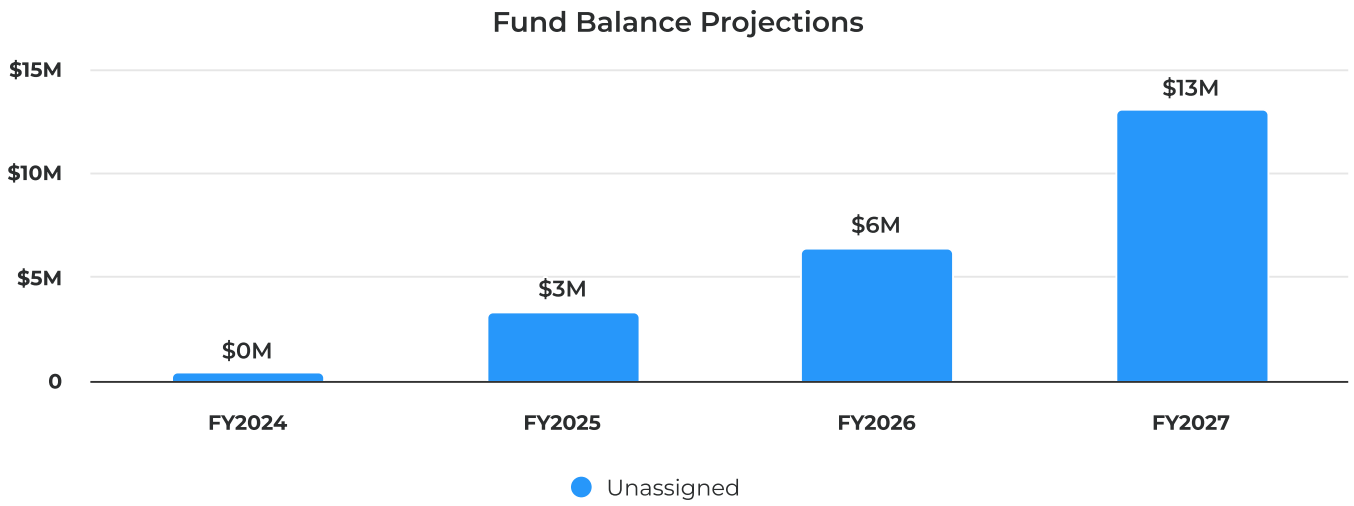
Fund Balance	**$13,049,290**	35.77%
Capital Outlay	**$8,381,000**	22.97%
Operating Expenses	**$7,972,400**	21.85%
Personnel Services	**$6,272,110**	17.19%
Debt Service	**$805,310**	2.21%

The Utility Revenue Fund's Fiscal Year Expenditures by Object Summary 1 includes a Fund Balance of $13 million, representing 35.77% of the total. Capital Outlay accounts for $8.4 million, or 22.97%. Operating Expenses are $8 million, making up 21.85%. Personnel Services total $6.3 million, which is 17.19%. Debt Service amounts to $805,310, comprising 2.21% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$4,210,939.67	$5,342,100.00	$6,272,110.00	17.41%
Operating Expenses	$8,703,238.93	$7,244,250.00	$7,972,400.00	10.05%
Capital Outlay	$1,957,866.58	$8,537,700.00	$8,381,000.00	-1.84%
Debt Service	$47,578.84	$826,820.00	$805,310.00	-2.60%
Fund Balance	-	$6,391,325.00	$13,049,290.00	104.17%
Total Expenditures	**$14,919,624.02**	**$28,342,195.00**	**$36,480,110.00**	**28.71%**

Fund Balance



In the Utility Revenue Fund for FY2027, the total fund balance projection is $13 million, representing a 104.17% increase from the FY2026 total of $6.4 million. The entire fund balance remains categorized as Unassigned, which also increased by $6.7 million or 104.17%, rising from $6.4 million in FY2026 to $13 million in FY2027. This category continues to constitute 100% of the total fund balance, maintaining its position as the largest and sole category in the projection.

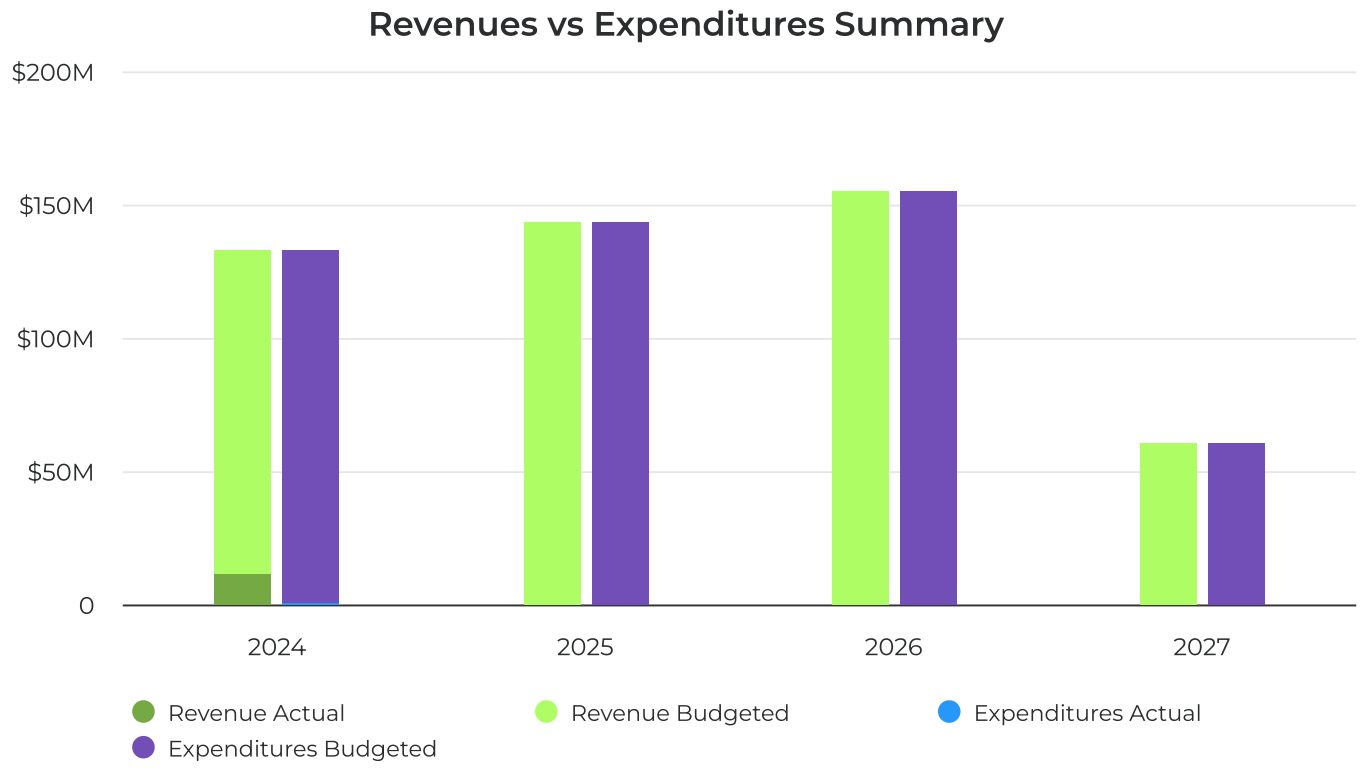
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$3,304,794.00	$6,391,325.00	$13,049,290.00	104.17%	$6,657,965.00
Total Fund Balance	**$3,304,794.00**	**$6,391,325.00**	**$13,049,290.00**	**104.17%**	**$6,657,965.00**

Utility Capital Projects Fund

The Capital Project Fund is a component of the Utility Revenue Fund. It is utilized internally to track expenses related to utility infrastructure projects. Generally, the projects tracked in this fund are those whose funding sources come from grants and loans. It allows staff to separately track the financing sources and isolate them from the general day-to-day operating revenue.

Summary



In the Utility Capital Projects Fund for 2027, the budgeted expenditures are $60.5 million, representing a significant decrease of 61.02% compared to the 2026 budgeted expenditures of $155.2 million. Similarly, the budgeted revenues for 2027 are also $60.5 million, which is a 61.02% decrease from the 2026 budgeted revenues of $155.2 million.

Both budgeted revenues and expenditures are equal in 2027, maintaining a balanced budget, but at a substantially lower level than the previous year. This marks a major reduction in the scale of the Utility Capital Projects Fund's budget from 2026 to 2027.

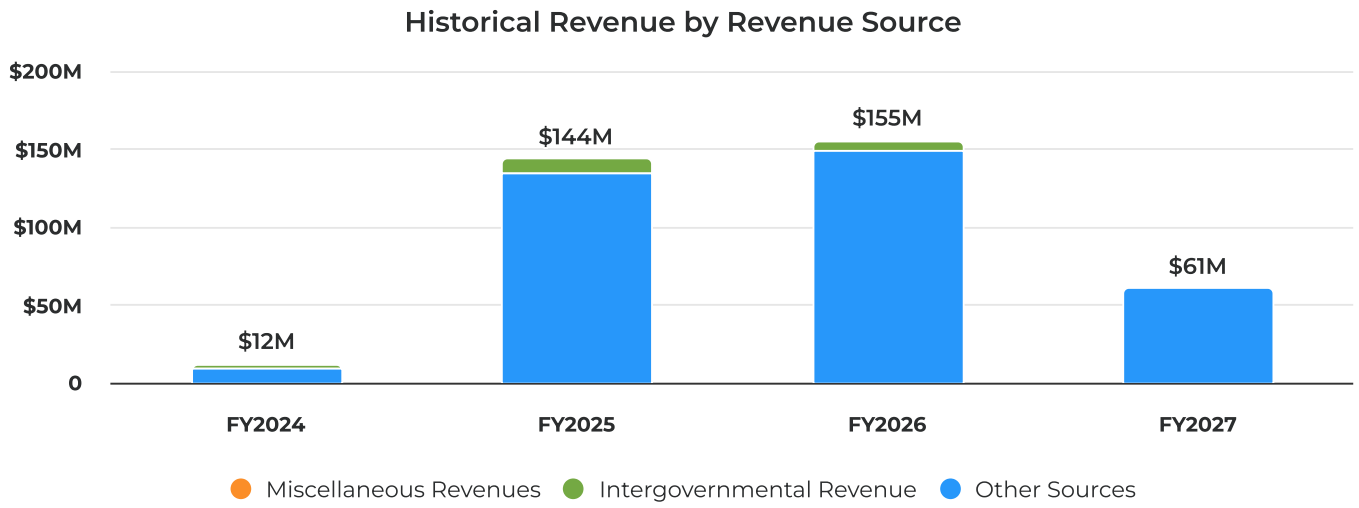
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	$91,160,188.00	$79,950,000.00	$62,361,024.00
Revenues			

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Intergovernmental Revenue	-	$6,684,524.00	-
Miscellaneous Revenues	$135,865.25	$15,000.00	-
Other Sources	$22,500,000.00	$148,500,000.00	$60,504,024.00
Total Revenues	**$22,635,865.25**	**$155,199,524.00**	**$60,504,024.00**
Expenditures			
Capital Outlay	$65,075.46	$92,838,500.00	$26,748,000.00
Intragovernmental Transfers	$11,140,343.00	-	-
Fund Balance	-	$62,361,024.00	$33,756,024.00
Total Expenditures	**$11,205,418.46**	**$155,199,524.00**	**$60,504,024.00**
Total Revenues Less Expenditures	**$11,430,446.79**	**-**	**-**
Ending Fund Balance	**$102,590,634.79**	**$79,950,000.00**	**$62,361,024.00**

Revenues by Revenue Source



In FY2027, the Utility Capital Projects Fund's total revenue is budgeted at $60.5 million, representing a significant decrease of 61.02% from the FY2026 total of $155.2 million. The largest revenue source remains Other Sources, which accounts for 100% of the total in FY2027 at $60.5 million. This is a decrease of $88 million or 59.26% compared to FY2026, when Other Sources contributed $148.5 million, or 95.68% of the total.

Intergovernmental Revenue, which made up 4.31% of the total revenue in FY2026 at $6.7 million, is completely absent in FY2027, showing a 100% decrease. Similarly, Miscellaneous Revenues, which were $15,000 in FY2026, are also reduced to zero in FY2027, marking a 100% decrease.

Overall, the FY2027 budget reflects a substantial reduction in total revenue, driven primarily by decreases in Other Sources and the elimination of Intergovernmental Revenue and Miscellaneous Revenues.

FY27 Revenues by Revenue Source



Other Sources	**$60,504,024**	100.00%

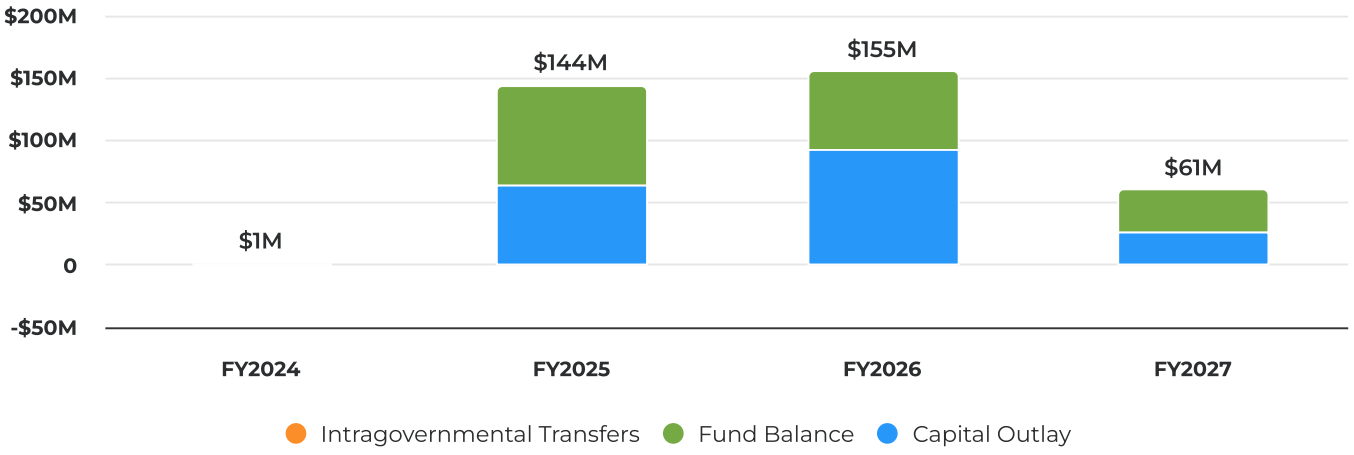
For the Utility Capital Projects Fund in the fiscal year, the total revenue by revenue source amounts to $60.5 million, which represents 100% of the fund's revenue. This entire amount is categorized under Other Sources.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Intergovernmental Revenue	-	$6,684,524.00	-	-100.00%
Miscellaneous Revenues	$135,865.25	$15,000.00	-	-100.00%
Other Sources	$22,500,000.00	$148,500,000.00	$60,504,024.00	-59.26%
Total Revenues	**$22,635,865.25**	**$155,199,524.00**	**$60,504,024.00**	**-61.02%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



The Utility Capital Projects Fund's total expenditures for FY2027 are budgeted at $60.5 million, representing a significant decrease of 61.02% compared to the FY2026 total of $155.2 million. This reduction is reflected across the major expenditure categories.

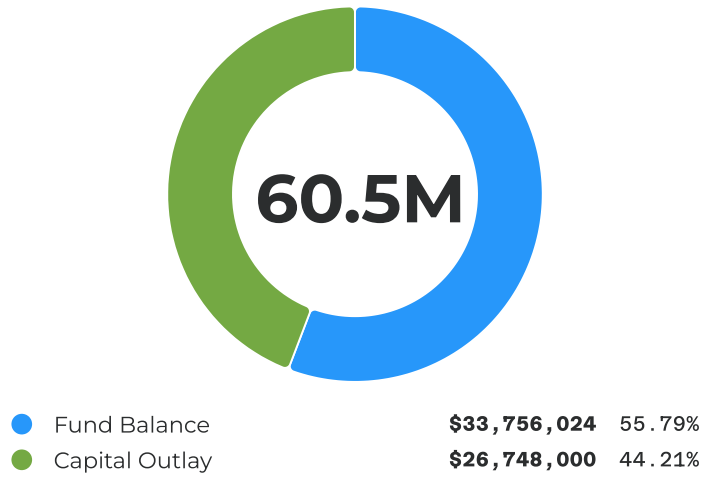
Capital Outlay, which was the largest category in FY2026 at $92.8 million and accounted for 59.82% of total expenditures, decreases sharply by 71.19% to $26.7 million in FY2027. This category now represents 44.21% of the total

budget, a notable decline in both absolute value and proportion of the total.

Fund Balance, the second largest category in FY2026 at $62.4 million and 40.18% of total expenditures, also decreases by 45.87% to $33.8 million in FY2027. Despite this decrease, Fund Balance becomes the largest category in FY2027, comprising 55.79% of the total expenditures.

Intragovernmental Transfers remain at $0 for both years, contributing no change to the budget composition.

FY27 Expenditures by Object Summary 1

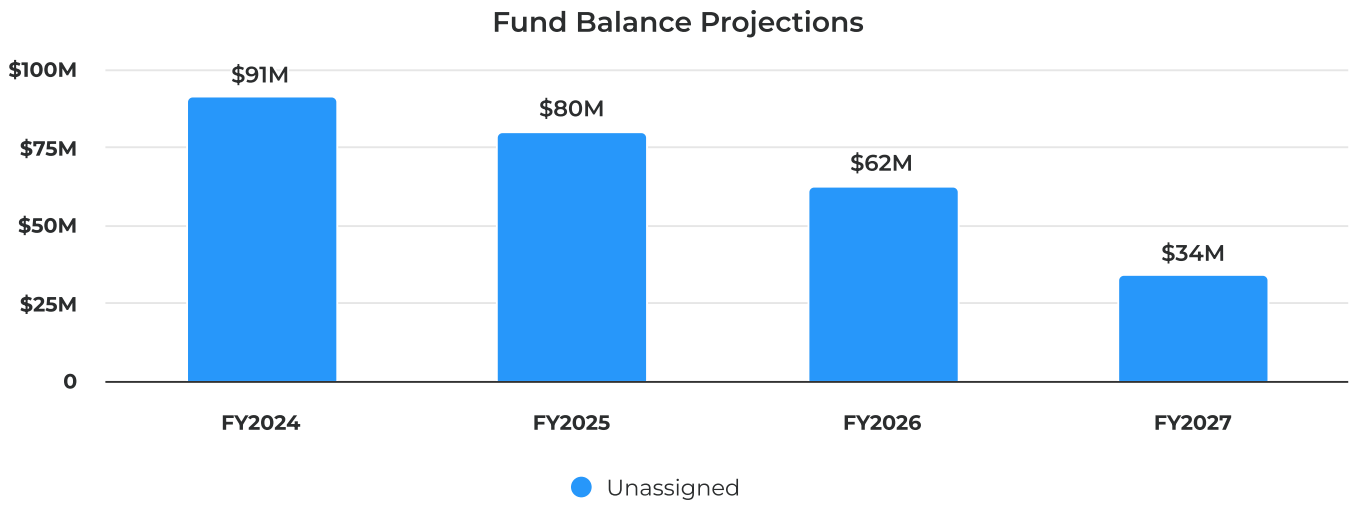


The Utility Capital Projects Fund's Fiscal Year Expenditures by Object Summary 1 consists of two categories. Fund Balance accounts for $33.8 million, representing 55.79% of the total. Capital Outlay comprises $26.7 million, which is 44.21% of the total expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Capital Outlay	$65,075.46	$92,838,500.00	$26,748,000.00	-71.19%
Intragovernmental Transfers	$11,140,343.00	-	-	-
Fund Balance	-	$62,361,024.00	$33,756,024.00	-45.87%
Total Expenditures	**$11,205,418.46**	**$155,199,524.00**	**$60,504,024.00**	**-61.02%**

Fund Balance



In FY2027, the Utility Capital Projects Fund's total fund balance projection is $33.8 million, representing a significant decrease of 45.87% from the FY2026 total of $62.4 million. The entire fund balance remains categorized as Unassigned, which also decreased by $28.6 million, or 45.87%, from the previous year's $62.4 million. This marks a substantial reduction in the Unassigned fund balance, which accounted for 100% of the total in both years.

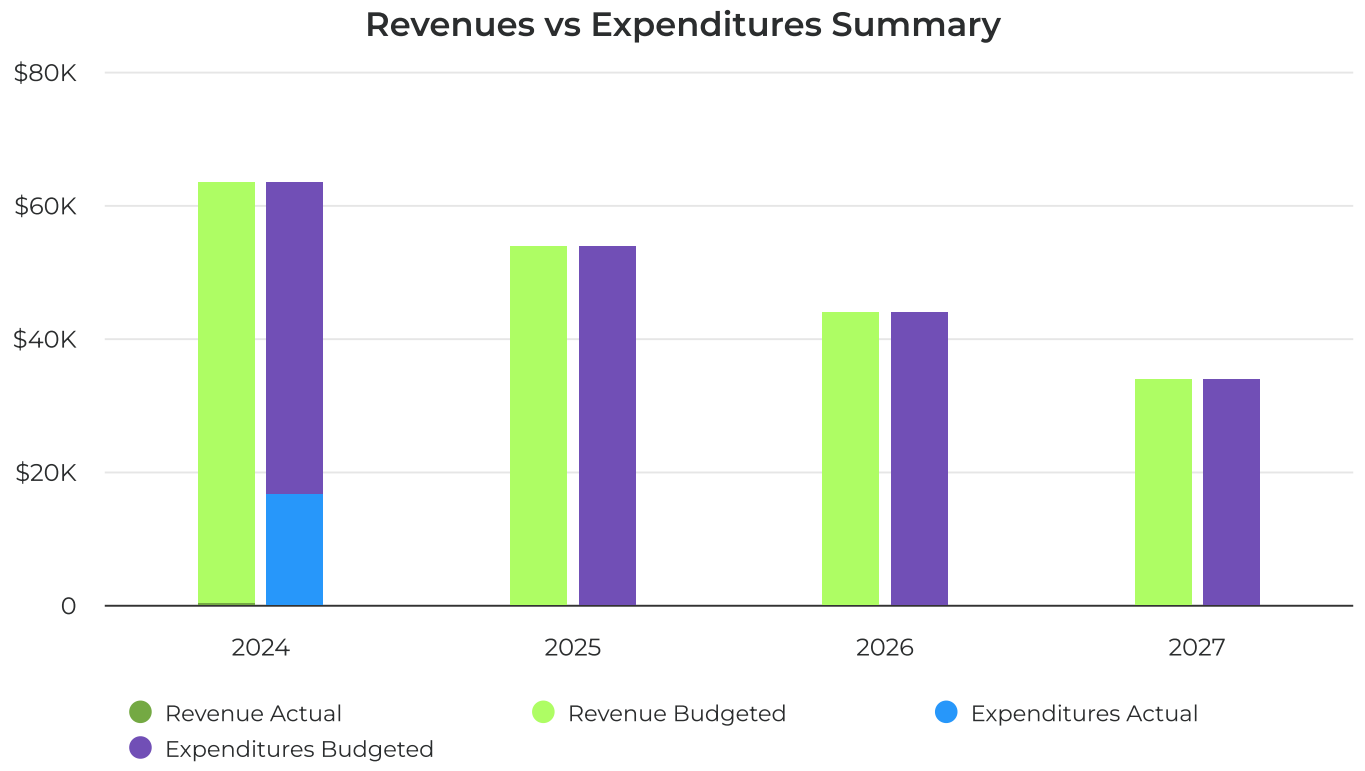
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$79,950,000.00	$62,361,024.00	$33,756,024.00	-45.87%	-$28,605,000.00
Total Fund Balance	**$79,950,000.00**	**$62,361,024.00**	**$33,756,024.00**	**-45.87%**	**-$28,605,000.00**

Industrial Park Fund

The Industrial Park Fund is the accounting mechanism for a past economic development effort by the City of Wildwood. Thirty plus years ago the City became owner of property that was suited for industrial development. Property was sold to prospective developers with specific criteria for business development. This development tool has lied dormant for many years due to the sale of all available property but the fund still holds assets related to the original acquisition and sales.

Summary



In the Industrial Park Fund for 2027, both budgeted expenditures and budgeted revenues are set at $33,900, reflecting a decrease of 22.95% from the previous year's budgeted amounts of $44,000. This continues the downward trend from 2026, which had already seen an 18.28% reduction in both budgeted expenditures and revenues compared to its prior period.

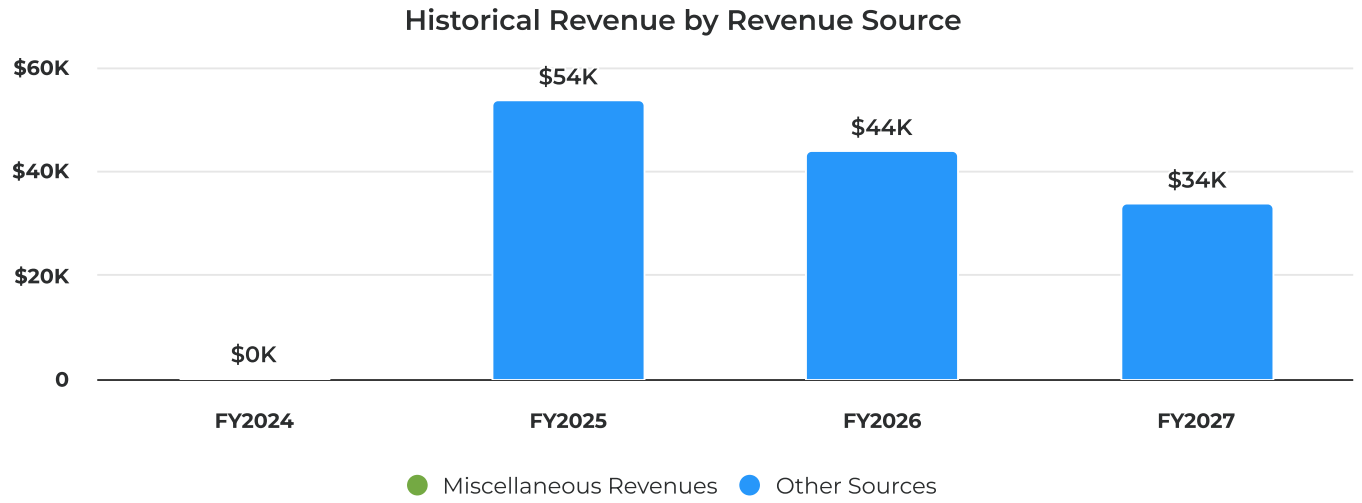
The equal values of budgeted revenues and expenditures in 2027 indicate a balanced budget, maintaining the pattern observed in 2026. The significant decrease of nearly 23% in both categories from 2026 highlights a notable reduction in the scale of financial activity planned for the Industrial Park Fund in 2027.

Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$52,400.00**	**$42,840.00**	**$43,000.00**
Revenues			
Miscellaneous Revenues	$126.48	$100.00	$100.00
Other Sources	-	$43,900.00	$33,800.00
Total Revenues	**$126.48**	**$44,000.00**	**$33,900.00**
Expenditures			
Operating Expenses	$6,607.00	$1,000.00	$100.00
Transfer Out	$10,000.00	$10,000.00	$10,000.00
Fund Balance	-	$33,000.00	$23,800.00
Total Expenditures	**$16,607.00**	**$44,000.00**	**$33,900.00**
Total Revenues Less Expenditures	**-$16,480.52**	**-**	**-**
Ending Fund Balance	**$35,919.48**	**$42,840.00**	**$43,000.00**

Revenues by Revenue Source

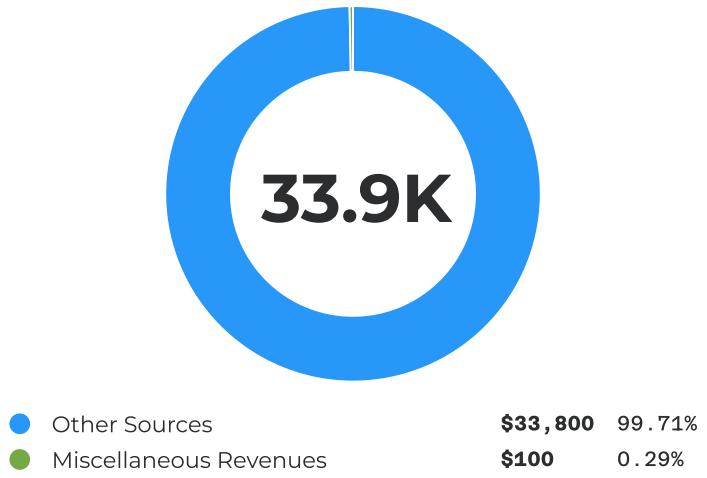


In FY2027, the Industrial Park Fund's total revenue is budgeted at $33,900, representing a 22.95% decrease from the FY2026 total of $44,000. The largest revenue source remains Other Sources, which accounts for 99.71% of the total in FY2027 with $33,800. This amount reflects a decrease of $10,100 or 23.01% compared to FY2026, when Other Sources contributed $43,900.

Miscellaneous Revenues continue to represent a small portion of the total revenue, at 0.29% in FY2027 with $100. This amount remains unchanged from FY2026, showing no increase or decrease.

Overall, the key trend in FY2027 is a significant reduction in revenue from Other Sources, which drives the total revenue decline for the Industrial Park Fund compared to the previous year.

FY27 Revenues by Revenue Source



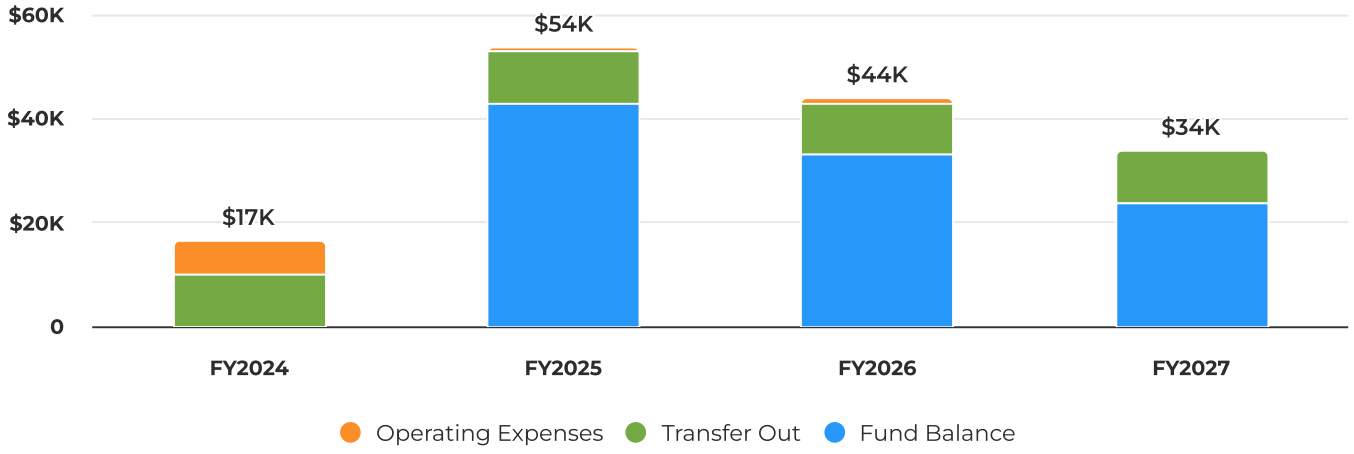
For the Industrial Park Fund in the fiscal year, Other Sources generated $33,800, accounting for 99.71% of the total revenue. Miscellaneous Revenues contributed $100, representing 0.29% of the total revenue.

Revenues by Revenue Source

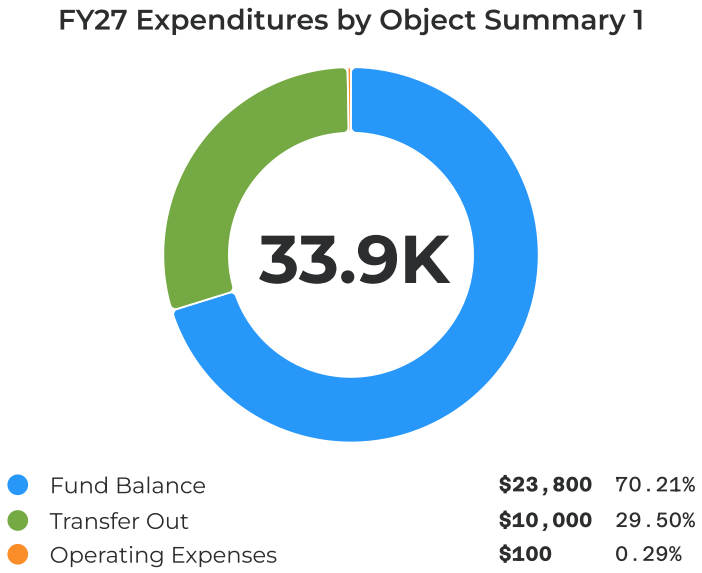
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Miscellaneous Revenues	$126.48	$100.00	$100.00	-
Other Sources	-	$43,900.00	$33,800.00	-23.01%
Total Revenues	**$126.48**	**$44,000.00**	**$33,900.00**	**-22.95%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



In FY2027, the Industrial Park Fund's total expenditures decreased by 22.95% to $33,900 compared to FY2026's total of $44,000. The largest expenditure category remained Fund Balance, which declined by 27.88% to $23,800, representing 70.21% of the total budget, down from 75% in the previous year. Transfer Out stayed constant at $10,000, increasing its share of the total from 22.73% to 29.5%. Operating Expenses saw a significant decrease of 90%, dropping from $1,000 to $100 and now accounting for only 0.29% of the total expenditures, down from 2.27% in FY2026.

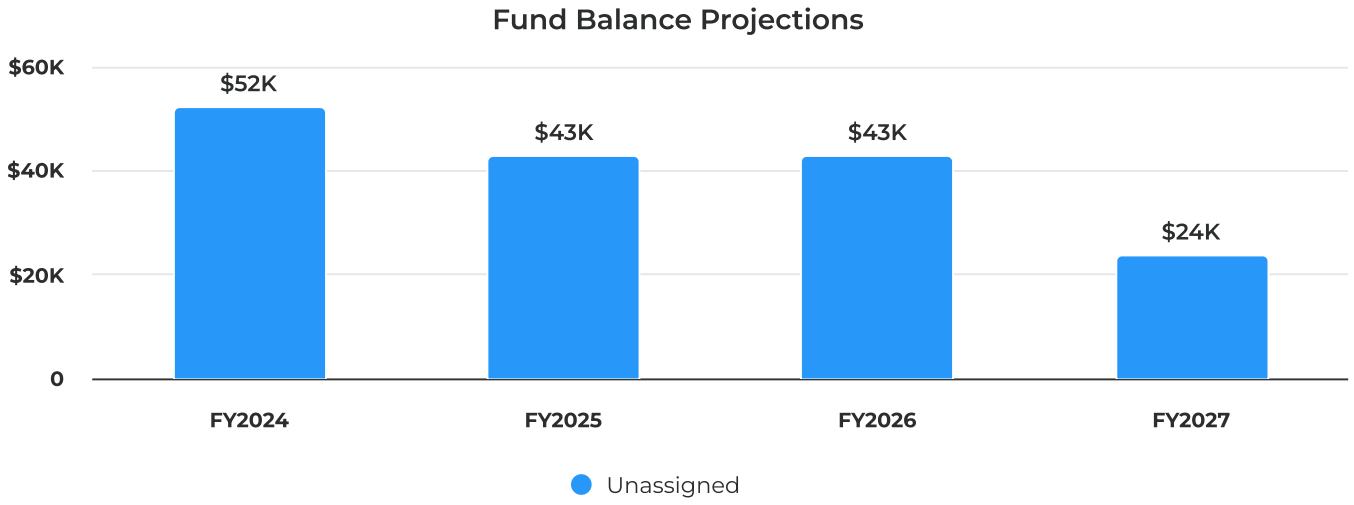


The Industrial Park Fund's Fiscal Year Expenditures by Object Summary 1 consists of a Fund Balance of $23,800, which represents 70.21% of the total. Transfers Out account for $10,000, making up 29.5%. Operating Expenses are $100, comprising 0.29% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$6,607.00	$1,000.00	$100.00	-90.00%
Transfer Out	$10,000.00	$10,000.00	$10,000.00	-
Fund Balance	-	$33,000.00	$23,800.00	-27.88%
Total Expenditures	**$16,607.00**	**$44,000.00**	**$33,900.00**	**-22.95%**

Fund Balance



In FY2027, the Industrial Park Fund's total fund balance projection is $23,800, representing a significant decrease of 44.65% compared to the previous year's total of $43,000 in FY2026. The entire fund balance remains categorized as

Unassigned, which also decreased by $19,200, or 44.65%, from $43,000 in FY2026 to $23,800 in FY2027. This marks a notable reduction in the largest category, which accounted for 100% of the total fund balance in both years.

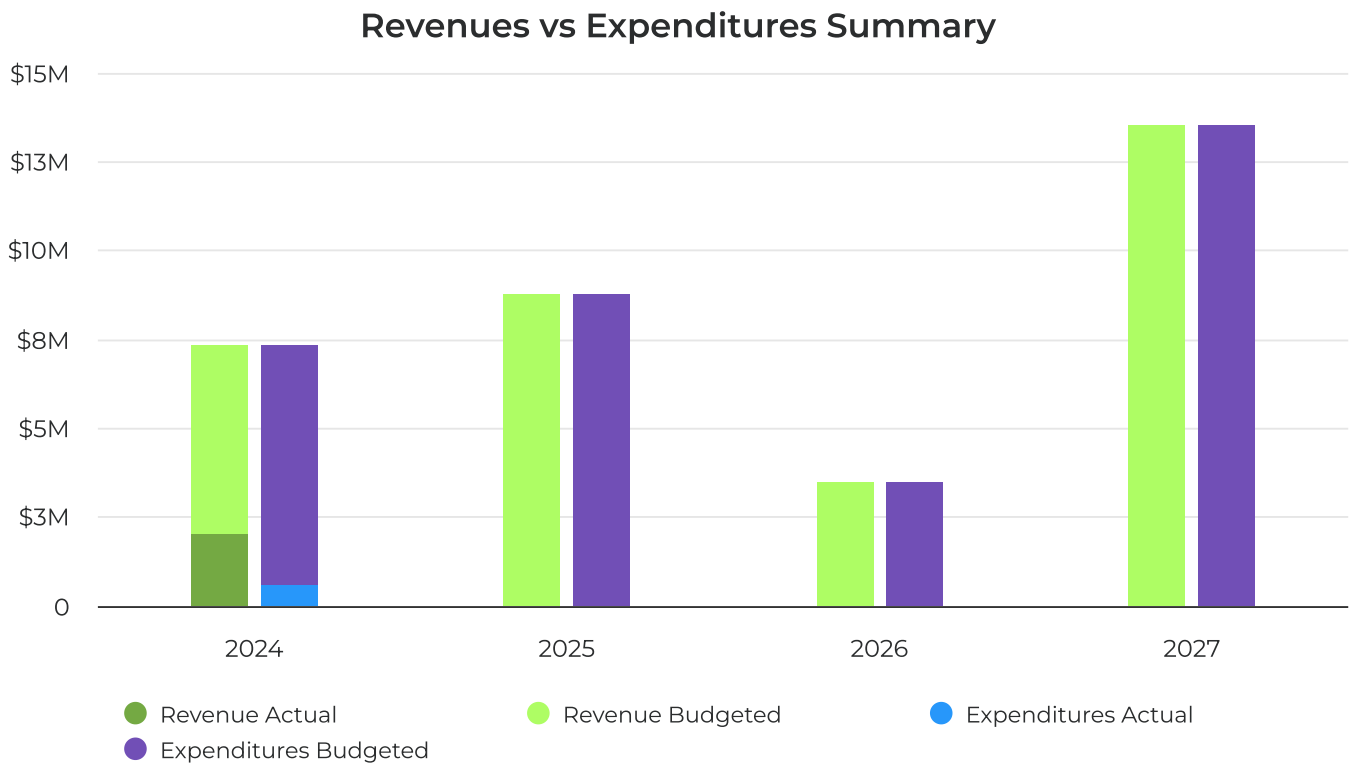
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$42,840.00	$43,000.00	$23,800.00	-44.65%	-$19,200.00
Total Fund Balance	**$42,840.00**	**$43,000.00**	**$23,800.00**	**-44.65%**	**-$19,200.00**

Water System Development Charge Fund

Water System Development Charge (SDC) fees is a relatively new fund for the City. A resolution was adopted in February of 2017 that combines the Water Connection fee and TIE fees into one fund, simplifying the City's record keeping. New developments without a prior Developer's Agreement in place will be assessed System Development Charges as the City continues with its policy of having development pay its own way. The revenues received fund the enhancements of both the capacity and transmission of the water system.

Summary



In the Water System Development Charge Fund for 2027, both budgeted expenditures and budgeted revenues are set at $13.5 million, representing a significant increase of 286.53% compared to the previous year's budgeted amounts of $3.5 million. This marks a substantial growth in both categories from 2026, where expenditures and revenues were equally budgeted at $3.5 million but had decreased by 60.26% from the prior period.

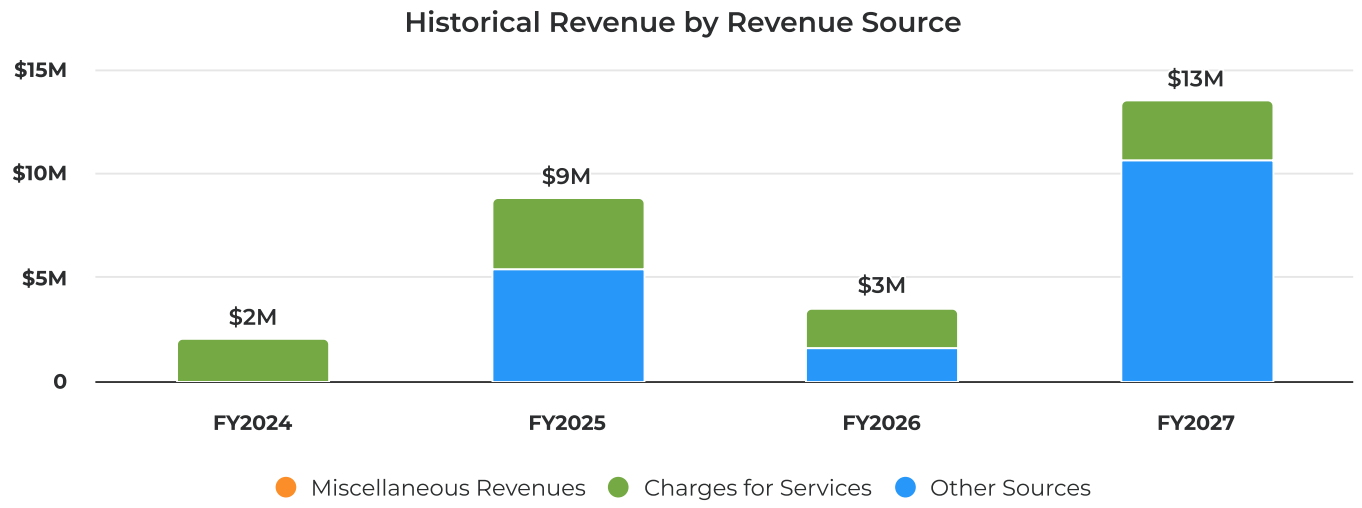
There are no actual revenue or expenditure figures reported for 2027, as it is a budget year. The equal increase in budgeted revenues and expenditures suggests a balanced approach in the fund's financial planning for this period, with both categories experiencing the same percentage growth from the previous budget year.

Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,319,370.00**	**$5,731,170.00**	**$3,066,350.00**
Revenues			
Charges for Services	$814,280.00	$1,887,940.00	$2,865,000.00
Miscellaneous Revenues	$529.22	$100.00	-
Other Sources	-	$1,604,340.00	$10,634,000.00
Total Revenues	**$814,809.22**	**$3,492,380.00**	**$13,499,000.00**
Expenditures			
Operating Expenses	$1,069,423.40	-	-
Capital Outlay	$29,947.92	$170,000.00	$6,570,000.00
Debt Service	$31,101.63	$256,030.00	$256,020.00
Intragovernmental Transfers	$2,435,883.97	-	-
Fund Balance	-	$3,066,350.00	$6,672,980.00
Total Expenditures	**$3,566,356.92**	**$3,492,380.00**	**$13,499,000.00**
Total Revenues Less Expenditures	**-$2,751,547.70**	**-**	**-**
Ending Fund Balance	**-$432,177.70**	**$5,731,170.00**	**$3,066,350.00**

Revenues by Revenue Source



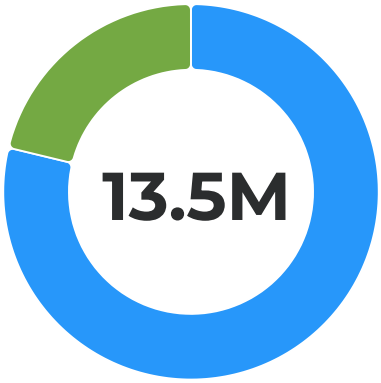
In FY2027, the Water System Development Charge Fund's total revenue increased significantly to $13.5 million, representing a 286.53% rise from the previous year's $3.5 million.

The largest revenue source in FY2027 was Other Sources, which grew to $10.6 million, accounting for 78.78% of the total revenue. This category experienced a substantial increase of $9 million, or 562.83%, compared to FY2026.

Charges for Services also increased notably to $2.9 million, making up 21.22% of total revenue. This reflects a $977,060 increase, or 51.75%, from the prior year.

Miscellaneous Revenues declined to $0 in FY2027, a decrease of $100 or 100% from FY2026.

FY27 Revenues by Revenue Source



Other Sources	**$10,634,000**	78.78%
Charges for Services	**$2,865,000**	21.22%

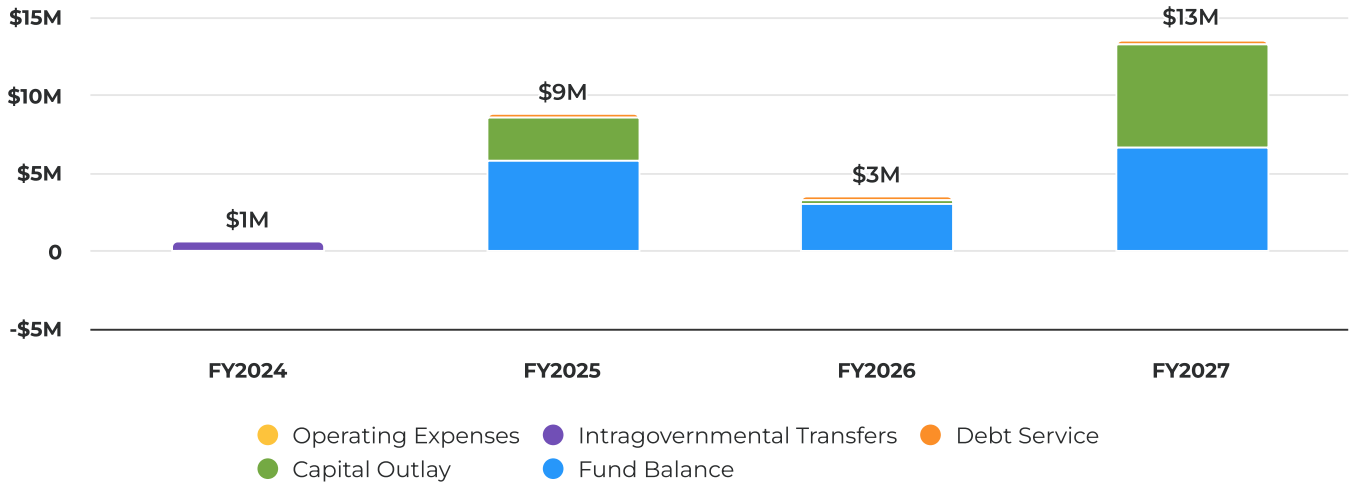
For the Water System Development Charge Fund in the fiscal year, Other Sources contributed $10.6 million, accounting for 78.78% of the total revenue. Charges for Services provided $2.9 million, representing 21.22% of the revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$814,280.00	$1,887,940.00	$2,865,000.00	51.75%
Miscellaneous Revenues	$529.22	$100.00	-	-100.00%
Other Sources	-	$1,604,340.00	$10,634,000.00	562.83%
Total Revenues	**$814,809.22**	**$3,492,380.00**	**$13,499,000.00**	**286.53%**

Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



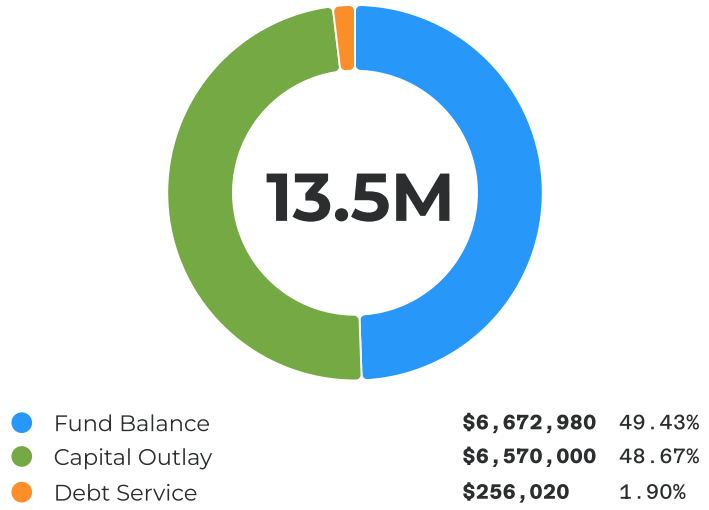
The total expenditures for the Water System Development Charge Fund in FY2027 increased significantly to $13.5 million, representing a 286.53% rise from the FY2026 total of $3.5 million. The largest category in FY2027 is Fund

Balance, which accounts for 49.43% of the total at $6.7 million. This is an increase of $3.6 million or 117.62% compared to FY2026, when Fund Balance was $3.1 million and 87.8% of the total.

Capital Outlay saw the most substantial growth, rising from $170,000 in FY2026 to $6.6 million in FY2027. This $6.4 million increase represents a 3,764.71% surge and now comprises 48.67% of the total expenditures, up from 4.87% the previous year. Debt Service remained nearly unchanged at $256,020, making up 1.9% of the total in FY2027, a slight decrease of $10 or 0% from FY2026.

Operating Expenses and Intragovernmental Transfers remained at $0 in both years. Overall, the FY2027 budget reflects a major increase in total expenditures, driven primarily by large increases in Capital Outlay and Fund Balance, with Capital Outlay showing the most dramatic percentage growth.

FY27 Expenditures by Object Summary 1

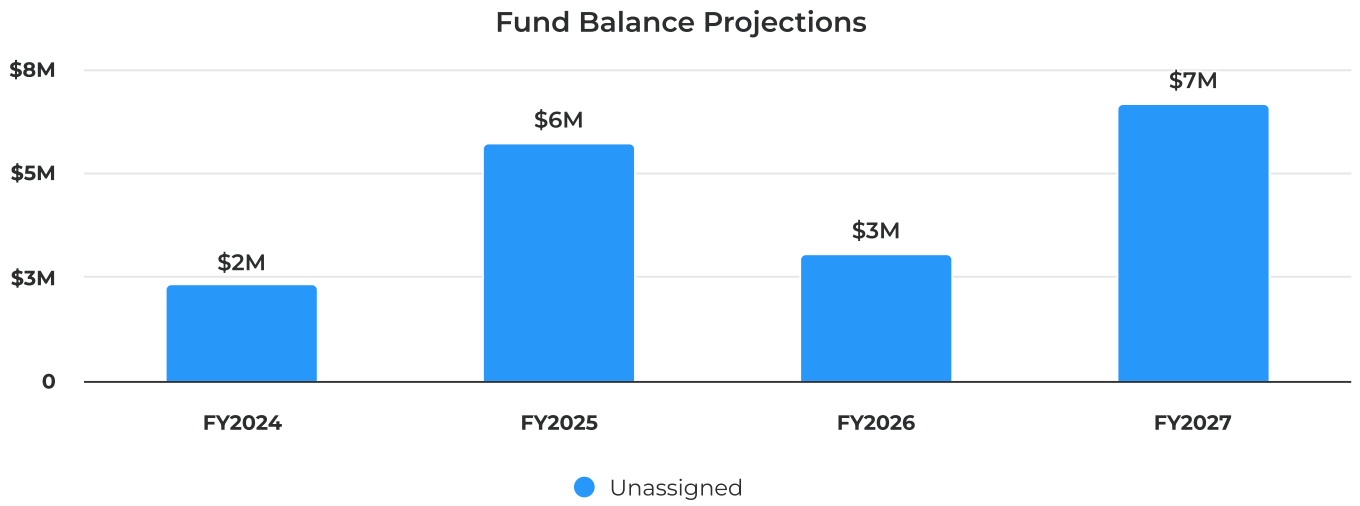


The Water System Development Charge Fund's Fiscal Year Expenditures by Object Summary 1 shows that the Fund Balance is $6.7 million, representing 49.43% of the total. Capital Outlay accounts for $6.6 million, which is 48.67% of the expenditures. Debt Service comprises $256,020, making up 1.9% of the total.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$1,069,423.40	-	-	-
Capital Outlay	$29,947.92	$170,000.00	$6,570,000.00	3,764.71%
Debt Service	$31,101.63	$256,030.00	$256,020.00	-
Intragovernmental Transfers	$2,435,883.97	-	-	-
Fund Balance	-	$3,066,350.00	$6,672,980.00	117.62%
Total Expenditures	**$3,566,356.92**	**$3,492,380.00**	**$13,499,000.00**	**286.53%**

Fund Balance



In FY2027, the total fund balance projection for the Water System Development Charge Fund is $6.7 million, representing a significant increase of 117.62% compared to the previous year's total of $3.1 million in FY2026.

The entire fund balance in FY2027 remains categorized as Unassigned, accounting for 100% of the total, consistent with FY2026. However, the Unassigned category itself increased by $3.6 million, or 117.62%, rising from $3.1 million in FY2026 to $6.7 million in FY2027.

This increase in the Unassigned fund balance is the largest change observed, directly driving the overall growth in the total fund balance projection for FY2027.

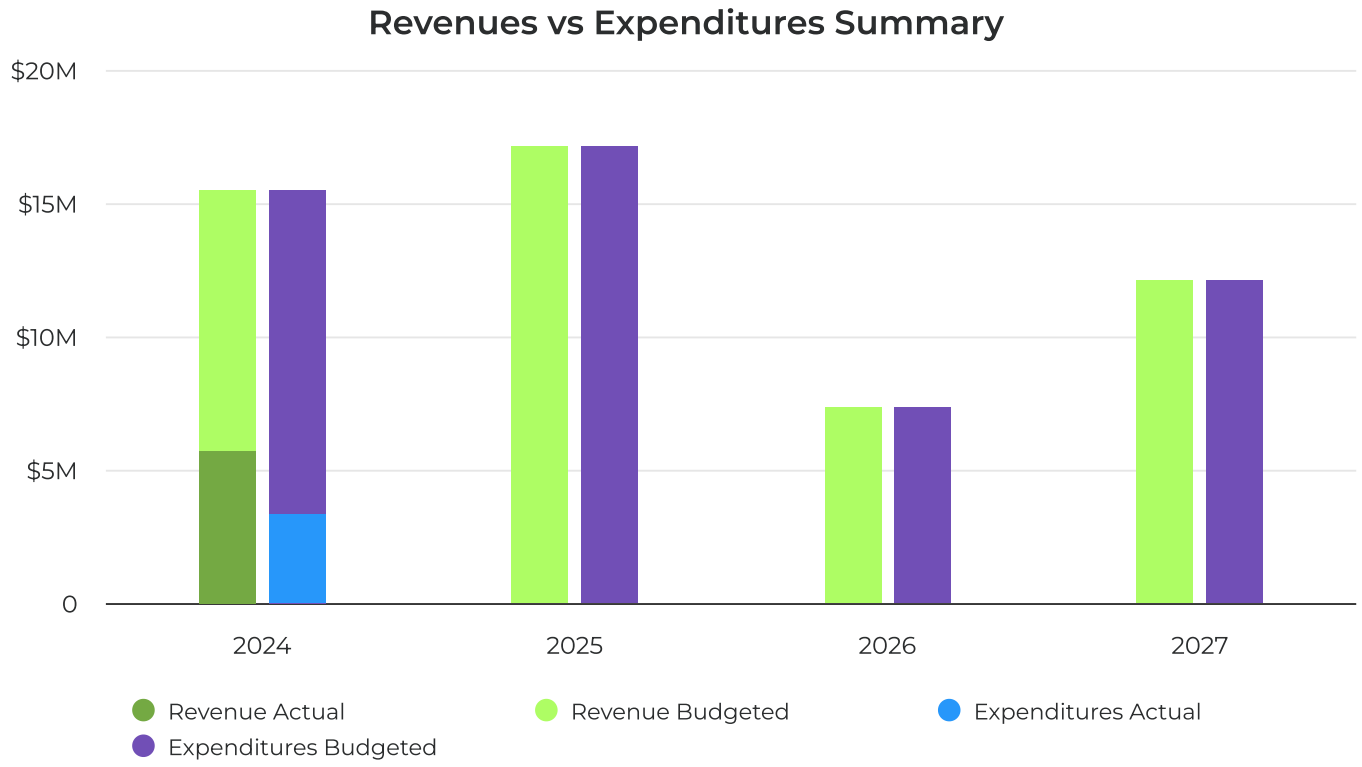
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$5,731,170.00	$3,066,350.00	$6,672,980.00	117.62%	$3,606,630.00
Total Fund Balance	**$5,731,170.00**	**$3,066,350.00**	**$6,672,980.00**	**117.62%**	**$3,606,630.00**

Wastewater System Development Charge Fund

Wastewater System Development (SDC) Charge fees is a relatively new fund for the City. A resolution was adopted in February 2017 that combines the Wastewater Connection fee and TIE fees into one fund, simplifying the City's record keeping. New developments without a prior Developer's Agreement in place will be assessed System Development Charges as the City continues with its policy of having development pay its own way. The revenues received fund the enhancements of both the capacity and transmission of the wastewater system.

Summary



In 2027, the Wastewater System Development Charge Fund's budgeted expenditures are $12.1 million, representing a 66.09% increase from the 2026 budgeted expenditures of $7.3 million. Similarly, the budgeted revenues for 2027 are also $12.1 million, which is a 66.09% increase compared to the 2026 budgeted revenues of $7.3 million.

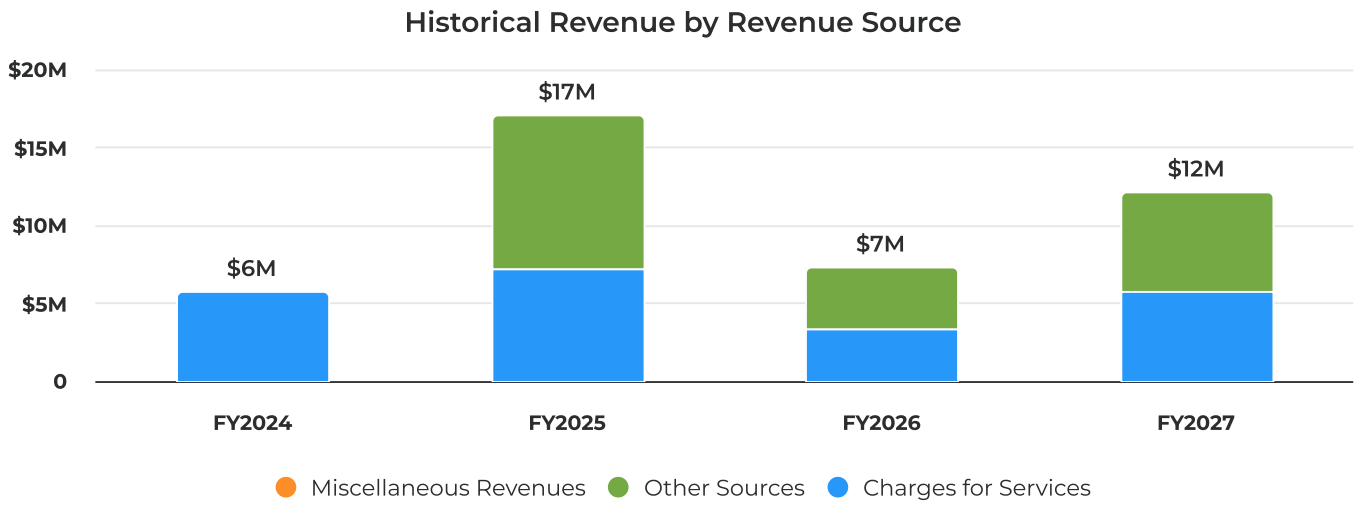
Both budgeted revenues and expenditures show a significant rise in 2027 following a substantial decrease of 57.24% in 2026 from the prior period. There are no actual revenue or expenditure figures reported for either 2026 or 2027.

Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$954,337.28**	**$24,370.00**	**$4,696,180.00**
Revenues			
Charges for Services	$2,164,144.31	$3,271,270.00	$5,684,000.00
Miscellaneous Revenues	$1,095.45	$500.00	-
Other Sources	-	$4,040,000.00	$6,460,000.00
Total Revenues	**$2,165,239.76**	**$7,311,770.00**	**$12,144,000.00**
Expenditures			
Operating Expenses	$10,000,400.92	-	-
Capital Outlay	$70,126.59	$2,540,000.00	$6,815,000.00
Debt Service	$1,215.32	$75,590.00	$75,603.00
Intragovernmental Transfers	$1,678,360.70	-	-
Fund Balance	-	$4,696,180.00	$5,253,397.00
Total Expenditures	**$11,750,103.53**	**$7,311,770.00**	**$12,144,000.00**
Total Revenues Less Expenditures	**-$9,584,863.77**	**-**	**-**
Ending Fund Balance	**-$10,539,201.05**	**$24,370.00**	**$4,696,180.00**

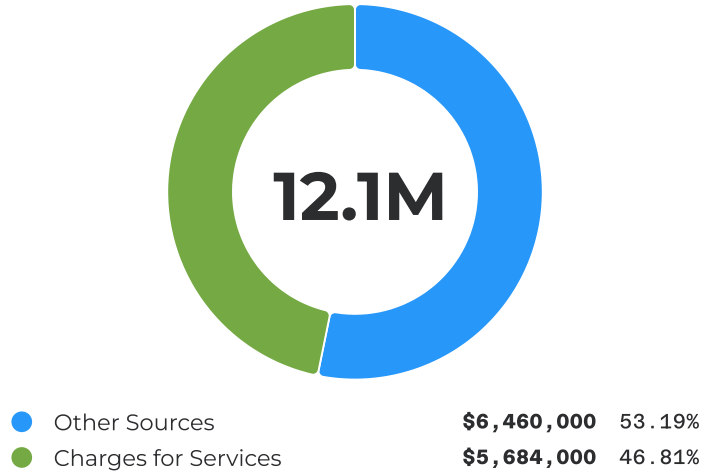
Revenues by Revenue Source



The Wastewater System Development Charge Fund's total revenue for FY2027 is $12.1 million, representing a 66.09% increase from the FY2026 total of $7.3 million. The largest revenue source remains Other Sources, which accounts for 53.19% of the total in FY2027 with $6.5 million. This is a 59.9% increase from the $4 million recorded in FY2026. Charges for Services also saw significant growth, rising 73.76% to $5.7 million in FY2027, making up 46.81% of the total revenue compared to $3.3 million in FY2026.

Miscellaneous Revenues decreased from $500 in FY2026 to zero in FY2027, a 100% decline, and now represent 0% of the total revenue. Overall, the fund experienced substantial increases in its two largest revenue categories, Other Sources and Charges for Services, which together constitute nearly all of the FY2027 revenue.

FY27 Revenues by Revenue Source



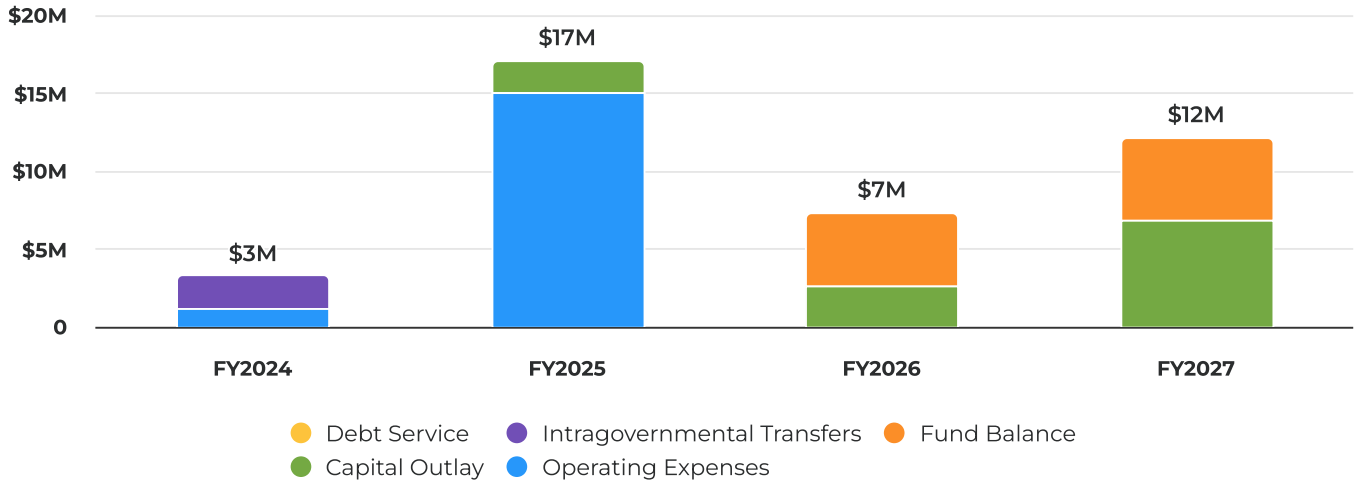
For the Wastewater System Development Charge Fund in the fiscal year, Other Sources contributed $6.5 million, representing 53.19% of the total revenue. Charges for Services accounted for $5.7 million, making up 46.81% of the revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$2,164,144.31	$3,271,270.00	$5,684,000.00	73.76%
Miscellaneous Revenues	$1,095.45	$500.00	-	-100.00%
Other Sources	-	$4,040,000.00	$6,460,000.00	59.90%
Total Revenues	**$2,165,239.76**	**$7,311,770.00**	**$12,144,000.00**	**66.09%**

Expenditures by Object Summary 1

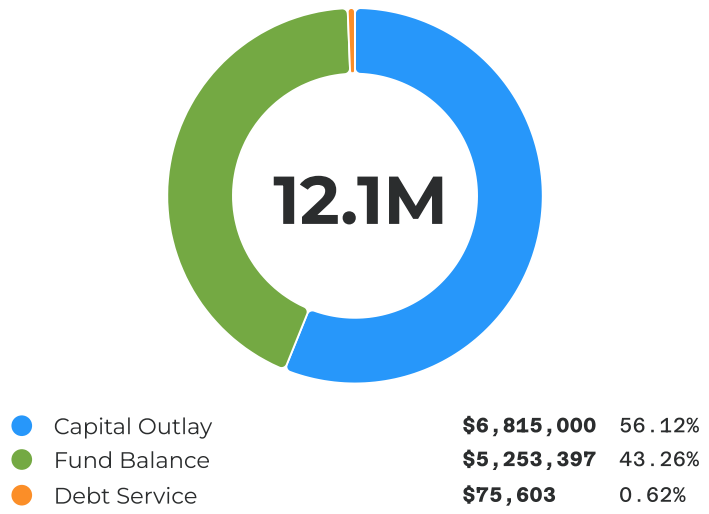
Historical Expenditures by Object Summary 1



The total expenditures for the Wastewater System Development Charge Fund in FY2027 increased by 66.09% to $12.1 million compared to FY2026's $7.3 million. Capital Outlay became the largest expenditure category, rising significantly by $4.3 million or 168.31% to $6.8 million, representing 56.12% of the total budget. Fund Balance also increased by

$557,217 or 11.87%, reaching $5.3 million and accounting for 43.26% of the total. Debt Service showed a minimal increase of $13 or 0.02%, totaling $75,603 and making up 0.62% of the budget. Operating Expenses and Intragovernmental Transfers remained at $0, consistent with the previous year.

FY27 Expenditures by Object Summary 1

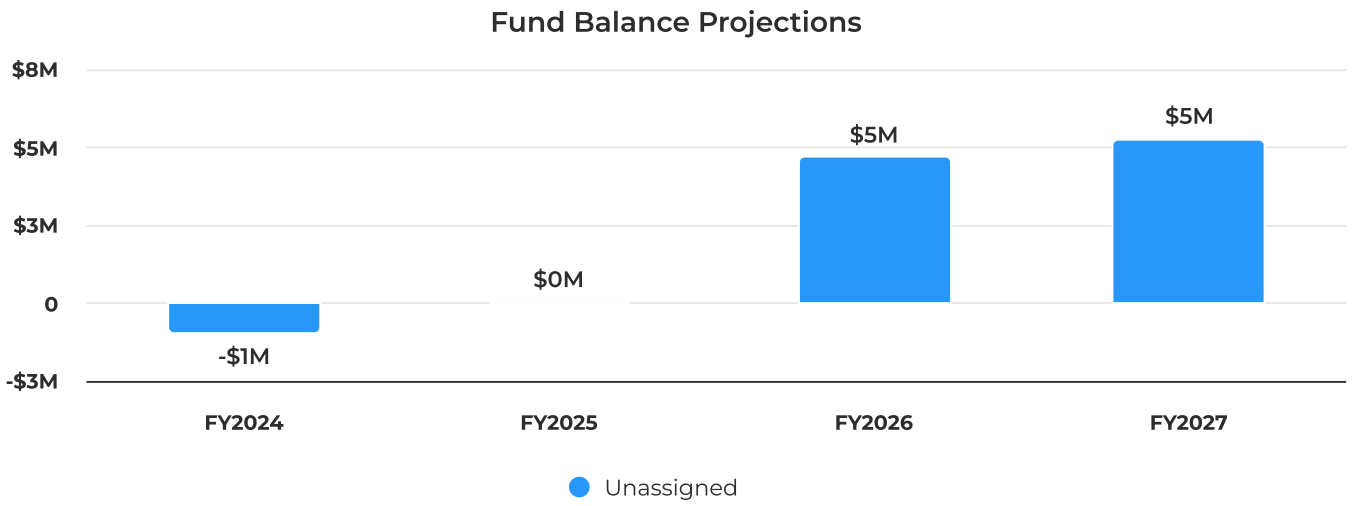


For the Wastewater System Development Charge Fund in the fiscal year, expenditures by object are distributed as follows: Capital Outlay accounts for $6.8 million, representing 56.12% of the total. Fund Balance comprises $5.3 million, which is 43.26%. Debt Service amounts to $75,603, making up 0.62% of the expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$10,000,400.92	-	-	-
Capital Outlay	$70,126.59	$2,540,000.00	$6,815,000.00	168.31%
Debt Service	$1,215.32	$75,590.00	$75,603.00	0.02%
Intragovernmental Transfers	$1,678,360.70	-	-	-
Fund Balance	-	$4,696,180.00	$5,253,397.00	11.87%
Total Expenditures	**$11,750,103.53**	**$7,311,770.00**	**$12,144,000.00**	**66.09%**

Fund Balance



In FY2027, the Wastewater System Development Charge Fund's total fund balance projection is $5.3 million, representing an 11.87% increase from the FY2026 total of $4.7 million. The entire fund balance remains categorized as Unassigned, which accounts for 100% of the total in both years.

The Unassigned category increased by $557,217, or 11.87%, rising from $4.7 million in FY2026 to $5.3 million in FY2027. This increase in the Unassigned fund balance is the largest and only change within the fund balance projections for the target year.

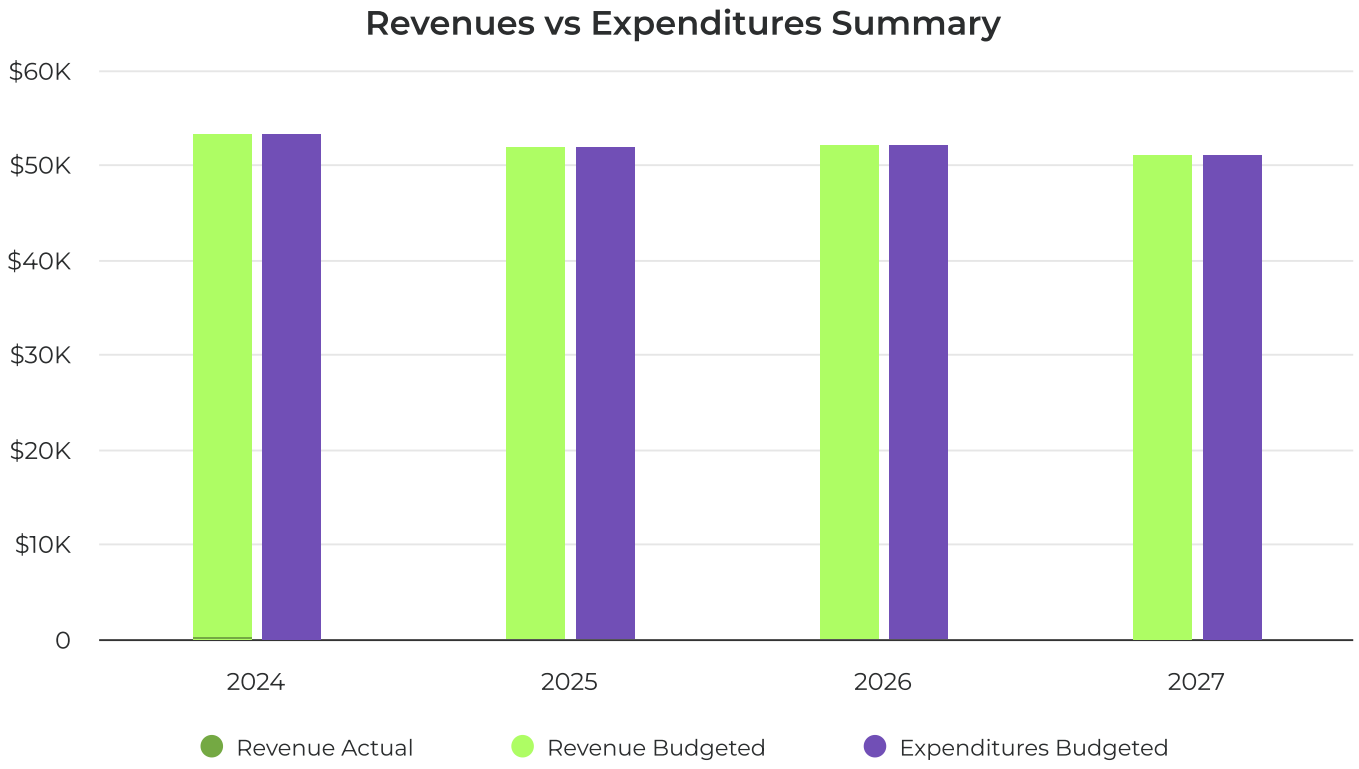
Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$24,370.00	$4,696,180.00	$5,253,397.00	11.87%	$557,217.00
Total Fund Balance	**$24,370.00**	**$4,696,180.00**	**$5,253,397.00**	**11.87%**	**$557,217.00**

Law Enforcement Trust Fund

The Law Enforcement Trust Fund is a fund that is the custodian of revenues generated from seizures and forfeitures. Florida Statutes allow law enforcement agencies to seize and forfeit any contraband that have been used in the commission of felonies. This includes vehicles, vessels, aircraft, real property, cash or any other items. The cash or proceeds from a sale of the seized items can be used by the law enforcement agency.

Summary



In the Law Enforcement Trust Fund for the 2027 budget year, both expenditures and revenues are budgeted at $51,100, reflecting a decrease of 2.01% from the previous year's budgeted amount of $52,150. This marks a reduction in both categories compared to 2026, where expenditures and revenues were each budgeted at $52,150, showing a slight increase of 0.39% from the prior period before that.

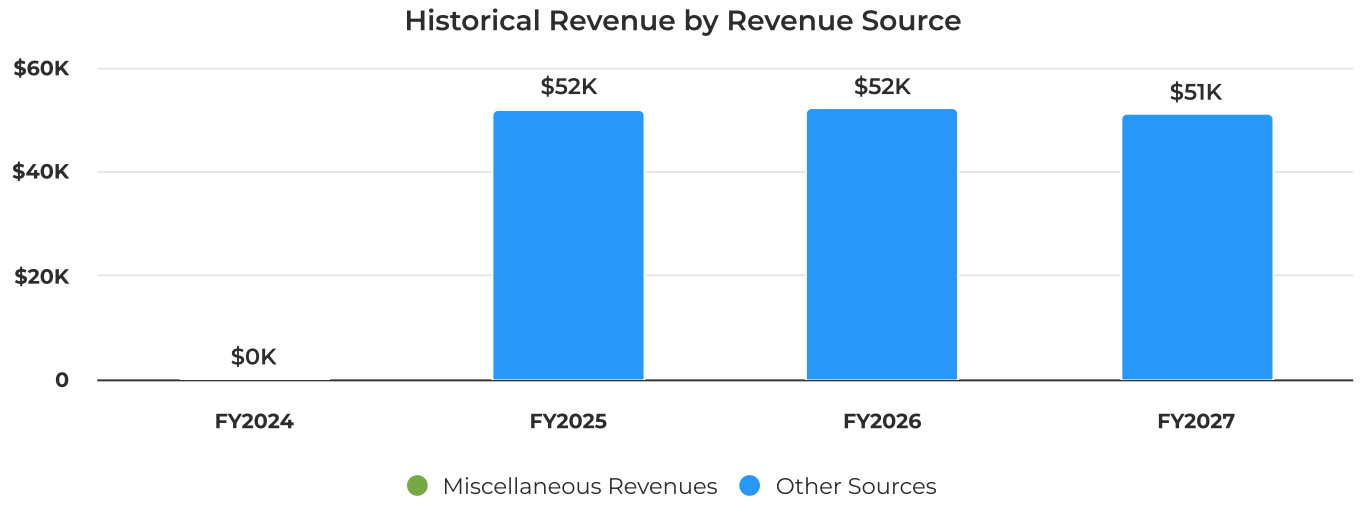
There are no actual revenue or expenditure figures reported for either 2026 or 2027, so the analysis focuses solely on the budgeted amounts. The equal budgeted values for revenues and expenditures in 2027 indicate a balanced approach, consistent with the previous year, but at a slightly reduced level.

Comprehensive Fund Summary

Comprehensive Fund Summary

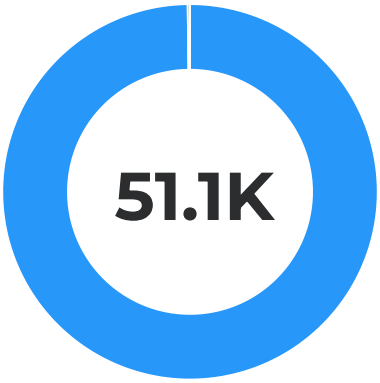
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted
Beginning Fund Balance	**$53,315.00**	**$51,945.00**	**$52,150.00**
Revenues			
Miscellaneous Revenues	$117.10	$100.00	$100.00
Other Sources	-	$52,050.00	$51,000.00
Total Revenues	**$117.10**	**$52,150.00**	**$51,100.00**
Expenditures			
Operating Expenses	-	-	$100.00
Fund Balance	-	$52,150.00	$51,000.00
Total Expenditures	**-**	**$52,150.00**	**$51,100.00**
Total Revenues Less Expenditures	**$117.10**	**-**	**-**
Ending Fund Balance	**$53,432.10**	**$51,945.00**	**$52,150.00**

Revenues by Revenue Source



In FY2027, the Law Enforcement Trust Fund's total revenue is budgeted at $51,100, representing a 2.01% decrease from the FY2026 total of $52,150. The largest revenue source remains "Other Sources," which accounts for 99.8% of the total at $51,000. This category decreased by $1,050, or 2.02%, compared to FY2026 when it was $52,050. "Miscellaneous Revenues" remains steady at $100, making up 0.2% of the total revenue with no change from the previous year.

FY27 Revenues by Revenue Source



Other Sources	**$51,000**	99.80%
Miscellaneous Revenues	**$100**	0.20%

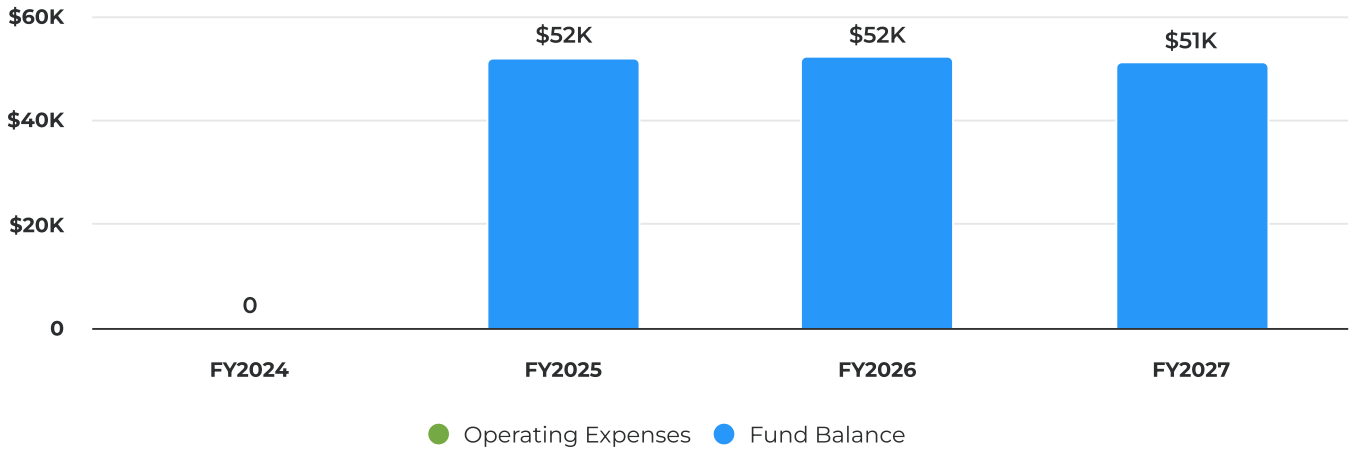
For the Law Enforcement Trust Fund's Fiscal Year Revenue by Revenue Source, Other Sources contributed $51,000, accounting for 99.8% of the total revenue. Miscellaneous Revenues made up $100, representing 0.2% of the total revenue.

Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Miscellaneous Revenues	$117.10	$100.00	$100.00	-
Other Sources	-	$52,050.00	$51,000.00	-2.02%
Total Revenues	**$117.10**	**$52,150.00**	**$51,100.00**	**-2.01%**

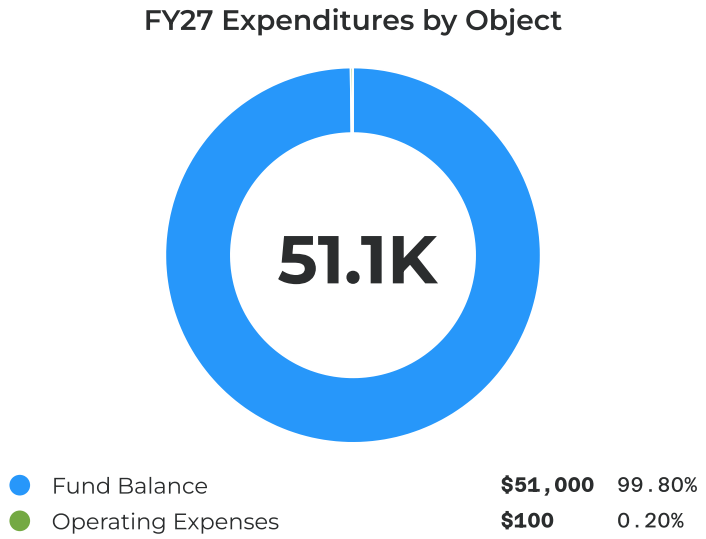
Expenditures by Object Summary 1

Historical Expenditures by Object Summary 1



In FY2027, the total expenditures for the Law Enforcement Trust Fund are budgeted at $51,100, representing a 2.01% decrease from the FY2026 total of $52,150. The Fund Balance remains the largest category, accounting for 99.8% of the total at $51,000, which is a decrease of $1,150 or 2.21% compared to the previous year.

Operating Expenses appear for the first time in FY2027 with a budget of $100, making up 0.2% of the total expenditures. This category shows the largest increase in dollar amount from FY2026, where it was previously $0.

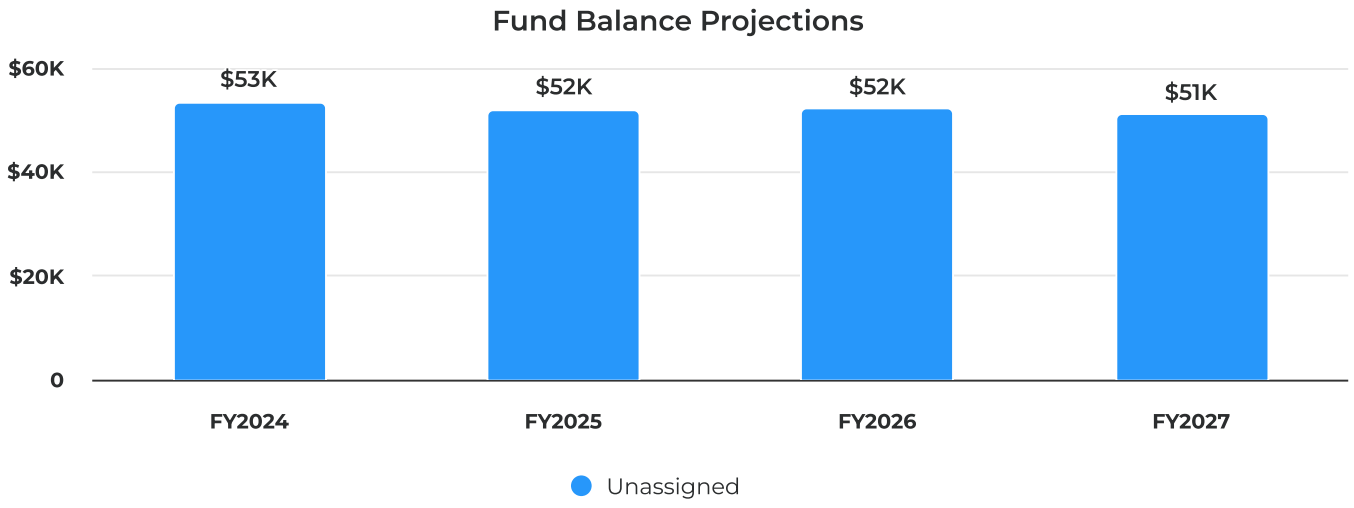


The Law Enforcement Trust Fund's Fiscal Year Expenditures by Object shows a Fund Balance of $51,000, which accounts for 99.8% of the total. Operating Expenses amount to $100, representing 0.2% of the total expenditures.

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	-	-	$100.00	-
Fund Balance	-	$52,150.00	$51,000.00	-2.21%
Total Expenditures	**-**	**$52,150.00**	**$51,100.00**	**-2.01%**

Fund Balance



In FY2027, the Law Enforcement Trust Fund's total fund balance is projected to be $51,000, representing a decrease of 2.21% from the FY2026 total of $52,150. The entire fund balance remains categorized as Unassigned, which also

decreased by $1,150, or 2.21%, from $52,150 in FY2026 to $51,000 in FY2027. This decrease in the Unassigned category accounts for the overall reduction in the total fund balance for FY2027.

Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2026 vs. FY 2027 (% Change)	FY 2026 vs. FY 2027 ($ Change)
Unassigned	$51,945.00	$52,150.00	$51,000.00	-2.21%	-$1,150.00
Total Fund Balance	**$51,945.00**	**$52,150.00**	**$51,000.00**	**-2.21%**	**-$1,150.00**

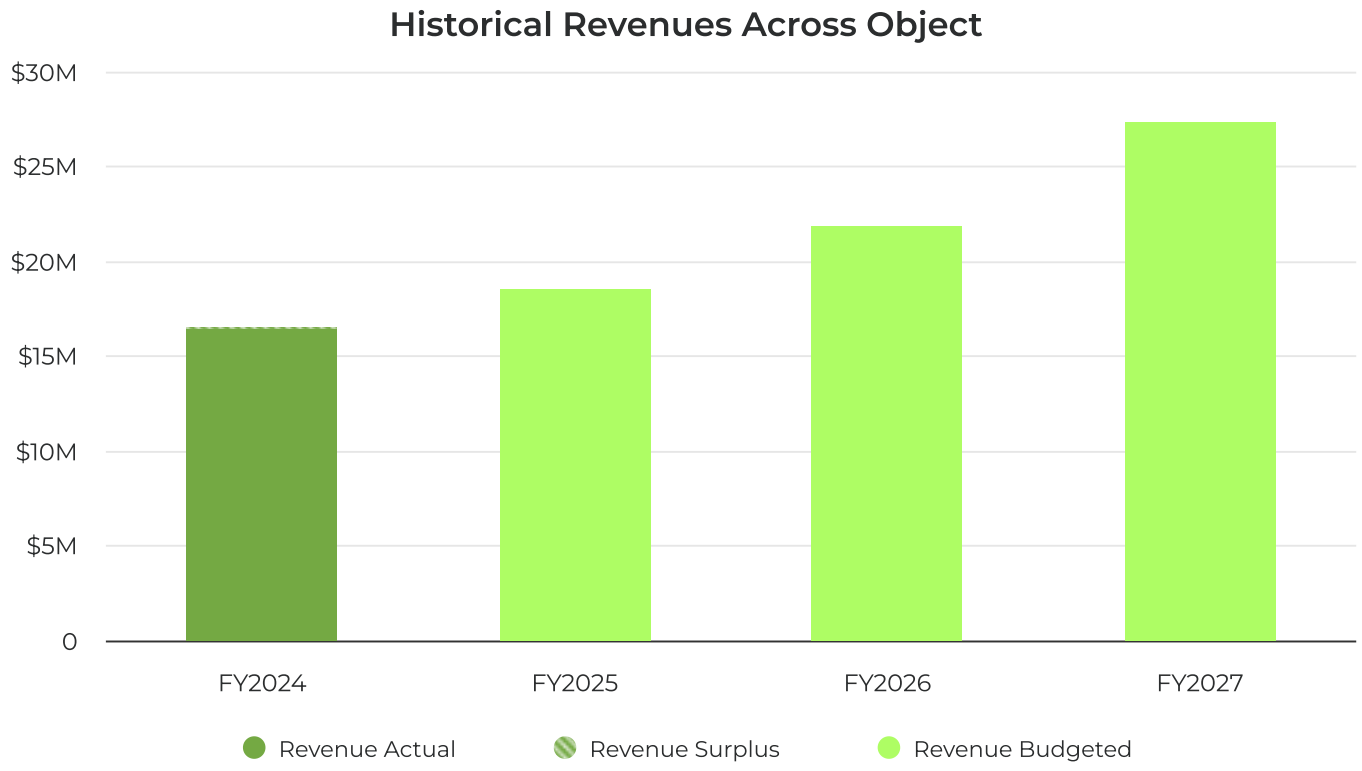
Funding Sources Overview

The City of Wildwood has a variety of funding sources, which is important for local governments. Having diversified funding sources protects a municipality from catastrophic circumstances in the event there is a significant decrease in a sole revenue source. Wildwood's revenues fall into seven (7) categories: Ad Valorem, Other Taxes, Intergovernmental, Charges for Services, Fines and Forfeits, Miscellaneous Revenues, and Other Sources. This section provides an explanation of the specific revenue sources that fall into each of these categories and also provides historical data on revenue collections.

When budgeting for future years, the finance department analyzes historical trends, current economic conditions, and seeks information on known factors that would impact future estimates. All of this information is consolidated into budgeting the future fiscal year revenues, which dictates how much the City will have for expenditures. This section is useful for individuals who want to analyze how the City's budgeted expenditures are financed, or those who want to look at trends for specific revenue sources.

Ad Valorem

Ad Valorem is the term used to describe property tax. The City budgets property tax revenue conservatively, budgeting to collect 96% of the projected property tax revenue. In FY27, the City adopted a millage rate of 2.8287. Budgeted ad valorem tax revenues are calculated by multiplying the approved millage rate per $1,000 of the aggregate assessed property value (as certified by the Property Appraiser) times 96%. Ad Valorem is one of the City's major revenue sources for the General Fund.



In FY2027, the Ad Valorem revenue is budgeted at $27.3 million, which is a 24.73% increase from FY2026. This continues the upward trend with an even larger percentage increase than the previous year, indicating a strong growth trajectory in Ad Valorem revenue over these two budget years.

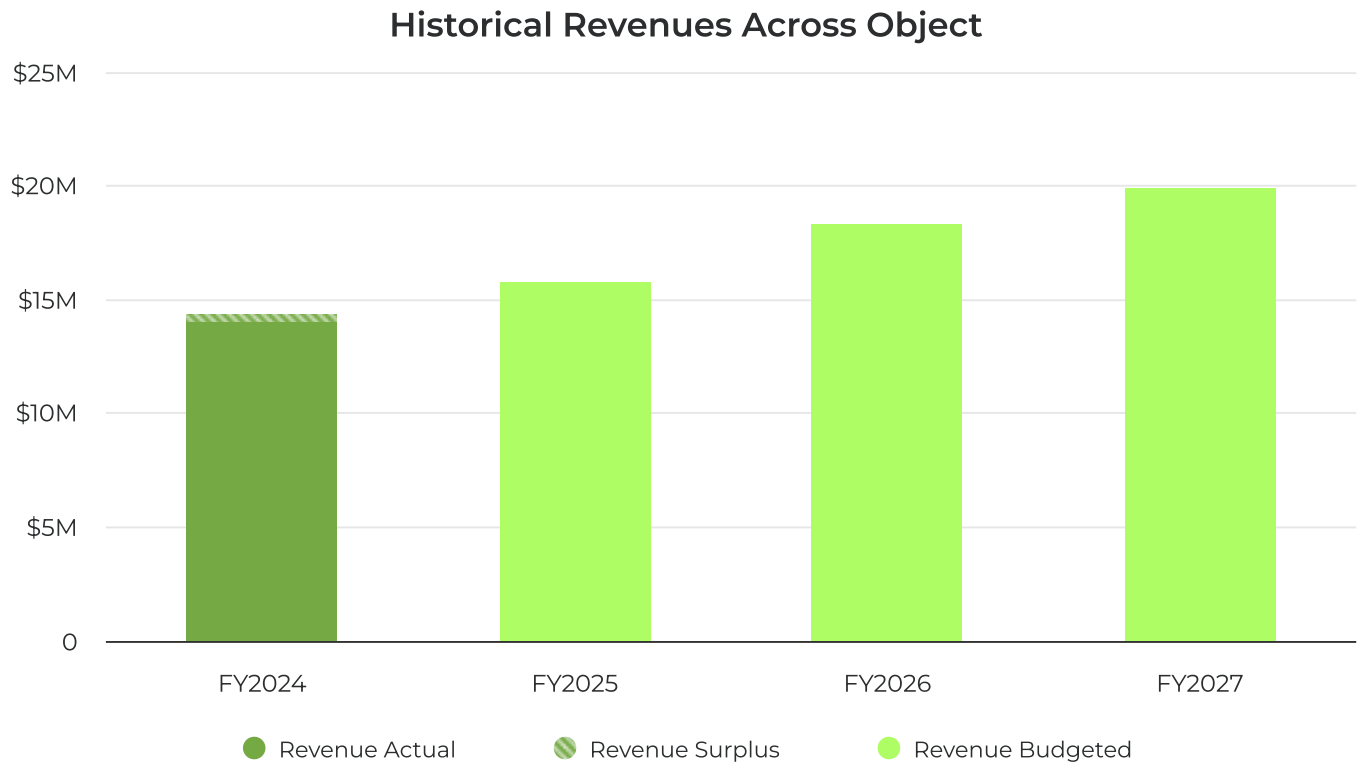
Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Taxes	$18,647,514.22	$21,895,000.00	$27,310,000.00	24.73%
Total Revenues	**$18,647,514.22**	**$21,895,000.00**	**$27,310,000.00**	**24.73%**

Other Taxes

In addition to Ad Valorem taxes, the City receives other types of taxes. These taxes include local option gas tax, public service tax, communication service tax, and franchise fees. The taxes collected by the City are one of the major revenue sources for the General Fund.

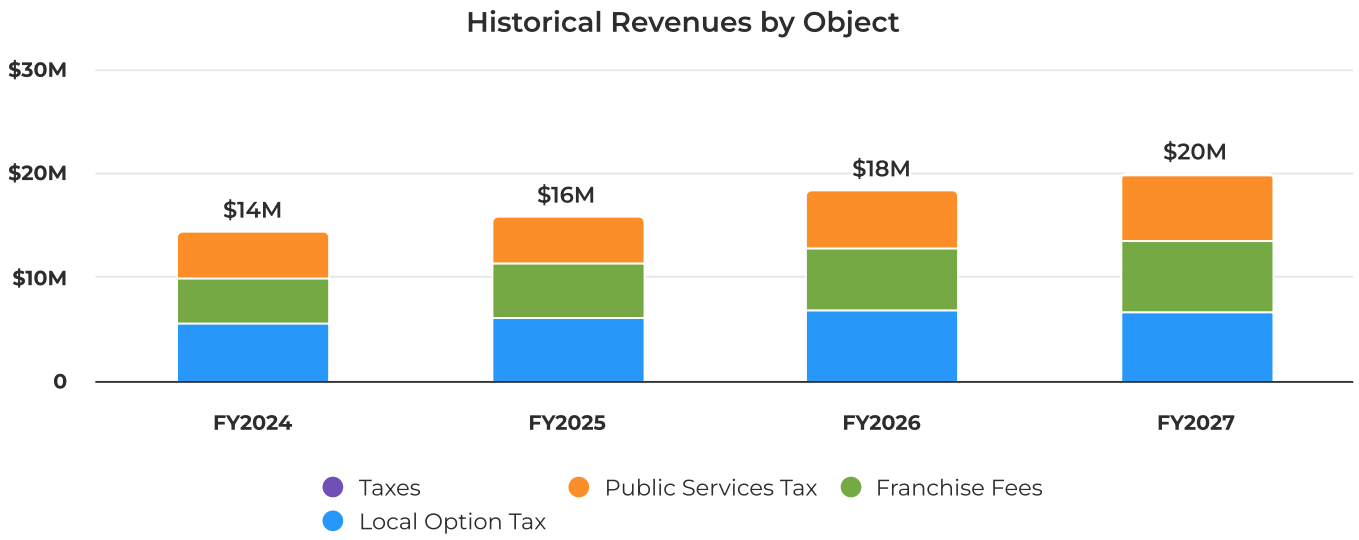
Revenue Summary

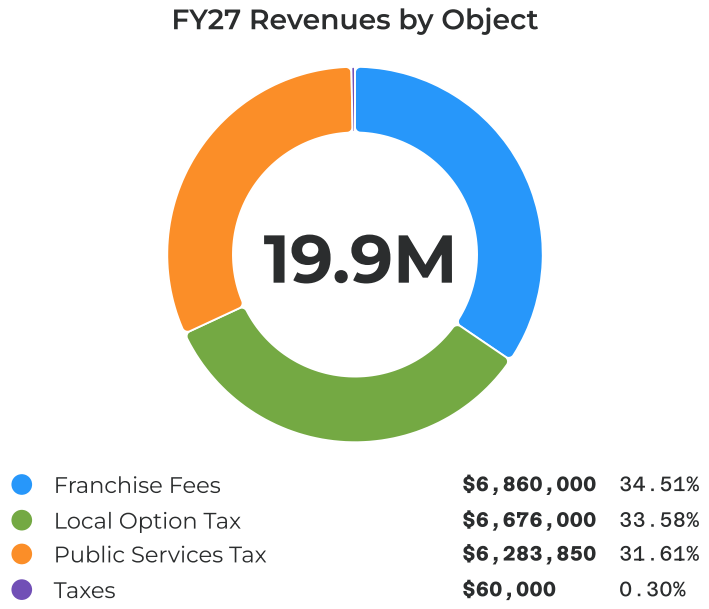


Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Taxes	$17,920,841.47	$18,298,200.00	$19,879,850.00	8.64%
Total Revenues	**$17,920,841.47**	**$18,298,200.00**	**$19,879,850.00**	**8.64%**

Revenues by Object



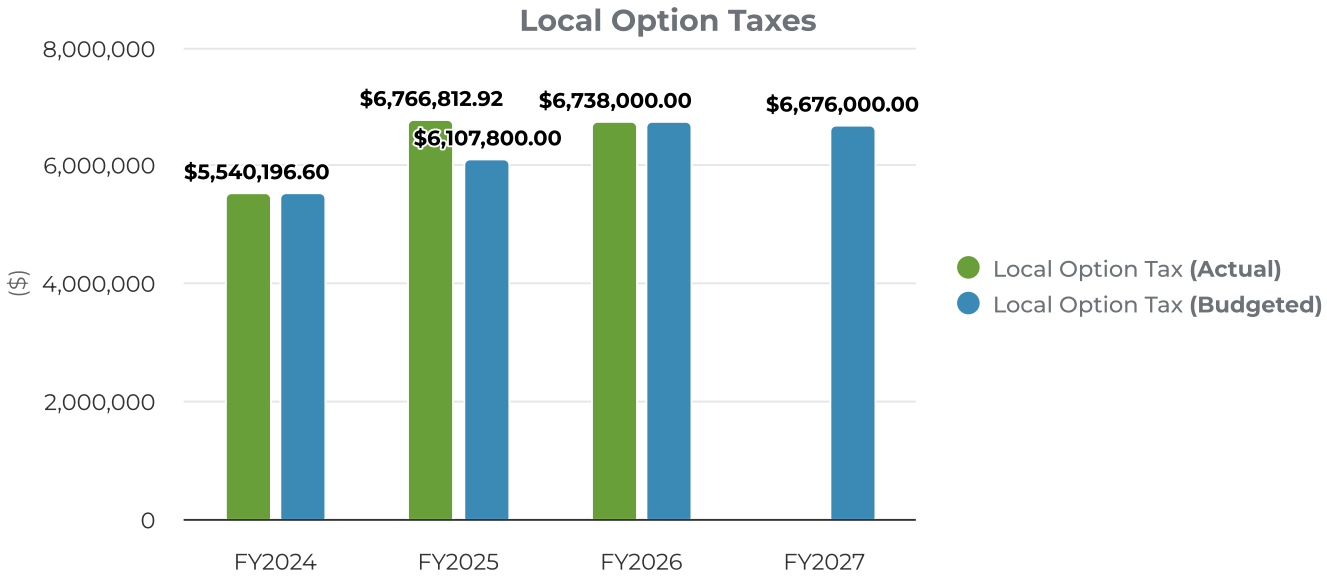


Revenues by Object

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Local Option Tax	$6,766,812.92	$6,738,000.00	$6,676,000.00	-0.92%
Franchise Fees	$5,639,622.59	$5,950,000.00	$6,860,000.00	15.29%
Public Services Tax	$5,484,228.58	$5,589,200.00	$6,283,850.00	12.43%
Taxes	$30,177.38	$21,000.00	$60,000.00	185.71%
Total Revenues	**$17,920,841.47**	**$18,298,200.00**	**$19,879,850.00**	**8.64%**

Local Option Taxes

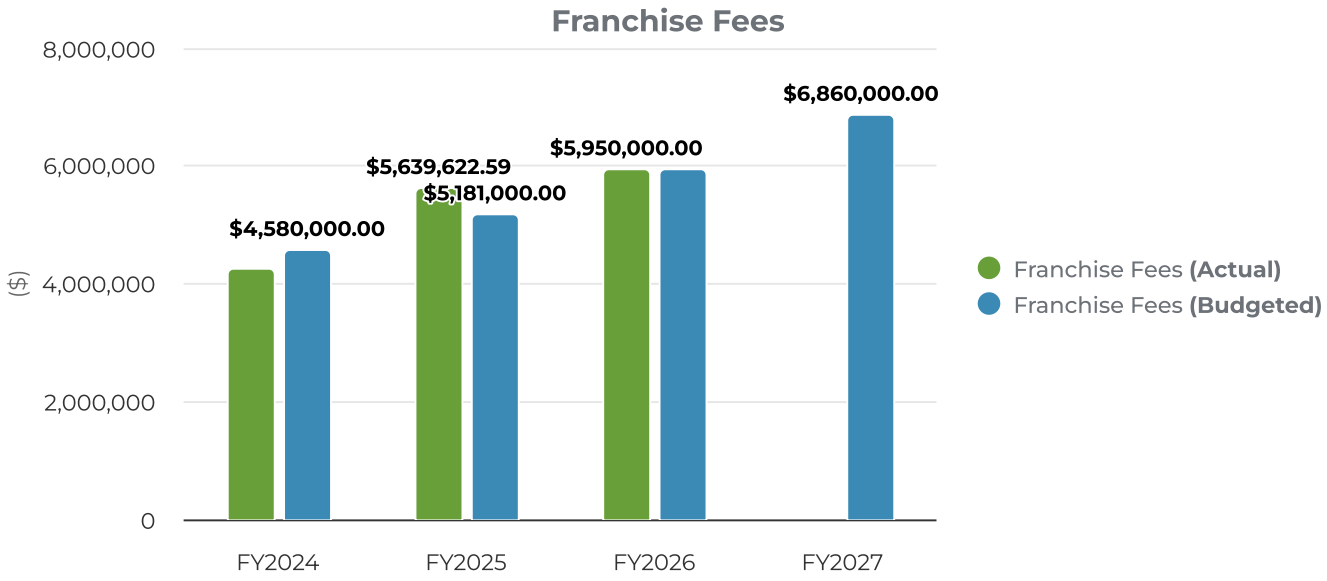
Wildwood, residing within Sumter County, is the recipient of several types of local option tax revenues. Included in this category are the Local Option Fuel Tax, and the Discretionary Sales Surtax. Sumter County levies a tax of six cents per gallon of motor fuel and diesel sold within the county, known as the Local Option Fuel Tax. Utilization of the proceeds of this tax is limited to transportation expenditures for public transportation operations and maintenance; roadway and right-of-way maintenance and equipment and structures used primarily for the storage and maintenance of such equipment; roadway and right-of-way drainage; street lighting installation, operation, maintenance, and repair; traffic signs, traffic engineering, signalization, and pavement markings installation, operation, maintenance, and repair; bridge maintenance and repair; and debt service and current expenditures for transportation capital projects in the foregoing program areas, including construction or reconstruction of roads and sidewalks. Distributions of the revenues of these fuel taxes are pursuant to an Interlocal agreement between the City of Wildwood and Sumter County. In FY 27, it is projected that the total revenues related to Local Option Taxes will decrease by approximately 1%.



Franchise Fees

Franchise fees from water, wastewater, electric and solid waste utilities are included in this category and are estimated based on projections. The level of revenue generated from franchise fees is very similar to that of the public service tax and generally fluctuates at a corresponding rate.

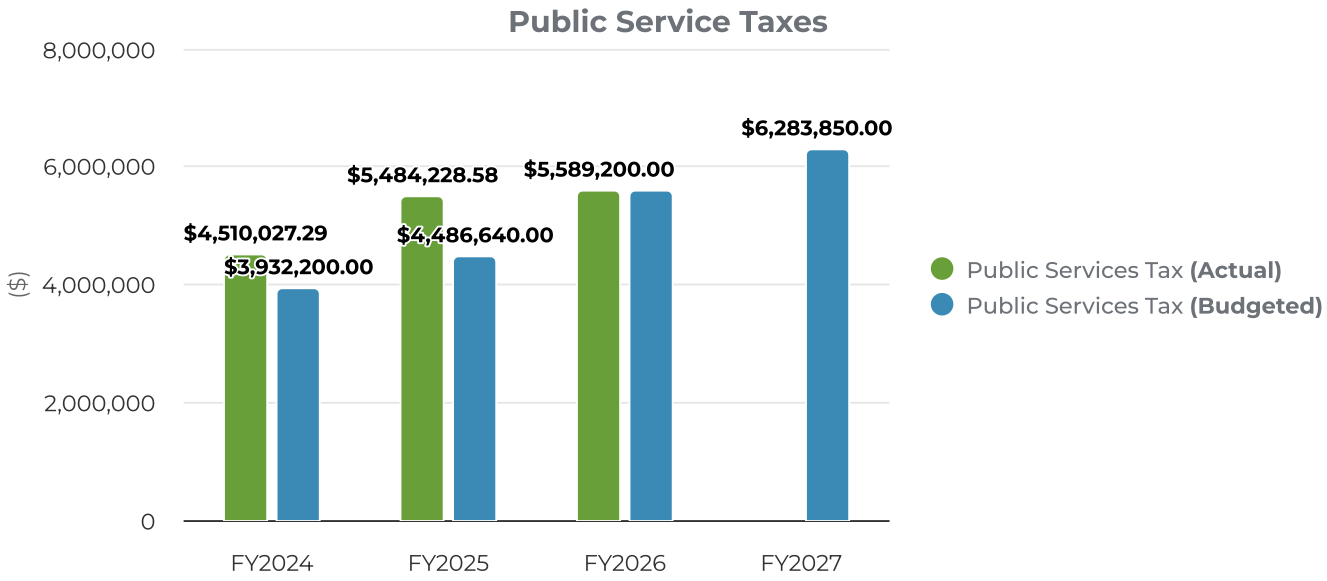
The City has seen a significant increase in public service tax and franchise fee revenue in recent years. The increase is related to the growth within the City, but also is related to relatively new sources. One such newer source is the natural gas tax. While not a new tax, the use of natural gas was relatively scarce within the City until recent years. The new developments are providing natural gas within their areas, thereby creating a new strong revenue stream for the City.



Public Service Taxes

Pursuant to provisions of Section 166.231 Florida Statute, the City Commission approved a 10% public service tax for electric and natural gas, and a 5% water tax on service sold to customers in the incorporated limits of the City of Wildwood. Referred to as “Utility Tax” within the City’s reports, the public service tax revenues were projected based upon historical data and present economic conditions.

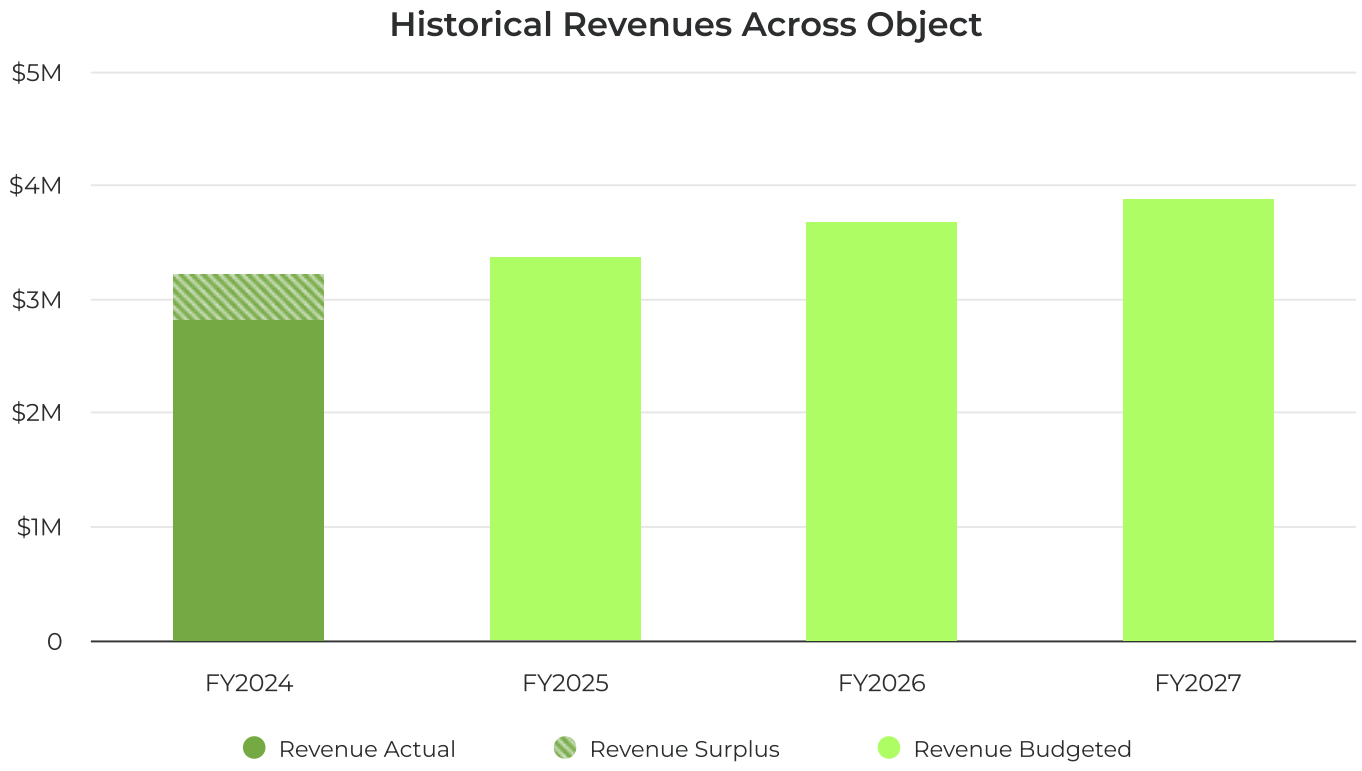
Included in the public service tax category is the communications services tax.



Intergovernmental

Intergovernmental revenues are those funds received from other governments in the form of shared revenues or grants, or as reimbursements for performance of general government functions and specific services for the paying government. Included in the City's intergovernmental revenues are the Local Government Half-cent Sales Tax, the Municipal Revenue Sharing Program revenue, the Mobile Home License Tax, and the Alcoholic Beverage Tax.

Revenue Summary



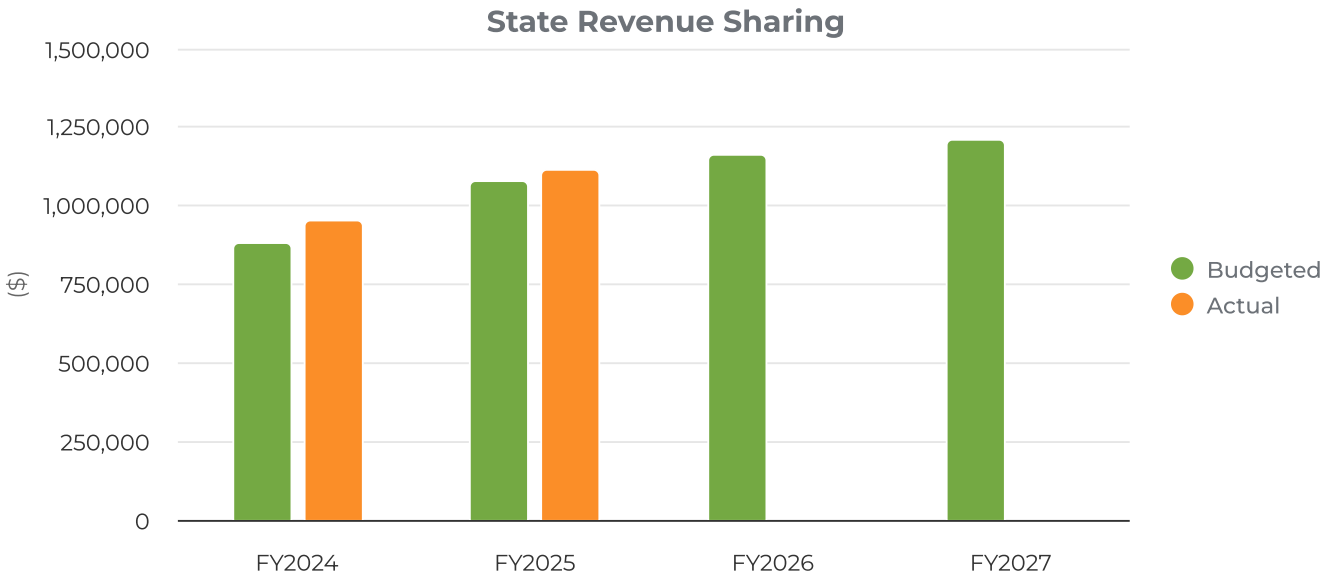
Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Intergovernmental Revenue	$3,459,138.65	$3,675,300.00	$3,886,000.00	5.73%
Total Revenues	**$3,459,138.65**	**$3,675,300.00**	**$3,886,000.00**	**5.73%**

State Revenue Sharing

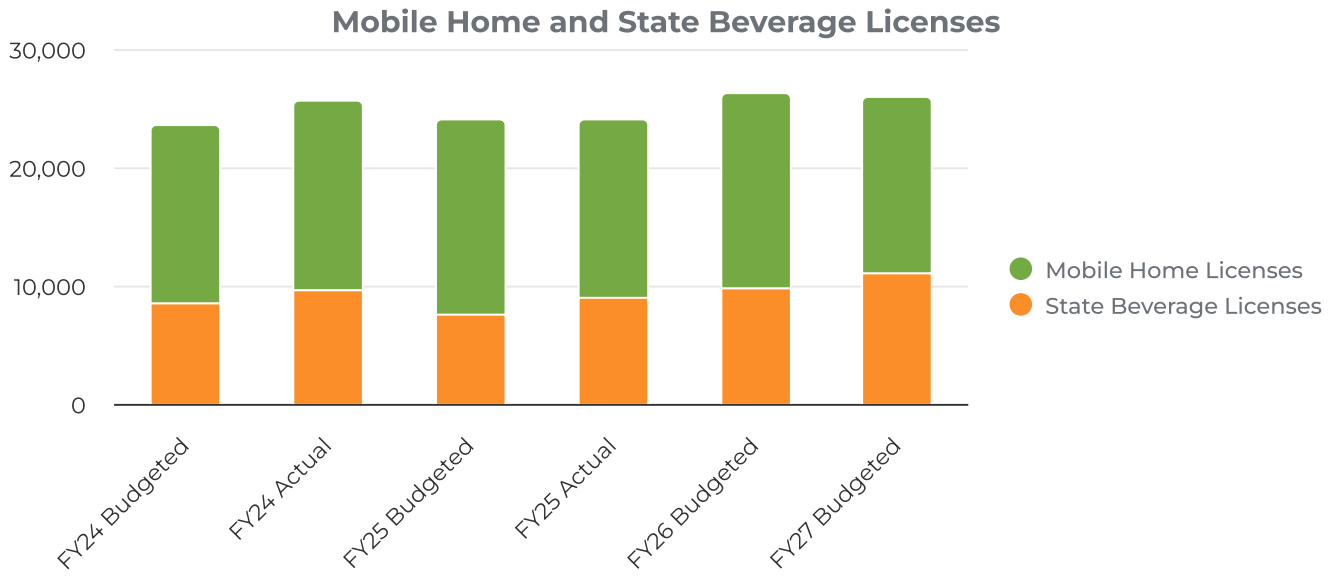
The Municipal Revenue Sharing Program also distributes a portion of the State's sales and use tax collections. The distribution formula for the revenues is population based. A portion of the revenue distribution is derived from the municipal fuel tax, therefore the State mandates that a portion of the revenue from the program be dedicated to transportation related activities; in FY27 that percentage is

17%. The remaining funds can be used for any purpose with the exception that only 50% of the prior year's receipts can be pledged to pay principal and interest on bonds or other forms of indebtedness.



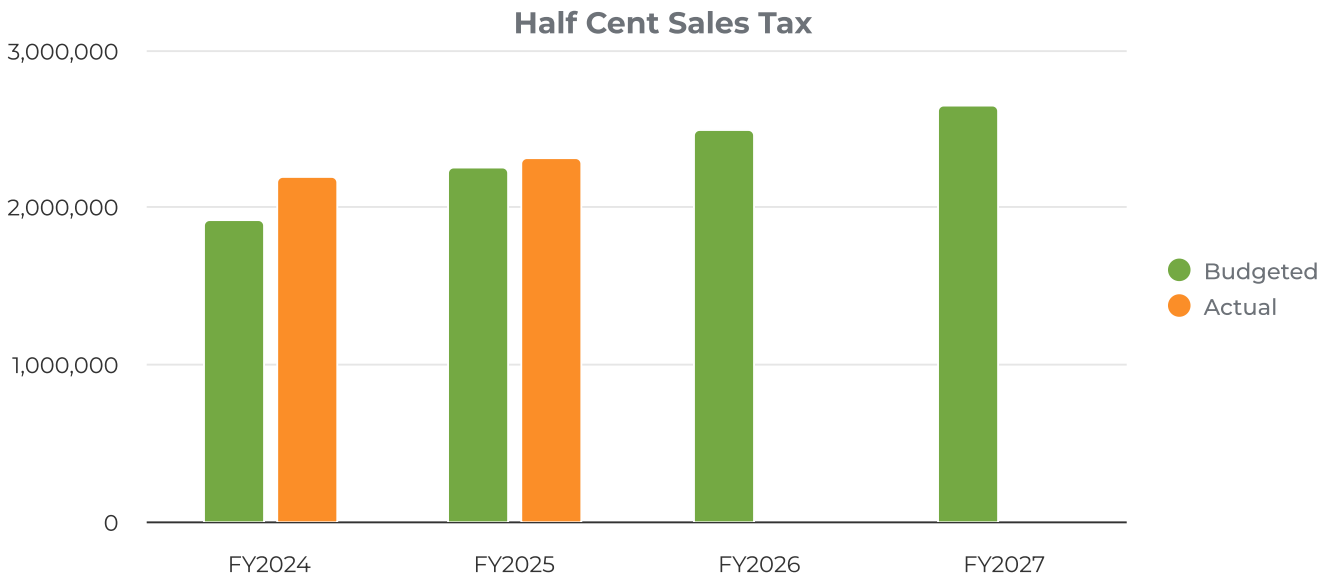
Mobile Home and State Beverage Licenses

The City also receives a small amount of revenue from the Mobile Home License Tax program and the Alcoholic Beverage Tax. Both taxes are distributed based upon the location of the units within the municipality and the revenues from both sources can be used for any purpose.



Half Cent Sales Tax

The largest source of revenue among these programs is the half-cent sales tax. The program distributes a portion of the State's sales tax revenue to counties and municipalities. The distribution formula is population based. The revenues are to be used for municipal-wide programs or property tax relief and can also be pledged to pay principal and interest on capital project expenses.

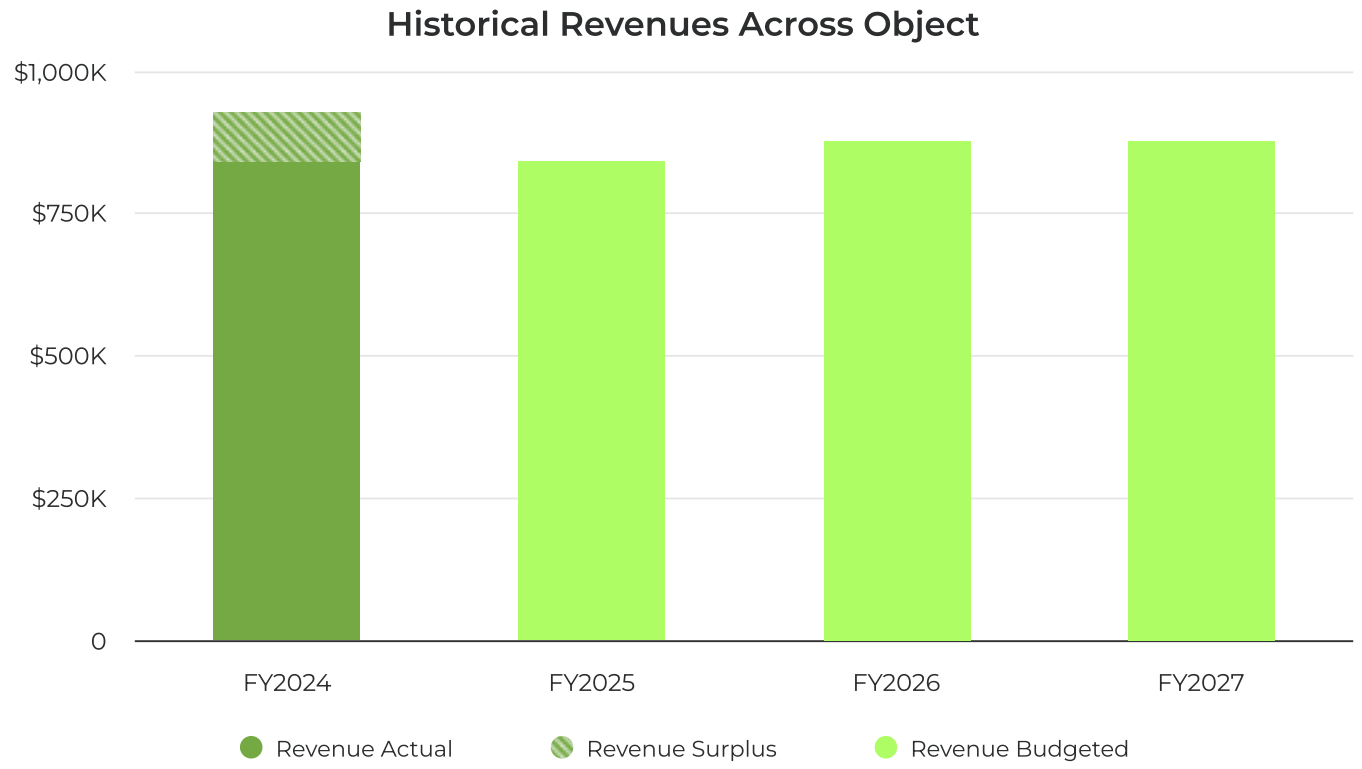


Charges for Services - General Fund

In the General Fund, charges for services primarily include facility rental fees and fees collected from the Development Services Department related to development activity.

Revenue Summary

In FY27, budgeted revenue generated from Charges for Services is $878,500 which equates to 1.37% of the projected revenue in the General Fund. The actual revenue generated in this area can vary widely based on the level of development activity in any given year.



In FY2027, the revenue budget is slightly higher at $878,500, representing a modest increase of 0.23% from FY2026. This indicates a stabilization in revenue growth following the larger increase seen in the previous year.

The Charges for Services category in the General Fund for the fiscal year totals $876,500, representing 100% of the revenue by revenue source.

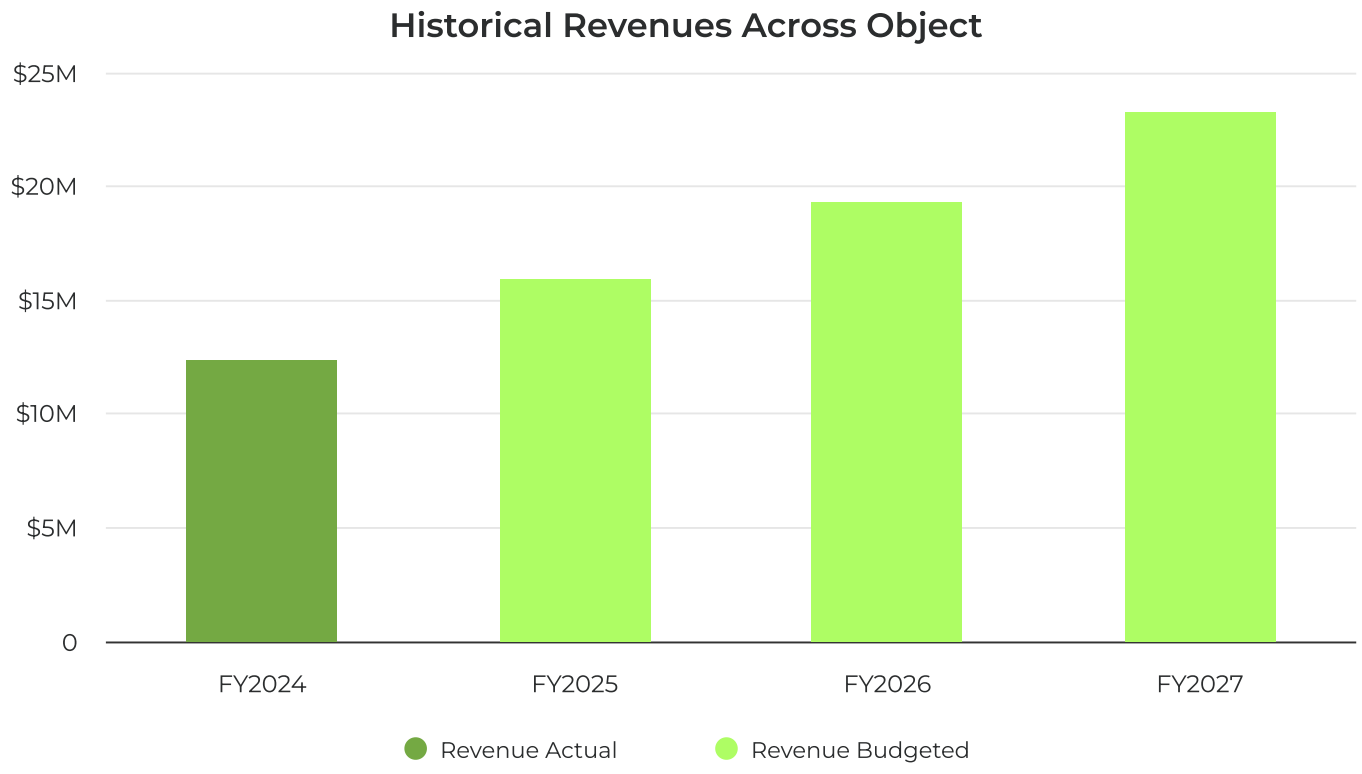
Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$931,342.00	$876,500.00	$878,500.00	0.23%
Total Revenues	**$931,342.00**	**$876,500.00**	**$878,500.00**	**0.23%**

Charges for Services - Utility Fund

Charges for services in the Utility Fund primarily include the fees associated with our Water and Wastewater services. This is the major source of revenue for the Utility Fund, and fully supports all functions in our Water and Wastewater Divisions. Typically, the utility rates are adjusted each year in accordance with the Consumer Price Index (CPI), specifically for the water and wastewater maintenance index. In FY25, a Utility Revenue Sufficency Analysis (RSA) was completed in conjunction with the new Wastewater Treatment Plant design. The analysis outlined a temporary need for a rate increase for the next three years to cover our new debt services for the new Wastewater Treatment Plant and our current debt obligations. In FY26, Stantec completed another RSA and advised that there was an opportunity for the FY27 rate increase to be less than the projected 20% due to the construction of the new Wastewater Treatment Plant being completed slower than originally anticipated, along with the City receiving additional grants and SRF loans. As outlined in the RSA provided by Stantec, the water, wastewater, and reuse water rates will increase by 5% in the FY27 budget.

Revenue Summary



Revenues by Revenue Source

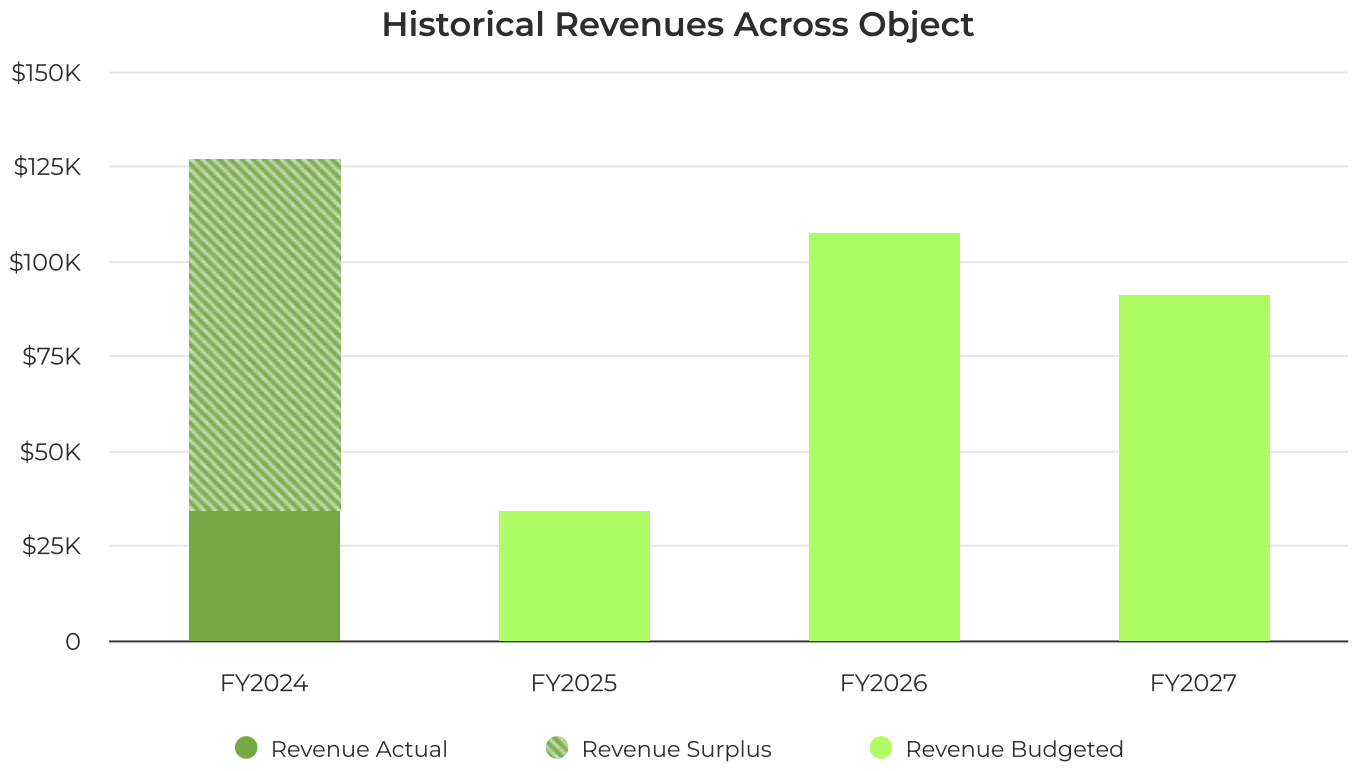
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$15,891,225.53	$19,282,195.00	$23,305,110.00	20.86%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Total Revenues	**$15,891,225.53**	**$19,282,195.00**	**$23,305,110.00**	**20.86%**

Fines and Forfeits

These revenues include court fines and fees, and fees related to code violations. These estimates are developed from historical data trends, which remain relatively consistent from year to year. The total budgeted revenues from these sources in FY27 equals $91,000 which equates to less than 1% of the General Fund revenues.

Revenue Summary



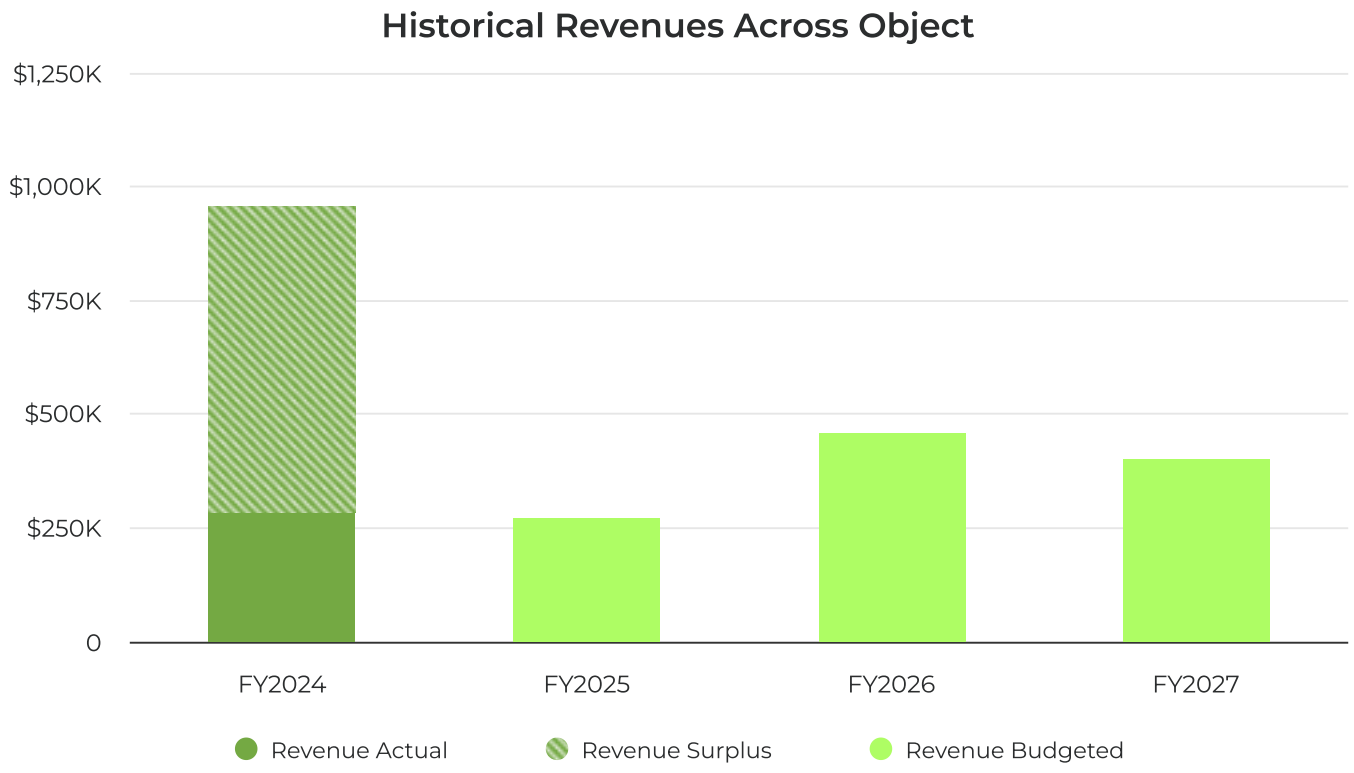
Revenues by Revenue Source

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Judgements, Fines & Forfeits	$82,971.14	$107,500.00	$91,000.00	-15.35%
Total Revenues	**$82,971.14**	**$107,500.00**	**$91,000.00**	**-15.35%**

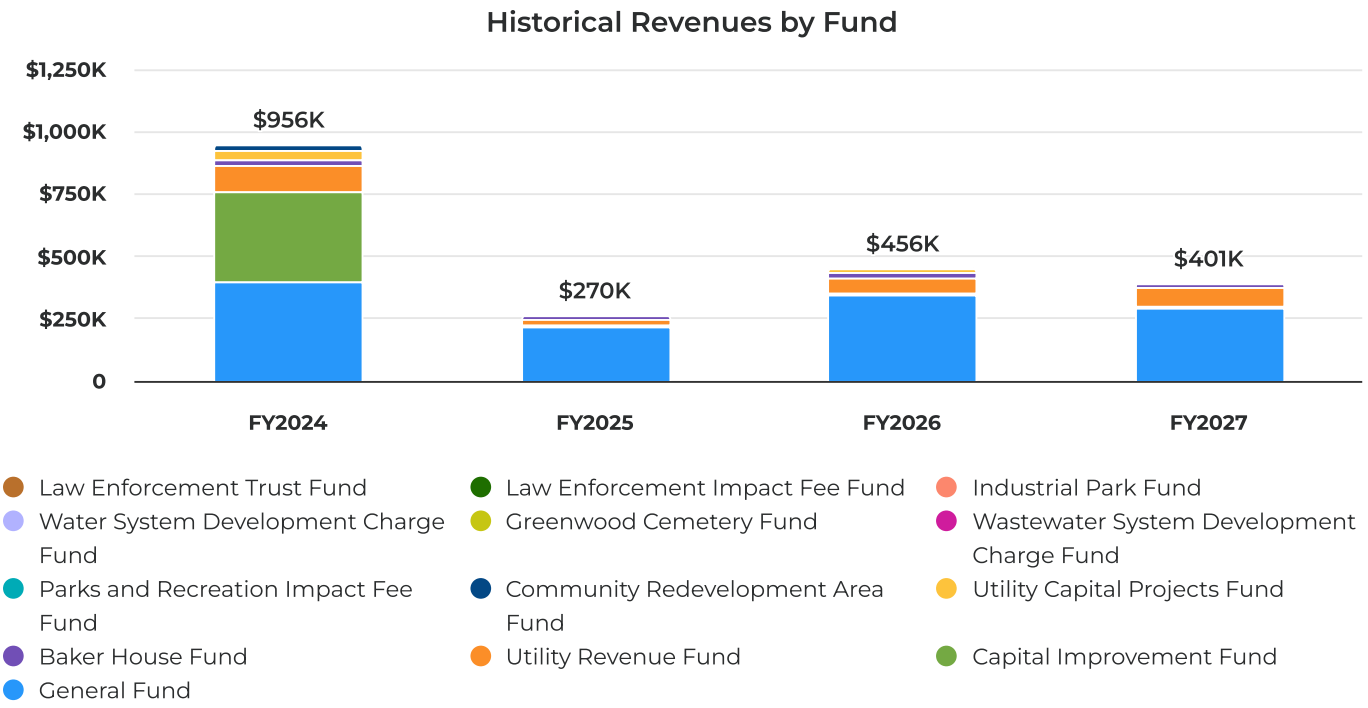
Misc Revenues

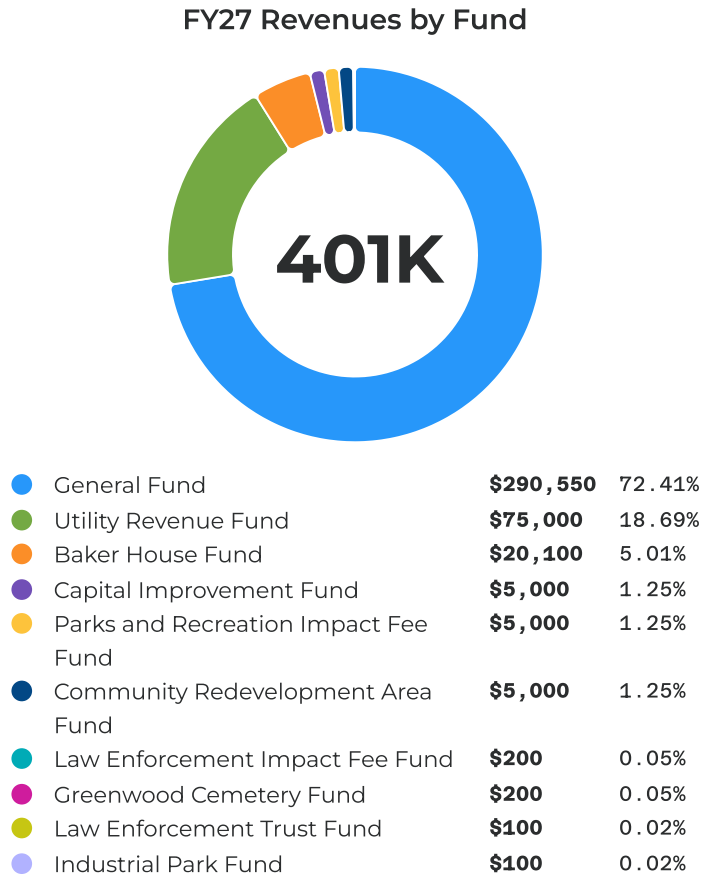
These revenues include a variety of sources including interest on investments, rents, refunds, contributions, and revenues which cannot be recognized in other classifications. The revenues in this category are examined based on economic conditions, and a variety of methods are used to develop good estimates, but by their nature they can vary significantly. Projections of interest income are based on estimates of the amount that is expected to be available for investment, coupled with an expected short-term interest rate.

Revenue Summary



Revenues by Fund



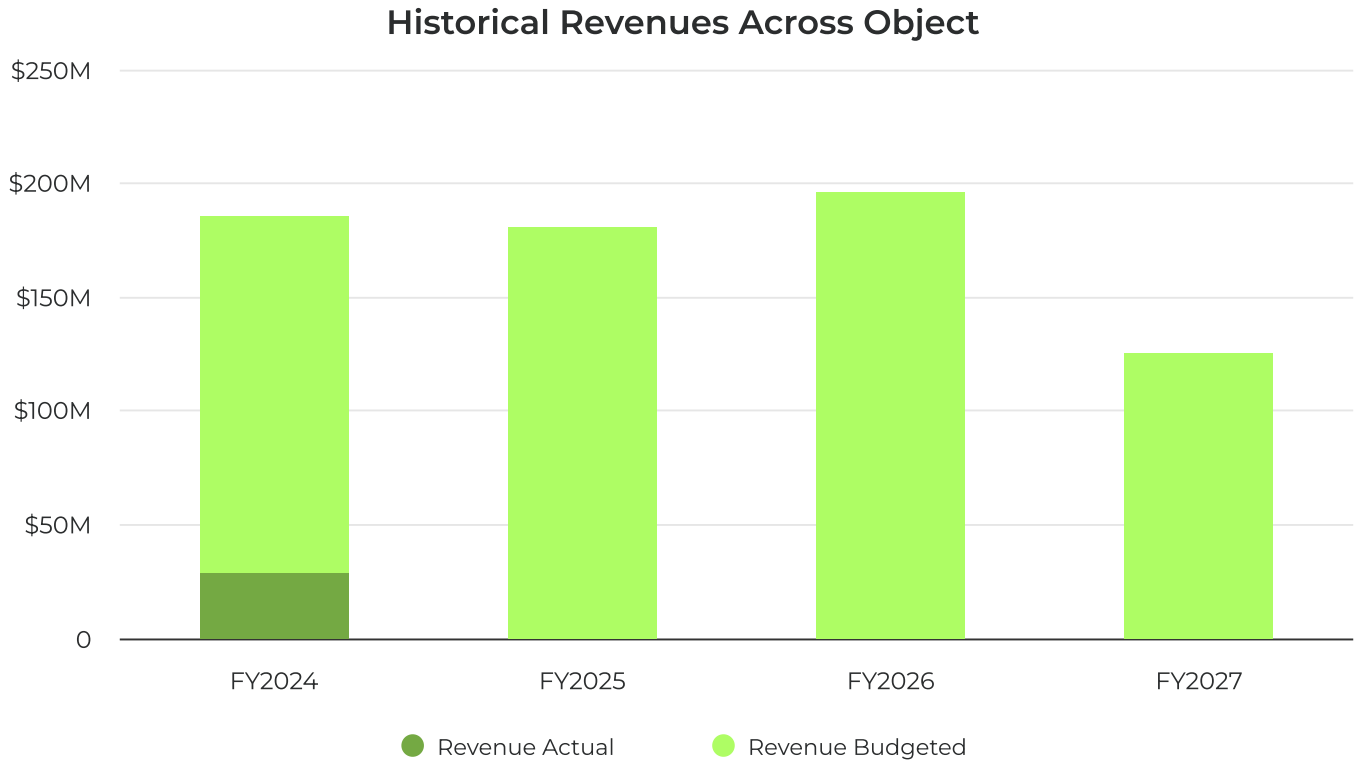


General Fund	$290,550	72.41%
Utility Revenue Fund	$75,000	18.69%
Baker House Fund	$20,100	5.01%
Capital Improvement Fund	$5,000	1.25%
Parks and Recreation Impact Fee Fund	$5,000	1.25%
Community Redevelopment Area Fund	$5,000	1.25%
Law Enforcement Impact Fee Fund	$200	0.05%
Greenwood Cemetery Fund	$200	0.05%
Law Enforcement Trust Fund	$100	0.02%
Industrial Park Fund	$100	0.02%

Other Sources

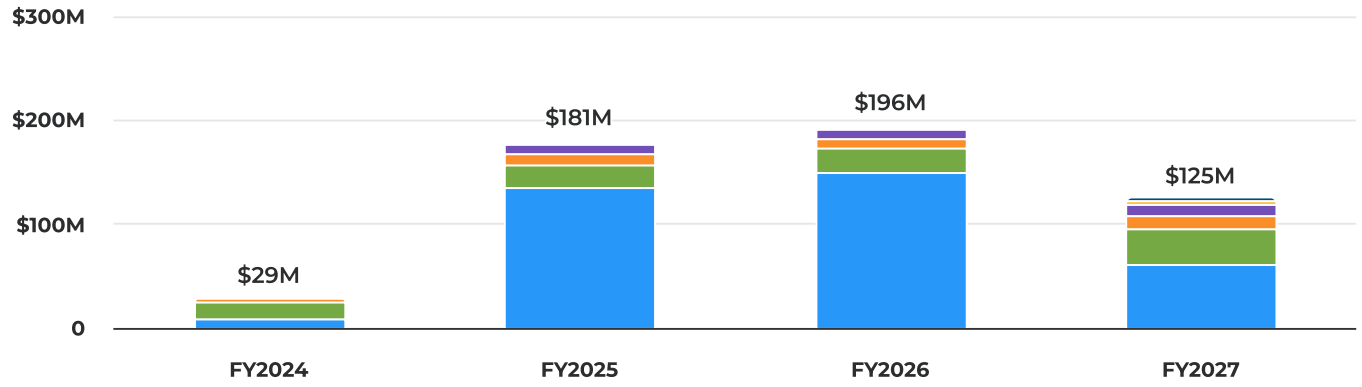
Other sources include operating transfers and loan proceeds for capital improvements or purchases.

Revenue Summary



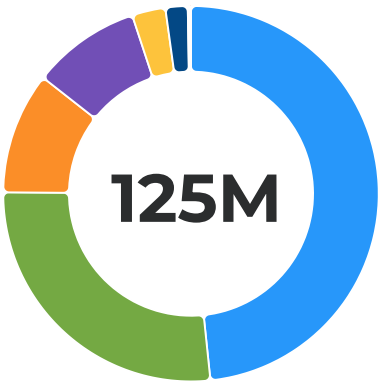
Revenues by Fund

Historical Revenues by Fund



- Wildwood Historical Association Fund
- Law Enforcement Trust Fund
- Baker House Fund
- Greenwood Cemetery Fund
- Parks and Recreation Impact Fee Fund
- Community Redevelopment Area Fund
- Law Enforcement Impact Fee Fund
- General Fund
- Utility Revenue Fund
- Capital Improvement Fund
- Utility Capital Projects Fund

FY27 Revenues by Fund



Utility Capital Projects Fund	**$60,504,024**	48.35%
Capital Improvement Fund	**$33,504,050**	26.77%
Utility Revenue Fund	**$13,100,000**	10.47%
General Fund	**$11,692,900**	9.34%
Law Enforcement Impact Fee Fund	**$3,600,000**	2.88%
Community Redevelopment Area Fund	**$2,384,585**	1.91%
Parks and Recreation Impact Fee Fund	**$170,000**	0.14%
Greenwood Cemetery Fund	**$68,150**	0.05%
Baker House Fund	**$63,700**	0.05%
Law Enforcement Trust Fund	**$51,000**	0.04%
Wildwood Historical Association Fund	**$45**	0.00%

Revenues by Fund

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Greenwood Cemetery Fund	-	$67,900.00	$68,150.00	0.37%
General Fund	$749,849.05	$7,925,300.00	$11,692,900.00	47.54%
Community Redevelopment Area Fund	$247,524.97	$1,876,004.00	$2,384,585.00	27.11%
Utility Revenue Fund	$15,291,474.01	$9,000,000.00	$13,100,000.00	45.56%
Baker House Fund	-	$38,900.00	$63,700.00	63.75%
Wildwood Historical Association Fund	-	$45.00	$45.00	-
Parks and Recreation Impact Fee Fund	-	$1,310,000.00	$170,000.00	-87.02%
Utility Capital Projects Fund	$22,500,000.00	$148,500,000.00	$60,504,024.00	-59.26%
Law Enforcement Impact Fee Fund	-	$2,630,000.00	$3,600,000.00	36.88%
Law Enforcement Trust Fund	-	$52,050.00	$51,000.00	-2.02%
Capital Improvement Fund	$10,000,100.00	$24,650,000.00	$33,504,050.00	35.92%
Total Revenues	**$48,788,948.03**	**$196,050,199.00**	**$125,138,454.00**	**-36.17%**

Departments Summary

The City of Wildwood is organized into several departments, each responsible for a core area of municipal service:

Administration - Provides overall leadership, human resources, and communications.

Finance - Manages budgeting, accounting, purchasing, and financial reporting.

Public Safety - Ensures community safety through police, fire, and emergency services.

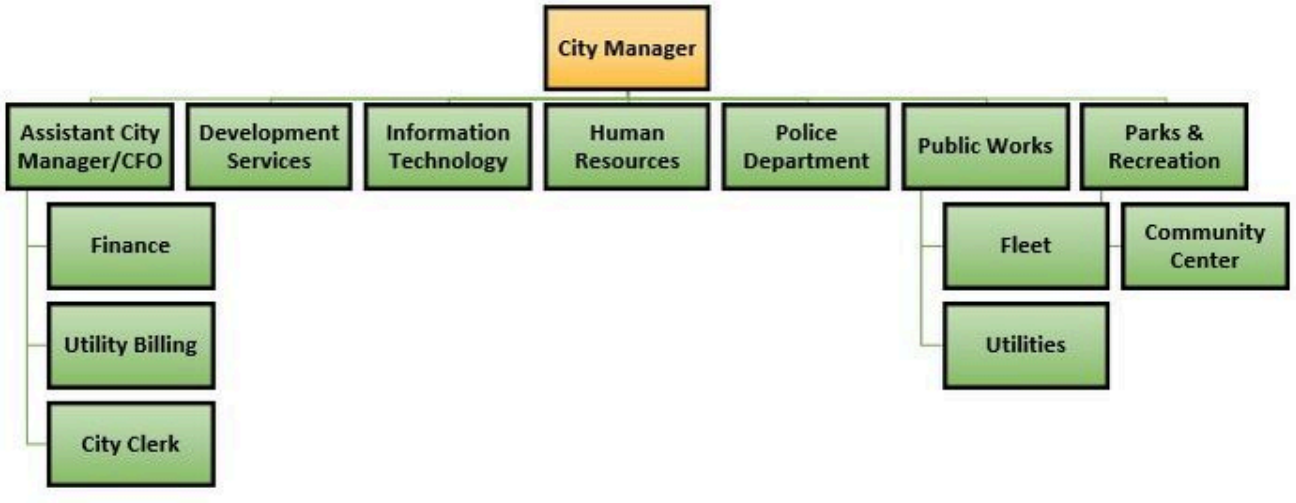
Public Works - Oversees infrastructure, maintenance, utilities, and capital projects.

Parks & Recreation - Manages the City's parks, facilities, and community programs to enhance quality of life for residents and visitors.

Together, these departments support efficient operations and ensure the delivery of essential services to residents, businesses, and visitors.

Organizational Structure

The City operates under the leadership of the City Manager, who provides overall strategic direction and oversight. The structure is divided into the following primary departments: Finance, Development Services, Information Technology, Human Resources, Police, Public Works, and Parks and Recreation. Each department is led by a Director, who reports directly to the City Manager. This structure ensures efficient service delivery and coordinated operations.



Authorized Positions by Department Summary

Department & Fund Relationship

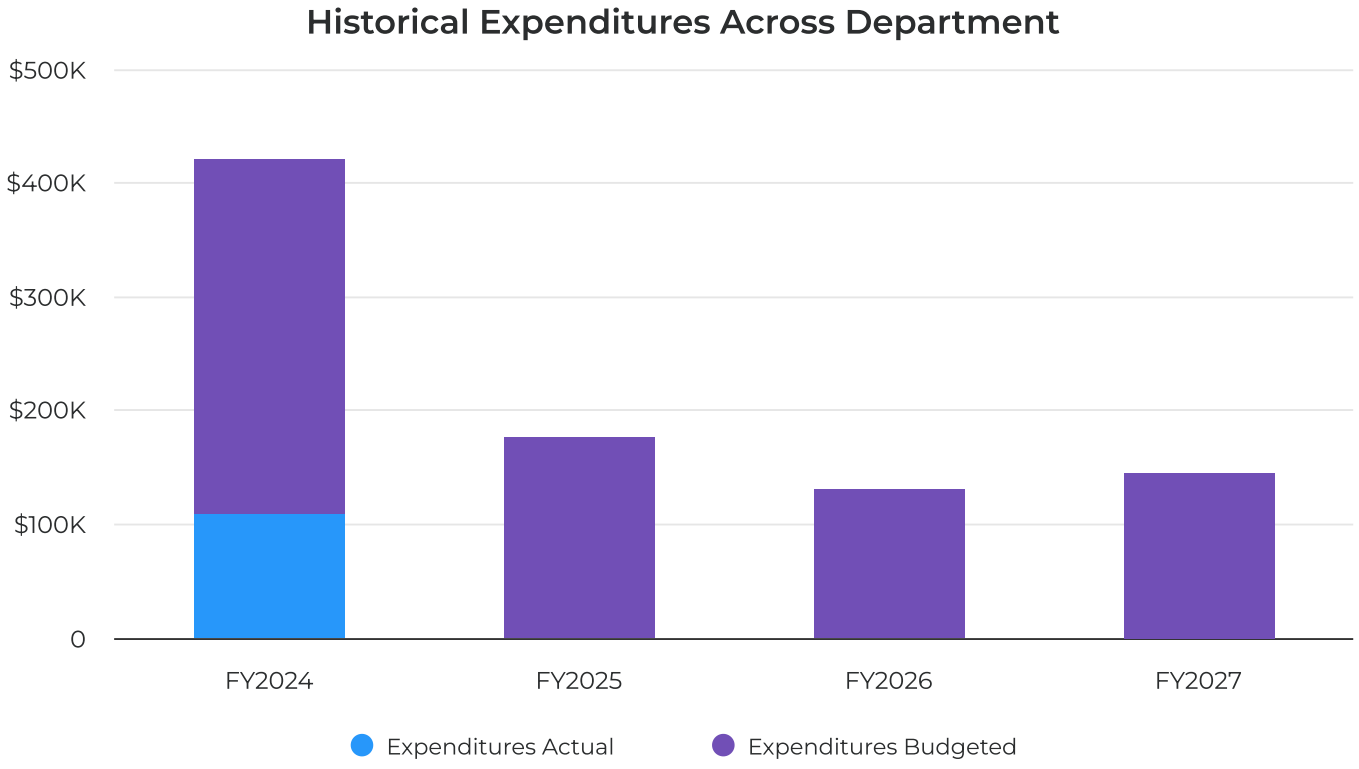
All Funds	General Fund	Greenwood Cemetery Fund	Community Redevelop Fund	Baker House Fund	Park & Rec Impact Fee Fund	Law Enforce Impact Fee Fund	Capital Improv. Fund	Utility Revenue Fund	Utilty Capital Project Fund	Water SDC Fund	Wastewater SDC Fund
Departments											
Legislative	X										
Executive	X										
Finance	X										
Development Services	X		X								
Information Technology	X										
Human Resources	X										
Police Department	X					X	X				
Public Works	X						X				
Fleet Services	X						X				
Parks & Recreation	X	X		X	X		X				
Community Center	X						X				
Physical Environment								X			
Water								X	X	X	
Wastewater								X	X		X

Legislative

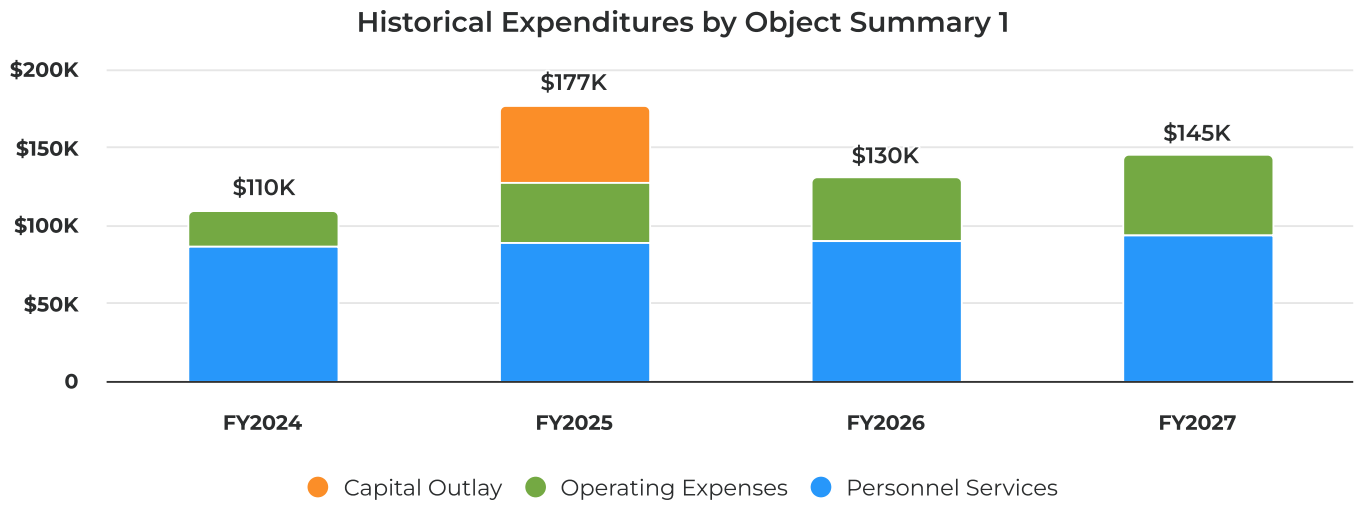
The Legislative Department is made up of one (1) Mayor-Commissioner and four (4) City Commissioners, all elected at-large to four-year terms. The Legislative Department has all powers of the City of Wildwood except as otherwise provided by the City's Charter or by the Constitution or Statutes of the State of Florida. Among those powers, they have the power to pass ordinances, resolutions, enter contracts, and appoint officers, boards and commissions. The City Commission appoints the City Manager and work closely together to ensure that the City's goals, established in the adopted strategic plan, are obtained.

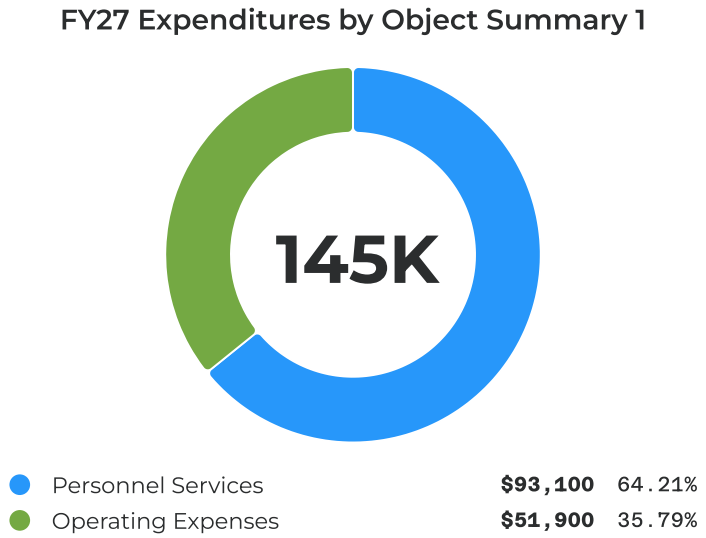


Expenditure Summary



Expenditures by Object Summary 1



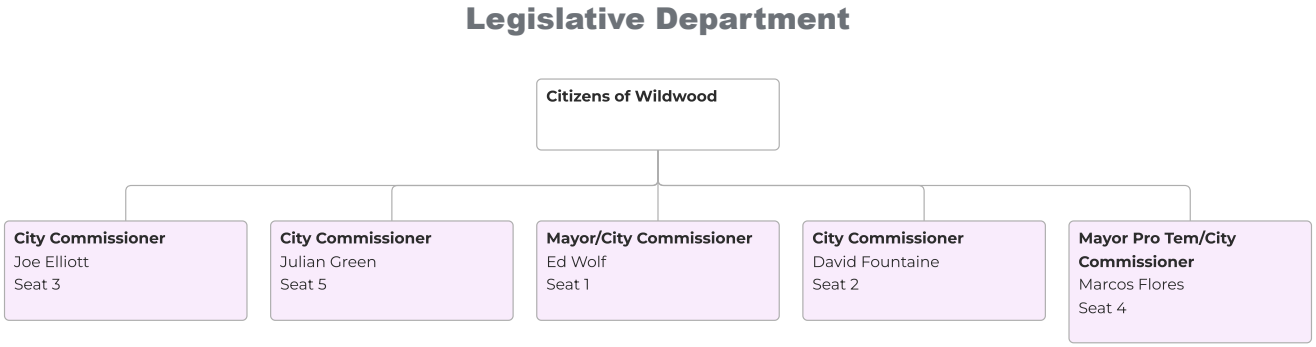


Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$88,326.02	$89,750.00	$93,100.00	3.73%
SALARIES	$53,000.82	$54,900.00	$56,600.00	3.10%
FICA EXPENSE	$4,054.72	$4,200.00	$4,300.00	2.38%
RETIREMENT	$30,515.64	$29,800.00	$31,300.00	5.03%
LIFE & HEALTH INSURANCE	$285.00	$350.00	$400.00	14.29%
WORKERS COMPENSATION INSURANCE	$469.84	$500.00	$500.00	-
Operating Expenses	$26,014.47	$40,425.00	$51,900.00	28.39%
PROFESSIONAL SERVICES	$2,571.25	$3,000.00	$6,000.00	100.00%
Misc. Expenses	-	-	$6,000.00	-
TRAVEL & PER DIEM	$6,399.80	$9,100.00	$11,300.00	24.18%
FLC Leadership Conference	-	-	$1,500.00	-
FLC Legislative Conference - Elliott	-	$500.00	$500.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
FLC Trainings - Elliott	-	$1,000.00	$1,000.00	-
ECFRPC Monthly Meetings - Green	-	$1,000.00	$1,000.00	-
FLC Annual Conference x 4	-	$3,600.00	$4,800.00	33.33%
Misc. Travel x 5	-	$1,500.00	$1,500.00	-
Heartland League of Cities Meetings and Luncheons - Elliott	-	$1,000.00	$500.00	-50.00%
FLC Legislative Action Days - Elliott	-	$500.00	$500.00	-
TELEPHONE EXPENSE	$1,222.76	$2,000.00	$2,000.00	-
City Cell Phone Service x 5	-	$2,000.00	$2,000.00	-
IT LICENSING / EQUIPMENT	$3,589.22	$7,600.00	$8,200.00	7.89%
Software	-	$6,000.00	$5,650.00	-5.83%
Hardware	-	$750.00	$2,000.00	166.67%
Dept Software	-	$850.00	$550.00	-35.29%
POSTAGE/TRANSPORTATION FEES	$103.93	-	-	-
UTILITIES EXPENSE	$1,837.41	$2,000.00	$2,000.00	-
REPAIR & MAINTENANCE	-	$500.00	$500.00	-
MISC. EXPENSE & OTHER CURRENT	$685.70	$2,500.00	$4,000.00	60.00%
Challenge Coins	-	-	$1,000.00	-
miscellaneous Expenses	-	$2,200.00	$2,500.00	13.64%
Clothing Items	-	$300.00	$500.00	66.67%
OFFICE SUPPLIES	-	$200.00	$100.00	-50.00%
OPERATING SUPPLIES	-	$400.00	$400.00	-
Business Cards X 5	-	$400.00	$400.00	-
SUBSCRIPTIONS/DUES	$6,705.40	$9,600.00	$12,300.00	28.13%
Florida League of Cities Annual Membership	-	$6,000.00	$8,000.00	33.33%
Sumter County Chamber of Commerce Annual Membership	-	$650.00	$650.00	-
Sumter County Chamber Monthly Luncheons x 5	-	$1,000.00	$1,000.00	-
Sumter County Chamber Annual Gala x 5	-	$750.00	$750.00	-
Florida Legislative Conference - Elliott	-	-	$400.00	-
Heartland League of Cities Annual Membership Dues	-	$1,200.00	$1,500.00	25.00%
TRAINING	$2,899.00	$3,525.00	$5,100.00	44.68%
FLC Annual Conference x 3	-	$1,800.00	$2,500.00	38.89%
FLC Elected Officials Leadership Courses x 2	-	$1,000.00	$1,500.00	50.00%
Misc. Training	-	$325.00	$500.00	53.85%
FLC Legislative Action Days - Elliott	-	$50.00	$100.00	100.00%
Florida Legislative Conference - Elliott	-	$350.00	$500.00	42.86%
Total Expenditures	**$114,340.49**	**$130,175.00**	**$145,000.00**	**11.39%**

Department Organization Chart

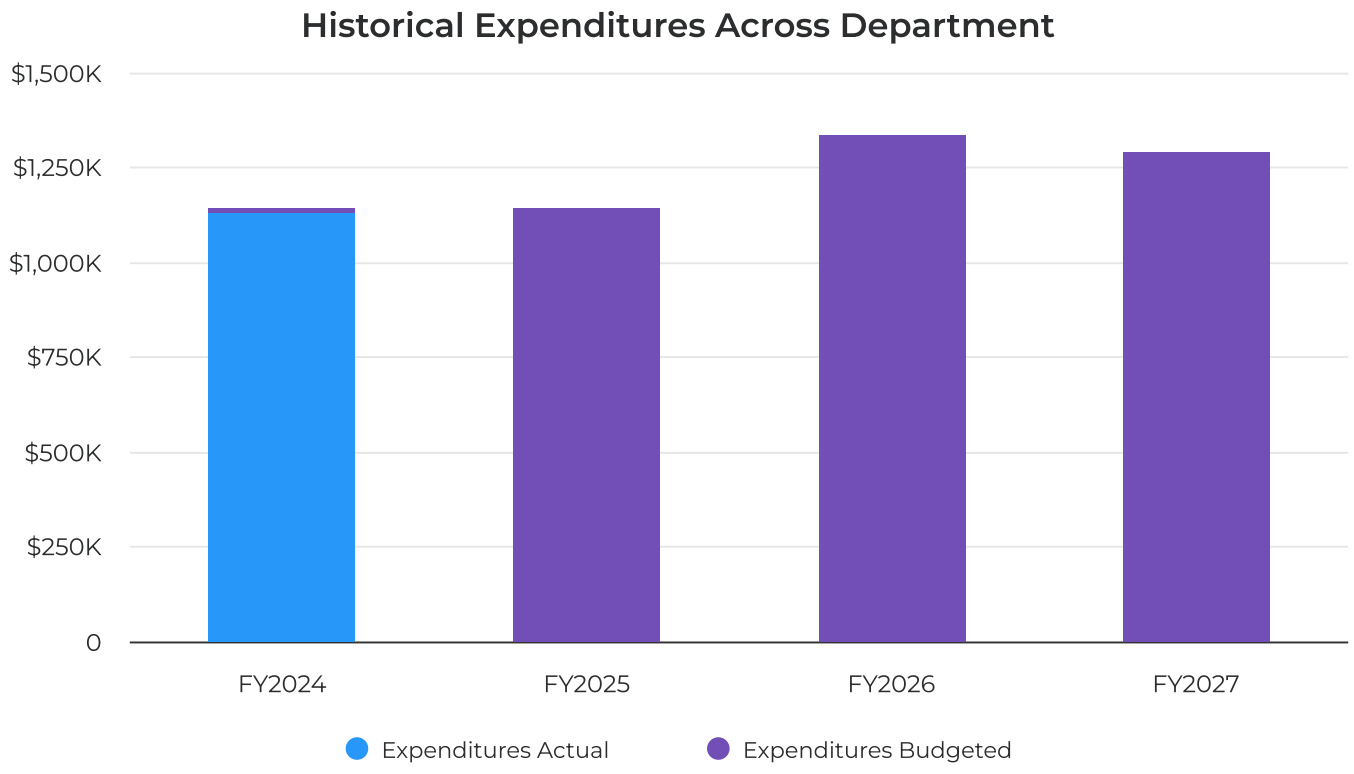


Executive

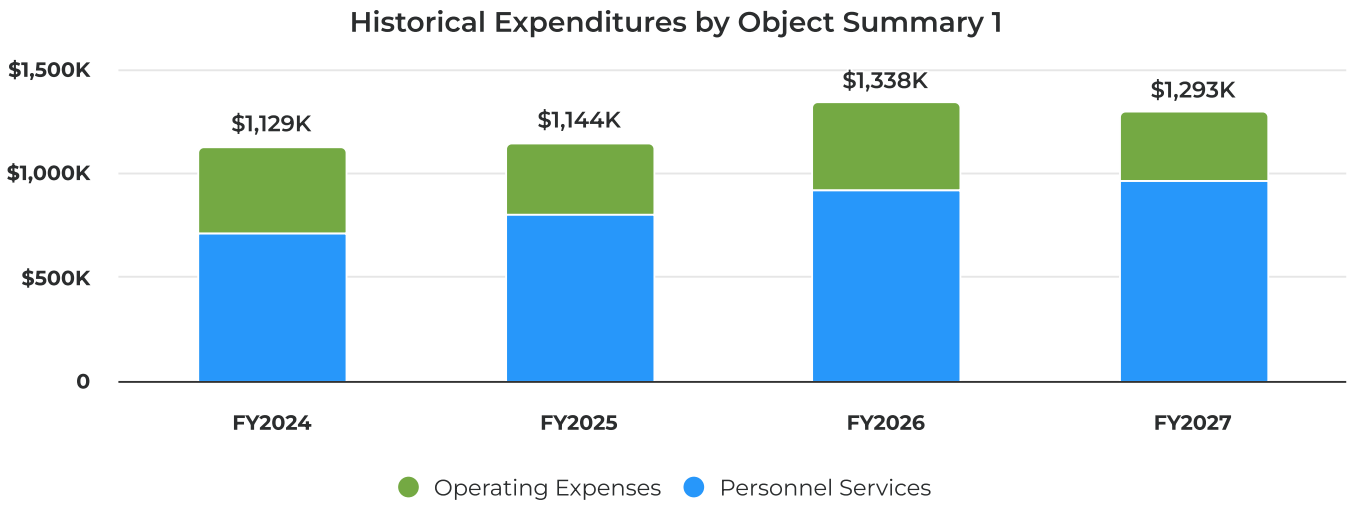


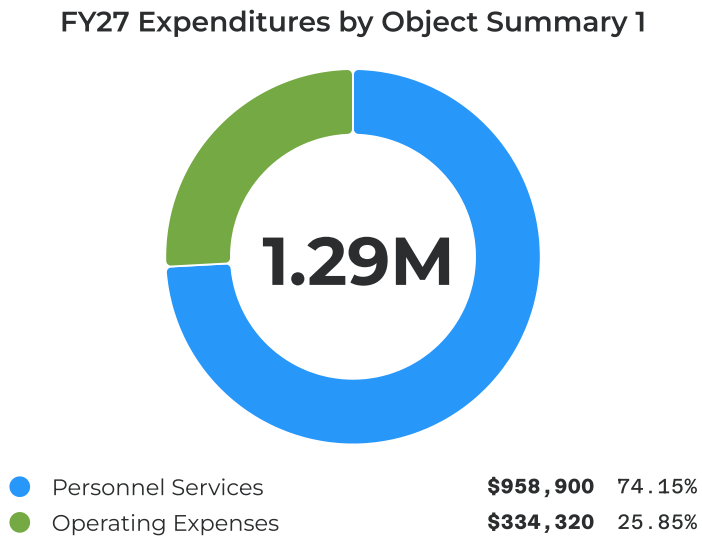
The Executive Department consists of the City Manager and administrative support staff. The City Manager is the Chief Administrative Officer of the City. The responsibilities of the City Manager are established in the City Charter. The duties of the City Manager include but are not limited to; carrying out the actions of the City Commission, preparing the City's annual operating and capital budgets, informing the City Commission of the City's financial condition and future needs of the City, overseeing all departments and divisions of the City, appointing or removing all subordinate officers and employees, and ensuring the laws, ordinances, contracts, and policies of the City are adhered to.

Expenditure Summary



Expenditures by Object Summary 1





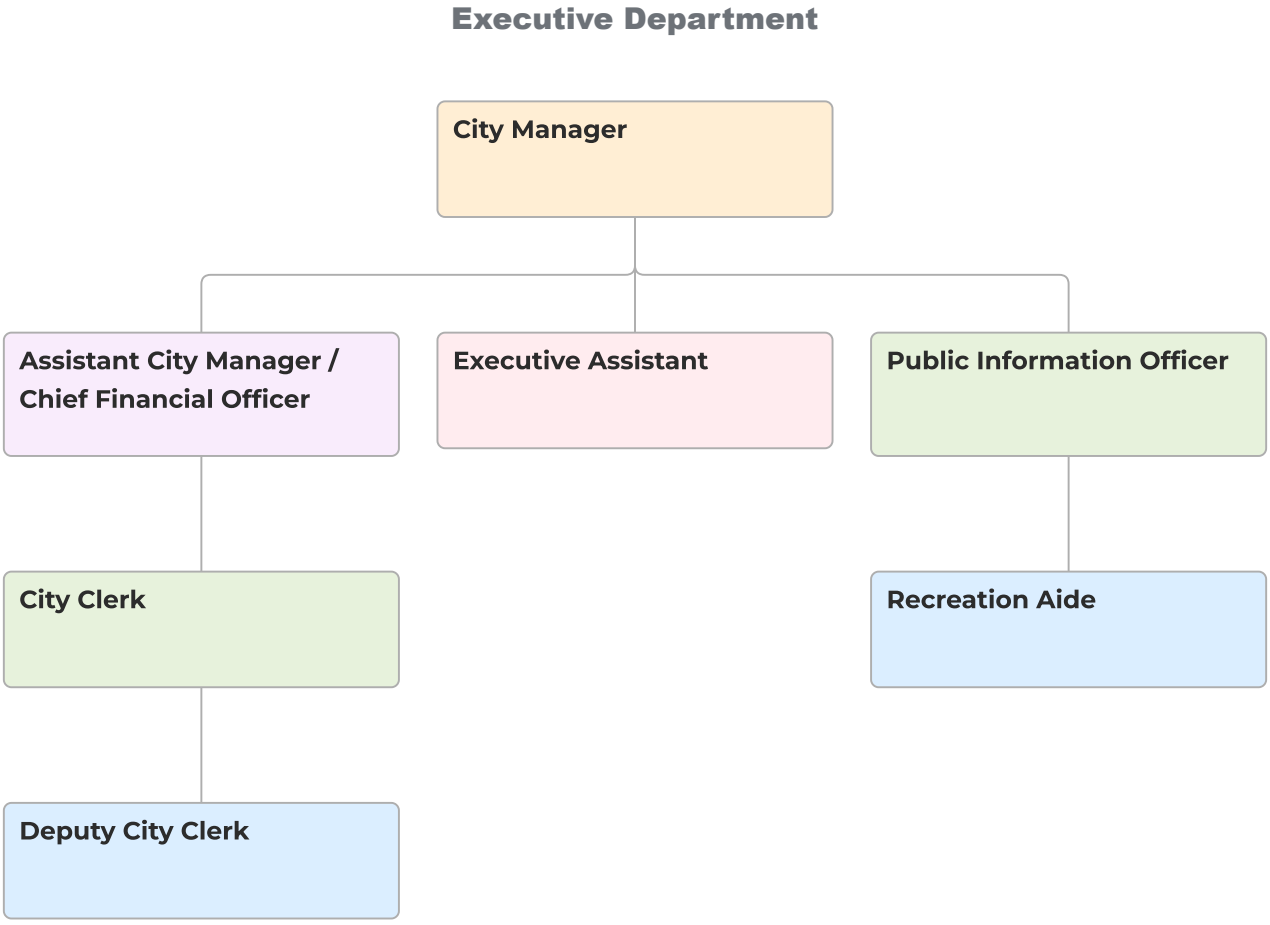
Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$782,837.25	$920,820.00	$958,900.00	4.14%
SALARIES	$477,632.77	$640,200.00	$671,900.00	4.95%
SICK LEAVE	$12,434.92	-	-	-
VACATION PAY	$37,342.72	-	-	-
HOLIDAY PAY	$20,112.05	-	-	-
FICA EXPENSE	$40,074.91	$50,900.00	$52,000.00	2.16%
RETIREMENT	$146,464.87	$163,700.00	$161,700.00	-1.22%
BENEFIT ADMIN FEES	$112.50	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$47,722.91	$64,800.00	$72,000.00	11.11%
WORKERS COMPENSATION INSURANCE	$939.60	$1,120.00	$1,200.00	7.14%
Operating Expenses	$298,137.65	$417,550.00	$334,320.00	-19.93%
PROFESSIONAL SERVICES	$245,819.87	$320,000.00	$241,000.00	-24.69%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Hunt Law Firm	-	$200,000.00	$150,000.00	-25.00%
Misc. Professional Services Expenses	-	$25,000.00	$25,000.00	-
Revenue Sufficiency Analysis	-	$30,000.00	$30,000.00	-
PRAG	-	$25,000.00	-	-100.00%
Arrow Group Lobbying Services	-	$40,000.00	$36,000.00	-10.00%
CLOTHING AND UNIFORMS	$291.95	$800.00	$500.00	-37.50%
Clothing Items	-	$800.00	$500.00	-37.50%
TRAVEL & PER DIEM	$7,591.58	$12,100.00	$10,600.00	-12.40%
FACC Summer Conferences - CC & DC	-	-	$1,400.00	-
City Manager Auto Allowance	-	$6,000.00	$6,000.00	-
FCCMA Annual Conference - CM	-	$1,400.00	$700.00	-50.00%
APA Annual Conference	-	$600.00	$600.00	-
Training Seminars - EA	-	$500.00	-	-100.00%
Misc. Travel Expenses	-	$500.00	$250.00	-50.00%
Misc. for Public Information Officer	-	$1,000.00	$250.00	-75.00%
ARMA Quarterly Meetings - CC	-	$400.00	-	-100.00%
ARMA Annual Conference - CC	-	$500.00	-	-100.00%
FACC Fall Conferences - CC & DC	-	$1,200.00	$1,400.00	16.67%
TELEPHONE EXPENSE	$3,596.69	$5,500.00	$5,500.00	-
City Cell Phone Service x 3	-	$2,500.00	$2,500.00	-
Verizon Desk Phones x 6	-	$3,000.00	$3,000.00	-
IT LICENSING / EQUIPMENT	$22,611.54	$32,600.00	$42,160.00	29.33%
Citywide Software	-	$7,150.00	$7,700.00	7.69%
Hardware	-	$5,450.00	$1,000.00	-81.65%
Dept Software	-	$20,000.00	$33,460.00	67.30%
ADVERTISING/RECORDING EXPENSE	$1,806.08	$4,000.00	$3,000.00	-25.00%
POSTAGE/TRANSPORTATION FEES	$294.92	$1,000.00	$700.00	-30.00%
REPAIR & MAINTENANCE	$3,937.19	$7,000.00	$4,500.00	-35.71%
Copier Charges x 12	-	$6,000.00	$4,000.00	-33.33%
Misc. Maintenance Charges for City Hall Vehicle	-	$1,000.00	$500.00	-50.00%
MISC. EXPENSE & OTHER CURRENT	$1,040.69	$2,500.00	$1,500.00	-40.00%
Misc. Expenses	-	$2,000.00	$1,000.00	-50.00%
Sumter County Chamber Local Business Expo	-	$500.00	$500.00	-
OFFICE SUPPLIES	$1,515.68	$2,500.00	$2,000.00	-20.00%
OPERATING SUPPLIES	$1,143.06	$9,050.00	$6,900.00	-23.76%
Crystal Springs Water	-	$750.00	$700.00	-6.67%
Minute Books - CC	-	$5,000.00	$5,000.00	-
Business Cards	-	$600.00	$300.00	-50.00%
New Office Chair - ACM	-	$400.00	$400.00	-
Office Furniture/Supplies/Equipment	-	$2,000.00	$500.00	-75.00%
Table Cloth for Community Engagement Events	-	$300.00	-	-100.00%
FUEL EXPENSE	$128.30	$300.00	$300.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
SUBSCRIPTIONS/DUES	$4,117.10	$6,500.00	$6,660.00	2.46%
FCCMA Annual Membership - CM	-	$1,200.00	$1,300.00	8.33%
Sumter County Chamber Monthly Luncheons x 2 Staff	-	$500.00	$500.00	-
Sumter County Chamber Annual Gala x 3 Staff	-	$300.00	$150.00	-50.00%
ICMA Annual Membership - CM	-	$1,300.00	$1,200.00	-7.69%
APA Annual Membership - CM	-	$1,000.00	$1,000.00	-
IIMC Annual Membership - CC	-	$250.00	$500.00	100.00%
GFOA Annual Membership - ACM	-	$200.00	$230.00	15.00%
FGFOA Annual Membership - ACM	-	$100.00	$100.00	-
FACC Annual Membership - CC & DC	-	$180.00	$400.00	122.22%
ARMA Annual Membership - CC	-	$250.00	-	-100.00%
IAAP Annual Membership - CC & EA	-	$400.00	$400.00	-
NAGC Membership - PIO	-	$200.00	$200.00	-
FMCA Membership - PIO	-	$125.00	$130.00	4.00%
AP Style Tools - PIO	-	$50.00	$50.00	-
Daily Sun Newspaper	-	$100.00	$150.00	50.00%
FCCA Associate - PIO	-	$125.00	-	-100.00%
FPRA - PIO	-	$220.00	$350.00	59.09%
TRAINING	$4,243.00	$13,700.00	$9,000.00	-34.31%
FACC Summer Annual Conference - CC & DC	-	-	$1,000.00	-
FCCMA Annual Conference - CM	-	$1,400.00	$700.00	-50.00%
APA Conference - CM	-	$500.00	$500.00	-
Lorman/SkillPath Annual Pass - EA & CC	-	$1,000.00	$500.00	-50.00%
Notary Training - DC	-	$200.00	$200.00	-
ARMA Meetings x 12 - CC	-	$1,500.00	-	-100.00%
ARMA Annual Conference - CC	-	$500.00	-	-100.00%
FACC Fall Annual Conference - CC& DC	-	$1,000.00	$1,000.00	-
IAAP CAP Recertification Courses x 12 - CC & EA	-	$600.00	$600.00	-
IAAP Virtual Summit - CC & EA	-	$1,800.00	$1,800.00	-
Certification for Microsoft Office Specialist: Associate	-	$200.00	$200.00	-
Misc. Webinars - EA	-	$1,000.00	$1,000.00	-
Certified Public Manager Training	-	$2,300.00	$1,200.00	-47.83%
Regan Webinars - PIO	-	$1,400.00	-	-100.00%
Survey Monkey Subscription - PIO	-	$300.00	$300.00	-
Total Expenditures	**$1,080,974.90**	**$1,338,370.00**	**$1,293,220.00**	**-3.37%**

Department Organization Chart



Personnel Summary

In FY27, the Executive Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Work with Department Heads to advance the goals and initiatives contained within the 2023 – 2027 Strategic Plan *(Strategic Plan References – Community Engagement; Transportation; Affordable Housing; Downtown Redevelopment; Infrastructure; Employee Recruitment and Retainment).*
2. Carry out the projects identified within the Capital Improvement Fund to position the City's infrastructure to meet the growing needs of our community *(Strategic Plan References – Transportation; Downtown Redevelopment; Employee Recruitment and Retainment).*
3. Successfully facilitate the financing of the Wastewater Treatment Plant project, including grants, SRF Funding, Revenue Bonds, and other applicable funding sources *(Strategic Plan Reference –*

Infrastructure).

4. Maintain effective communication with the City Commission on pertinent matters *(Strategic Plan Reference – Community Engagement).*
5. Ensure the Departmental operating budget complies with SB 1134.

Performance Measurement #1

Goal	Measurement	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Increase public awareness and promote the successes of the City by disseminating a Citizens Newsletter to City residents and businesses *(Strategic Plan Reference – Community Engagement).*	# of times the newsletter is disseminated	12	12	12	12	12	12

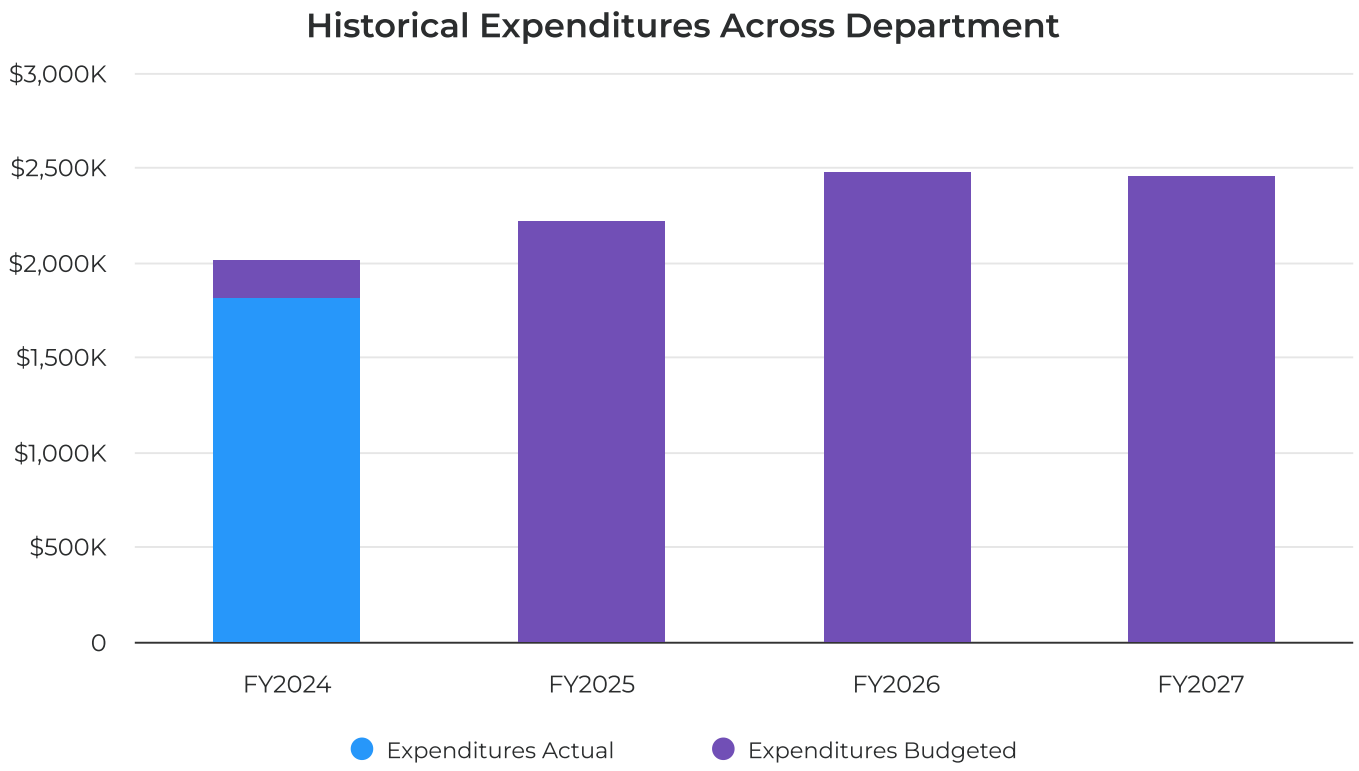
Performance Measurement #2

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Continue to hold community engagement events in the Executive and Legislative Departments featuring the City Manager or designee to increase citizen engagement *(Strategic Plan Reference – Community Engagement).*	# of community engagement events held annually	0	11	5	12	12	12	12

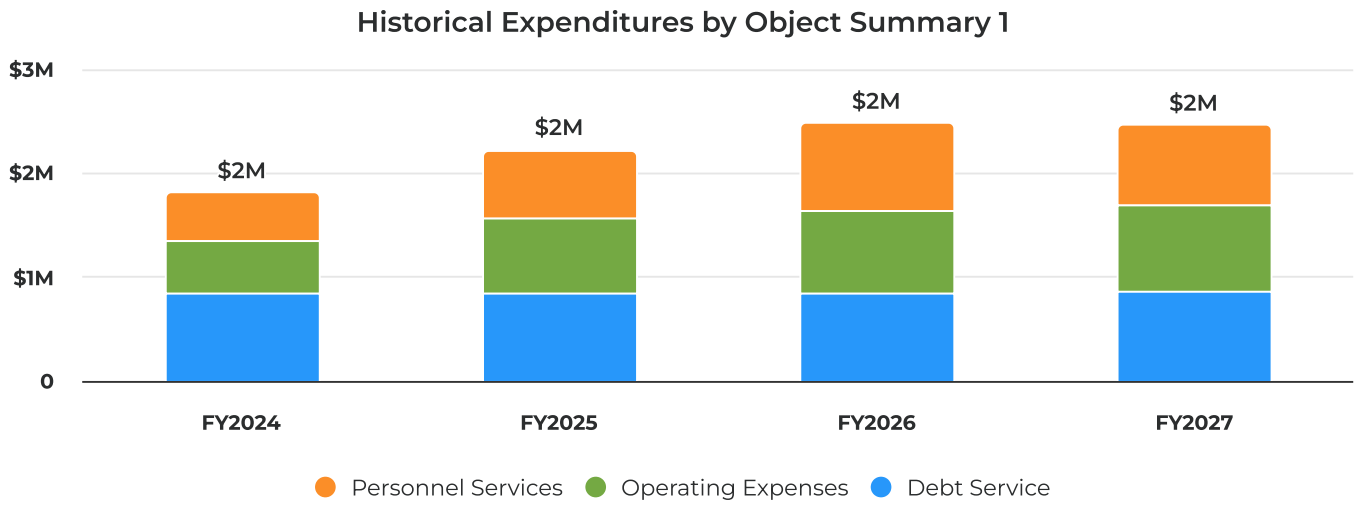
Finance

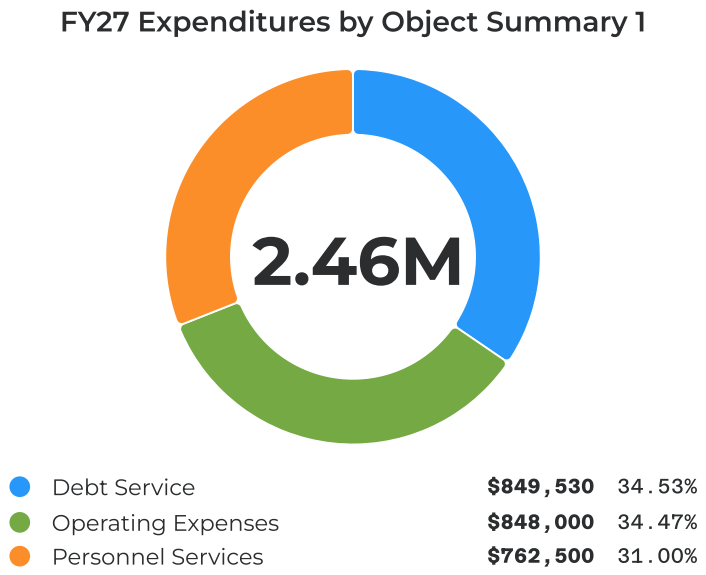
The Finance Department is responsible for all accounting duties of the City, such as fixed assets, accounts payable, accounts receivable, payroll and disseminating the City's financial statements. In addition, the Finance Department provides assistance to the City's external auditing firm, oversees the investment of City funds and is responsible for debt administration. The department is also responsible for the preparation of the City's annual budget and provides support in developing the five-year Capital Improvement Plan.

Expenditure Summary



Expenditures by Object Summary 1



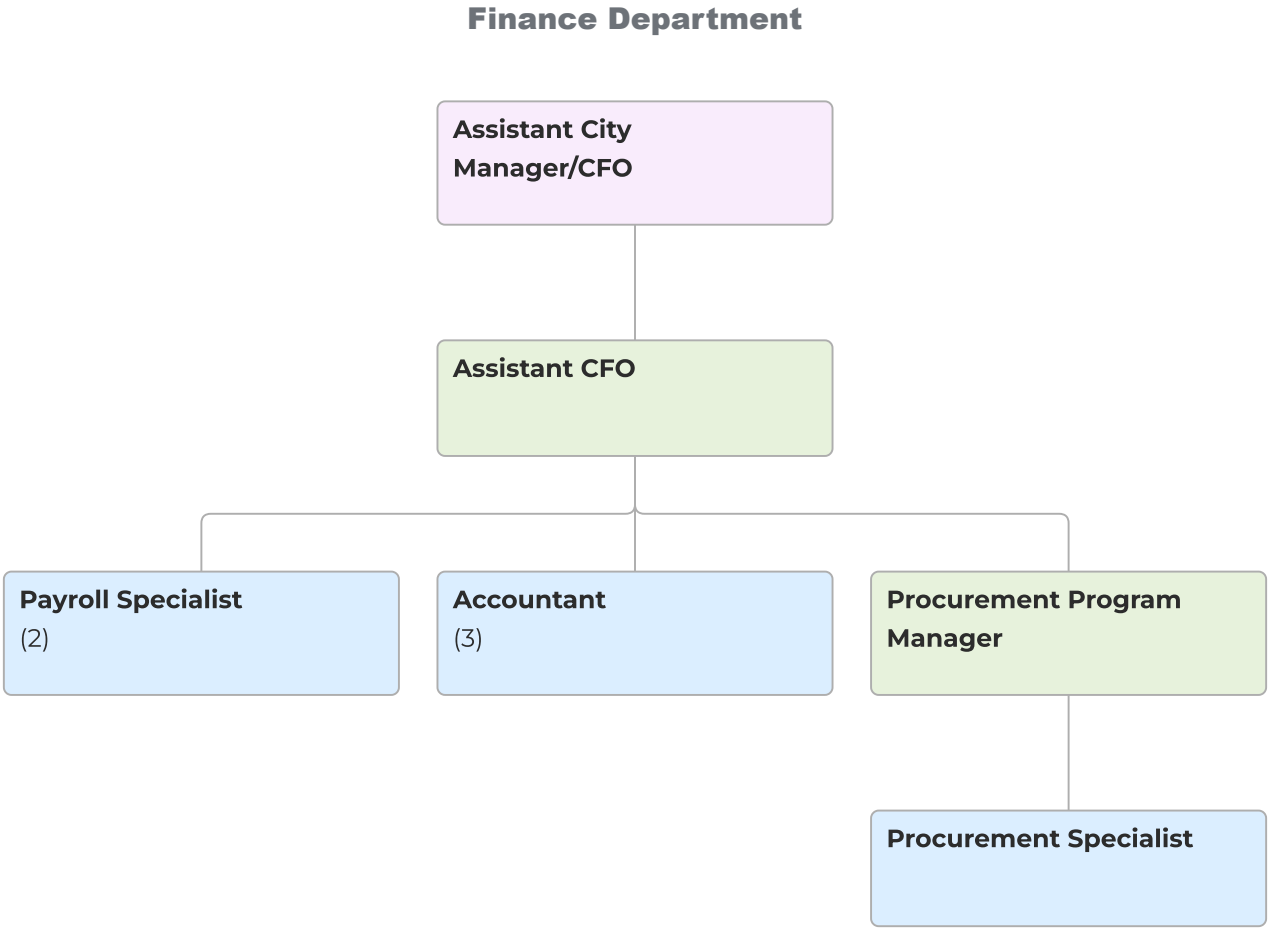


Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$567,815.33	$842,040.00	$762,500.00	-9.45%
SALARIES	$361,201.77	$610,800.00	$546,600.00	-10.51%
OVERTIME	$613.07	$500.00	-	-100.00%
SICK LEAVE	$13,423.71	-	-	-
VACATION PAY	$23,562.56	-	-	-
HOLIDAY PAY	$14,016.12	-	-	-
FICA EXPENSE	$31,580.38	$46,700.00	$42,400.00	-9.21%
RETIREMENT	$62,302.99	$84,600.00	$74,400.00	-12.06%
BENEFIT ADMIN FEES	$108.00	-	$100.00	-
LIFE & HEALTH INSURANCE	$59,127.45	$97,200.00	$96,000.00	-1.23%
WORKERS COMPENSATION INSURANCE	$1,879.28	$2,240.00	$3,000.00	33.93%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Operating Expenses	$542,110.11	$786,330.00	$848,000.00	7.84%
PROFESSIONAL SERVICES	$5,047.50	$11,000.00	$10,000.00	-9.09%
GASB 75 Prep	-	$930.00	$3,000.00	222.58%
Legal Fees	-	$10,070.00	$7,000.00	-30.49%
ACCOUNTING/AUDITING FEE	$25,125.00	$25,750.00	$26,650.00	3.50%
OTHER CONTRACTUAL SERVICES	$25,592.64	$28,150.00	$35,650.00	26.64%
Custodial Services	-	$17,000.00	$20,000.00	17.65%
Pressure Washing	-	$3,000.00	$5,000.00	66.67%
HVAC Contract	-	$5,500.00	$8,000.00	45.45%
Pest Control	-	$900.00	$900.00	-
Paper Shred Services	-	$250.00	$250.00	-
Fire Alarm Maint	-	$500.00	$500.00	-
Misc.	-	$1,000.00	$1,000.00	-
TRAVEL & PER DIEM	$1,416.21	$3,880.00	$3,800.00	-2.06%
TELEPHONE EXPENSE	$6,385.05	$7,500.00	$7,500.00	-
IT LICENSING / EQUIPMENT	$50,721.61	$93,000.00	$71,300.00	-23.33%
City-wide Software	-	$7,000.00	$7,800.00	11.43%
Hardware	-	$8,400.00	$1,000.00	-88.10%
Department Software	-	$77,600.00	$62,500.00	-19.46%
ADVERTISING/RECORDING EXPENSE	$1,305.08	$1,600.00	$1,600.00	-
POSTAGE/TRANSPORTATION FEES	$4,281.49	$7,000.00	$7,000.00	-
UTILITIES EXPENSE	$21,465.61	$30,000.00	$30,000.00	-
RENTAL & LEASING	$1,335.51	$1,500.00	$1,500.00	-
GENERAL INSURANCE	$364,728.50	$517,500.00	$600,000.00	15.94%
REPAIR & MAINTENANCE	$16,645.82	$20,000.00	$20,000.00	-
MISC. EXPENSE & OTHER CURRENT	$6,875.91	$6,000.00	$7,500.00	25.00%
ELECTION EXPENSES	-	$500.00	$500.00	-
OFFICE SUPPLIES	$2,968.49	$5,000.00	$4,000.00	-20.00%
OPERATING SUPPLIES	$5,327.19	$13,750.00	$8,000.00	-41.82%
SUBSCRIPTIONS/DUES	$1,653.50	$2,700.00	$5,000.00	85.19%
TRAINING	$1,235.00	$11,500.00	$8,000.00	-30.43%
Debt Service	$848,597.41	$848,650.00	$849,530.00	0.10%
DEBT SERVICE/CITY HALL-PRINCIPAL	$118,235.91	$121,170.00	$124,160.00	2.47%
DEBT SERVICE/CITY HALL-INTEREST	$16,191.64	$13,270.00	$10,260.00	-22.68%
DEBT SERVICE/POLICE STATION-PRINCIPAL	$241,637.77	$247,990.00	$254,500.00	2.63%
DEBT SERVICE/POLICE STATION-INTEREST	$49,972.93	$43,630.00	$37,110.00	-14.94%
DEBT SERV/2018 GEN FUND PROJ LOAN-PRINCP	$345,956.20	$352,460.00	$360,000.00	2.14%
DEBT SERV/2018 GEN FUND PROJ LOAN-INTRST	$76,602.96	$70,130.00	$63,500.00	-9.45%
Total Expenditures	**$1,958,522.85**	**$2,477,020.00**	**$2,460,030.00**	**-0.69%**

Department Organization Chart



Personnel Summary

In FY27, the Finance Department will go from a total of 9 FTE positions to 8 FTE positions. The reduction comes from the retirement of a Payroll Specialist.

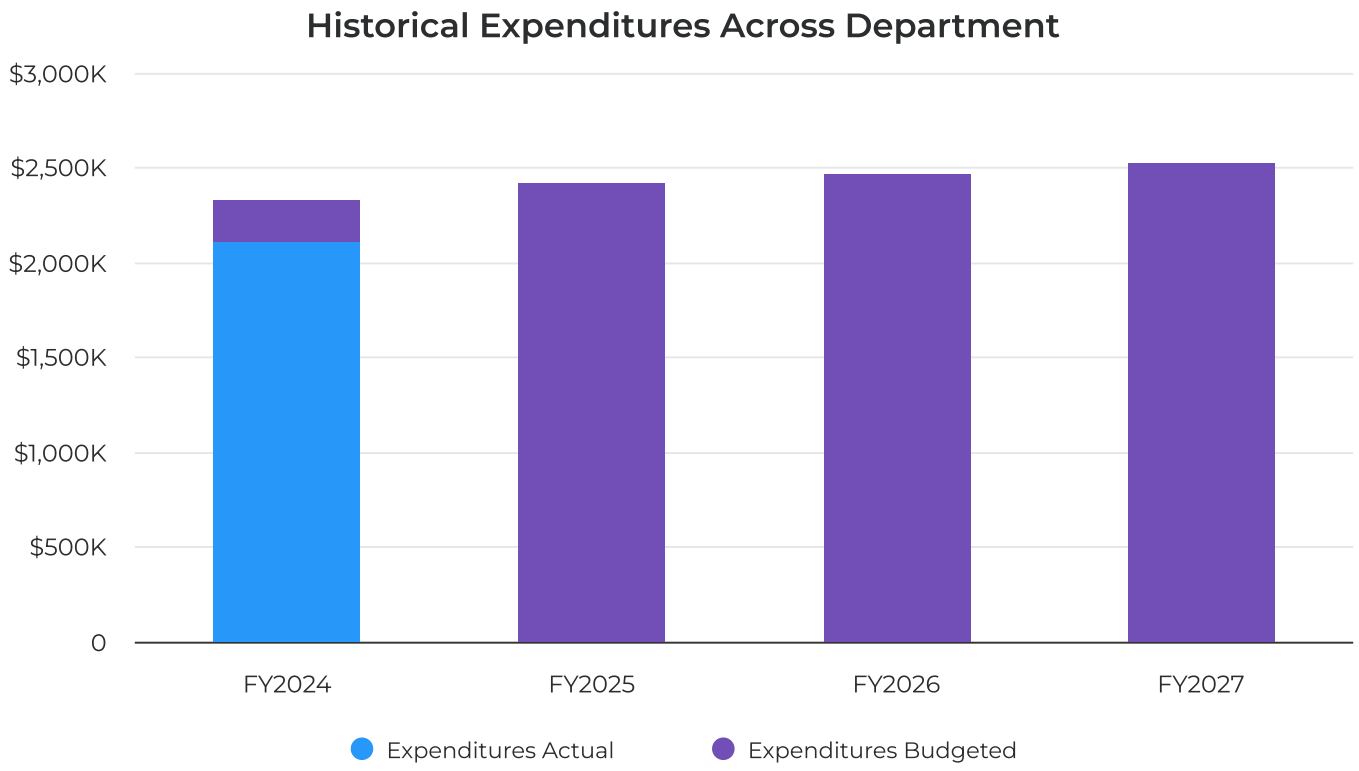
Summary of Goals

1. Produce a budget that attains the GFOA Distinguished Budget Award to inform residents and businesses of the City's activities (Strategic Plan Reference – Community Engagement).
2. Create a separate fund for renewal and replacement expenditures and determine an adequate funding level for annual maintenance activities (Strategic Plan Reference – Infrastructure).
3. Ensure all phases of the Water Reclamation Facility (WRF) improvements have sufficient funding (Strategic Plan Reference – Infrastructure).
4. Transition the City's financial software program towards one that meets the current needs of the City.
5. Ensure the City's procurement policies comply with SB 1134.

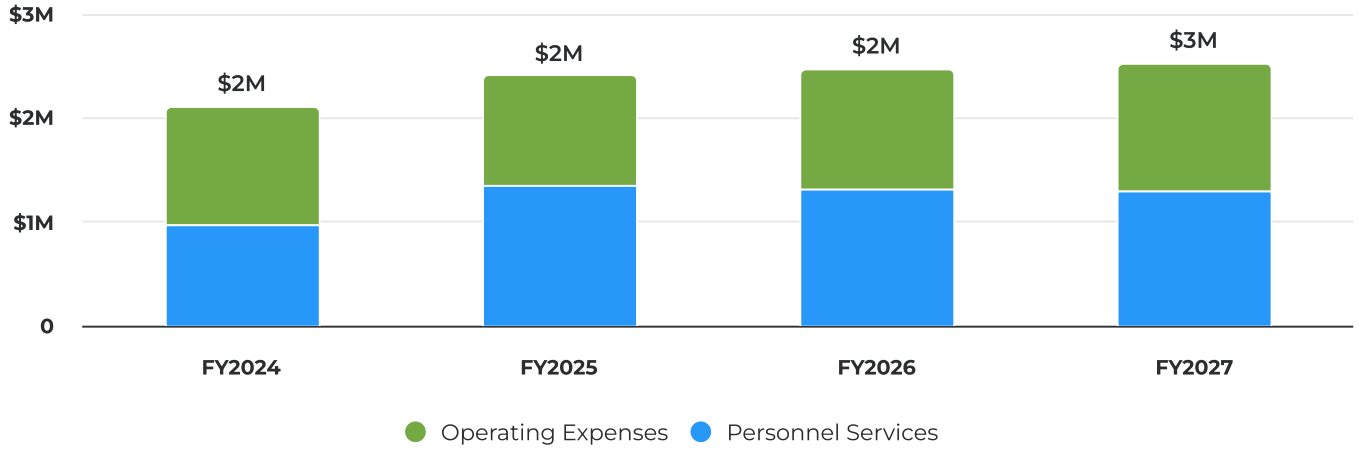
Development Services

The Development Services Department is responsible for the Planning, Zoning, GIS and Code Enforcement functions within the City. The Department is the primary contact for citizens and developers seeking information on properties and development/redevelopment of properties within the City. Over the last year, the Development Services Department has assisted developers in bringing new businesses into the City that support the City's growth and has assisted City residents with a variety of concerns. Development Services also manages the Community Redevelopment Area, works with Sumter County on development initiatives, and conducts public meetings. Being engaged in public outreach and fostering relationships with the community, the Department manages programs such as the Unity
Enhancement and Redevelopment Action Plan and workshops to keep the citizens informed.

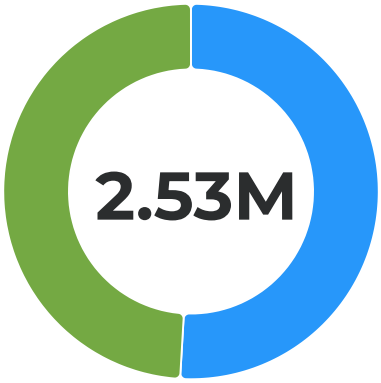
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



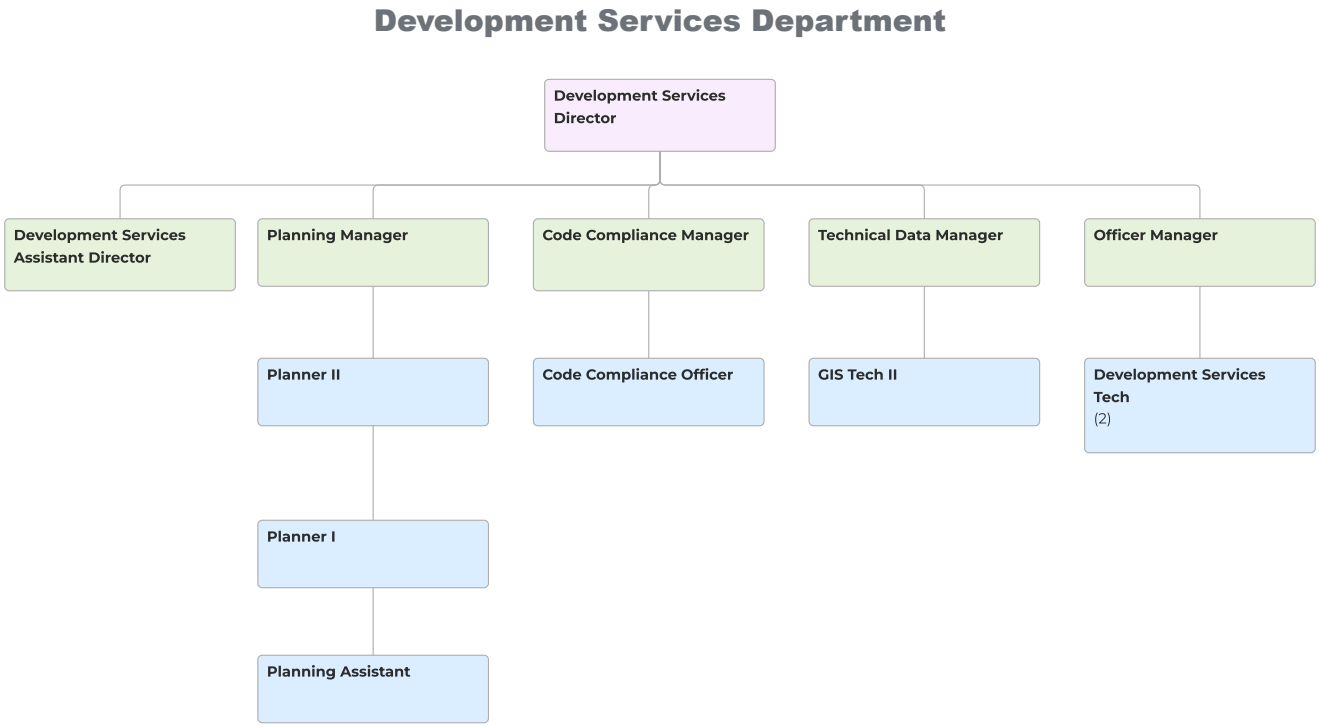
Personnel Services	**$1,287,750**	50.93%
Operating Expenses	**$1,240,900**	49.07%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$1,070,166.04	$1,317,460.00	$1,287,750.00	-2.26%
SALARIES	$679,718.25	$946,400.00	$937,400.00	-0.95%
OVERTIME	$141.35	$1,000.00	-	-100.00%
SICK LEAVE	$30,871.25	-	-	-
VACATION PAY	$42,244.34	-	-	-
HOLIDAY PAY	$27,022.07	-	-	-
FICA EXPENSE	$60,250.88	$73,200.00	$65,100.00	-11.07%
RETIREMENT	$124,595.83	$147,600.00	$130,700.00	-11.45%
BENEFIT ADMIN FEES	$216.00	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$102,287.19	$145,800.00	$150,000.00	2.88%
WORKERS COMPENSATION INSURANCE	$2,818.88	$3,360.00	$4,450.00	32.44%
Operating Expenses	$871,252.70	$1,152,270.00	$1,240,900.00	7.69%
PROFESSIONAL SERVICES	$731,862.98	$880,000.00	$850,000.00	-3.41%
Other Professional Services	-	$50,000.00	-	-100.00%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Engineering Services	-	$510,000.00	$530,000.00	3.92%
Legal Services	-	$200,000.00	$200,000.00	-
Special Magistrate Services	-	$20,000.00	$20,000.00	-
Continuing Services Contracts	-	$50,000.00	$50,000.00	-
Surveying Services	-	$50,000.00	$50,000.00	-
CLOTHING AND UNIFORMS	$1,654.44	$2,500.00	$1,800.00	-28.00%
TRAVEL & PER DIEM	$8,377.80	$14,000.00	$14,000.00	-
TELEPHONE EXPENSE	$10,580.99	$10,000.00	$10,000.00	-
IT LICENSING / EQUIPMENT	$57,816.77	$107,250.00	$262,600.00	144.85%
ADVERTISING/RECORDING EXPENSE	$35,832.28	$38,720.00	$34,000.00	-12.19%
POSTAGE/TRANSPORTATION FEES	$1,705.73	$2,500.00	$2,000.00	-20.00%
REPAIR & MAINTENANCE	$2,456.50	$5,500.00	$4,000.00	-27.27%
MISC. EXPENSE & OTHER CURRENT	$276.50	$5,000.00	$1,000.00	-80.00%
CODE ENFORCEMENT	$4,150.93	$45,000.00	$35,000.00	-22.22%
OFFICE SUPPLIES	$1,797.34	$7,000.00	$3,000.00	-57.14%
OPERATING SUPPLIES	$1,610.26	$7,000.00	$3,000.00	-57.14%
FUEL EXPENSE	$617.22	$1,800.00	$1,000.00	-44.44%
SUBSCRIPTIONS/DUES	$3,375.39	$6,000.00	$4,500.00	-25.00%
TRAINING	$9,137.57	$20,000.00	$15,000.00	-25.00%
Total Expenditures	**$1,941,418.74**	**$2,469,730.00**	**$2,528,650.00**	**2.39%**

Department Organization Chart



Personnel Summary

In FY27, the Development Services Department will have a reduction in staff compared to FY26. This reduction one (1) Technical Systems Analyst position, which has been a vacant position and at this time is not needed in the department.

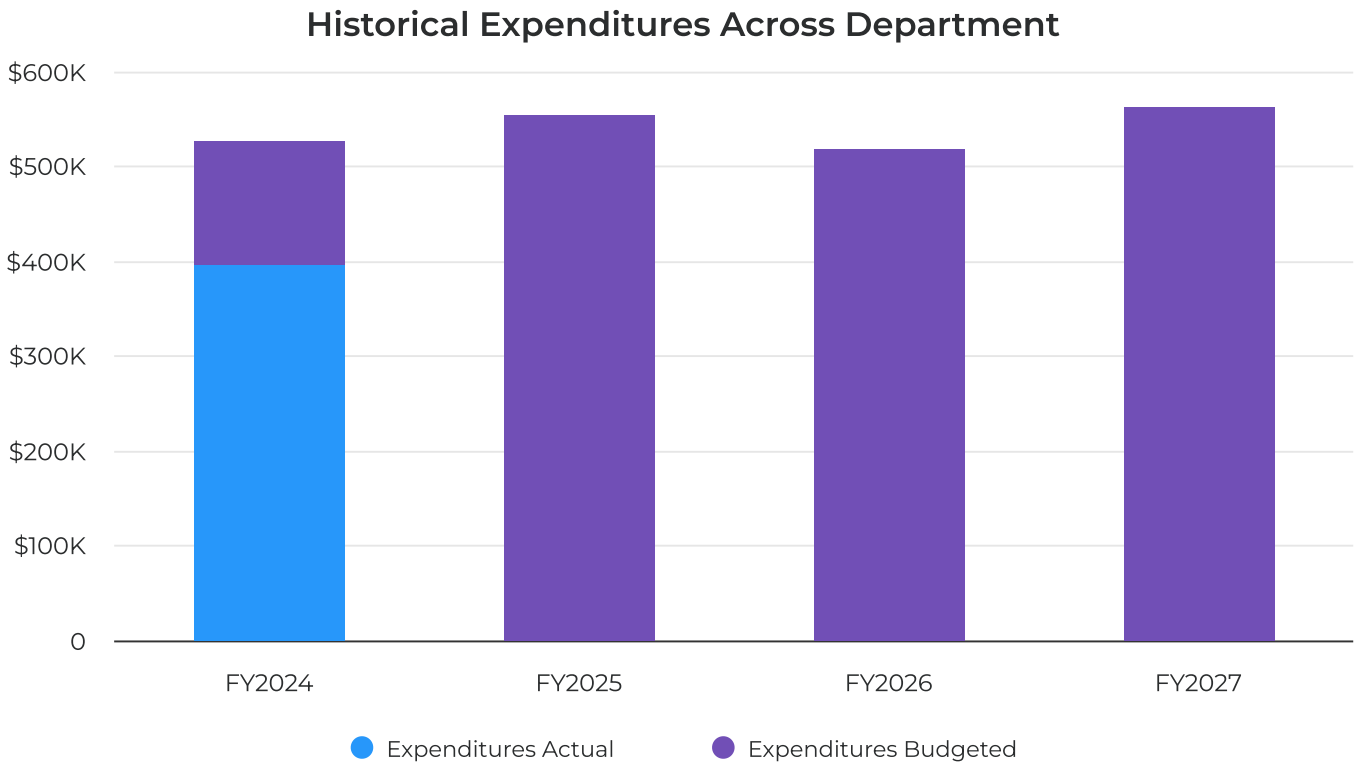
Summary of Goals

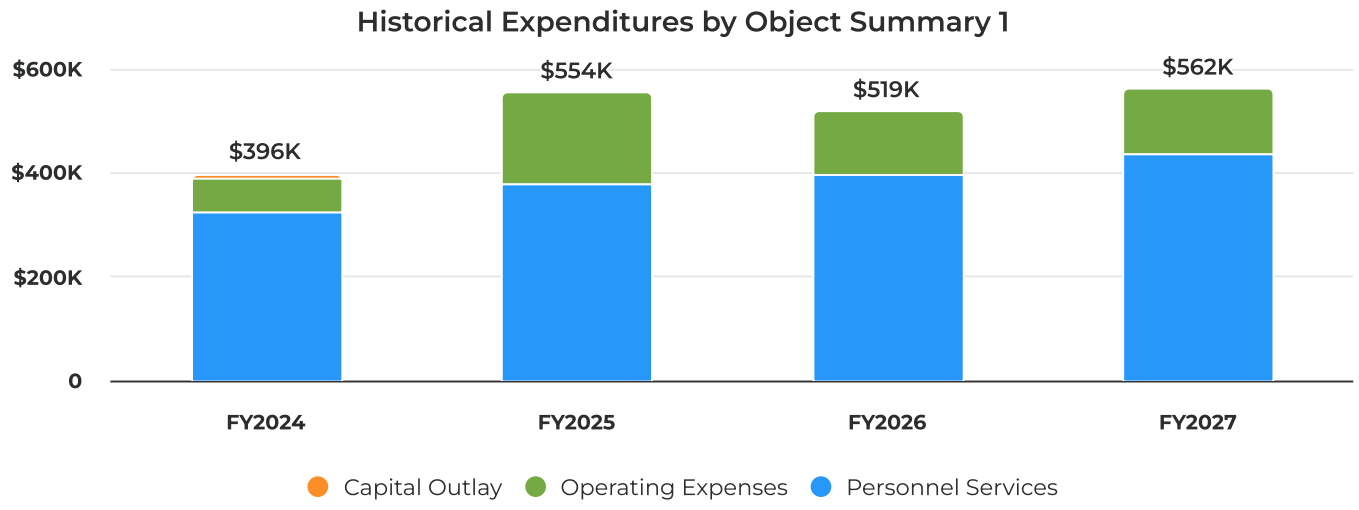
1. Maintain an inventory of available affordable housing options within the City (Strategic Plan Reference – Affordable Housing).
2. Partner with the Sumter County Affordable Housing Committee and explore grant funding opportunities for affordable housing (Strategic Plan Reference – Affordable Housing).
3. Update the Design District Standards for clarity and to include standards to support the Downtown Master Plan and establish Downtown Development Standards to facilitate orderly growth within the City's Downtown area (Strategic Plan Reference – Downtown Redevelopment).
4. Track the City's water and wastewater capacity levels and update flow projection data quarterly to ensure adequate services are available to meet forecasted demands from new developments.
5. Ensure the Departmental operating budget complies with SB 1134.

Information Technology

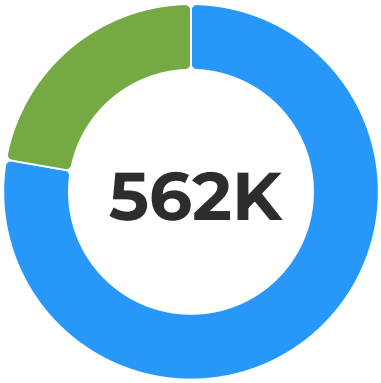
The Information Technology Department supports every other department's end user's needs – both human and electronic. Not only is support provided for computers, mobile devices, and networking, training and education are also provided on technology setup and proper use. The department is continuously researching, testing, and evaluating new solutions, in cooperation with the using departments, to ensure the City's goals and objectives are met.

Expenditure Summary





FY27 Expenditures by Object Summary 1

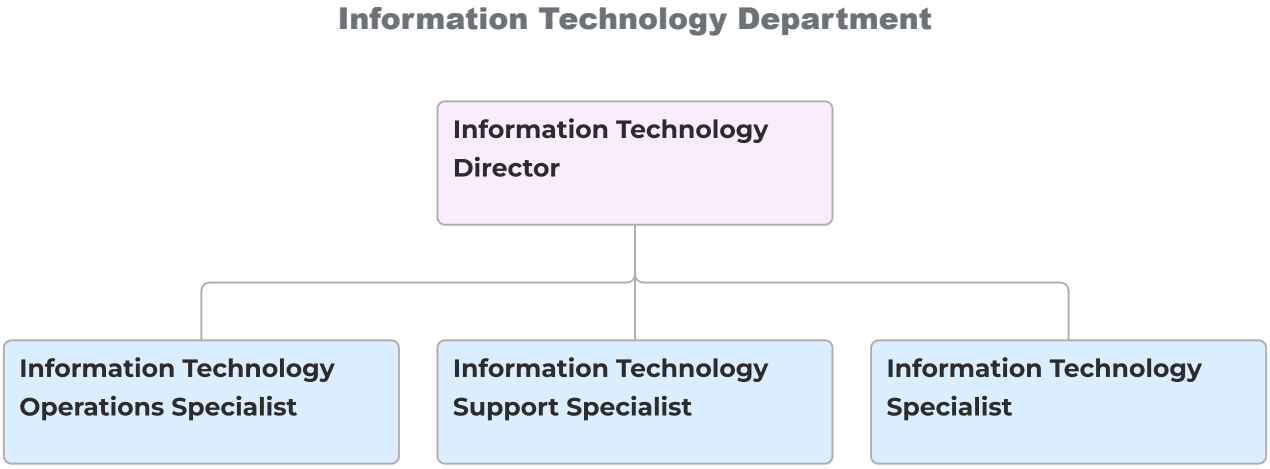


Personnel Services	**$436,800**	77.75%
Operating Expenses	**$125,000**	22.25%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$365,176.85	$395,400.00	$436,800.00	10.47%
SALARIES	$236,418.61	$288,700.00	$319,900.00	10.81%
SICK LEAVE	$13,478.16	-	-	-
VACATION PAY	$12,228.74	-	-	-
HOLIDAY PAY	$7,558.47	-	-	-
FICA EXPENSE	$20,412.83	$22,500.00	$24,700.00	9.78%
RETIREMENT	$37,055.73	$40,400.00	$43,400.00	7.43%
LIFE & HEALTH INSURANCE	$37,527.08	$43,200.00	$48,000.00	11.11%
WORKERS COMPENSATION INSURANCE	$497.23	$600.00	$800.00	33.33%
Operating Expenses	$52,945.50	$123,100.00	$125,000.00	1.54%
PROFESSIONAL SERVICES	$7,690.58	$30,000.00	$25,000.00	-16.67%
IT Security Testing	-	$20,000.00	$25,000.00	25.00%
ADA Website Compliance and AI Remediation	-	$10,000.00	-	-100.00%
OTHER CONTRACTUAL SERVICES	$3,293.34	$6,000.00	$6,000.00	-
TRAVEL & PER DIEM	$3,922.27	$5,000.00	$5,000.00	-
TELEPHONE EXPENSE	$8,149.81	$8,500.00	$8,500.00	-
IT LICENSING / EQUIPMENT	$16,564.88	$23,500.00	$37,800.00	60.85%
POSTAGE/TRANSPORTATION FEES	-	$100.00	$100.00	-
REPAIR & MAINTENANCE	$130.84	$2,000.00	$1,000.00	-50.00%
MISC. EXPENSE & OTHER CURRENT	-	$500.00	$500.00	-
OFFICE SUPPLIES	$148.05	$1,000.00	$1,000.00	-
OPERATING SUPPLIES	$1,629.65	$6,000.00	$6,000.00	-
FUEL EXPENSE	$38.79	$500.00	$100.00	-80.00%
SUBSCRIPTIONS/DUES	$390.00	$2,000.00	$1,000.00	-50.00%
TRAINING	$1,393.40	$8,000.00	$3,000.00	-62.50%
LICENSING	$9,593.89	$30,000.00	$30,000.00	-
Total Expenditures	**$418,122.35**	**$518,500.00**	**$561,800.00**	**8.35%**

Department Organization Chart



Personnel Summary

In FY27, the Information Technology Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Adopt new city-wide guidance for using Artificial Intelligence (AI) (Strategic Plan Reference – Employee Recruitment and Retainment).
2. Implement a new city-wide Cybersecurity Standards Employee Training (Strategic Plan Reference – Employee Recruitment and Retainment).
3. Coordinate IT equipment inventory and replacement via the annual budget process (Strategic Plan References – Infrastructure; Employee Recruitment and Retainment).
4. Implement the new Information Technology Incident Response Plan (Strategic Plan Reference – Infrastructure).
5. Ensure the Departmental operating budget complies with SB 1134.

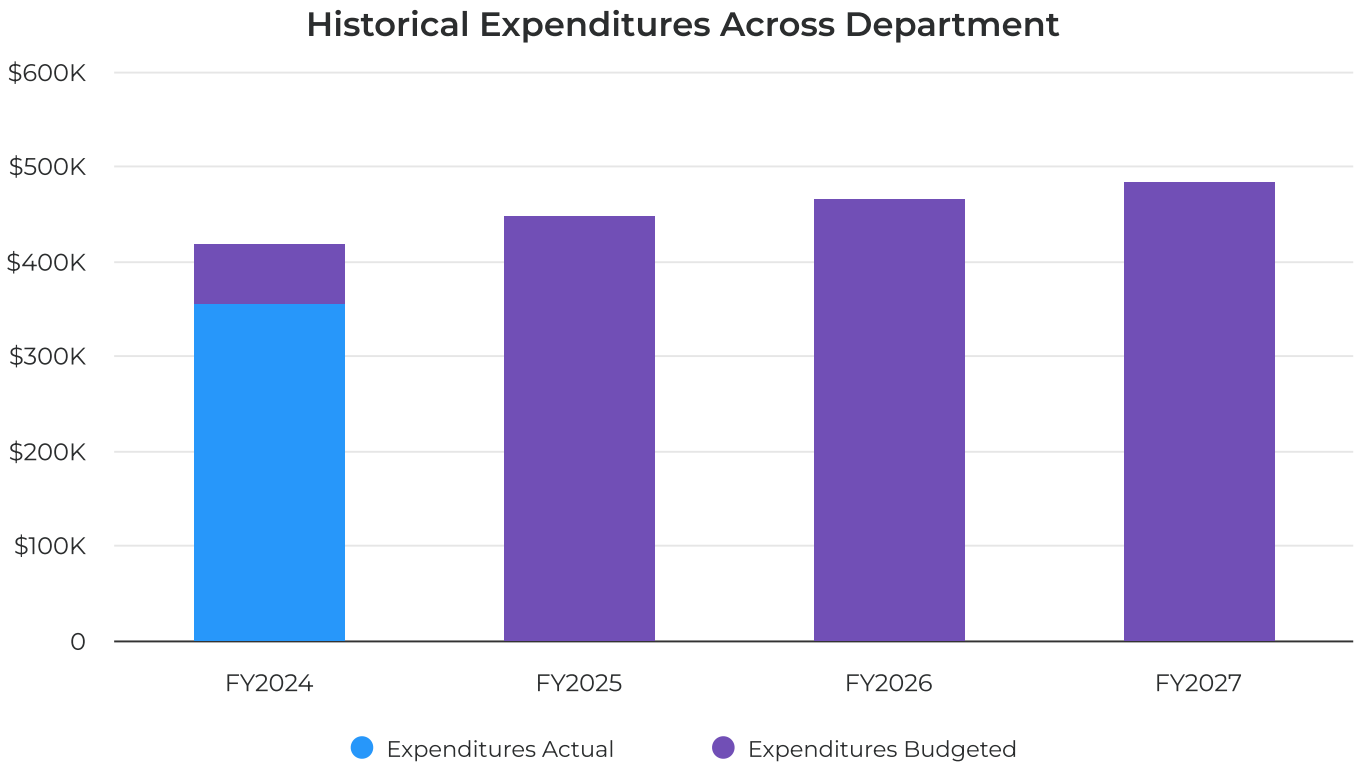
Performance Measurement

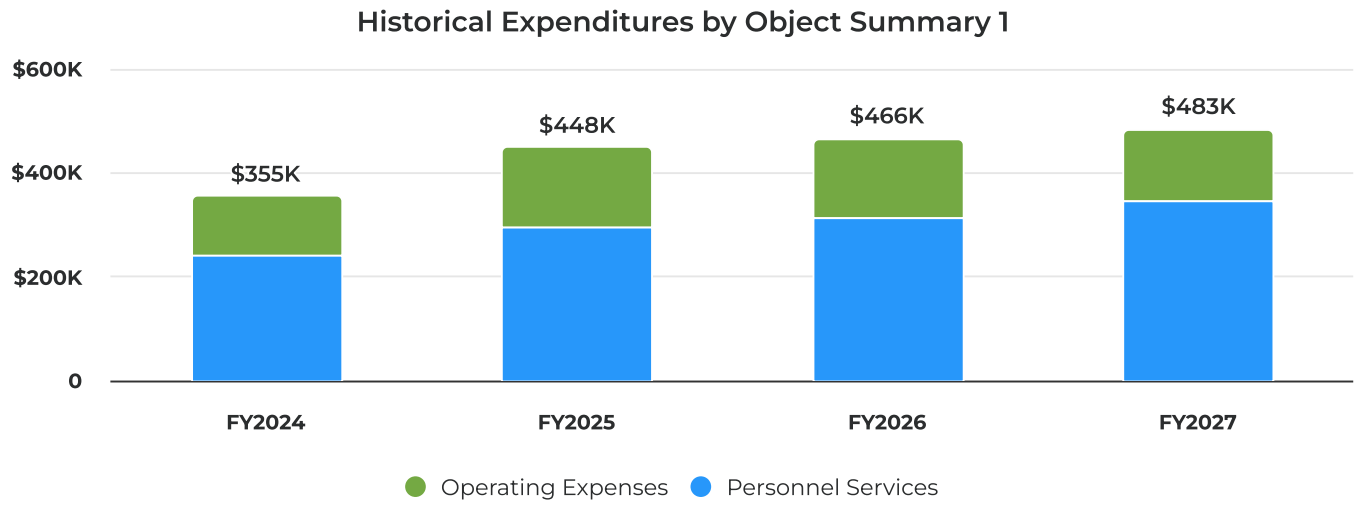
Goal	Measurement	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Target
Support IT users within the City organization by responding quickly to requests for technical support (Strategic Plan Reference – Employee Recruitment and Retainment.	Average response time (in minutes) on IT Support Tickets	13.64	11.11	15.00	<10

Human Resources

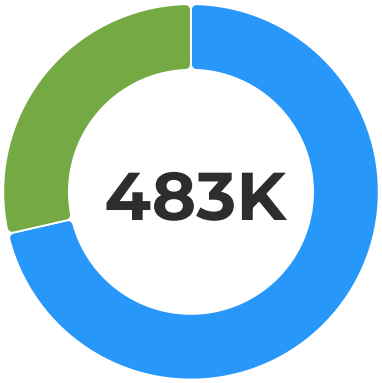
The Human Resources/Risk Management Department is responsible for recruitment, onboarding, training, benefits and insurance, salary compensation, workers compensation, HR policy and procedures, employee safety, and asset risk management. The HR/Risk Management team ensures the City is compliant with applicable State and Federal regulations, as well as providing a safe and healthy working environment for City employees.

Expenditure Summary





FY27 Expenditures by Object Summary 1



Personnel Services	**$345,050**	71.41%
Operating Expenses	**$138,150**	28.59%

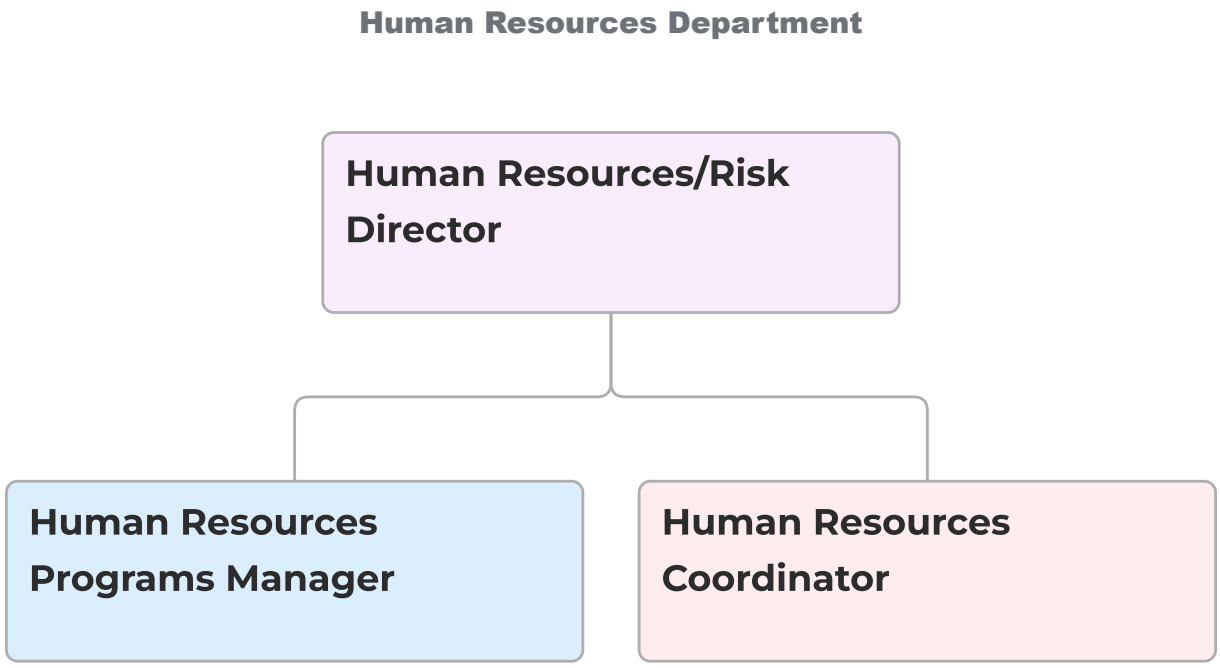
Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$293,209.97	$311,160.00	$345,050.00	10.89%
SALARIES	$197,289.69	$228,600.00	$254,300.00	11.24%
OVERTIME	$15.42	-	-	-
SICK LEAVE	$2,801.09	-	-	-
VACATION PAY	$9,563.35	-	-	-
HOLIDAY PAY	$7,982.57	-	-	-
FICA EXPENSE	$16,650.45	$17,600.00	$19,600.00	11.36%
RETIREMENT	$29,903.54	$32,100.00	$34,500.00	7.48%
BENEFIT ADMIN FEES	$108.00	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$28,594.37	$32,400.00	$36,000.00	11.11%
WORKERS COMPENSATION INSURANCE	$301.49	$360.00	$550.00	52.78%
Operating Expenses	$80,045.83	$154,725.00	$138,150.00	-10.71%
PROFESSIONAL SERVICES	$375.00	$15,000.00	$10,000.00	-33.33%
Employment Attorney	-	$10,000.00	$5,000.00	-50.00%
Hunt Law Firm	-	$5,000.00	$5,000.00	-
OTHER CONTRACTUAL SERVICES	$5,934.30	$6,650.00	$7,050.00	6.02%
Custodial Services	-	$4,100.00	$4,500.00	9.76%
Pressure Washing	-	$250.00	$250.00	-
HVAC Contract	-	$1,500.00	$1,500.00	-
Pest & Rodent Prevention	-	$500.00	$500.00	-
Shredding Services	-	$300.00	$300.00	-
TRAVEL & PER DIEM	$4,356.70	$8,700.00	$6,500.00	-25.29%
Florida HR Conference	-	$3,000.00	$2,400.00	-20.00%
Florida Public HR Conference	-	$3,000.00	$2,400.00	-20.00%
PRIMA National	-	$1,200.00	$1,200.00	-
OHRMA meetings monthly	-	$500.00	-	-100.00%
Job Fairs - Mileage	-	$1,000.00	$500.00	-50.00%
TELEPHONE EXPENSE	$5,256.94	$5,500.00	$5,500.00	-
IT LICENSING / EQUIPMENT	$22,291.97	$45,800.00	$36,600.00	-20.09%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Licensing	-	$4,400.00	$4,700.00	6.82%
Hardware	-	$1,000.00	$500.00	-50.00%
Department Software	-	$40,400.00	$31,400.00	-22.28%
ADVERTISING/RECRUITING	$5,478.39	$9,500.00	$7,000.00	-26.32%
Employee Referrals	-	$500.00	$500.00	-
Print - OnLine Ads	-	$6,000.00	$2,500.00	-58.33%
Branding/Advertising material	-	$3,000.00	$4,000.00	33.33%
POSTAGE/TRANSPORTATION FEES	$308.47	$500.00	$500.00	-
UTILITIES EXPENSE	$1,855.04	$2,300.00	$2,000.00	-13.04%
REPAIR & MAINTENANCE	$5,396.62	$5,500.00	$5,500.00	-
EMPLOYEE PROGRAMS	$16,283.95	$31,440.00	$37,400.00	18.96%
Retirement Gifts	-	$1,500.00	$4,000.00	166.67%
Employee Appreciation Gifts	-	$8,000.00	$7,500.00	-6.25%
Employee Appreciation Lunches	-	$12,000.00	$14,000.00	16.67%
Wellness Fair	-	$2,000.00	$5,000.00	150.00%
Monthly Wellness Programs	-	$1,440.00	$1,200.00	-16.67%
Service Awards	-	$2,000.00	$2,500.00	25.00%
Dept appreciation events	-	$1,000.00	$1,000.00	-
Birthday Sympathy & Support - EEs	-	$500.00	$700.00	40.00%
Fitness Reimbursement	-	$3,000.00	$1,500.00	-50.00%
MISC. EXPENSE & OTHER CURRENT	$746.76	$1,000.00	$1,000.00	-
OFFICE SUPPLIES	$1,059.83	$1,500.00	$1,000.00	-33.33%
OPERATING SUPPLIES	$2,813.95	$3,880.00	$3,500.00	-9.79%
Replacement Costs	-	-	$300.00	-
Custom Apparel	-	$450.00	$450.00	-
Safety Equipment	-	$500.00	$500.00	-
ID badge expenses (cards, lanyards)	-	-	$500.00	-
Janitorial supplies	-	$1,000.00	$1,000.00	-
Frames for Employee Awards	-	$680.00	$500.00	-26.47%
Tablecloth	-	$250.00	$250.00	-
Misc Operating Supplies	-	$1,000.00	-	-100.00%
FUEL EXPENSE	$218.31	$100.00	-	-100.00%
SUBSCRIPTIONS/DUES	$2,154.00	$2,220.00	$2,500.00	12.61%
SHRM membership	-	$900.00	$1,050.00	16.67%
FL Public HR Association	-	$450.00	$450.00	-
PRIMA membership	-	$450.00	$500.00	11.11%
Villages Daily Sun	-	$120.00	$200.00	66.67%
HR Morning - HR info provider	-	$300.00	$300.00	-
TRAINING	$4,659.53	$7,135.00	$5,100.00	-28.52%
OHRMA Conference	-	$750.00	$1,000.00	33.33%
Florida HR Conference	-	$3,000.00	$3,000.00	-
FL Public HR Conference	-	$800.00	$800.00	-
PRIMA	-	$250.00	$300.00	20.00%
SHRM Certfication Exam	-	$335.00	-	-100.00%
SHRM Cert Prep Class	-	$1,000.00	-	-100.00%
Misc On-line training programs	-	$1,000.00	-	-100.00%
STAFF TRAINING PROGRAMS	$856.07	$8,000.00	$7,000.00	-12.50%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
All Staff/All Dept Training	-	$3,000.00	$3,000.00	-
Employee Individually Requested Training	-	$4,000.00	$3,000.00	-25.00%
Onboarding, Orientation and Mentoring Program	-	$1,000.00	$1,000.00	-
Total Expenditures	**$373,255.80**	**$465,885.00**	**$483,200.00**	**3.72%**

Department Organization Chart



Personnel Summary

In FY27, the Human Resources Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Maintain the City's Compensation Plan and identify any areas for improvement (Strategic Plan Reference – Employee Recruitment and Retainment).
2. Re-evaluate the current employee benefits package to reduce taxpayer cost without degrading benefits offered to our employees (Strategic Plan Reference – Employee Recruitment and Retainment).
3. Continue to update the Personnel Policies and Procedures Manual to ensure compliance with the City's Strategic Plan Goals, public policy, and state and federal law (Strategic Plan Reference – Employee Recruitment and Retainment).
4. Revamp the City's Performance Management process and system to verify accuracy, cost-effectiveness, and equity (Strategic Plan Reference – Employee Recruitment and Retainment).
5. Ensure the Departmental operating budget complies with SB 1134.

Performance Measurement #1

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Hold four (4) leadership and professional development trainings *(Strategic Plan Reference –Employee Recruitment and Retainment).*	# of trainings held	6	5	3	4	4	4

Performance Measurement #2

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Hold two (2) employee appreciation events *(Strategic Plan Reference – Employee Recruitment and Retainment).*	# of events	2	2	2	2	2	2

Performance Measurement #3

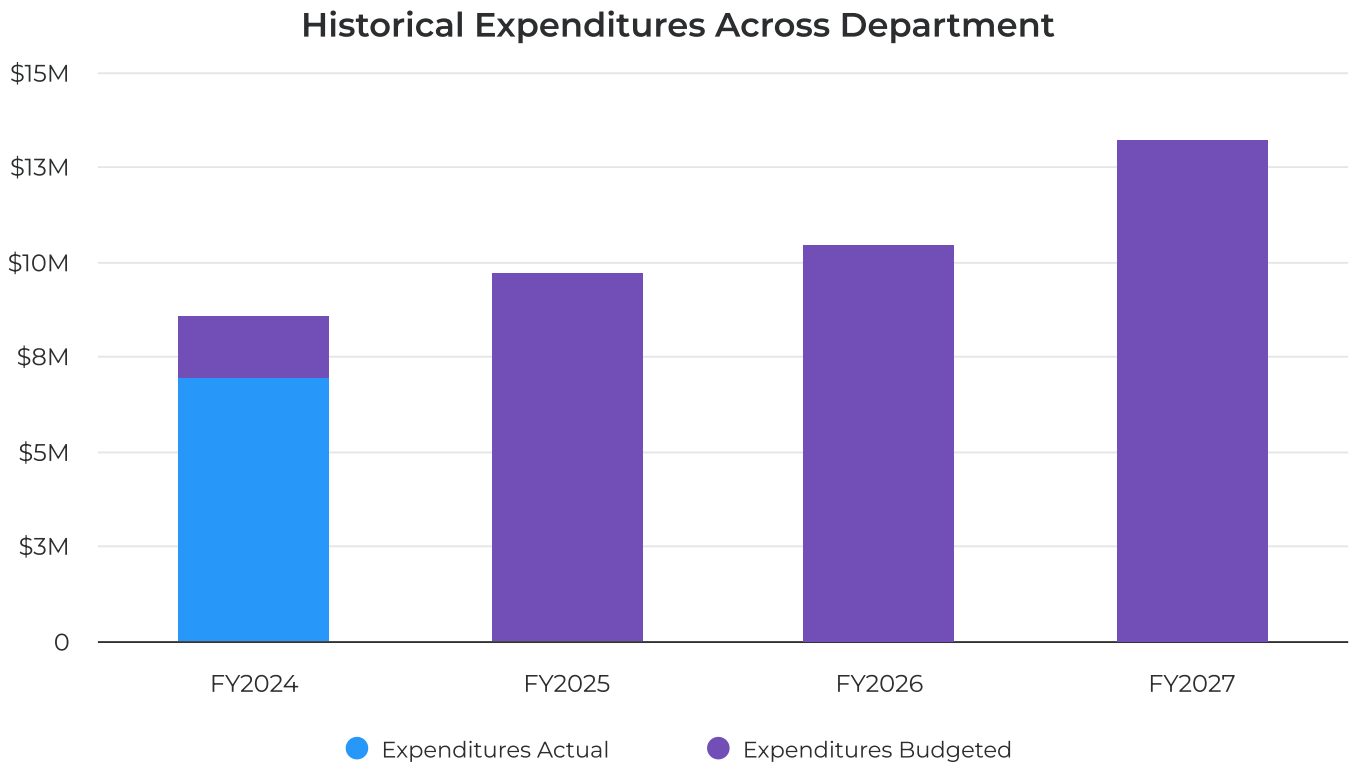
Goal	Measurement	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Create an internal "Breakfast with the City Manager" initiative so that new employees are introduced to the City Manager *(Strategic Plan Reference – Employee Recruitment and Retainment).*	# held	0	4	2	4

Police Department

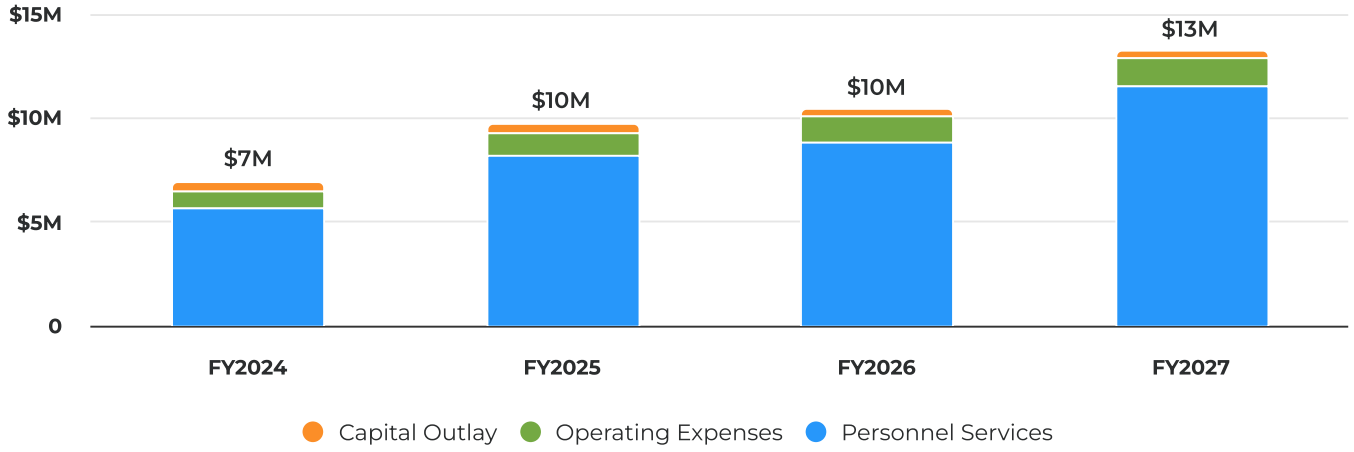
The mission of the Wildwood Police Department is to safeguard the lives and property of the citizens of this community, preserve the peace, and prevent crime and disorder while constantly guarding the liberties as prescribed by law. In order to accomplish this mission, the department will maintain a well-trained and proactive patrol force, a highly skilled and experienced investigative division, and a community policing philosophy that will develop a strong partnership with the citizens and businesses of Wildwood.



Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Personnel Services	**$11,547,900**	87.33%
Operating Expenses	**$1,285,700**	9.72%
Capital Outlay	**$390,125**	2.95%

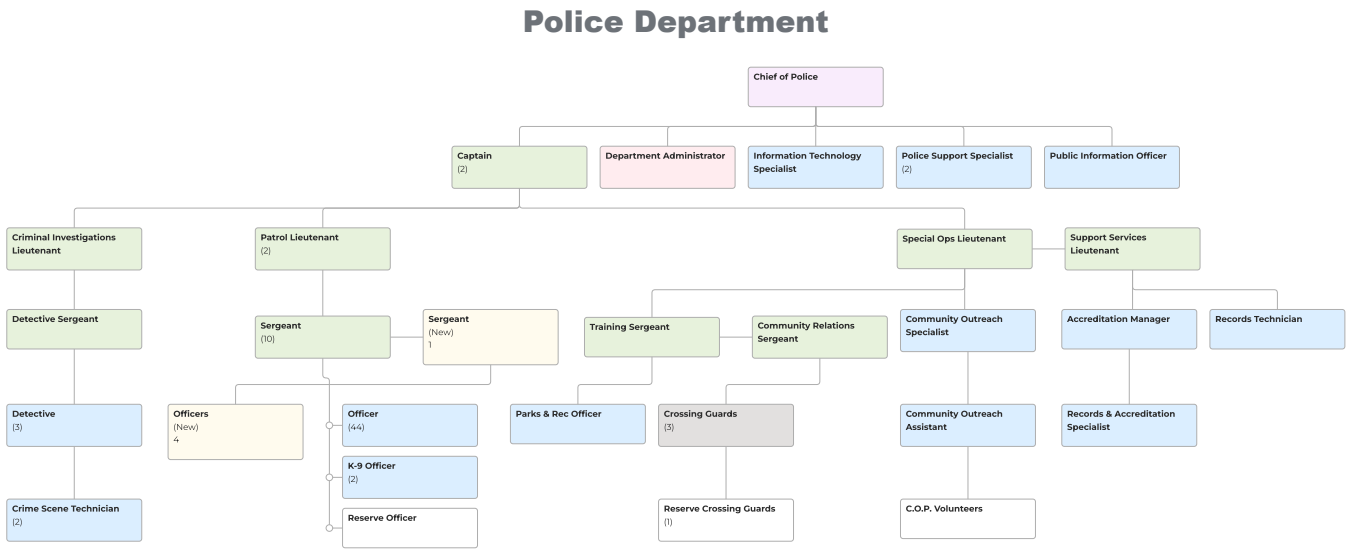
Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$6,743,704.34	$8,804,500.00	$11,547,900.00	31.16%
SALARIES	$3,602,370.81	$5,319,000.00	$7,180,400.00	35.00%
UNIFORM ALLOWANCE	$17,530.00	$24,800.00	$26,200.00	5.65%
ON CALL	$12,250.00	$13,000.00	$13,000.00	-
Sub-line Item 1	-	$13,000.00	$13,000.00	-
SHIFT DIFFERENTIAL	$16,070.34	$20,100.00	$50,000.00	148.76%
OVERTIME	$160,384.34	$160,000.00	$190,000.00	18.75%
SICK LEAVE	$95,324.02	-	-	-
VACATION PAY	$146,813.98	-	-	-
INCENTIVE PAY	$28,280.00	$55,000.00	$35,000.00	-36.36%
HOLIDAY PAY	$132,716.23	-	-	-
HOLIDAY PREMIUM	$201,274.12	$180,000.00	$180,000.00	-
FICA EXPENSE	$338,166.96	$410,400.00	$482,300.00	17.52%
RETIREMENT	$1,359,530.36	$1,709,600.00	$2,190,000.00	28.10%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
BENEFIT ADMIN FEES	$850.50	$500.00	$1,000.00	100.00%
LIFE & HEALTH INSURANCE	$519,387.49	$777,600.00	$1,020,000.00	31.17%
WORKERS COMPENSATION INSURANCE	$112,755.19	$134,500.00	$180,000.00	33.83%
Operating Expenses	$871,004.25	$1,276,700.00	$1,285,700.00	0.70%
PROFESSIONAL SERVICES	$30,397.93	$52,000.00	$50,000.00	-3.85%
OTHER CONTRACTUAL SERVICES	$78,097.01	$41,200.00	$56,300.00	36.65%
Pest Prevention	-	-	$800.00	-
Fire Alarm Monitoring	-	-	$1,500.00	-
Fire Extinguisher Inspections	-	-	$10,000.00	-
K9 Insurance	-	-	$2,000.00	-
Custodial Services	-	$23,500.00	$24,000.00	2.13%
Pressure Washing	-	$2,700.00	$3,000.00	11.11%
HVAC	-	$15,000.00	$15,000.00	-
CLOTHING AND UNIFORMS	$11,058.53	$27,000.00	$30,000.00	11.11%
INVESTIGATIONS	$13,180.80	$17,000.00	$25,000.00	47.06%
TRAVEL & PER DIEM	$17,368.99	$15,000.00	$20,000.00	33.33%
TELEPHONE EXPENSE	$85,884.91	$107,000.00	$105,000.00	-1.87%
IT LICENSING / EQUIPMENT	$220,899.74	$470,000.00	$388,400.00	-17.36%
POSTAGE/TRANSPORTATION FEES	$462.41	$2,000.00	$1,000.00	-50.00%
UTILITIES EXPENSE	$67,929.17	$70,000.00	$85,000.00	21.43%
RENTAL & LEASING	$2,208.75	$5,000.00	$3,000.00	-40.00%
REPAIR & MAINTENANCE	$61,250.71	$90,000.00	$90,000.00	-
MISC. EXPENSE & OTHER CURRENT	-	$4,000.00	$1,000.00	-75.00%
BOOT ALLOWANCE	$2,881.50	$11,000.00	$11,000.00	-
OFFICE SUPPLIES	$1,853.96	$5,000.00	$4,000.00	-20.00%
OPERATING SUPPLIES	$73,902.18	$85,000.00	$100,000.00	17.65%
FUEL EXPENSE	$172,571.31	$220,000.00	$250,000.00	13.64%
SUBSCRIPTIONS/DUES	$4,981.62	$5,500.00	$6,000.00	9.09%
TRAINING	$26,074.73	$50,000.00	$60,000.00	20.00%
Police Academy Sponsorships	-	$10,000.00	$10,000.00	-
Other Training	-	$40,000.00	$50,000.00	25.00%
Capital Outlay	$450,636.97	$349,900.00	$390,125.00	11.50%
CAP. IMPROVEMENT-MACHINERY	$450,636.97	$349,900.00	$390,125.00	11.50%
Five replacement vehicles - Capital Costs - Vehicle Cost	-	-	$350,000.00	-
Five camera systems for replacement marked police vehicles - Capital Costs - Equipment	-	-	$40,125.00	-
Marked Police Vehicles - Capital Costs - Vehicle Cost	-	$287,800.00	-	-100.00%
One unmarked police unit. 2025 Ford Explorer @ $47,106 - Capital Costs - Vehicle Cost	-	$47,100.00	-	-100.00%
In- Car Camera System Replacement Parts - Capital Costs - Equipment	-	$15,000.00	-	-100.00%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Aids to Government Agencies	$68,040.00	-	-	-
STATE JAG GRANT AWARD NO. R7240	$68,040.00	-	-	-
Total Expenditures	**$8,133,385.56**	**$10,431,100.00**	**$13,223,725.00**	**26.77%**

Department Organization Chart



Personnel Summary

In FY27, the Police Department will go from a total of 87 FTE positions to 86.5 FTE positions. Five (5) new police officer positions are being added to increase police presence in the town centers and entertainment districts within The Villages®. The Crossing Guard program within Middleton will now be funded by the Villages Charter School. Accordingly, the budget reduces the number of crossing guards within the department by 5.5 FTEs, which nets the total change in positions to -.50 FTE.

Summary of Goals

1. Maintain a vacancy rate of less than 10% for sworn and non-sworn personnel *(Strategic Plan Reference – Employee Recruitment and Retainment).*
2. Conduct two (2) dedicated traffic deployments monthly at high-frequency violation locations *(Strategic Plan Reference – Community Engagement).*
3. Monitor the current zone configuration to ensure responsive and adequate police services are provided within the community *(Strategic Plan Reference – Community Engagement).*
4. Ensure departmental operating budgets comply with SB 1134.
5. Assist in the planning, development, and oversight of the construction of the Wildwood Police Substation *(Strategic Plan Reference – Community Engagement).*

Performance Measurement #1

Goal	Measurement	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Conduct community policing initiatives by collaborating with the community to strengthen safety measures and increase crime prevention efforts (Strategic Plan Reference – Community Engagement).	Number of community-related events held	45	25	25	25	25

Performance Measurement #2

Goal	Measurement	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Continue to conduct quarterly officer recognition awards as well as an "Officer of the Year" award (Strategic Plan Reference – Employee Recruitment and Retainment).	Number of awards given	5	5	5	5	5	5	5

Performance Measurement #3

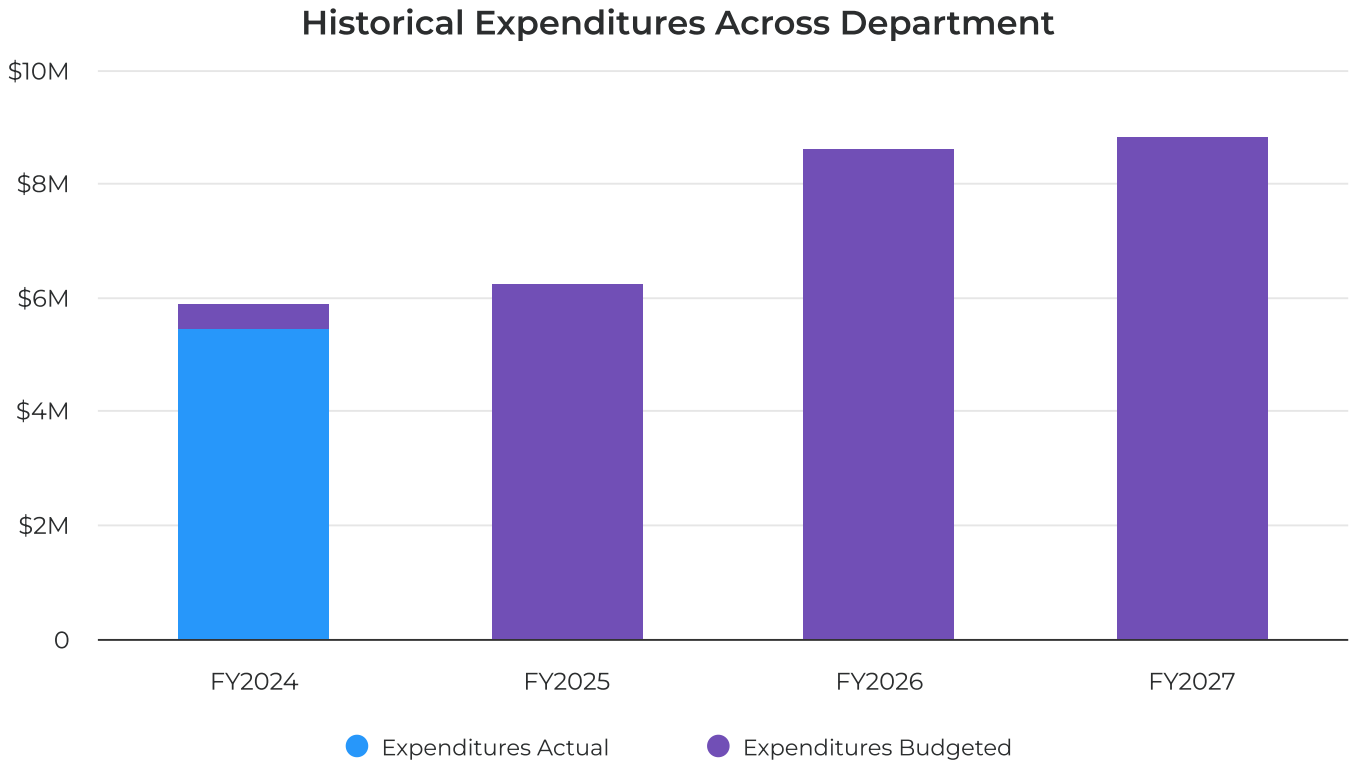
Goal	Measurement	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Continue to provide training related to Firearm Proficiency and De-escalation Techniques (Strategic Plan Reference – Employee Recruitment and Retainment).	Number of training sessions held	90	100	90	40	40	40	40

Public Works

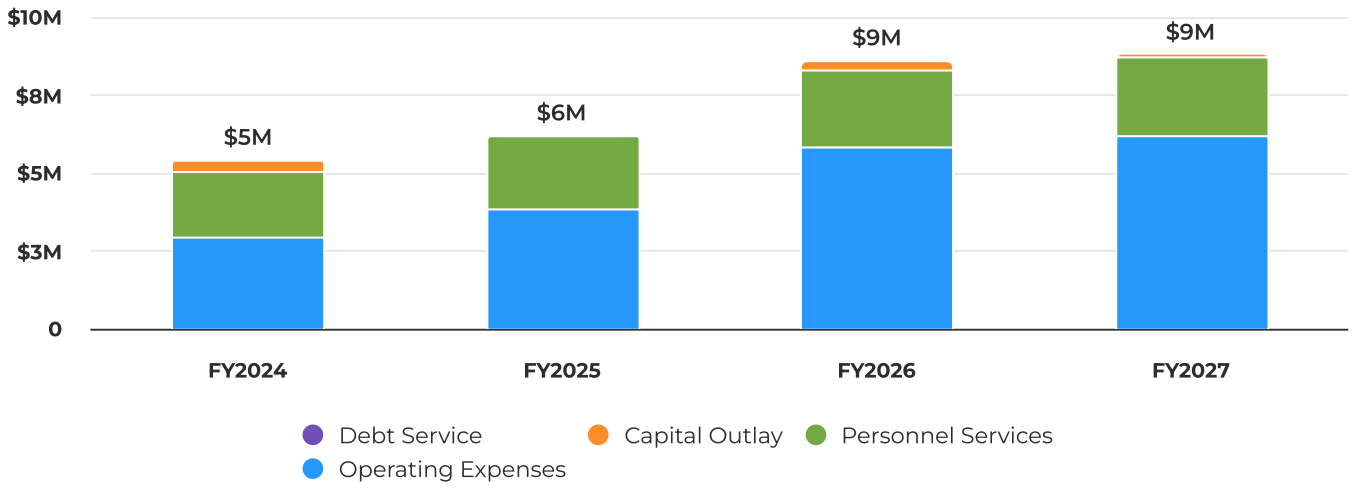


The Public Works Department is responsible for the operational management of City streets, rights of way (ROW), stormwater, public facilities, and utility properties. The dedicated and diverse Public Works staff support these core functions through operational monitoring and maintenance of functions, such as pothole repairs, street sign repairs, pavement markings, roadway shoulder maintenance, sidewalk repairs, street lights, ROW mowing, tree canopy maintenance, and stormwater operations. The Public Works staff also supports the maintenance of all facilities to ensure that patrons and employees are provided safe, comfortable and accessible public spaces. The Public Works Department is also an essential first responder for emergency management services including storm preparedness and disaster recovery operations.

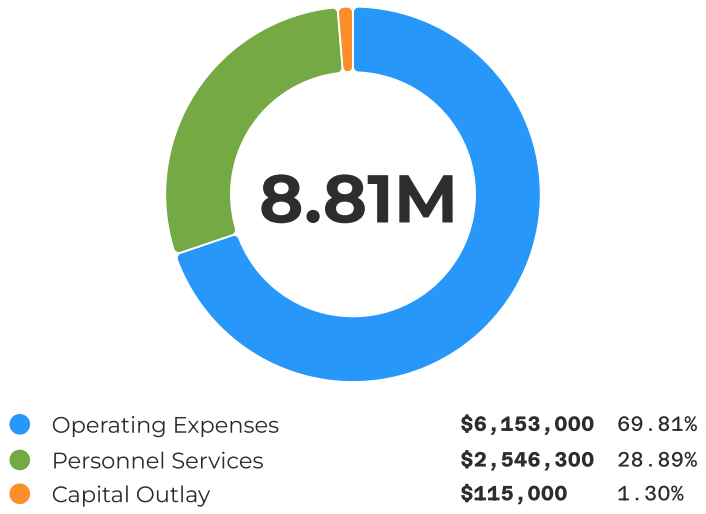
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Expenditures by Object Summary 1

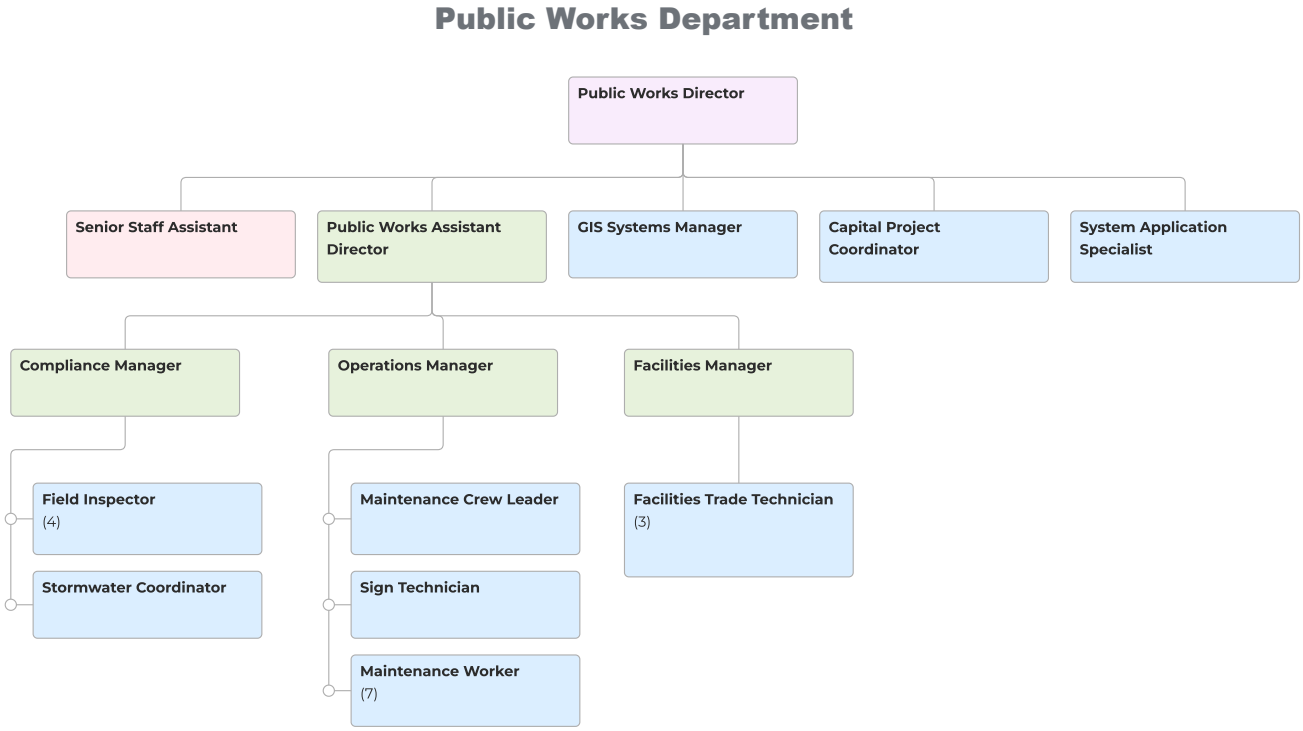
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$2,201,740.44	$2,467,700.00	$2,546,300.00	3.19%
SALARIES	$1,302,143.25	$1,694,100.00	$1,739,100.00	2.66%
ON CALL	$6,500.00	$6,500.00	$6,500.00	-
Sub-line Item 1	-	$6,500.00	$6,500.00	-
OVERTIME	$17,197.84	$15,000.00	$15,000.00	-
SICK LEAVE	$58,161.46	-	-	-
VACATION PAY	$79,184.96	-	-	-
HOLIDAY PAY	$51,988.45	-	-	-
HOLIDAY PREMIUM	$48,212.94	$30,000.00	$10,000.00	-66.67%
FICA EXPENSE	$119,242.07	$130,300.00	$134,900.00	3.53%
RETIREMENT	$249,739.89	$265,900.00	$268,700.00	1.05%
BENEFIT ADMIN FEES	$94.50	$100.00	$100.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
LIFE & HEALTH INSURANCE	$231,689.99	$280,800.00	$312,000.00	11.11%
WORKERS COMPENSATION INSURANCE	$37,585.09	$45,000.00	$60,000.00	33.33%
Operating Expenses	$4,456,401.07	$5,838,155.00	$6,153,000.00	5.39%
PROFESSIONAL SERVICES	$281,762.64	$471,300.00	$391,000.00	-17.04%
Unity Construct app support- Oninduus	-	-	$20,000.00	-
New Employee Physicals Post Accident Screenings and Vaccinations	-	-	$1,000.00	-
Mics. Attorney Fees - Hunt Law	-	$10,000.00	$10,000.00	-
NPDES MS4 Permit Deveopment & Support - Kimley-Horn	-	$20,000.00	$25,000.00	25.00%
Misc. Engineering / Architectual Services	-	$300,000.00	$300,000.00	-
Pavement Mgmt continuing services- Miscs	-	-	$10,000.00	-
GIS Support Services/City Works	-	$100,000.00	$25,000.00	-75.00%
Streetlight replacement (SR 44 Bridge)	-	$11,300.00	-	-100.00%
Jones Edmunds	-	$30,000.00	-	-100.00%
OTHER CONTRACTUAL SERVICES	$243,839.68	$596,100.00	$531,500.00	-10.84%
School Zone Warning Light Service/ Maintenance	-	-	$15,000.00	-
Parking Garage Car Charging Service- Blink	-	-	$1,000.00	-
Parking Garage Fire Monitoring and Maintenance	-	-	$2,500.00	-
Parking Garage-911 call box system	-	-	$15,000.00	-
Tree Maintenance / Removal	-	$10,000.00	$20,000.00	100.00%
CSX Transportation - Annual Signal Main.	-	$2,600.00	-	-100.00%
PW Facility Pest Control - Massey	-	-	$1,000.00	-
PW Grounds Pest Control - Massey	-	$1,500.00	$1,000.00	-33.33%
Misc. Emergency ROW Repairs & Maintenance	-	$200,000.00	$200,000.00	-
Janitorial Services (P.W. Facilities)	-	$15,000.00	$14,000.00	-6.67%
Sidewalk Grinding / Mud Jacking / Replacement (ADA Compliance)	-	$50,000.00	$50,000.00	-
Storm Sewer Jetting / Vactoring / Televising / Repairs	-	$250,000.00	$150,000.00	-40.00%
Pressure Washing Contract (P.W. Facility)	-	$3,000.00	$3,000.00	-
HVAC Contract	-	$8,000.00	$2,000.00	-75.00%
Electrical Contract	-	$1,000.00	$10,000.00	900.00%
Aquatic Weed Control Treatment	-	$18,000.00	$10,000.00	-44.44%
Pavement Markings	-	$30,000.00	$30,000.00	-
Elevator Contract - Parking Garage	-	$7,000.00	$7,000.00	-
RIGHT-OF-WAY MAINTENANCE	$454,941.46	$485,400.00	$663,200.00	36.63%
Brightview (Right-of-Way Mowing)	-	$211,800.00	$265,000.00	25.12%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Cepra	-	$75,000.00	$75,000.00	-
DPM Landscaping (Buena Vista Blvd. South Extension)	-	$120,000.00	$180,000.00	50.00%
Yellowstone (Stormwater Ponds)	-	$48,600.00	$78,200.00	60.91%
Green Scene	-	$30,000.00	$65,000.00	116.67%
CLOTHING AND UNIFORMS	$7,051.30	$9,000.00	$9,000.00	-
TRAVEL & PER DIEM	$1,663.27	$5,500.00	$9,000.00	63.64%
TELEPHONE EXPENSE	$24,979.29	$30,000.00	$35,000.00	16.67%
IT LICENSING / EQUIPMENT	$54,641.89	$148,400.00	$138,000.00	-7.01%
POSTAGE/TRANSPORTATION FEES	$203.85	$150.00	$150.00	-
UTILITIES EXPENSE	$31,541.49	$40,000.00	$50,000.00	25.00%
VILLAGES STREET LIGHTING	$1,674,318.74	$1,736,625.00	$1,735,000.00	-0.09%
Duke Energy- Average *$17,252/month - Estimated annual = $207,024 + 5%	-	$217,400.00	$220,000.00	1.20%
SECO- Average *$26,136/month - Estimate annual = $313,632 + 5%	-	$1,404,225.00	$1,400,000.00	-0.30%
Leesburg	-	$15,000.00	$15,000.00	-
Additional Services as Accepted	-	$100,000.00	$100,000.00	-
RENTAL & LEASING	$15,036.86	$7,580.00	$10,000.00	31.93%
REPAIR & MAINTENANCE	$67,712.48	$60,000.00	$85,000.00	41.67%
REPAIR & MAINTENANCE - BUILDINGS	$15,560.27	$70,000.00	$60,000.00	-14.29%
General R&M for Public Works' buildings	-	$20,000.00	$60,000.00	200.00%
Reconstruct Sign Shop	-	$35,000.00	-	-100.00%
City Hall/Annex Generator/HVAC Fence Replacement	-	$15,000.00	-	-100.00%
REPAIR & MAINTENANCE - VEHICLES/EQUIP	-	$15,000.00	$10,000.00	-33.33%
PAVEMENT PRESERVATION/REHABILITATION	$1,431,381.67	$2,000,000.00	$2,235,000.00	11.75%
Pavement Mgmt. Projects Updates & Software Maintenance	-	$35,000.00	$35,000.00	-
Pavement Preservation/Rehab	-	$1,965,000.00	$2,200,000.00	11.96%
MISC. EXPENSE & OTHER CURRENT	-	$3,000.00	$2,000.00	-33.33%
LANDFILL DISPOSAL FEES	$7,702.08	$6,000.00	$6,000.00	-
BOOT ALLOWANCE	$3,318.77	$4,100.00	$4,100.00	-
23 Employees x $175.00	-	$4,100.00	$4,100.00	-
OFFICE SUPPLIES	$2,184.18	$6,000.00	$3,000.00	-50.00%
OPERATING SUPPLIES	$82,800.07	$75,000.00	$90,000.00	20.00%
FUEL EXPENSE	$33,027.89	$40,000.00	$40,000.00	-
SUBSCRIPTIONS/DUES	$6,968.12	$6,000.00	$3,750.00	-37.50%
TRAINING	$15,765.07	$23,000.00	$42,300.00	83.91%
Capital Outlay	$67,369.44	$300,000.00	$115,000.00	-61.67%
CAPITAL IMPROVEMENT-OTHER	-	$5,500.00	$30,000.00	445.45%
7'x16' Cargo trailer for Facilities - Capital Costs - Equipment	-	-	$10,000.00	-
Spare replacement motor for Oak Grove Pump Station - Capital Costs -	-	-	$20,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Equipment				
Ice Machine - Capital Costs - Equipment	-	$5,500.00	-	-100.00%
CAP. IMPROVEMENT-MACHINERY	$67,369.44	$294,500.00	$85,000.00	-71.14%
CCTV Pipe Camera - Capital Costs - Equipment	-	-	$85,000.00	-
F250 Utility Body Truck - 2 Units - Capital Costs - Vehicle Cost	-	$145,000.00	-	-100.00%
Passenger Van - Inmate Crew - Capital Costs - Vehicle Cost	-	$20,000.00	-	-100.00%
Landscape / Mowing Trailer Replacement - Capital Costs - Vehicle Cost	-	$10,000.00	-	-100.00%
Loader Grapple Rake - Capital Costs - Vehicle Cost	-	$19,500.00	-	-100.00%
Sanitary Sewer Inspection Camera - Capital Costs - Equipment	-	$100,000.00	-	-100.00%
Total Expenditures	**$6,725,510.95**	**$8,605,855.00**	**$8,814,300.00**	**2.42%**

Department Organization Chart



Personnel Summary

In FY27, the Public Works Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Complete at least one (1) stormwater facility improvement project (Strategic Plan Reference – Infrastructure).
2. Complete MSC Facility expansion improvements (Strategic Plan Reference – Employee Recruitment and Retainment).
3. Complete facility assessments for City buildings.

4. Complete annual documentation and submittal for the NPDES MS4 permit (year 6).
5. Ensure the Departmental operating budgets comply with SB 1134.

Performance Measurement

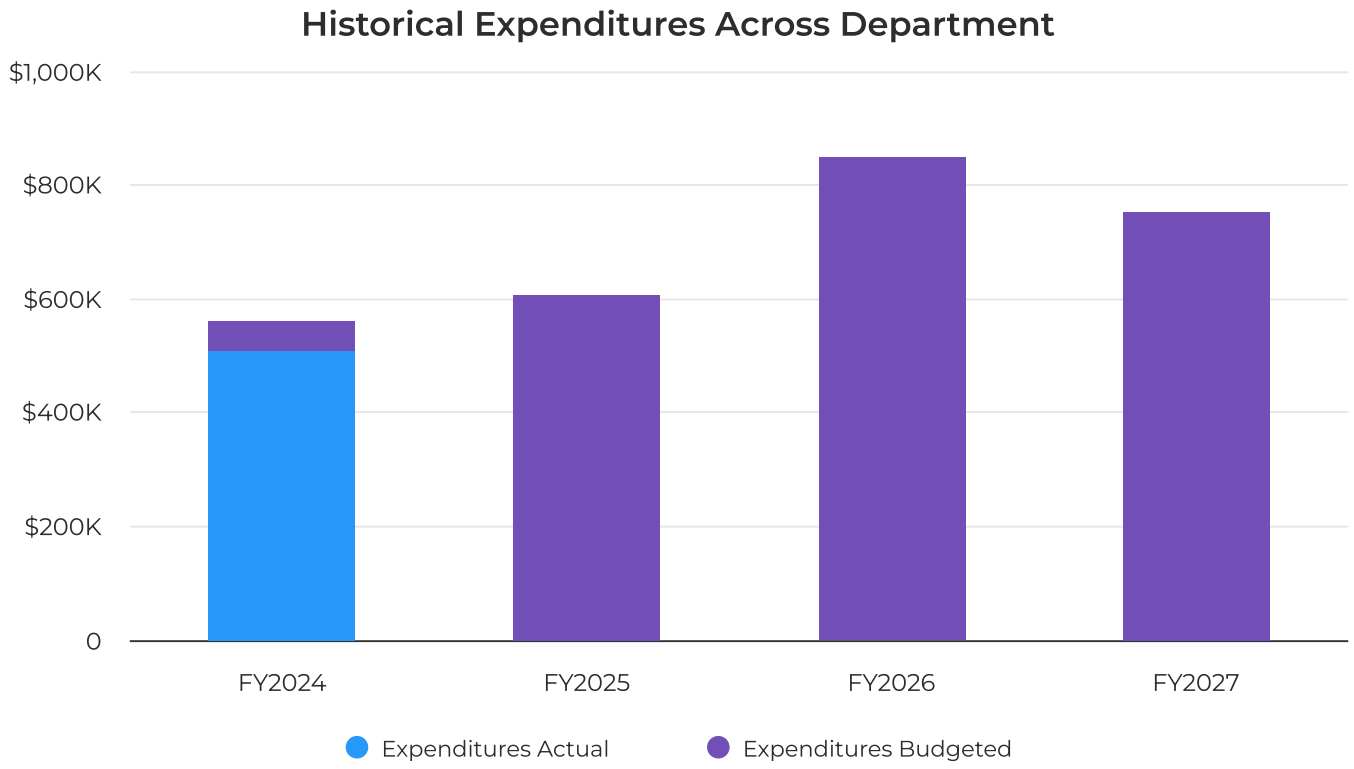
Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target	FY29 Target	FY30 Target
Complete pavement preservation and resurfacing program planning and projects (Strategic Plan Reference – Transportation).	Expend programmed funding consistent with the pavement plan	$ 800,000	$ 841,621	$ 1,027,084	$ 2,000,000	$ 1,997,819	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000

Fleet Services

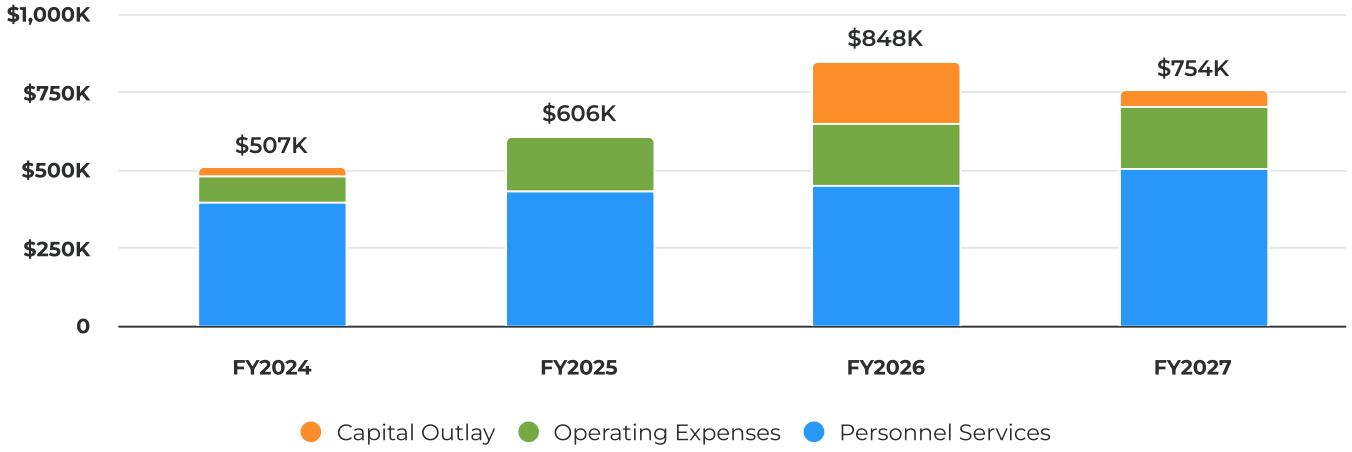
The Fleet Services Department is responsible for the repair and maintenance of all City vehicles and equipment as well as keeping records of such repairs. The department also manages the purchasing of City vehicles and equipment. Fleet Services maintains the emergency generators and schedules the quarterly maintenance for the generators to ensure efficient operation in the case of an emergency. The department is also responsible for the purchase of fuel and maintenance of all fuel equipment.



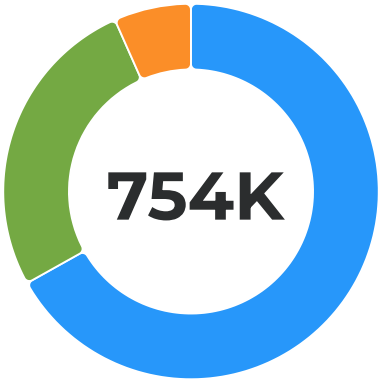
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Personnel Services	**$504,000**	66.89%
Operating Expenses	**$199,500**	26.48%
Capital Outlay	**$50,000**	6.64%

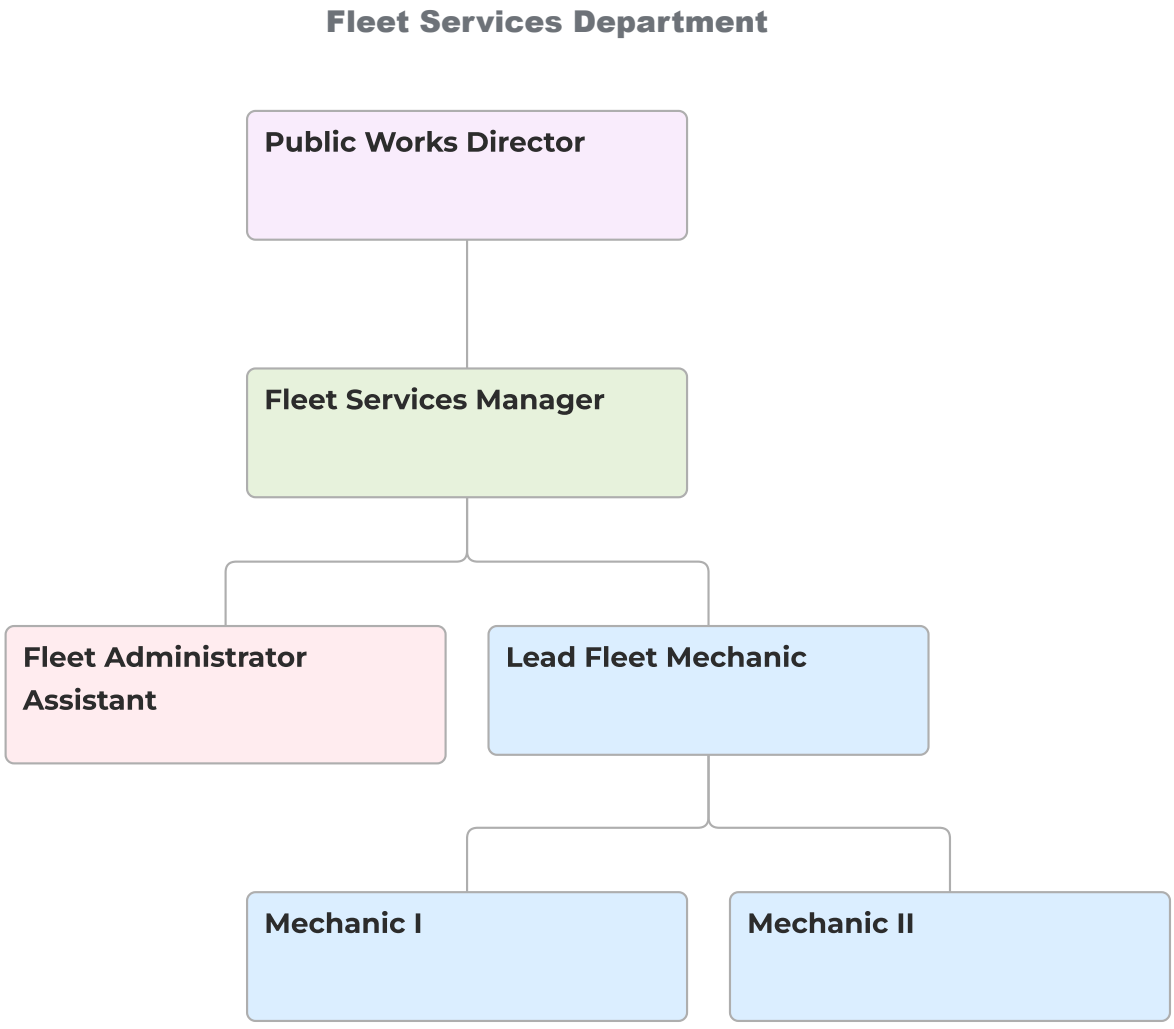
Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$418,932.31	$449,900.00	$504,000.00	12.02%
SALARIES	$260,476.59	$309,900.00	$346,100.00	11.68%
OVERTIME	-	$1,500.00	$1,000.00	-33.33%
SICK LEAVE	$4,237.29	-	-	-
VACATION PAY	$19,229.94	-	-	-
HOLIDAY PAY	$9,943.95	-	-	-
FICA EXPENSE	$22,482.93	$24,100.00	$26,700.00	10.79%
RETIREMENT	$40,376.04	$43,500.00	$47,100.00	8.28%
BENEFIT ADMIN FEES	$54.00	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$48,037.18	$54,000.00	$60,000.00	11.11%
WORKERS COMPENSATION INSURANCE	$14,094.39	$16,800.00	$23,000.00	36.90%
Operating Expenses	$129,436.89	$197,800.00	$199,500.00	0.86%
PROFESSIONAL SERVICES	-	$500.00	$500.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
OTHER CONTRACTUAL SERVICES	$5,796.96	$10,000.00	$8,000.00	-20.00%
Massey Pest Prevention	-	$800.00	$800.00	-
Janitorial Services	-	$3,200.00	$3,200.00	-
Pressure Washing	-	$600.00	$600.00	-
HVAC	-	$3,200.00	$3,200.00	-
Miscellaneous	-	$2,200.00	$200.00	-90.91%
CLOTHING AND UNIFORMS	$2,243.35	$3,500.00	$3,500.00	-
TRAVEL & PER DIEM	-	$100.00	$100.00	-
TELEPHONE EXPENSE	$2,218.61	$3,000.00	$2,700.00	-10.00%
Verizon	-	$3,000.00	$2,700.00	-10.00%
IT LICENSING / EQUIPMENT	$24,974.59	$72,000.00	$74,300.00	3.19%
John Deere GPS Units	-	-	$5,300.00	-
Ford Programmer Yearly Subscription	-	$1,000.00	$1,200.00	20.00%
Mitchell 1 Subscription	-	$2,000.00	$2,000.00	-
Fuelmaster Maintenance and FMLive Renewal	-	$6,500.00	$6,500.00	-
WEX GPS Existing Monthly Software	-	$19,000.00	$22,000.00	15.79%
IT Expenses	-	$6,000.00	$7,800.00	30.00%
New WEX GPS Units	-	$3,000.00	$700.00	-76.67%
New WEX GPS Monthly Expenses	-	$3,000.00	$800.00	-73.33%
Fleetio Annual Cost	-	$22,950.00	$28,000.00	22.00%
Fleetio Onboarding Cost	-	$1,800.00	-	-100.00%
Fleetio Training Cost	-	$6,750.00	-	-100.00%
POSTAGE/TRANSPORTATION FEES	-	$100.00	$100.00	-
UTILITIES EXPENSE	$4,634.75	$7,000.00	$6,000.00	-14.29%
RENTAL & LEASING	$1,826.15	$2,500.00	$2,500.00	-
Unifirst Corp-Mats	-	$770.00	$770.00	-
Crystal Springs-Cooler Rental	-	$150.00	$150.00	-
Airgas USA	-	$900.00	$900.00	-
Miscellaneous	-	$680.00	$680.00	-
REPAIR & MAINTENANCE	$3,541.97	$5,000.00	$6,000.00	20.00%
Fuel Master-Prokeys	-	$350.00	$350.00	-
Annual Fire Extinguisher Maintenance	-	$450.00	$450.00	-
Miscellaneous Repairs	-	$4,200.00	$5,200.00	23.81%
MISC. EXPENSE & OTHER CURRENT	-	$100.00	$100.00	-
BOOT ALLOWANCE	$624.88	$700.00	$700.00	-
OFFICE SUPPLIES	$341.16	$1,500.00	$1,000.00	-33.33%
OPERATING SUPPLIES	$77,233.33	$83,000.00	$83,000.00	-
Tires	-	$45,000.00	$45,000.00	-
Operating Expense	-	$25,000.00	$25,000.00	-
Batteries	-	$13,000.00	$13,000.00	-
FUEL EXPENSE	$3,911.64	$4,000.00	$5,000.00	25.00%
SUBSCRIPTIONS/DUES	$323.00	$800.00	$1,000.00	25.00%
TRAINING	$1,766.50	$4,000.00	$5,000.00	25.00%
Capital Outlay	-	$200,700.00	$50,000.00	-75.09%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
CAPTIAL IMPROVEMENTS OTHER	-	-	$50,000.00	-
Fueling Station Canopy - Capital Costs - Construction/Maintenance	-	-	$50,000.00	-
CAP. IMPROVEMENTS-MACHINERY/EQUIP	-	$200,700.00	-	-100.00%
2026 Ford F150 - Capital Costs - Vehicle Cost	-	$45,000.00	-	-100.00%
Fuel Tank Monitoring Device - Capital Costs - Equipment	-	$15,700.00	-	-100.00%
Fuel Truck - Capital Costs - Vehicle Cost	-	$140,000.00	-	-100.00%
Total Expenditures	**$548,369.20**	**$848,400.00**	**$753,500.00**	**-11.19%**

Department Organization Chart



Personnel Summary

In FY27, the Fleet Services Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

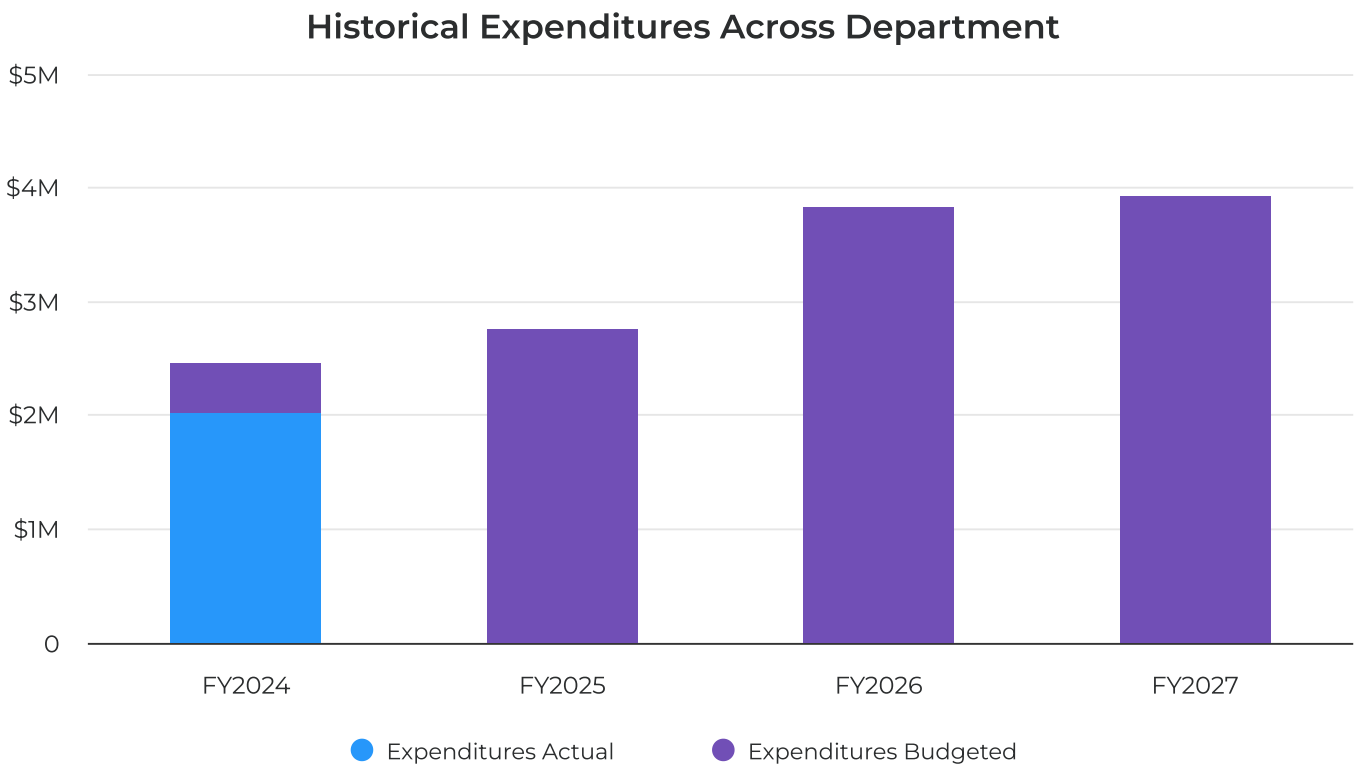
1. Continue implementing the Vehicle Replacement Program and begin phasing out vehicles that have been on the replacement list for an extended period (Strategic Plan References – Infrastructure; Employee Recruitment and Retainment).
2. Implement city-wide generator maintenance and repair.
3. Continue maintaining the GPS tracking system and work with each department to provide reports that support the promotion of safer driving practices (Strategic Plan References – Infrastructure; Employee Recruitment and Retainment).
4. Coordinate with the Public Works Director and oversee the expansion of the Fleet Services building (Strategic Plan References – Infrastructure; Employee Recruitment and Retainment).
5. Ensure the Departmental operating budget complies with SB 1134.

Park and Recreation

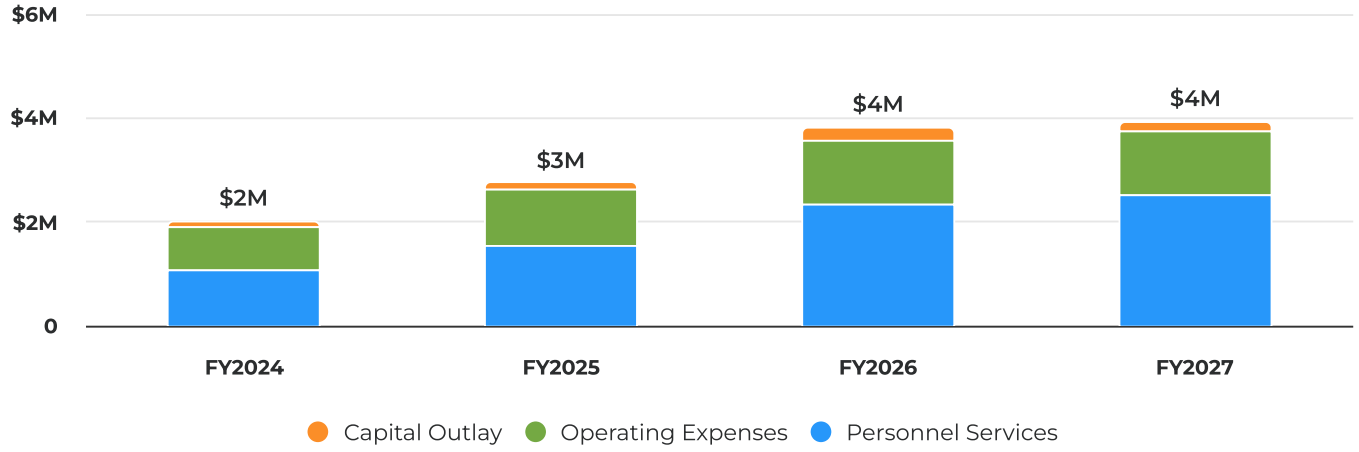
The Parks & Recreation Department is responsible for providing exceptional parks, diverse recreational and leisure opportunities, and high-quality facilities. The department oversees and maintains a total of 8 parks, 3 community centers, a historical building, a cemetery, and various beautification projects around the City. The parks and facilities feature amenities to suit all interests, including athletic fields and courts, arts, performance, and event spaces. Fitness and wellness opportunities, boat ramp and waterfront areas, dog park and open spaces, and playgrounds and picnic shelters.



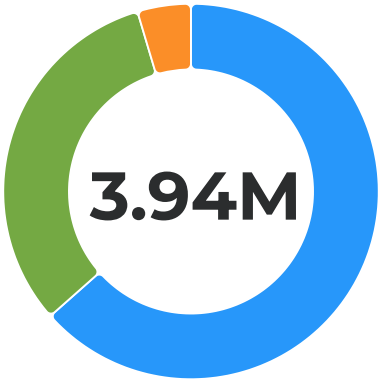
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Personnel Services	**$2,498,000**	63.48%
Operating Expenses	**$1,255,900**	31.91%
Capital Outlay	**$181,500**	4.61%

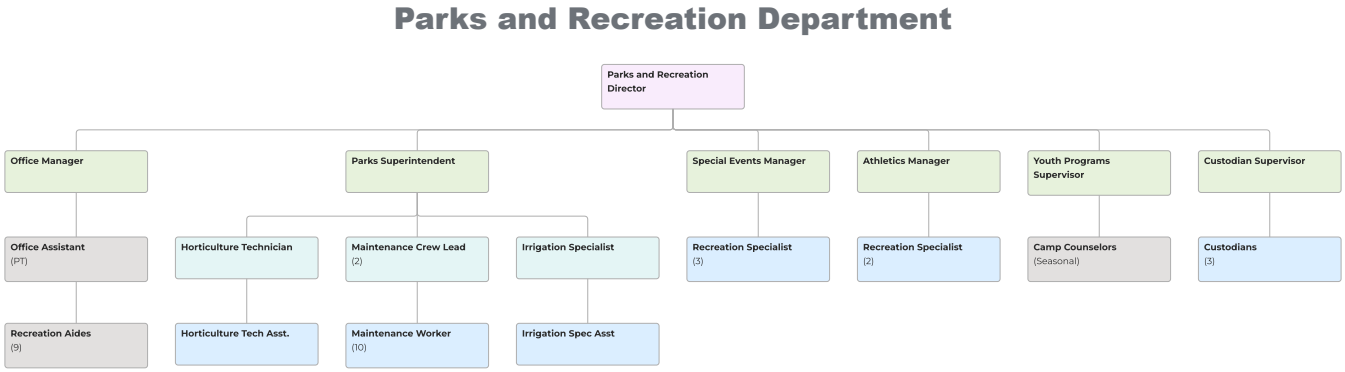
Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$1,346,733.92	$2,336,300.00	$2,498,000.00	6.92%
SALARIES	$861,994.26	$1,628,800.00	$1,726,400.00	5.99%
ON CALL	$6,500.00	$6,500.00	$6,500.00	-
Sub-line Item 1	-	$6,500.00	$6,500.00	-
OVERTIME	$13,157.48	$10,000.00	$10,000.00	-
SICK LEAVE	$17,509.90	-	-	-
VACATION PAY	$33,363.23	-	-	-
HOLIDAY PAY	$31,202.61	-	-	-
HOLIDAY PREMIUM	$45.48	-	$5,000.00	-
FICA EXPENSE	$74,869.01	$125,000.00	$134,100.00	7.28%
RETIREMENT	$128,592.49	$215,600.00	$222,700.00	3.29%
BENEFIT ADMIN FEES	$171.00	$100.00	$300.00	200.00%
LIFE & HEALTH INSURANCE	$167,113.35	$334,800.00	$372,000.00	11.11%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
WORKERS COMPENSATION INSURANCE	$12,215.11	$15,500.00	$21,000.00	35.48%
Operating Expenses	$1,022,709.28	$1,231,190.00	$1,255,900.00	2.01%
PROFESSIONAL SERVICES	$22,378.39	$14,000.00	$14,000.00	-
OTHER CONTRACTUAL SERVICES	$178,648.77	$205,080.00	$204,600.00	-0.23%
Pressure Washing	-	$6,480.00	$7,000.00	8.02%
Pest Treatment	-	$2,500.00	$2,500.00	-
Tree Maintenance Removal	-	$5,000.00	-	-100.00%
Holiday Lighting of Central FL	-	$50,000.00	$50,000.00	-
Mosquito Joe	-	$1,000.00	-	-100.00%
Solitude Lake Management	-	$7,000.00	$8,000.00	14.29%
Yellowstone Landscaping	-	$70,100.00	$70,100.00	-
HVAC Contract	-	$15,000.00	$15,000.00	-
Fireworks Display (HBA)	-	$46,000.00	$50,000.00	8.70%
Anything Weather Communication	-	$2,000.00	$2,000.00	-
CLOTHING AND UNIFORMS	$10,539.23	$15,000.00	$11,000.00	-26.67%
TRAVEL & PER DIEM	$4,970.42	$4,550.00	$4,500.00	-1.10%
TELEPHONE EXPENSE	$33,732.26	$30,000.00	$34,000.00	13.33%
IT LICENSING / EQUIPMENT	$36,320.33	$71,000.00	$106,000.00	49.30%
ADVERTISING AND PROMOTIONS	$25,388.04	$25,000.00	$15,000.00	-40.00%
POSTAGE/TRANSPORTATION FEES	$4.14	$150.00	$100.00	-33.33%
UTILITIES EXPENSE	$41,409.37	$50,000.00	$85,000.00	70.00%
RENTAL & LEASING	$4,830.46	$7,500.00	$7,000.00	-6.67%
REPAIR & MAINTENANCE	$106,944.62	$125,000.00	$100,000.00	-20.00%
Misc. Repairs and Maintenance	-	$125,000.00	$100,000.00	-20.00%
REPAIR & MAINTENANCE - BUILDINGS	$8,334.65	$38,000.00	$20,000.00	-47.37%
BAKER HOUSE MAINTENANCE	$1,681.40	$10,000.00	$5,000.00	-50.00%
BAKER HOUSE OPERATIONS-OTHER MISC.	$3,691.49	$5,300.00	$5,300.00	-
BAKER HOUSE SPECIAL EVENTS	$11,513.18	$20,000.00	$19,000.00	-5.00%
MISC. EXPENSE & OTHER CURRENT	$80.93	$5,000.00	$1,000.00	-80.00%
SPECIAL EVENTS	$182,861.48	$170,000.00	$170,000.00	-
ATHLETIC LEAGUES & ACTIVITIES	$120,957.82	$140,000.00	$140,000.00	-
YOUTH CAMPS & PROGRAMS	$53,747.99	$60,000.00	$60,000.00	-
BOOT ALLOWANCE	$1,536.66	$3,500.00	$3,700.00	5.71%
OFFICE SUPPLIES	$4,131.78	$4,500.00	$3,500.00	-22.22%
OPERATING SUPPLIES	$101,201.28	$117,400.00	$134,000.00	14.14%
FUEL EXPENSE	$19,709.13	$25,000.00	$35,000.00	40.00%
LANDSCAPING	$35,382.83	$70,000.00	$63,000.00	-10.00%
Misc.	-	$5,000.00	-	-100.00%
Pine Straw	-	-	$8,000.00	-
Arbor Day Trees	-	$2,500.00	$2,500.00	-
Community Garden	-	$2,500.00	$2,500.00	-
EWF/ADA Compliant Playground Mulch	-	$15,000.00	$5,000.00	-66.67%
Annual Flower Beds	-	$45,000.00	$45,000.00	-
SUBSCRIPTIONS/DUES	$3,803.80	$3,210.00	$3,200.00	-0.31%
TRAINING	$8,908.83	$12,000.00	$12,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Capital Outlay	$121,352.04	$257,800.00	$181,500.00	-29.60%
CAP. IMPROVEMENT-BUILDINGS	-	$200,000.00	-	-100.00%
Pole Barn - Capital Costs - Equipment	-	$200,000.00	-	-100.00%
CAPITAL IMPROVEMENT-OTHER	-	$8,000.00	$132,000.00	1,550.00%
Existing Ballfield - Foul Ball Netting - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$95,000.00	-
Existing Ballfields - Dugout Shading - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$37,000.00	-
Inflatable Misting Station - Capital Costs - Equipment	-	$8,000.00	-	-100.00%
CAP. IMPROVEMENT-MACHINERY	$121,352.04	$49,800.00	$49,500.00	-0.60%
Batwing Mower - Capital Costs - Vehicle Cost	-	-	$28,000.00	-
Front End Loader Attachment - Capital Costs - Vehicle Cost	-	-	$6,500.00	-
Enclosed 16-20FT Trailer - Capital Costs - Vehicle Cost	-	-	$15,000.00	-
John Deere 72" Zero Turn Mower - Capital Costs - Vehicle Cost	-	$15,000.00	-	-100.00%
John Deere Gator - Capital Costs - Vehicle Cost	-	$23,000.00	-	-100.00%
Dump Trailer - Capital Costs - Vehicle Cost	-	$11,800.00	-	-100.00%
Total Expenditures	**$2,490,795.24**	**$3,825,290.00**	**$3,935,400.00**	**2.88%**

Department Organization Chart



Personnel Summary

In FY27, the Park and Recreation Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Investigate the feasibility of a new partnership with Tobacco Free Florida in an effort to make the City's parks and green spaces tobacco/vape-free (Strategic Plan Reference – Community Engagement).
2. Reduce the taxpayer cost per participant in special events and programs, youth camps, and athletic leagues (Strategic Plan References – Community Engagement).
3. Apply for at least two (2) grants capital projects, youth and adult recreation programming, or environmental initiatives (Strategic Plan References – Community Engagement; Infrastructure).

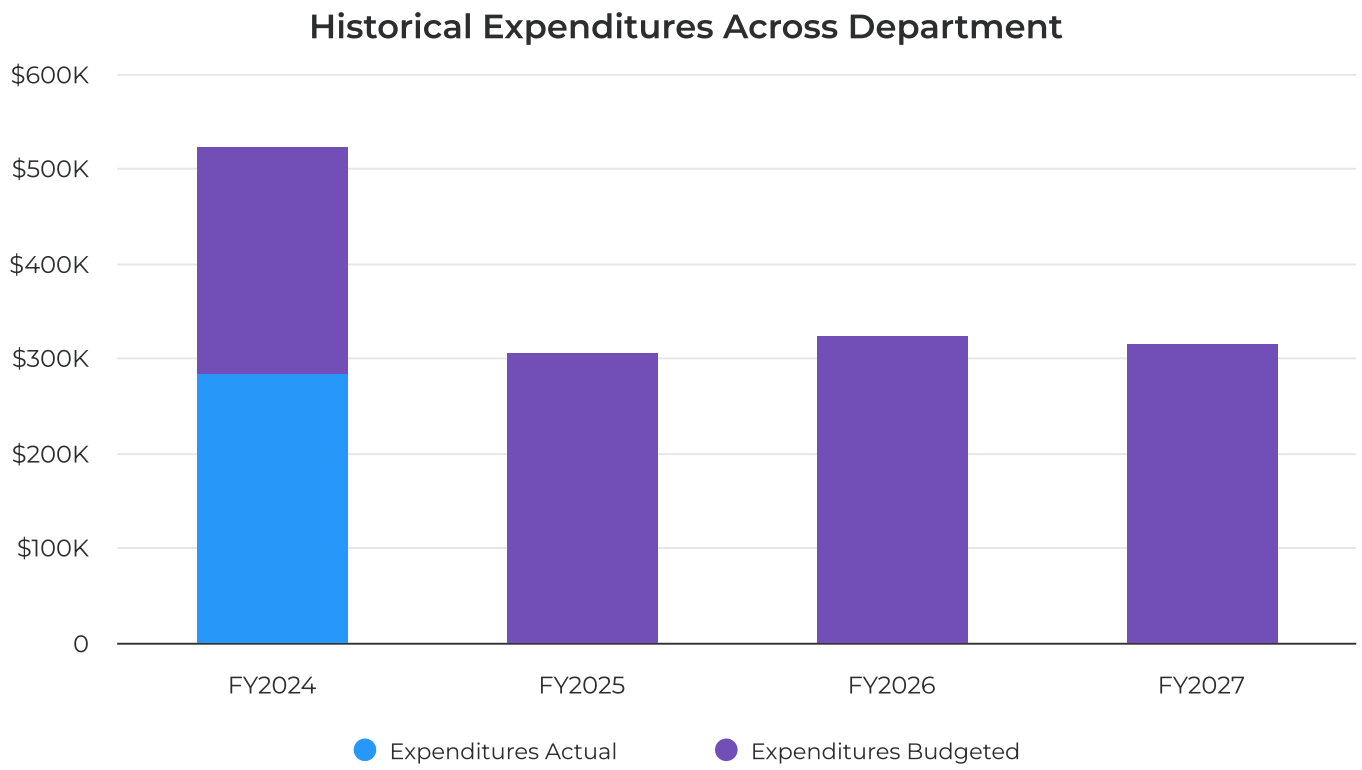
4. Improve park/facility accessibility and safety (Strategic Plan References – Community Engagement; Transportation; Infrastructure).
5. Complete the Oxford Park improvements (Strategic Plan References – Community Engagement; Infrastructure).

Community Center

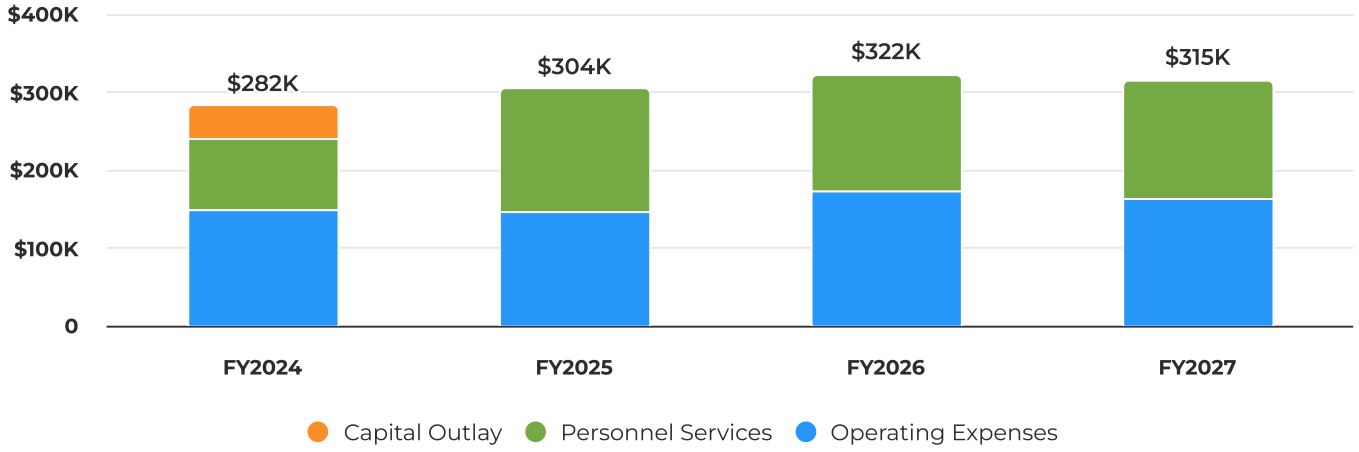


The Community Center is an extension of the Parks & Recreation Department. It is comprised of 3 community centers; Martin Luther King Jr., Oxford Community Center, and Wildwood Community Center. All the Community Centers are rented to the public on a first come, first served basis. The Community Centers offer an assortment of rooms to accommodate a variety of meetings, and serve as a location for weddings, parties, dances, plays, and banquets. Amenities at some of the centers include kitchens or service areas, as well as A/V hookups. All centers have tables and chairs available for a variety of seating configurations. The Community Centers are host to a variety of programs and classes, like Tai-Chi, Dance, Painting, Zumba, Yoga, and Chair Yoga, to name a few.

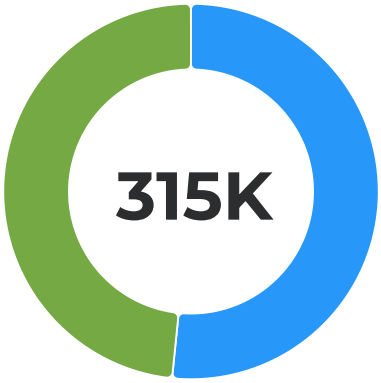
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



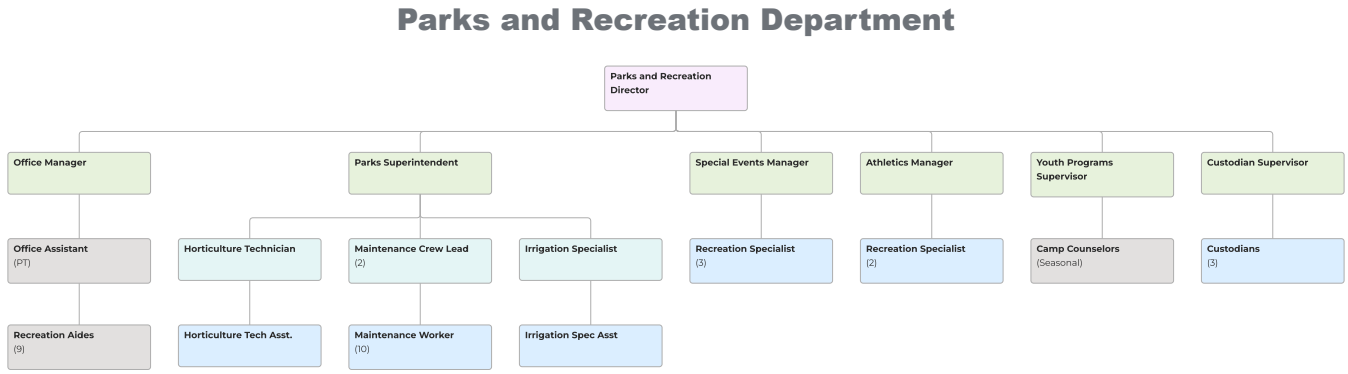
Operating Expenses	**$162,700**	51.62%
Personnel Services	**$152,500**	48.38%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$110,087.54	$149,900.00	$152,500.00	1.73%
SALARIES	$91,236.38	$127,900.00	$126,700.00	-0.94%
OVERTIME	$317.45	-	$500.00	-
SICK LEAVE	$43.67	-	-	-
VACATION PAY	$322.99	-	-	-
HOLIDAY PAY	$600.96	-	-	-
FICA EXPENSE	$5,929.29	$10,000.00	$10,100.00	1.00%
RETIREMENT	$12,690.60	$12,000.00	$15,200.00	26.67%
LIFE & HEALTH INSURANCE	-$1,053.80	-	-	-
Operating Expenses	$123,209.78	$172,030.00	$162,700.00	-5.42%
PROFESSIONAL SERVICES	-	$500.00	$500.00	-
OTHER CONTRACTUAL SERVICES	$19,541.25	$20,000.00	$24,000.00	20.00%
CLOTHING AND UNIFORMS	$1,038.92	$1,200.00	$1,000.00	-16.67%
TELEPHONE EXPENSE	$513.35	$6,680.00	$13,000.00	94.61%
POSTAGE/TRANSPORTATION FEES	$0.69	$150.00	$100.00	-33.33%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
UTILITIES EXPENSE	$64,118.72	$60,000.00	$62,000.00	3.33%
RENTAL & LEASING	$1,593.64	$2,500.00	$2,000.00	-20.00%
REPAIR & MAINTENANCE	$14,563.78	$50,000.00	$40,000.00	-20.00%
OFFICE SUPPLIES	-	$1,000.00	-	-100.00%
OPERATING SUPPLIES	$21,739.43	$30,000.00	$20,000.00	-33.33%
SUBSCRIPTIONS/DUES	$100.00	-	$100.00	-
Capital Outlay	$56,958.03	-	-	-
CAP. IMPROVEMENT-BUILDINGS	$56,958.03	-	-	-
Total Expenditures	**$290,255.35**	**$321,930.00**	**$315,200.00**	**-2.09%**

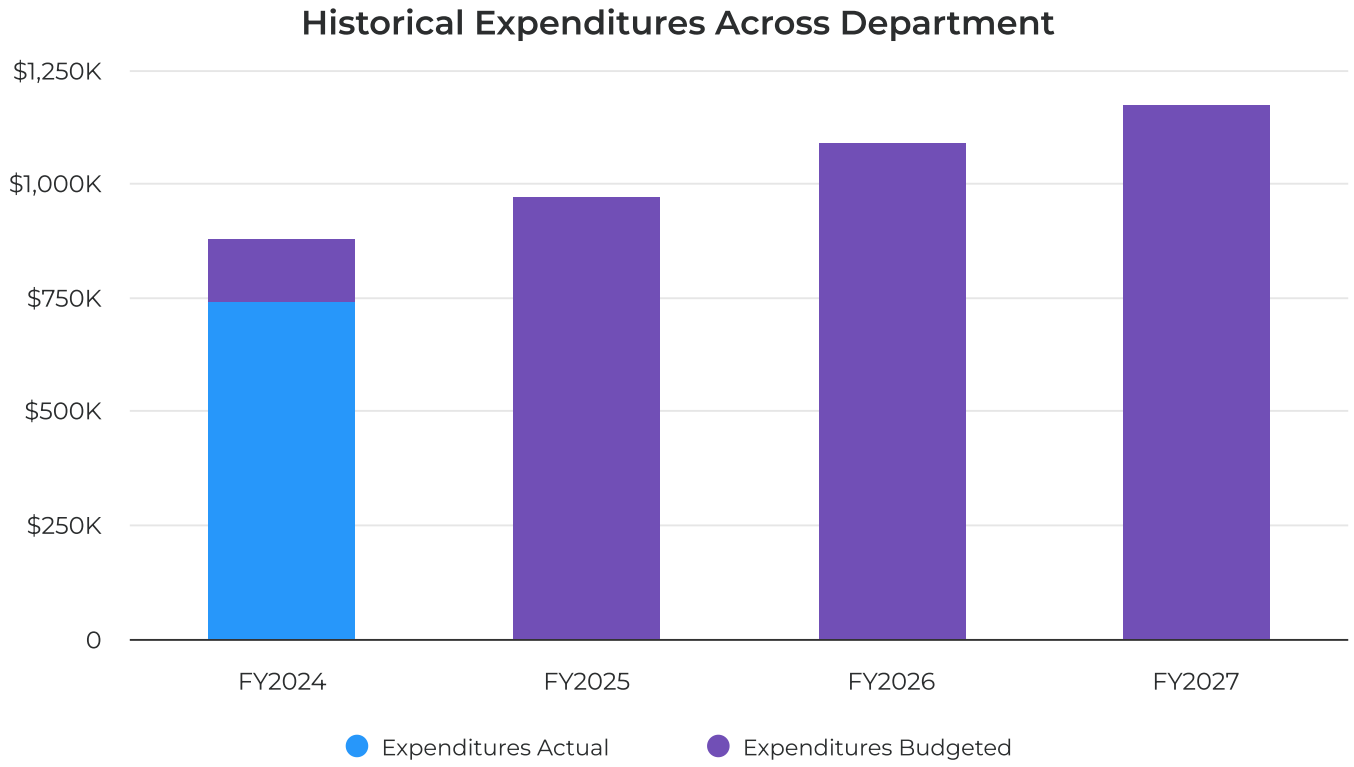
Department Organization Chart



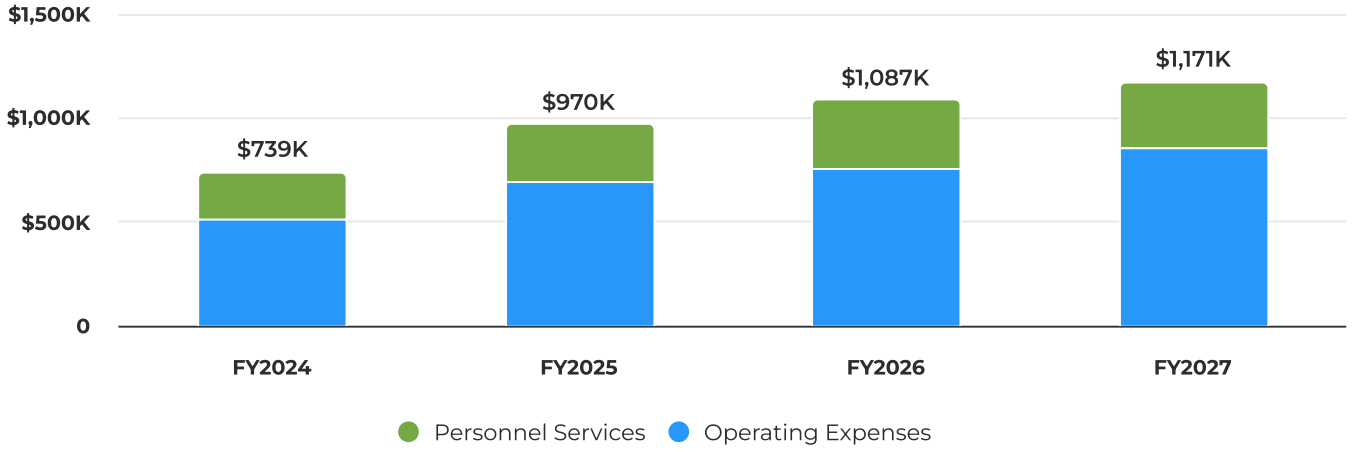
Physical Environment

The Physical Environment Department is responsible for all operations related to meter reading, billing, and collection for the City's utility services. As the primary point of contact for the City of Wildwood, the Department provides prompt, courteous, and efficient support to customers with concerns regarding water, wastewater, and/or refuse services, ensuring all matters are resolved to the customers' satisfaction in a timely manner. Physical Environment coordinates with other City departments for establishing utility service(s) for new construction/development, while ensuring compliance with all organizational policies and City ordinances.

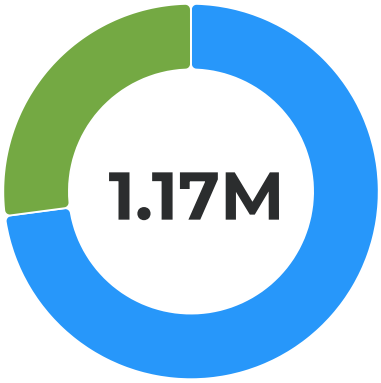
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



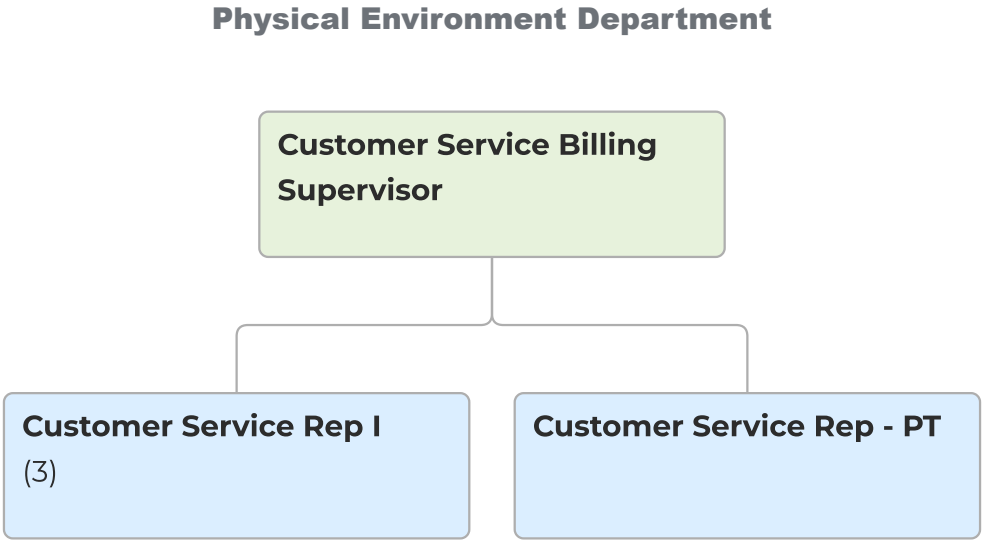
Operating Expenses	**$853,800**	72.91%
Personnel Services	**$317,300**	27.09%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$262,799.87	$333,400.00	$317,300.00	-4.83%
SALARIES	$162,640.27	$227,900.00	$219,500.00	-3.69%
SICK LEAVE	$6,997.94	-	-	-
VACATION PAY	$9,339.75	-	-	-
HOLIDAY PAY	$6,570.79	-	-	-
FICA EXPENSE	$14,168.74	$17,500.00	$16,900.00	-3.43%
RETIREMENT	$25,489.20	$31,800.00	$29,800.00	-6.29%
BENEFIT ADMIN FEES	$54.00	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$36,035.74	$54,000.00	$48,000.00	-11.11%
WORKERS COMPENSATION INSURANCE	$1,503.44	$2,100.00	$3,000.00	42.86%
Operating Expenses	$543,655.61	$753,750.00	$853,800.00	13.27%
PROFESSIONAL SERVICES	$3,017.50	$1,000.00	$3,500.00	250.00%
GASB 75	-	$1,000.00	$3,500.00	250.00%
ACCOUNTING & AUDITING FEES	$25,125.00	$30,000.00	$30,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Annual Financial Audit	-	$30,000.00	$30,000.00	-
OTHER CONTRACTUAL SERVICES	$36,575.67	$39,750.00	$39,000.00	-1.89%
Custodial Services	-	$13,000.00	$13,000.00	-
Pest Control/Prevention	-	$575.00	$575.00	-
Utility Bill Processing	-	$19,000.00	$18,250.00	-3.95%
Document Shredding	-	$275.00	$275.00	-
FIre Alarm Monitoring	-	$250.00	$250.00	-
Ring Power - Bi Annual Maint	-	$150.00	$150.00	-
Pressure Washing - City Hall	-	$2,500.00	$2,500.00	-
HVAC Maintenance	-	$4,000.00	$4,000.00	-
TRAVEL & PER DIEM	-	$500.00	$500.00	-
TELEPHONE EXPENSE	$5,225.15	$6,500.00	$6,000.00	-7.69%
CenturyLInk	-	$2,000.00	$2,500.00	25.00%
Verizon Wireless	-	$4,000.00	$3,000.00	-25.00%
FaxLogic	-	$200.00	$200.00	-
Elevator Monitoring	-	$300.00	$300.00	-
IT LICENSING / EQUIPMENT	$29,449.35	$44,000.00	$51,600.00	17.27%
POSTAGE/TRANSPORTATION FEES	$22,789.98	$32,800.00	$38,000.00	15.85%
Utility Bill Postage	-	$30,000.00	$35,000.00	16.67%
Metered Postage & Supplies	-	$2,800.00	$3,000.00	7.14%
UTILITIES EXPENSE	$18,030.52	$20,000.00	$20,000.00	-
Duke Energy	-	$20,000.00	$20,000.00	-
RENTAL & LEASING	$1,452.74	$1,500.00	$1,600.00	6.67%
Outdoor Mat Rental	-	$300.00	$300.00	-
Postage Meter Lease	-	$900.00	$1,000.00	11.11%
Water Cooler Rental	-	$300.00	$300.00	-
GENERAL INSURANCE	$364,728.50	$512,000.00	$600,000.00	17.19%
REPAIR & MAINTENANCE	$12,510.66	$28,100.00	$25,000.00	-11.03%
Copier Overages	-	$500.00	$500.00	-
Elevator Maintenance	-	$2,500.00	$2,500.00	-
Fire Extinguisher Annual Maint	-	$100.00	-	-100.00%
Misc Repair & Maint Contingency	-	$25,000.00	$22,000.00	-12.00%
MISC. EXPENSE & OTHER CURRENT	$18,326.98	$23,000.00	$25,000.00	8.70%
Credit Card Fees	-	$20,000.00	$22,500.00	12.50%
Analysis Fees	-	$2,000.00	$1,500.00	-25.00%
Service Fees	-	$1,000.00	$1,000.00	-
OFFICE SUPPLIES	$319.39	$1,000.00	$1,000.00	-
OPERATING SUPPLIES	$5,112.87	$11,100.00	$10,100.00	-9.01%
Water Cooler - Water	-	$1,600.00	$1,600.00	-
Paper Products - City Hall	-	$5,000.00	$4,000.00	-20.00%
W/S Rev Checks	-	$500.00	$500.00	-
Misc Operating Supplies	-	$4,000.00	$4,000.00	-
SUBSCRIPTIONS/DUES	$231.30	$500.00	$500.00	-
TRAINING	$760.00	$2,000.00	$2,000.00	-
Total Expenditures	**$806,455.48**	**$1,087,150.00**	**$1,171,100.00**	**7.72%**

Department Organization Chart



Personnel Summary

In FY27, the Physical Environment Department will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

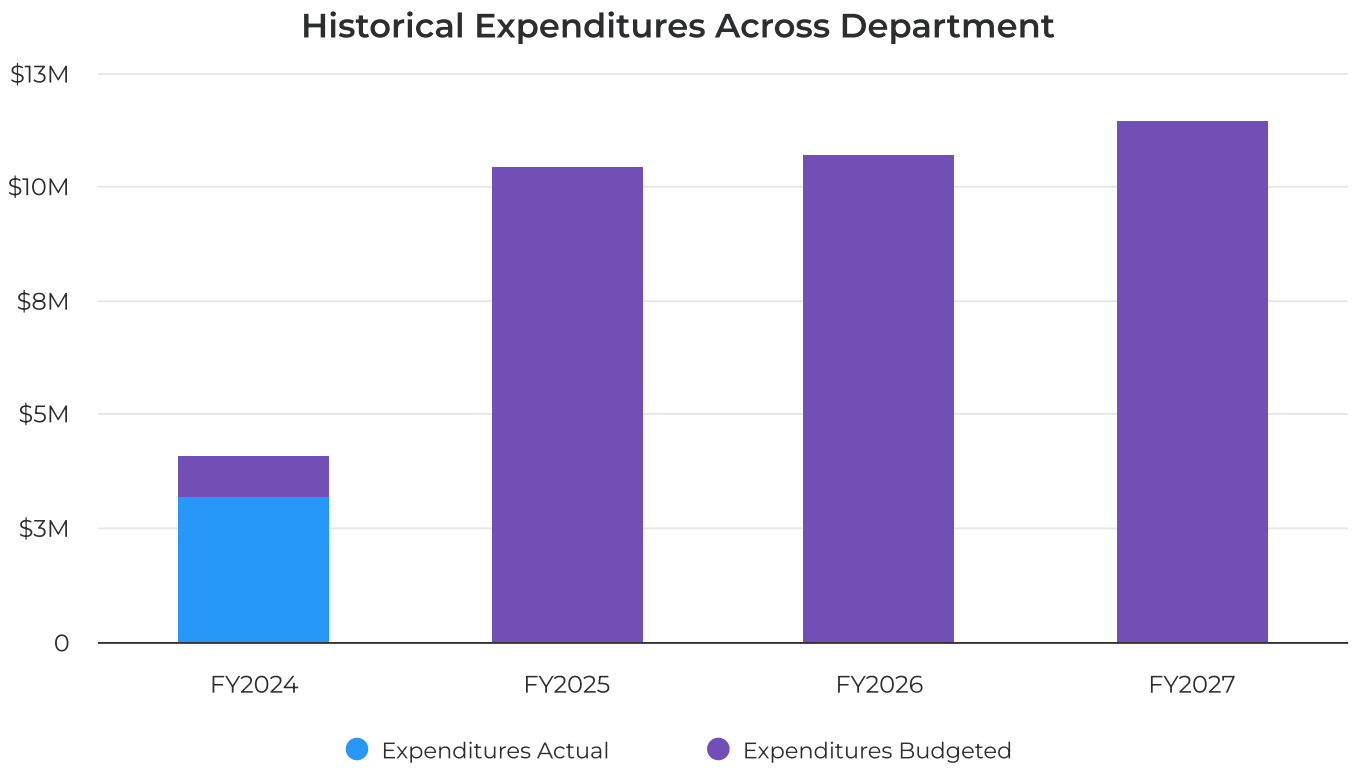
1. Ensure the Departmental operating budgets comply with SB 1134.
2. Improve departmental operational consistency and continuity through the review, documentation, and cross-training of key Utility Billing functions (Strategic Plan Reference – Employee Recruitment and Retainment).
3. Encourage greater adoption of digital and automated payment methods by increasing customer awareness and accessibility (Strategic Plan Reference – Community Engagement).

Water Division

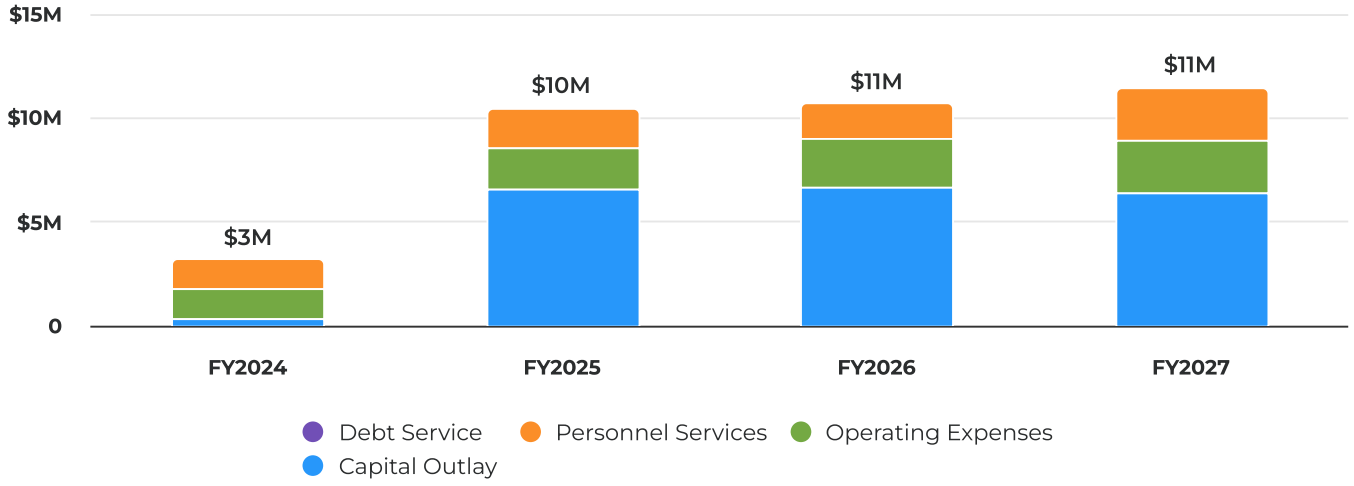
The Utility Department Water Division maintains the City's water operations in accordance with federal, state, and local regulations. Responsibilities include collecting samples for testing, locating, maintaining, repairing and installing infrastructure; inspecting, installing, and changing water meters; and inspecting and maintaining valves and fire hydrants.



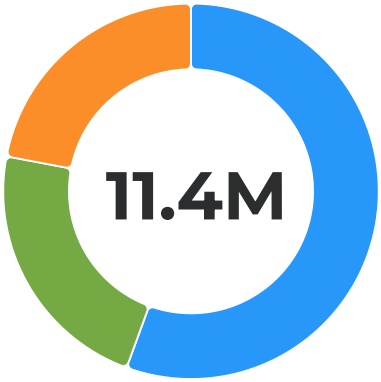
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Capital Outlay	**$6,356,000**	55.58%
Personnel Services	**$2,562,100**	22.40%
Operating Expenses	**$2,517,600**	22.02%

Expenditures by Object Summary 1

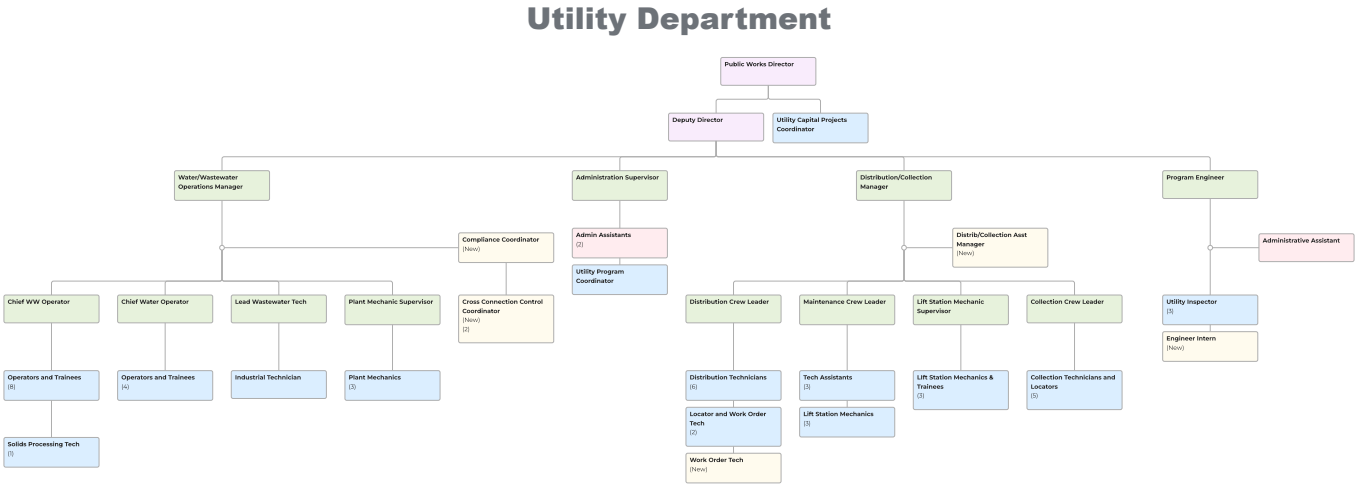
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$1,498,763.58	$1,673,000.00	$2,562,100.00	53.14%
SALARIES	$928,913.19	$1,135,900.00	$1,760,700.00	55.00%
ON CALL	$12,500.00	$19,500.00	$15,600.00	-20.00%
Water Ops On Call	-	$9,750.00	$7,800.00	-20.00%
Distribution On Call	-	$9,750.00	$7,800.00	-20.00%
SHIFT DIFFERENTIAL	-	-	$2,600.00	-
Weekend Pay Differential	-	-	$2,600.00	-
OVERTIME	$21,386.54	$17,000.00	$23,000.00	35.29%
SICK LEAVE	$28,839.67	-	-	-
VACATION PAY	$40,119.73	-	-	-
INCENTIVE PAY	$2,800.00	-	$2,600.00	-
HOLIDAY PAY	$32,545.10	-	-	-
HOLIDAY PREMIUM	$13,164.90	$10,000.00	$5,000.00	-50.00%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
FICA EXPENSE	$83,090.59	$88,100.00	$135,500.00	53.80%
RETIREMENT	$149,853.72	$158,800.00	$237,000.00	49.24%
BENEFIT ADMIN FEES	$90.00	$100.00	$100.00	-
LIFE & HEALTH INSURANCE	$161,499.68	$210,600.00	$336,000.00	59.54%
WORKERS COMPENSATION INSURANCE	$23,960.46	$33,000.00	$44,000.00	33.33%
Operating Expenses	$1,609,655.24	$2,363,500.00	$2,517,600.00	6.52%
PROFESSIONAL SERVICES	$79,484.92	$255,000.00	$145,000.00	-43.14%
Misc Hourly Engineering	-	$135,000.00	$130,000.00	-3.70%
Water Use Permit Modification	-	$110,000.00	-	-100.00%
SWFWMD Annual Reporting	-	$10,000.00	$15,000.00	50.00%
OTHER CONTRACTUAL SERVICES	$265,382.40	$331,000.00	$415,600.00	25.56%
Generator Fuel Tank Maintenance	-	-	$1,600.00	-
Water Tank Maintenance	-	$80,000.00	$100,000.00	25.00%
Generator Maintenance	-	$20,000.00	$20,000.00	-
VT SCADA Maintenance	-	$25,000.00	$95,000.00	280.00%
811 Locating Services	-	$8,000.00	$8,000.00	-
Custodial Services	-	$15,000.00	$15,000.00	-
Pressure Washing Services	-	$5,000.00	$5,000.00	-
Mowing & Landscaping Services	-	$30,000.00	$30,000.00	-
HVAC Maintenance Services	-	$13,000.00	$6,000.00	-53.85%
Chemical Maintenance	-	$25,000.00	$25,000.00	-
Misc Contractual Services	-	$50,000.00	$50,000.00	-
Oxford WTP Pack Tower Cleaning	-	$60,000.00	$60,000.00	-
CLOTHING AND UNIFORMS	$7,918.39	$11,000.00	$11,000.00	-
TRAVEL & PER DIEM	$10,428.47	$8,000.00	$8,000.00	-
TELEPHONE EXPENSE	$37,875.97	$40,000.00	$40,000.00	-
Phones and services	-	$40,000.00	$40,000.00	-
IT LICENSING / EQUIPMENT	$29,091.71	$40,000.00	$91,000.00	127.50%
POSTAGE/TRANSPORTATION FEES	$716.95	$3,500.00	$3,500.00	-
UTILITIES EXPENSE	$209,754.94	$230,000.00	$200,000.00	-13.04%
RENTAL & LEASING	$3,171.87	$9,000.00	$9,000.00	-
Misc Lease and Rental	-	$9,000.00	$9,000.00	-
REPAIR & MAINTENANCE	$182,204.86	$220,000.00	$390,000.00	77.27%
Repaint / Rehab 501 WTP Office Building	-	-	$165,000.00	-
Fire Hydrant Replacements / iHydrant	-	$40,000.00	$40,000.00	-
Annual Repair and Maintenance	-	$180,000.00	$185,000.00	2.78%
MISC. EXPENSE & OTHER CURRENT	$102.50	$6,000.00	$5,000.00	-16.67%
BOOT ALLOWANCE	$2,200.84	$4,000.00	$4,000.00	-
OFFICE SUPPLIES	$1,494.65	$6,500.00	$6,500.00	-
OPERATING SUPPLIES	$145,708.49	$200,000.00	$210,000.00	5.00%
WATER METERS	$0.34	$360,000.00	$250,000.00	-30.56%
FUEL EXPENSE	$42,646.62	$50,000.00	$80,000.00	60.00%
CHEMICALS	$535,599.92	$530,000.00	$575,000.00	8.49%
LABORATORY SAMPLES	$38,546.00	$40,000.00	$53,000.00	32.50%
SUBSCRIPTIONS/DUES	$6,148.55	$7,000.00	$6,500.00	-7.14%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
License Renewals	-	$2,000.00	$1,500.00	-25.00%
FRWA, FWPCOA renewals	-	$5,000.00	$5,000.00	-
TRAINING	$11,176.85	$12,500.00	$14,500.00	16.00%
Build Witt	-	-	$5,000.00	-
VT SCADA Training	-	$3,000.00	-	-100.00%
CEU Training	-	$9,500.00	$9,500.00	-
Capital Outlay	$811,391.56	$6,643,700.00	$6,356,000.00	-4.33%
CAPITAL IMPROVEMENT-OTHER	$99,772.55	$450,000.00	$114,000.00	-74.67%
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$24,000.00	-
Fairways WTP Chemical Skid - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$25,000.00	-
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$20,000.00	-
Insertion Valves Distribution System - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$45,000.00	-
CCC WTP Well No.1 Decommissioning	-	$200,000.00	-	-100.00%
Replacement of 7 Chemical Feed Pumps at Multiple Water Treatment Plants - Capital Costs - Equipment	-	$65,000.00	-	-100.00%
Chemical Tank Replacement at Oxford WTP - Capital Costs - Construction/Maintenance	-	$40,000.00	-	-100.00%
WTP SCADA and PLC upgrades at two water plants - Capital Costs - Construction/Maintenance	-	$45,000.00	-	-100.00%
Corrosion Inhibitor Chemical Injection for Ashley and Fairways WTP - Capital Costs - Design	-	$30,000.00	-	-100.00%
Corrosion Inhibitor Chemical Injection for Ashley and Fairways WTP - Capital Costs - Construction/Maintenance	-	$70,000.00	-	-100.00%
METER CHANGE OUT PROGRAM	$93,681.40	$253,000.00	$100,000.00	-60.47%
Meter Change Out Program / AMI system installation - Capital Costs - Construction/Maintenance	-	-	$100,000.00	-
Meter Change Out Program / AMI system installation - Capital Costs - Construction/Maintenance	-	$253,000.00	-	-100.00%
LOOP/UPGRADE WATER MAINS	$617,937.37	$1,150,000.00	$1,300,000.00	13.04%
Loop and Upgrade of Metal Water Mains - Capital Costs - Construction/Maintenance	-	-	$1,300,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Loop and Upgrade of Metal Water Mains - Capital Costs - Construction/Maintenance	-	$1,150,000.00	-	-100.00%
CAP. IMPROVEMENT-MACHINERY	$0.24	$290,700.00	$342,000.00	17.65%
Ford F-150 Water Operator - Capital Costs - Vehicle Cost	-	-	$46,000.00	-
Ford F-150 DW Operator - Capital Costs - Vehicle Cost	-	-	$46,000.00	-
2026 Ford F-150 - Capital Costs - Vehicle Cost	-	-	$46,000.00	-
New 2026 Ford F-250 Utility Bed Truck (3) - Capital Costs - Vehicle Cost	-	-	$204,000.00	-
2025 Ford Explorer for engineer position - Capital Costs - Vehicle Cost	-	$42,000.00	-	-100.00%
2025 Ext Cab 4X4 F-150 Truck for new utility inspector - Capital Costs - Vehicle Cost	-	$52,000.00	-	-100.00%
2025 F550 Crane Truck - Capital Costs - Vehicle Cost	-	$196,700.00	-	-100.00%
FDOT 301 WIDENING	-	$4,500,000.00	$4,500,000.00	-
HWY 301 Water Main Replacement - Capital Costs - Construction/Maintenance	-	-	$4,500,000.00	-
12" Water Main Relocation on SR 301 South of The Florida Turnpike. - Capital Costs - Construction/Maintenance	-	$4,500,000.00	-	-100.00%
Debt Service	$1,638.07	$21,600.00	-	-100.00%
LEASE PURCHASE PRINCIPAL PMT	-	$20,760.00	-	-100.00%
LEASE PURCHASE INTEREST PMT	$1,638.07	$840.00	-	-100.00%
Total Expenditures	**$3,921,448.45**	**$10,701,800.00**	**$11,435,700.00**	**6.86%**

Department Organization Chart



Personnel Summary

In FY27, the Water Division will go from 25 FTE positions to 31 FTE positions. The addition includes an Engineering Intern position to build up the City's engineering capabilities. Other positions needed to support the added demand within the utility system include a Distribution/Collections Manager, Work Order Technician, Compliance Coordinator, and two (2) Cross Connection Control Coordinators.

Summary of Goals

1. Finalize construction of the CR 209 Water Main Extension Project (Strategic Plan Reference – Infrastructure).
2. Finalize the Gamble Street water line upgrades (Strategic Plan Reference – Infrastructure).
3. Provide professional development opportunities for staff, including training, mentoring, and certification advancement (Strategic Plan References – Infrastructure, Employee Recruitment and Retainment).
4. Complete a study to determine the optimal method for Per-and Polyfluoroalkyl Substances (PFAS) treatment at the City's Huey Street and Ashley Water Treatment Plants.
5. Ensure the Departmental operating budgets comply with SB 1134.

Performance Measurement #1

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Provide clean, safe drinking water to the City's customers by achieving 100% regulatory compliance with SWFWMD and FDEP throughout the year through efficient operations of the	Regulatory Compliance	100%	99%	100%	100%	99%	100%

Performance Measurement #2

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target
Responsibly manage the City's groundwater resources by reducing annual water loss of less than 10% within the water system to comply with SWFWMD's requirements (Strategic Plan Reference – Infrastructure).	Percentage of water loss within the system	16.25%	7.91%	<10%	6.49%	<10%	6.49%	<10%

Performance Measurement #3

Goal	Measurement	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Target	FY28 Target
Continue meter change-out program by installing data collectors for the next phase of AMIcompatible meters to improve accuracy and provide customers and staff with real-time water usage data (Strategic Plan Reference – Infrastructure).	Number of water meters installed	428	420	97	998	300	400

Performance Measurement #4

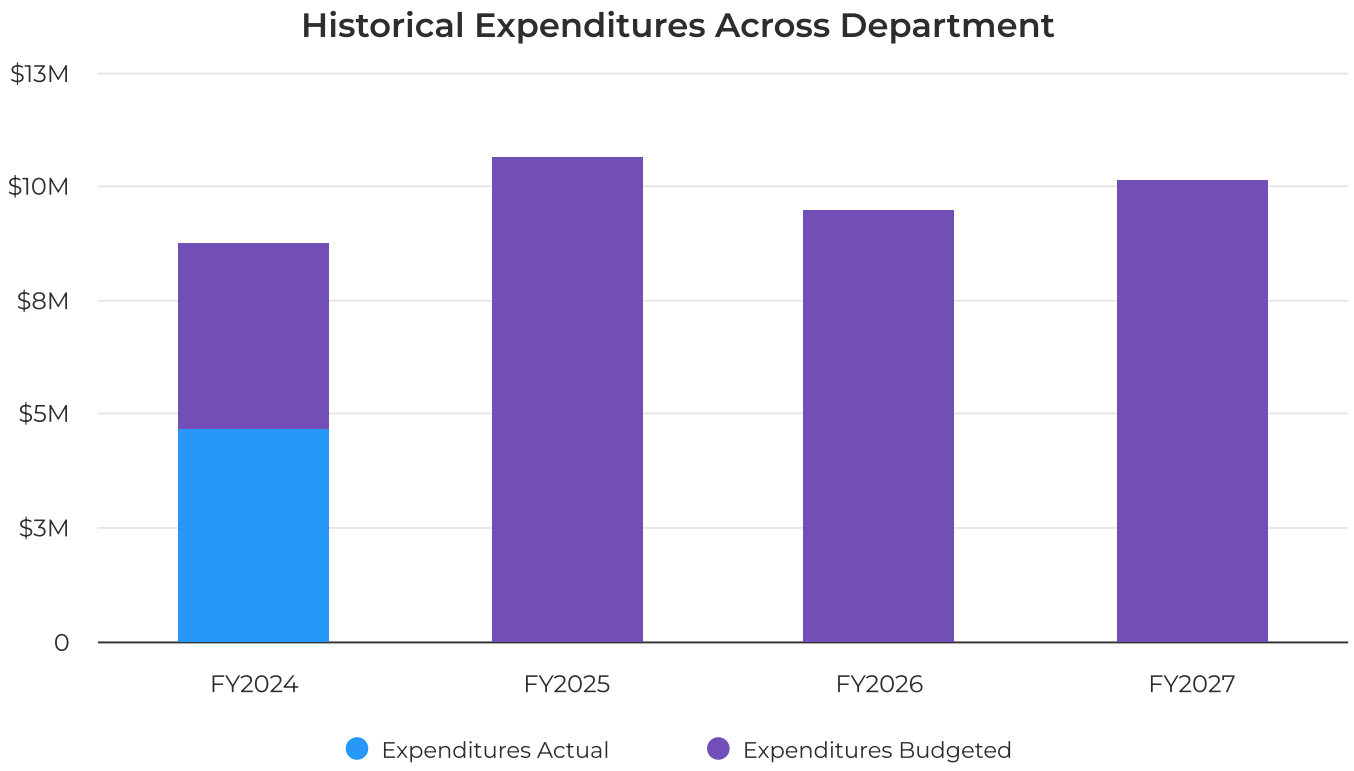
Goal	Measurement	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Identify and replace at least 1,000 LF of galvanized water lines (Strategic Plan Reference – Infrastructure).	Linear feet of water line replaced	1,110	1,000	2,450	>1000	>1000

Wastewater Division

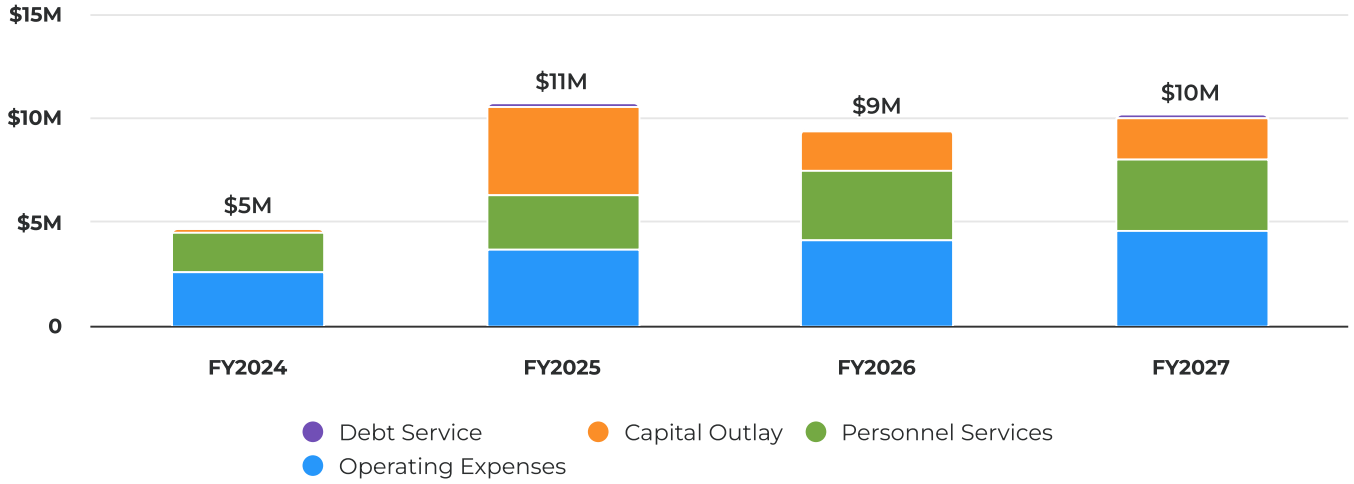


The Utility Department Wastewater Division maintains the City's wastewater in accordance with federal, state, and local regulations. Responsibilities include testing, locating, maintaining, repairing, and installing infrastructure; and cleaning sanitary wastewater lines and maintaining efficient operations of the wastewater treatment facilities.

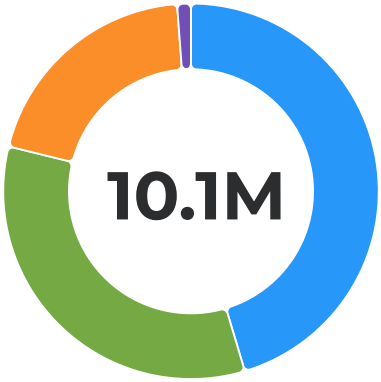
Expenditure Summary



Historical Expenditures by Object Summary 1



FY27 Expenditures by Object Summary 1



Operating Expenses	**$4,601,000**	45.38%
Personnel Services	**$3,392,710**	33.46%
Capital Outlay	**$2,025,000**	19.97%
Debt Service	**$120,770**	1.19%

Expenditures by Object Summary 1

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Personnel Services	$2,449,376.22	$3,335,700.00	$3,392,710.00	1.71%
SALARIES	$1,484,694.87	$2,290,500.00	$2,313,400.00	1.00%
ON CALL	$19,500.00	$19,500.00	$19,500.00	-
Collections On Call	-	$6,500.00	$6,500.00	-
WW Operations On Call	-	$6,500.00	$6,500.00	-
Lift Station On Call	-	$6,500.00	$6,500.00	-
SHIFT DIFFERENTIAL	-	-	$6,660.00	-
Weekend Stipend	-	-	$5,200.00	-
Weekend pay differential	-	-	$1,460.00	-
OVERTIME	$44,327.95	$25,000.00	$25,000.00	-
SICK LEAVE	$55,031.04	-	-	-
VACATION PAY	$72,826.37	-	-	-

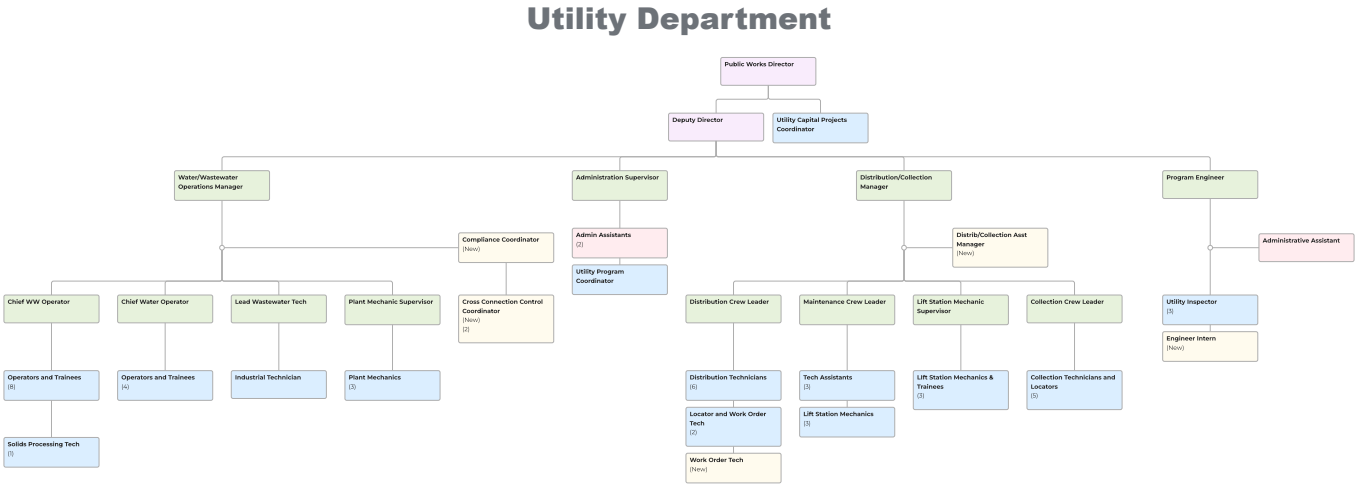
Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
INCENTIVE PAY	$5,100.00	-	-	-
HOLIDAY PAY	$51,628.40	-	-	-
HOLIDAY PREMIUM	$35,694.26	$20,000.00	$15,000.00	-25.00%
FICA EXPENSE	$135,261.64	$177,200.00	$179,000.00	1.02%
RETIREMENT	$242,050.89	$321,200.00	$313,500.00	-2.40%
BENEFIT ADMIN FEES	$531.00	$500.00	$650.00	30.00%
LIFE & HEALTH INSURANCE	$254,213.92	$415,800.00	$432,000.00	3.90%
UNEMPLOYMENT COMPENSATION	$782.88	-	-	-
WORKERS COMPENSATION INSURANCE	$47,733.00	$66,000.00	$88,000.00	33.33%
Operating Expenses	$3,262,552.08	$4,127,000.00	$4,601,000.00	11.49%
PROFESSIONAL SERVICES	$71,764.78	$170,000.00	$150,000.00	-11.76%
Annual Hourly Engineer Services	-	$170,000.00	$150,000.00	-11.76%
OTHER CONTRACTUAL SERVICES	$795,385.88	$1,100,000.00	$1,591,800.00	44.71%
Fats Oil and Grease Mitigation Program	-	-	$60,000.00	-
Cleaning and grit removal of EQ tanks	-	-	$265,000.00	-
Generator Fuel Tank Maintenance	-	-	$1,600.00	-
Ice Pigging FM - Capital Costs - Construction/Maintenance	-	-	$60,000.00	-
Generator Maintenance	-	$125,000.00	$100,000.00	-20.00%
VT SCADA Maintenance	-	$50,000.00	$25,000.00	-50.00%
811 Utility Locating	-	$4,000.00	$4,000.00	-
Diamond Maps	-	$1,000.00	$1,200.00	20.00%
APT Sludge Hauling CCC WWTP	-	$50,000.00	$165,000.00	230.00%
Custodial Services.	-	$15,000.00	$15,000.00	-
Pressure Washing	-	$5,000.00	$5,000.00	-
Mowing and Landscaping	-	$35,000.00	$35,000.00	-
HVAC Maintenance	-	$15,000.00	$10,000.00	-33.33%
Odor Reducing and FOG Reduction	-	$750,000.00	$800,000.00	6.67%
Chemical Equipment Maintenance	-	$20,000.00	$15,000.00	-25.00%
Misc Contractual	-	$30,000.00	$30,000.00	-
CLOTHING AND UNIFORMS	$10,042.90	$11,000.00	$12,000.00	9.09%
Uniform leasing and purchasing	-	$9,000.00	$10,000.00	11.11%
Misc Hats, jackets, and Acc	-	$2,000.00	$2,000.00	-
TRAVEL & PER DIEM	$14,852.23	$16,000.00	$12,000.00	-25.00%
TELEPHONE EXPENSE	$29,733.61	$30,000.00	$30,000.00	-
City Cell phone and Tablet services	-	$20,000.00	$20,000.00	-
Lift Station Data Services	-	$10,000.00	$10,000.00	-
IT LICENSING / EQUIPMENT	$32,680.60	$55,000.00	$66,700.00	21.27%
POSTAGE/TRANSPORTATION FEES	$1,830.83	$3,000.00	$2,000.00	-33.33%
UTILITIES EXPENSE	$498,504.29	$570,000.00	$550,000.00	-3.51%
RENTAL & LEASING	$27,964.44	$50,000.00	$116,000.00	132.00%
Odor Unit Rental Fees	-	-	$66,000.00	-
Misc Leasing and Rental	-	$50,000.00	$50,000.00	-
REPAIR & MAINTENANCE	$668,955.73	$782,000.00	$775,000.00	-0.90%
Air Release Valve Maintenance	-	-	$25,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Annual R&M	-	$750,000.00	$750,000.00	-
Lift Station Hatch Repair / Replace with safety grates - Capital Costs - Construction/Maintenance	-	$12,000.00	-	-100.00%
Lift Station Fence Repair / Replace - Capital Costs - Construction/Maintenance	-	$20,000.00	-	-100.00%
MISC. EXPENSE & OTHER CURRENT	$13,640.36	$5,000.00	$5,000.00	-
LANDFILL DISPOSAL FEES	$161,300.52	$235,000.00	$300,000.00	27.66%
BOOT ALLOWANCE	$3,182.55	$5,000.00	$5,000.00	-
OFFICE SUPPLIES	$5,976.71	$7,500.00	$9,000.00	20.00%
OPERATING SUPPLIES	$217,690.06	$275,000.00	$300,000.00	9.09%
FUEL EXPENSE	$91,632.69	$120,000.00	$85,000.00	-29.17%
CHEMICALS	$278,173.23	$350,000.00	$325,000.00	-7.14%
Chlorine, Polymer, Lab Chems	-	$350,000.00	$325,000.00	-7.14%
LABORATORY SAMPLES	$328,945.00	$320,000.00	$240,000.00	-25.00%
WWTP Lab Sampling for Compliance	-	$90,000.00	$90,000.00	-
Industrial Waste Monthly Sampling	-	$230,000.00	$150,000.00	-34.78%
SUBSCRIPTIONS/DUES	$2,016.59	$6,500.00	$10,500.00	61.54%
FOG Records Subscription	-	-	$6,000.00	-
FRWA, FWPCOA Renewals	-	$2,000.00	$2,000.00	-
FDEP Certification Renewals	-	$4,500.00	$2,500.00	-44.44%
TRAINING	$8,279.08	$16,000.00	$16,000.00	-
Capital Outlay	$1,146,475.02	$1,894,000.00	$2,025,000.00	6.92%
CAP. IMPROVEMENT-BUILDINGS	$63,055.16	-	$20,000.00	-
Cubicles For Office - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$20,000.00	-
LIFT STATION UPGRADES	$290,627.07	$750,000.00	$637,000.00	-15.07%
Misc Lift Station Upgrades - Capital Costs - Construction/Maintenance	-	-	$100,000.00	-
Lift Station Control Panel (Police Station) - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$52,000.00	-
Lift Station Hatch Replacement - Capital Costs - Construction/Maintenance	-	-	$20,000.00	-
Scada Pack Replacement For LS - Capital Costs - Construction/Maintenance	-	-	$300,000.00	-
3 (Three) Spare Lift Station Pumps - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$165,000.00	-
Replacement of seven (7) lift station pumps - Capital Costs - Equipment	-	$155,000.00	-	-100.00%
Four Lift Station Wet Well Coatings - Capital Costs - Construction/Maintenance	-	$135,000.00	-	-100.00%
Lift Station Back Up Power Generator Installation at two Lift Stations - Capital Costs - Equipment	-	$160,000.00	-	-100.00%

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Replacement and Upgrade of two lift station panels - Capital Costs - Equipment	-	$100,000.00	-	-100.00%
Misc Lift Station Upgrades - Capital Costs - Construction/Maintenance	-	$100,000.00	-	-100.00%
Peter Street Lift Station Pump Upgrades - Capital Costs - Construction/Maintenance	-	$100,000.00	-	-100.00%
CAPITAL IMPROVEMENT-OTHER	-	$113,500.00	$435,000.00	283.26%
Coating of Lift Station Wet Wells - Capital Costs - Construction/Maintenance	-	-	$100,000.00	-
Rehab and Coating of 45 Manhole wet wells and manhole covers - Capital Costs - Construction/Maintenance	-	-	$280,000.00	-
EQ Pump Replacement - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$55,000.00	-
Industrial Waste Portable Sampler - Capital Costs - Equipment	-	$4,500.00	-	-100.00%
DR 3900 Spectrophotometer Analyzer - Capital Costs - Equipment	-	$7,000.00	-	-100.00%
RAS Meter Replacement at the WWTP - Capital Costs - Construction/Maintenance	-	$8,000.00	-	-100.00%
Replacement of Discontinued EQ Pump at the WWTP - Capital Costs - Construction/Maintenance	-	$80,000.00	-	-100.00%
Spare Nitrate Sensor for the WWTP - Capital Costs - Equipment/Vehicle/Furnishings	-	$14,000.00	-	-100.00%
CR 209 LS UPGRADES	-$0.12	-	-	-
GRAVITY SYSTEM RENEWAL & REPLACEMENT	$161,036.45	-	-	-
CAP. IMPROVEMENT-MACHINERY	$44,716.10	$370,500.00	$523,000.00	41.16%
2026 Ford Explorer - Capital Costs - Vehicle Cost	-	-	$38,000.00	-
Sanitary Sewer Camera System (CCTV) - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$290,000.00	-
4" Lift Station Bypass Pump - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$70,000.00	-
LS Tow Behind Generator - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$75,000.00	-
Floating Aerator Wastewater - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$40,000.00	-
Spare Floating Aerator Motor - Capital Costs - Equipment/Vehicle/Furnishings	-	-	$10,000.00	-

Category	FY 2025 Actual	FY 2026 FY26 Adopted Budget	FY 2027 Budgeted	FY 2026 FY26 Adopted Budget vs. FY 2027 Budgeted (% Change)
Spare Ditch Rotor Gearbox for Kruger Oxidation Ditch - Capital Costs - Equipment	-	$53,000.00	-	-100.00%
Ice Machine for the WWTP - Capital Costs - Equipment	-	$5,500.00	-	-100.00%
Pull Behind 20' Transfer Pump Hose Trailer - Capital Costs - Vehicle Cost	-	$12,000.00	-	-100.00%
Biosolids Hauling Truck and Trailer - Capital Costs - Vehicle Cost	-	$161,000.00	-	-100.00%
Biosolids Hauling Truck and Trailer - Capital Costs - Other	-	$84,000.00	-	-100.00%
2025 Ford F-250 Lift Station Truck for new tech position - Capital Costs - Vehicle Cost	-	$55,000.00	-	-100.00%
SEWER SYSTEM RENEWAL AND REPLACEMENT	$587,040.84	$660,000.00	$410,000.00	-37.88%
Misc Sewer System Renew and Replacement - Capital Costs - Construction/Maintenance	-	-	$100,000.00	-
CIPP line in place gravity sewer pipe lining. - Capital Costs - Construction/Maintenance	-	-	$310,000.00	-
Inspect, Repair, or Replace 4,000' of Sanitary Sewer Main - Capital Costs - Construction/Maintenance	-	$230,000.00	-	-100.00%
Gravity Sewer Manhole Rehab's - Capital Costs - Construction/Maintenance	-	$280,000.00	-	-100.00%
Misc Sewer System Renew and Replacement - Capital Costs - Construction/Maintenance	-	$150,000.00	-	-100.00%
SR 44 FM / CCC DECOMMISSIONING	-$0.48	-	-	-
Debt Service	-	$120,680.00	$120,770.00	0.07%
LEASE PURCHASE PRINCIPAL PMT	-	$88,830.00	$96,000.00	8.07%
LEASE PURCHASE INTEREST PMT	-	$31,850.00	$24,770.00	-22.23%
Total Expenditures	**$6,858,403.32**	**$9,477,380.00**	**$10,139,480.00**	**6.99%**

Department Organization Chart



Personnel Summary

In FY27, the Wastewater Division will have no staffing changes and will maintain the current staffing levels seen in FY26.

Summary of Goals

1. Maintain 100% regulatory compliance with FDEP throughout the year at both wastewater treatment facilities by fine-tuning plant operations, utilizing new and upgraded process control equipment, improving operator training and job knowledge, and improving work performance standards (Strategic Plan Reference – Infrastructure).
2. Responsibly manage and protect the groundwater supply by meeting FDEP permit conditions for advanced waste treatment of effluent discharged by the City's Wastewater Treatment Facility by limiting nutrient levels to less than 3.0 parts per million for nitrogen and less than 5.0 parts per million for phosphorus for 365 days of the year (Strategic Plan Reference – Infrastructure).
3. Provide professional development opportunities for staff, including training, mentoring, and certification advancement (Strategic Plan References – Infrastructure; Employee Recruitment and Retainment).
4. Ensure the Departmental operating budget complies with SB 1134.

Performance Measurement #1

Goal	Measurement	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Repair and replace at least 45 sewer manholes impacted by H2S gas deterioration (Strategic Plan Reference – Infrastructure).	Manholes repaired	60	60	46	45	15	45	45

Performance Measurement #2

Goal	Measurement	FY24 Actual	FY25 Target	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Oversee the design and construction of the Wastewater Treatment Facility expansion to 6.5 million gallons per day of treatment capacity (Strategic Plan Reference – Infrastructure).	Phase 1 construction progress	0.00%	40.00%	25.00%	100.00%	76.00%	100.00%	
	Phase 2 construction progress	0.00%	0.00%	0.00%	50.00%	25.00%	100.00%	
	Phase 3 construction progress	0.00%	0.00%	0.00%	25.00%	0.00%	50.00%	100.00%

Performance Measurement #3

Goal	Measurement	FY24 Actual	FY25 Actual	FY26 Target	FY26 Actual	FY27 Target	FY28 Target
Complete the implementation of a chemical odor control system to reduce the amount of hydrogen sulfide gases to less than 5.0ppm for 365 days of the year at the 209 LS and WWTF (Strategic Plan Reference – Infrastructure).	Percentage of daily average hydrogen sulfide parts per million less than 5.0 emitted from the lift station	90%	100%	100%	100%	100%	100%

Capital Improvement Plan

The Capital Improvement Plan (CIP) is a multi-year planning tool that outlines the City's priorities for major infrastructure investments, including roads, utilities, public buildings, parks, and other critical assets. It guides the allocation of resources to projects that support community safety, growth, and quality of life.

Updated annually, the CIP helps ensure that capital projects are aligned with city goals, fiscally responsible, and responsive to changing needs. While inclusion in the plan does not guarantee funding, it reflects a commitment to long-term planning, transparency, and sound financial management.

Capital Budgeting Process

The City's capital budgeting process helps plan for major improvements like roads, parks, and public buildings. City departments work together with executive staff to identify and prioritize projects based on community needs, safety, and long-term goals. This collaborative approach ensures that public funds are used wisely and that investments support a better quality of life for all residents.

Basis for Capital Revenue and Expenditures Estimates

The City budgets non-utility-related infrastructure projects out of the Capital Improvement Project (CIP) Fund, unless there is an alternative funding source available, such as Park & Recreation or Law Enforcement Impact Fees. The major funding source for the CIP fund is an annual transfer from the General Fund. In its 5-year CIP plan, the City programs an estimated transfer to the CIP fund for the coming 5 years. Each year the City evaluates the proposed CIP projects and General Fund resources to reassess the amount of transfer to be allocated to capital projects.

When a project has been identified, city staff work with industry experts, such as engineers, architects, and contractors to determine the approximate cost. This number is used in the 5-year CIP for planning purposes. If the project is scheduled in the later years of the plan, the cost is escalated by an inflation factor.

For utility-related projects, the City is continually evaluating the condition of the systems for needed updates. The City also contracts an engineer to evaluate the condition of the system, as well as growth projections to develop a master plan that identifies projects which will be required in the future. The master plan provides a 30-year analysis of the utility system requirements. It also provides cost estimates for those projects. The City then contracts to have a utility revenue sufficiency analysis conducted to determine the rate level necessary to fund the needed projects.

Capital Improvement Project Ranking and Prioritization Process

Projects that have been submitted for consideration for inclusion in the Capital Improvement Plan must go through an evaluation process which assists in prioritizing the projects. The projects are rated on the following categories:

- Community and Economic Impact
- Alignment with the City's Strategic Plan
- Financing - Internal vs. External
- Effect on Service Levels
- Impact on Operating Budget

The projects that score highest in these categories earn placement in the upcoming fiscal year's Capital Improvement Plan.

Definitions and Criteria for Capital Projects

The City's Capital Asset Policy has provided the following definitions relating to capital assets/projects:

Asset In-Service Dates – An asset's age is typically based on when the asset was acquired, or when the asset underwent its most recent major renovation. The City's system uses the invoice date for determination of when the asset was acquired.

Capital Assets – Capital assets are real or personal property that have a value equal to or greater than the capitalization threshold for their respective asset class and have an estimated initial useful life of greater than one year. The City shall maintain at a minimum the following information on capital assets: description, acquisition cost, acquisition date, asset location, condition and City of Wildwood asset I.D. tag number.

Capitalization Threshold – The capitalization threshold is the monetary criterion used to determine whether a given capital asset should be reported on the balance sheet.

Depreciation – Depreciation is defined as the gradual conversion of the cost of a tangible capital asset or fixed asset into an operational expense (called depreciation expense) over the asset's estimated useful life. Depreciation shall be applied to all capital assets on an annual basis. The straight line depreciation method shall be used.

Function Designations – Assets are associated with a government function. The City of Wildwood defines assets as relevant to one of the following functions as presented in the Annual Financial Report (AFR):

- General Government
- Public Works
- Public Safety

- Parks and Recreation
- Enterprise (Water/Wastewater)

Useful Life Assessments – Normal useful life is defined as the physical life, in terms of years, that an asset is expected to endure before it deteriorates to an unusable condition. Asset classes as defined in this document have been assigned an estimated useful life; a useful life is assigned to each and every asset according to the values listed in the policy sub-class listing.

One Year Plan

Non-recurring capital expenditures refer to large, one-time investments an organization makes to acquire, improve, or maintain physical assets, such as property, infrastructure, or equipment. Unlike recurring capital expenditures, which happen regularly to maintain or replace assets (like routine equipment upgrades), non-recurring capital expenditures occurs infrequently and often for specific, strategic reasons. Listed below are all the non-recurring capital expenditures programmed into the FY 27 budget. Each project is listed in greater detail throughout the capital improvement plan.

FY27 Total Capital Requested

$82,957,050

FY27 Total Funding Requested

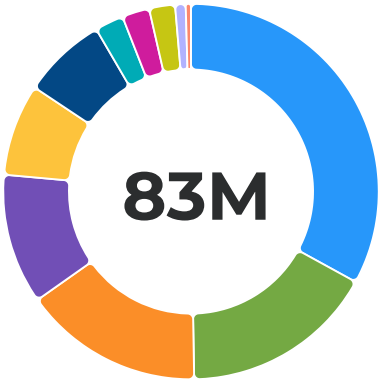
$82,997,175

Non-Recurring Capital Expenditures	2027 Capital Costs
Five Camera Systems for replacement marked police vehicles	$40,125.00
Five replacement police vehicles	$350,000
Spare replacement motor for Oak Grove Pump Station	$20,000.00
7' x 16' Cargo Trailer for Facilities	$10,000.00
CCTV Pipe Camera	$85,000.00
Fueling Station canopy	$50,000.00
Existing ballfield foul ball netting	$95,000.00
Existing ballfield dugout shading	$37,000.00
Batwing Mower	$28,000.00
Enclosed 16-20' Trailer	$15,000.00
Front end loader attachment	$6,500.00
Gamble Street Improvements	$1,500,000.00
MLK Park Recreation Center	$300,000.00
Five Camera Systems for newly requested police vehicles	$40,125.00
Three Golf Carts	$60,000.00
The Villages Police Department Substation	$3,000,000.00
Five new marked police vehicles	$350,000.00
Martin Theatre Redevelopment Project	$2,000,000.00
Downtown Master Plan Property Acqusitions	$250,000.00
CR44A/Lynum Corridor Expansion and Crossing	$75,000.00

Non-Recurring Capital Expenditures	2027 Capital Costs
Complete Streets Implementation on 301	$7,000,000.00
US 301 Linear Park	$50,000.00
Drainage Project Land Acquisition	$300,000.00
Municipal Services Complex Improvements	$1,000,000.00
Public Works Department Annex	$2,000,000.00
Clay Drain Road Improvements	$1,000,000.00
Fourth Street Drainage Improvements	$150,000.00
Peters St/Oranage St Stormwater BMP Improvements	$2,200,000.00
MLK Park Recreation Center	$6,000,000.00
Millennium Park Ballfields Concorse Renovations	$600,000.00
City Hall Courtyard Rehab	$100,000.00
Oxford Park Renovation Project	$1,400,000.00
Millennium Park Playground	$1,000,000.00
Community Center Improvements	$250,000.00
Chemical Pumps Replacement at CCC No.1 and CCC No.2 WTP's	$20,000.00
Chemical Tank Replacement CCC No.1 and CCC No.2 WTP's	$24,000.00
Fairways WTP Chemical Skid	$25,000.00
Insertion Valves Distribution System	$45,000.00
Meter Change Out Program/AMI System Installation	$100,000.00
Loop and upgrade of metal water mains	$1,300,000.00
Three 2026 Ford F-150s	$138,000.00
Three 2026 Ford F-250 Utility Bed trucks	$204,000.00
Hwy 301 Water Main Replacement	$4,500,000.00

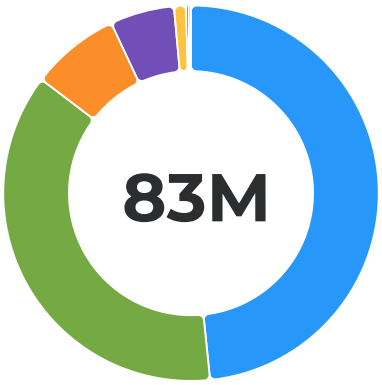
Non-Recurring Capital Expenditures	2027 Capital Costs
Ice Pegging Forcemain	$60,000.00
Cubicles for office	$20,000.00
Three Spare Lift Station Pumps	$165,000.00
Lift Station Control Panel	$52,000.00
Lift Station Hatch Replacement	$20,000.00
Lift Station upgrades	$100,000.00
Scada Pack Replacement for LS	$300,000.00
Coating of Lift Station Wet Wells	$100,000.00
EQ Pump Replacement	$55,000.00
Rehab and Coating of 45 Manhole wet wells and manhole covers	$280,000.00
Sanitary Sewer Camera System (CCTV)	$290,000.00
Lift Station tow behind generator	$75,000.00
2026 Ford Explorer	$38,000.00
4" Lift Station Bypass Pump	$70,000.00
Floating Aerator Wastewater	$40,000.00
Spare Floating Aerator Motor	$10,000.00
CIPP line in place gravity sewer pipe lining	$310,000.00
Sewer System Renewal and Replacement	$100,000.00
RCW Imp. No.3 Expansion of RIB Site	$6,900,000.00
RCW Imp. No.4 Effluent PS and Storage Improvements at WWTP	$7,000,000.00
Wastewater Treatment Plant	$12,848,000.00
CR209 Water Main Extension Phase 3	$6,000,000.00
PWS Imp. No.4 Oxford WTP Phase 2 Expansion	$400,000.00
Millennium Park Reuse Line	$2,500,000.00
WW Imp. No.8 Upsize and Reroute Prision FM through Monarch Ranch	$2,500,000.00
WW Imp. No.5 Upsize 229 Lift Station and Force Main	$365,000.00

FY27 Total Funding Requested by Source



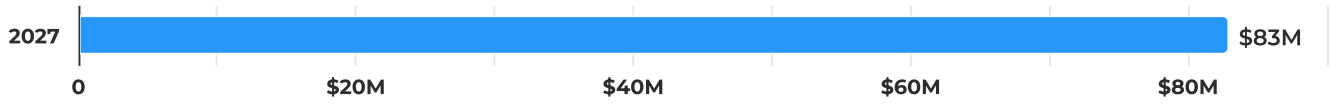
CIP Fund	$27,375,000	32.98%
CIP	$13,900,000	16.75%
Debt Issuance (SRF/Bonds/Loan)	$12,848,000	15.48%
Wastewater SDC Fund	$9,315,000	11.22%
Water SDC Fund	$6,570,000	7.92%
Water Operating Budget	$6,014,000	7.25%
Wastewater Operating Budget	$2,047,000	2.47%
Impact Fee Fund	$1,950,125	2.35%
Other	$1,850,000	2.23%
General Fund	$748,050	0.90%
Utility Revenue Fund	$380,000	0.46%

FY27 Total Funding Requested by Department



Capital Projects	$40,133,000	48.38%
Capital Improvement	$30,675,000	36.98%
Water Division	$6,356,000	7.66%
Wastewater Division	$4,585,000	5.53%
Public Safety	$861,550	1.04%
Parks & Recreation	$181,500	0.22%
Public Works	$165,000	0.20%

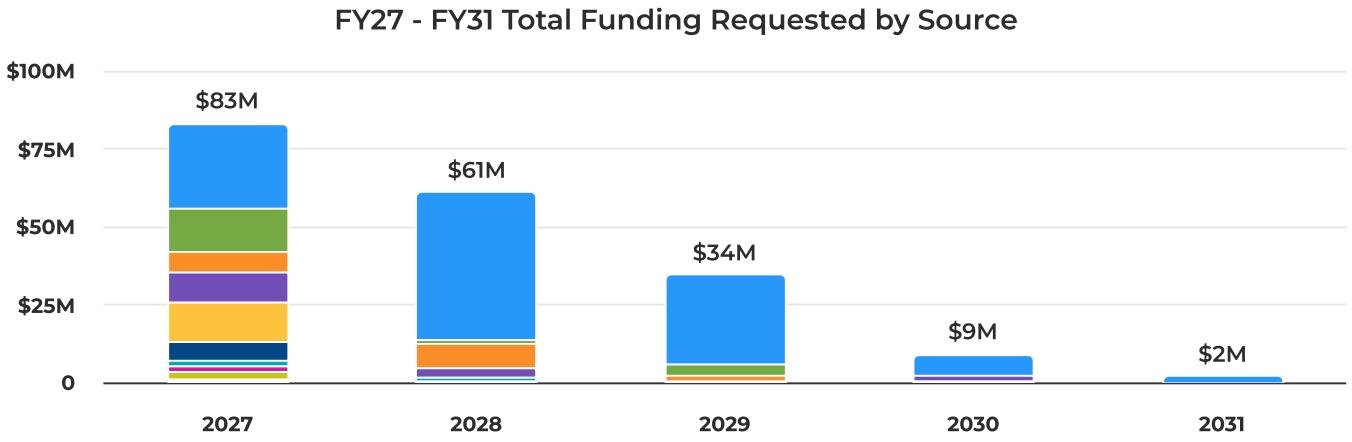
FY27 Capital Cost Breakdown



Capital Costs	**$82,957,050**	99.99%
Operational Costs	**$5,000**	0.01%

Capital Improvement Multi-Year Plan

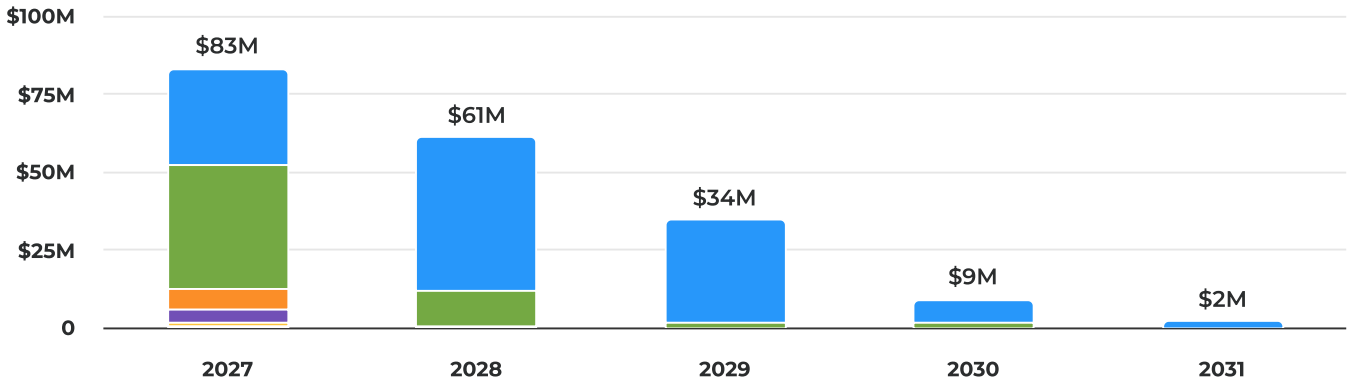
The City has undergone an internal analysis of the future needs within the City. It is very important to perform this analysis to estimate future expenditures and possible funding sources. The table below is a snapshot of capital projects the City is anticipating in the following five years. Estimating the cost and funding sources of projects scheduled for later years on the table can be difficult. Therefore, the City is committed to demonstrating full funding of projects through FY 27; projects after that may not currently be fully funded, but as time passes, they will be evaluated for more accurate costs, reassessment of the need, and if still deemed necessary, funding sources will be identified.



Funding by Source Totals (all years)

CIP Fund	**$112,425,000**	59.44%
CIP	**$18,800,000**	9.94%
Water SDC Fund	**$16,165,000**	8.55%
Wastewater SDC Fund	**$14,127,000**	7.47%
Debt Issuance (SRF/Bonds/Loan)	**$12,848,000**	6.79%
Water Operating Budget	**$6,014,000**	3.18%
Impact Fee Fund	**$3,200,125**	1.69%
Other	**$2,350,000**	1.24%
Wastewater Operating Budget	**$2,047,000**	1.08%
General Fund	**$769,350**	0.41%
Utility Revenue Fund	**$380,000**	0.20%
Grant/Appropriation	**$0**	0.00%

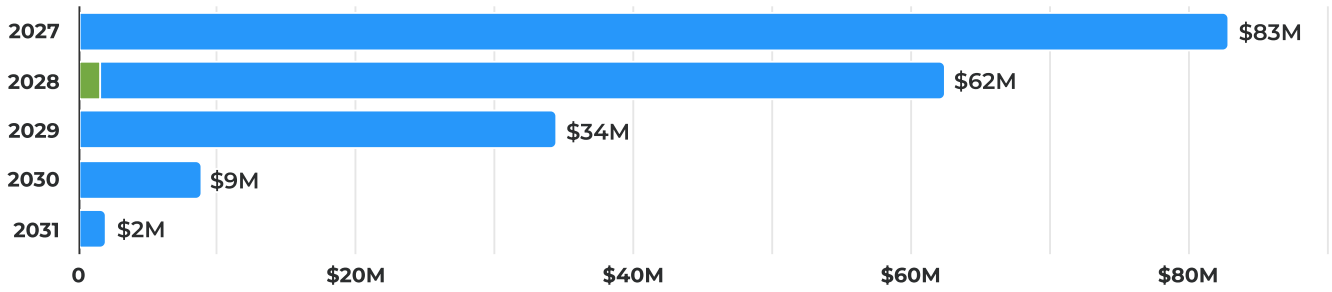
FY27 - FY31 Total Funding Requested by Department



Funding by Department Totals (all years)

Capital Improvement	$121,875,000	64.46%
Capital Projects	$55,040,000	29.11%
Water Division	$6,356,000	3.36%
Wastewater Division	$4,585,000	2.42%
Public Safety	$882,850	0.47%
Parks & Recreation	$181,500	0.10%
Public Works	$165,000	0.09%

FY27 - FY31 Capital Cost Breakdown

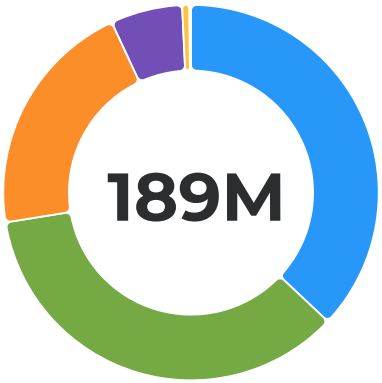


Capital Cost Totals (all years)

Capital Costs	$189,085,350	99.18%
Operational Costs	$1,564,000	0.82%

Capital Improvement Plan - Project Types

FY27 - FY31 Capital Costs By Project Type



Water and Sewer	**$70,001,000**	37.02%
Building and Facilities	**$67,000,000**	35.43%
Roadways	**$38,975,000**	20.61%
Other Improvements	**$11,682,000**	6.18%
Vehicles and Wheeled Equipment	**$1,189,500**	0.63%
Other Equipment	**$237,850**	0.13%

Water and Sewer

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Wastewater Treatment Plant	$12,848,000	$0	$0	$0	$0	**$12,848,000**
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	$7,000,000	$500,000	$0	$0	$0	**$7,500,000**
RCW Imp. No. 3 - Expansion of RIB Site	$6,900,000	$0	$0	$0	$0	**$6,900,000**
CR 209 Water Main Extension Phase 3	$6,000,000	$0	$0	$0	$0	**$6,000,000**
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	$400,000	$4,200,000	$0	$0	$0	**$4,600,000**
HWY 301 Water Main Replacement	$4,500,000	$0	$0	$0	$0	**$4,500,000**
Main Street Water Main Replacement	$0	$400,000	$4,000,000	$0	$0	**$4,400,000**
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	$365,000	$3,300,000	$0	$0	$0	**$3,665,000**
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	$0	$1,748,000	$1,748,000	$0	$0	**$3,496,000**
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	$3,200,000	$0	$0	$0	$0	**$3,200,000**
Millennium Park Reuse Line	$2,500,000	$0	$0	$0	$0	**$2,500,000**
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	$2,500,000	$0	$0	$0	$0	**$2,500,000**
PWS Imp. No. 1 - CR 121 WM Interconnect	$170,000	$1,580,000	$0	$0	$0	**$1,750,000**
Loop and Upgrade of Metal Water Mains	$1,300,000	$0	$0	$0	$0	**$1,300,000**
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	$750,000	$0	$0	$0	$0	**$750,000**
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	$0	$0	$0	$408,000	$0	**$408,000**
PWS Imp. No. 3 - Oxford Oaks Interconnect	$0	$319,000	$0	$0	$0	**$319,000**
CIPP line in place gravity sewer pipe lining.	$310,000	$0	$0	$0	$0	**$310,000**
Scada Pack Replacement For LS	$300,000	$0	$0	$0	$0	**$300,000**
Sanitary Sewer Camera System (CCTV)	$290,000	$0	$0	$0	$0	**$290,000**

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Rehab and Coating of 45 Manhole wet wells and manhole covers	$280,000	$0	$0	$0	$0	**$280,000**
3 (Three) Spare Lift Station Pumps	$165,000	$0	$0	$0	$0	**$165,000**
Coating of Lift Station Wet Wells	$100,000	$0	$0	$0	$0	**$100,000**
Misc Sewer System Renew and Replacement	$100,000	$0	$0	$0	$0	**$100,000**
Misc Lift Station Upgrades	$100,000	$0	$0	$0	$0	**$100,000**
Meter Change Out Program / AMI system installation	$100,000	$0	$0	$0	$0	**$100,000**
LS Tow Behind Generator	$75,000	$0	$0	$0	$0	**$75,000**
4" Lift Station Bypass Pump	$70,000	$0	$0	$0	$0	**$70,000**
Ice Pigging FM	$60,000	$0	$0	$0	$0	**$60,000**
EQ Pump Replacement	$55,000	$0	$0	$0	$0	**$55,000**
Lift Station Control Panel (Police Station)	$52,000	$0	$0	$0	$0	**$52,000**
Insertion Valves Distribution System	$45,000	$0	$0	$0	$0	**$45,000**
Floating Aerator Wastewater	$40,000	$0	$0	$0	$0	**$40,000**
Fairways WTP Chemical Skid	$25,000	$0	$0	$0	$0	**$25,000**
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	$24,000	$0	$0	$0	$0	**$24,000**
Cubicles For Office	$20,000	$0	$0	$0	$0	**$20,000**
Lift Station Hatch Replacement	$20,000	$0	$0	$0	$0	**$20,000**
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	$20,000	$0	$0	$0	$0	**$20,000**
Spare Floating Aerator Motor	$10,000	$0	$0	$0	$0	**$10,000**
Total Water and Sewer	**$50,694,000**	**$12,047,000**	**$5,748,000**	**$1,512,000**	**$0**	**$70,001,000**

Building and Facilities

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Martin Theatre Redevelopment Project	$2,000,000	$15,000,000	$16,000,000	$0	$0	**$33,000,000**
MLK Park Recreation Center	$6,300,000	$8,800,000	$0	$0	$0	**$15,100,000**
The Villages Police Department Substation	$3,000,000	$2,500,000	$0	$0	$0	**$5,500,000**
City Hall Courtyard Rehab	$100,000	$5,000,000	$0	$0	$0	**$5,100,000**
Public Works Department Annex	$2,000,000	$2,000,000	$0	$0	$0	**$4,000,000**
Oxford Park Renovation Project	$1,400,000	$0	$0	$0	$0	**$1,400,000**
Community Center Improvements	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Municipal Services Complex Improvements	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Ballfields - Concorse Renovations	$600,000	$0	$0	$0	$0	**$600,000**
Fueling Station Canopy	$50,000	$0	$0	$0	$0	**$50,000**
Total Building and Facilities	**$16,700,000**	**$33,550,000**	**$16,250,000**	**$250,000**	**$250,000**	**$67,000,000**

Roadways

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Complete Streets Implementation on 301.	$7,500,000	$7,500,000	$0	$0	$0	**$15,000,000**
Clay Drain Road improvements	$1,000,000	$4,000,000	$4,000,000	$0	$0	**$9,000,000**
US 301 Complete Streets Landscaping Improvements	$0	$0	$2,500,000	$2,500,000	$0	**$5,000,000**
CR 44A/Lynum Corridor Expansion and Crossing	$75,000	$400,000	$4,000,000	$0	$0	**$4,475,000**
Lee St Rehabilitation	$0	$0	$500,000	$3,000,000	$500,000	**$4,000,000**
Gamble Street Improvements	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Total Roadways	**$10,075,000**	**$11,900,000**	**$11,000,000**	**$5,500,000**	**$500,000**	**$38,975,000**

Other Improvements

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Drainage Project Land Acquisition	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Peters St/Orange St Stormwater BMP Improvements	$2,200,000	$0	$0	$0	$0	**$2,200,000**

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Fourth St Drainage Improvements	$150,000	$1,100,000	$0	$0	$0	**$1,250,000**
Downtown Master Plan Property Acquisitions	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
US 301 Linear Park	$50,000	$1,000,000	$0	$0	$0	**$1,050,000**
Millennium Park Playground	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Lynum Street Park	$0	$0	$200,000	$300,000	$0	**$500,000**
Existing Ballfield - Foul Ball Netting	$95,000	$0	$0	$0	$0	**$95,000**
Existing Ballfields - Dugout Shading	$37,000	$0	$0	$0	$0	**$37,000**
Total Other Improvements	**$4,082,000**	**$3,350,000**	**$1,450,000**	**$1,550,000**	**$1,250,000**	**$11,682,000**

Vehicles and Wheeled Equipment

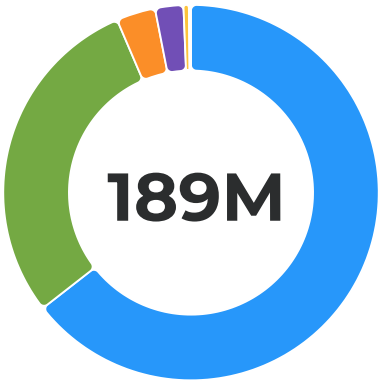
Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Five replacement vehicles	$350,000	$0	$0	$0	$0	**$350,000**
five new marked police vehicles	$350,000	$0	$0	$0	$0	**$350,000**
New 2026 Ford F-250 Utility Bed Truck (3)	$204,000	$0	$0	$0	$0	**$204,000**
3 - Golf Carts	$60,000	$0	$0	$0	$0	**$60,000**
2026 Ford F-150	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 DW Operator	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 Water Operator	$46,000	$0	$0	$0	$0	**$46,000**
2026 Ford Explorer	$38,000	$0	$0	$0	$0	**$38,000**
Batwing Mower	$28,000	$0	$0	$0	$0	**$28,000**
Enclosed 16-20FT Trailer	$15,000	$0	$0	$0	$0	**$15,000**
Front End Loader Attachment	$6,500	$0	$0	$0	$0	**$6,500**
Total Vehicles and Wheeled Equipment	**$1,189,500**	**$0**	**$0**	**$0**	**$0**	**$1,189,500**

Other Equipment

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CCTV Pipe Camera	$85,000	$0	$0	$0	$0	**$85,000**
In-Car Video Bundles and Camera System	$21,300	$21,300	$0	$0	$0	**$42,600**
Five camera systems for newly requested vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Five camera systems for replacement marked police vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Spare replacement motor for Oak Grove Pump Station	$20,000	$0	$0	$0	$0	**$20,000**
7'x16' Cargo trailer for Facilities	$10,000	$0	$0	$0	$0	**$10,000**
Total Other Equipment	**$216,550**	**$21,300**	**$0**	**$0**	**$0**	**$237,850**

Capital Improvement Plan - Departments

FY27 - FY31 Capital Costs by Department



Capital Improvement	**$121,875,000**	64.46%
Capital Projects	**$55,040,000**	29.11%
Water Division	**$6,356,000**	3.36%
Wastewater Division	**$4,585,000**	2.42%
Public Safety	**$882,850**	0.47%
Parks & Recreation	**$181,500**	0.10%
Public Works	**$165,000**	0.09%

Capital Improvement

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Martin Theatre Redevelopment Project	$2,000,000	$15,000,000	$16,000,000	$0	$0	**$33,000,000**
MLK Park Recreation Center	$6,300,000	$8,800,000	$0	$0	$0	**$15,100,000**
Complete Streets Implementation on 301.	$7,500,000	$7,500,000	$0	$0	$0	**$15,000,000**
Clay Drain Road improvements	$1,000,000	$4,000,000	$4,000,000	$0	$0	**$9,000,000**
The Villages Police Department Substation	$3,000,000	$2,500,000	$0	$0	$0	**$5,500,000**
City Hall Courtyard Rehab	$100,000	$5,000,000	$0	$0	$0	**$5,100,000**
US 301 Complete Streets Landscaping Improvements	$0	$0	$2,500,000	$2,500,000	$0	**$5,000,000**
CR 44A/Lynum Corridor Expansion and Crossing	$75,000	$400,000	$4,000,000	$0	$0	**$4,475,000**
Main Street Water Main Replacement	$0	$400,000	$4,000,000	$0	$0	**$4,400,000**
Drainage Project Land Acquisition	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Lee St Rehabilitation	$0	$0	$500,000	$3,000,000	$500,000	**$4,000,000**
Public Works Department Annex	$2,000,000	$2,000,000	$0	$0	$0	**$4,000,000**
Peters St/Orange St Stormwater BMP Improvements	$2,200,000	$0	$0	$0	$0	**$2,200,000**
Gamble Street Improvements	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Oxford Park Renovation Project	$1,400,000	$0	$0	$0	$0	**$1,400,000**
Community Center Improvements	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Fourth St Drainage Improvements	$150,000	$1,100,000	$0	$0	$0	**$1,250,000**
Downtown Master Plan Property Acquisitions	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
US 301 Linear Park	$50,000	$1,000,000	$0	$0	$0	**$1,050,000**
Municipal Services Complex Improvements	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Playground	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Ballfields - Concorse Renovations	$600,000	$0	$0	$0	$0	**$600,000**
Lynum Street Park	$0	$0	$200,000	$300,000	$0	**$500,000**
Total Capital Improvement	**$30,675,000**	**$49,200,000**	**$32,700,000**	**$7,300,000**	**$2,000,000**	**$121,875,000**

Capital Projects

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Wastewater Treatment Plant	$12,848,000	$0	$0	$0	$0	**$12,848,000**
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	$7,000,000	$500,000	$0	$0	$0	**$7,500,000**
RCW Imp. No. 3 - Expansion of RIB Site	$6,900,000	$0	$0	$0	$0	**$6,900,000**
CR 209 Water Main Extension Phase 3	$6,000,000	$0	$0	$0	$0	**$6,000,000**
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	$400,000	$4,200,000	$0	$0	$0	**$4,600,000**
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	$365,000	$3,300,000	$0	$0	$0	**$3,665,000**
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	$0	$1,748,000	$1,748,000	$0	$0	**$3,496,000**
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	$3,200,000	$0	$0	$0	$0	**$3,200,000**
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	$2,500,000	$0	$0	$0	$0	**$2,500,000**
PWS Imp. No. 1 - CR 121 WM Interconnect	$170,000	$1,580,000	$0	$0	$0	**$1,750,000**
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	$750,000	$0	$0	$0	$0	**$750,000**
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	$0	$0	$0	$408,000	$0	**$408,000**
PWS Imp. No. 3 - Oxford Oaks Interconnect	$0	$319,000	$0	$0	$0	**$319,000**
Total Capital Projects	**$40,133,000**	**$11,647,000**	**$1,748,000**	**$1,512,000**	**$0**	**$55,040,000**

Water Division

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
HWY 301 Water Main Replacement	$4,500,000	$0	$0	$0	$0	**$4,500,000**
Loop and Upgrade of Metal Water Mains	$1,300,000	$0	$0	$0	$0	**$1,300,000**
New 2026 Ford F-250 Utility Bed Truck (3)	$204,000	$0	$0	$0	$0	**$204,000**
Meter Change Out Program / AMI system installation	$100,000	$0	$0	$0	$0	**$100,000**
2026 Ford F-150	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 DW Operator	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 Water Operator	$46,000	$0	$0	$0	$0	**$46,000**
Insertion Valves Distribution System	$45,000	$0	$0	$0	$0	**$45,000**
Fairways WTP Chemical Skid	$25,000	$0	$0	$0	$0	**$25,000**
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	$24,000	$0	$0	$0	$0	**$24,000**
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	$20,000	$0	$0	$0	$0	**$20,000**
Total Water Division	**$6,356,000**	**$0**	**$0**	**$0**	**$0**	**$6,356,000**

Wastewater Division

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Millennium Park Reuse Line	$2,500,000	$0	$0	$0	$0	**$2,500,000**
CIPP line in place gravity sewer pipe lining.	$310,000	$0	$0	$0	$0	**$310,000**
Scada Pack Replacement For LS	$300,000	$0	$0	$0	$0	**$300,000**
Sanitary Sewer Camera System (CCTV)	$290,000	$0	$0	$0	$0	**$290,000**
Rehab and Coating of 45 Manhole wet wells and manhole covers	$280,000	$0	$0	$0	$0	**$280,000**
3 (Three) Spare Lift Station Pumps	$165,000	$0	$0	$0	$0	**$165,000**
Coating of Lift Station Wet Wells	$100,000	$0	$0	$0	$0	**$100,000**
Misc Sewer System Renew and Replacement	$100,000	$0	$0	$0	$0	**$100,000**
Misc Lift Station Upgrades	$100,000	$0	$0	$0	$0	**$100,000**
LS Tow Behind Generator	$75,000	$0	$0	$0	$0	**$75,000**

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
4" Lift Station Bypass Pump	$70,000	$0	$0	$0	$0	**$70,000**
Ice Pigging FM	$60,000	$0	$0	$0	$0	**$60,000**
EQ Pump Replacement	$55,000	$0	$0	$0	$0	**$55,000**
Lift Station Control Panel (Police Station)	$52,000	$0	$0	$0	$0	**$52,000**
Floating Aerator Wastewater	$40,000	$0	$0	$0	$0	**$40,000**
2026 Ford Explorer	$38,000	$0	$0	$0	$0	**$38,000**
Cubicles For Office	$20,000	$0	$0	$0	$0	**$20,000**
Lift Station Hatch Replacement	$20,000	$0	$0	$0	$0	**$20,000**
Spare Floating Aerator Motor	$10,000	$0	$0	$0	$0	**$10,000**
Total Wastewater Division	**$4,585,000**	**$0**	**$0**	**$0**	**$0**	**$4,585,000**

Public Safety

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Five replacement vehicles	$350,000	$0	$0	$0	$0	**$350,000**
five new marked police vehicles	$350,000	$0	$0	$0	$0	**$350,000**
3 - Golf Carts	$60,000	$0	$0	$0	$0	**$60,000**
In-Car Video Bundles and Camera System	$21,300	$21,300	$0	$0	$0	**$42,600**
Five camera systems for newly requested vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Five camera systems for replacement marked police vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Total Public Safety	**$861,550**	**$21,300**	**$0**	**$0**	**$0**	**$882,850**

Parks & Recreation

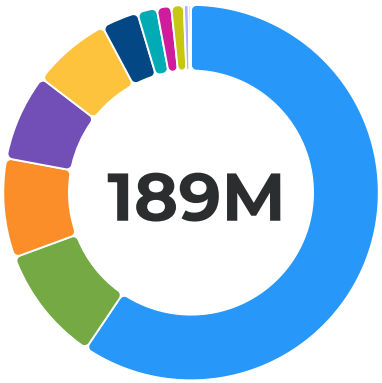
Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Existing Ballfield - Foul Ball Netting	$95,000	$0	$0	$0	$0	**$95,000**
Existing Ballfields - Dugout Shading	$37,000	$0	$0	$0	$0	**$37,000**
Batwing Mower	$28,000	$0	$0	$0	$0	**$28,000**
Enclosed 16-20FT Trailer	$15,000	$0	$0	$0	$0	**$15,000**
Front End Loader Attachment	$6,500	$0	$0	$0	$0	**$6,500**
Total Parks & Recreation	**$181,500**	**$0**	**$0**	**$0**	**$0**	**$181,500**

Public Works

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CCTV Pipe Camera	$85,000	$0	$0	$0	$0	**$85,000**
Fueling Station Canopy	$50,000	$0	$0	$0	$0	**$50,000**
Spare replacement motor for Oak Grove Pump Station	$20,000	$0	$0	$0	$0	**$20,000**
7'x16' Cargo trailer for Facilities	$10,000	$0	$0	$0	$0	**$10,000**
Total Public Works	**$165,000**	**$0**	**$0**	**$0**	**$0**	**$165,000**

Capital Improvement Plan - Expenditures

FY27 - FY31 Expenditures by Fund



CIP Fund	**$112,425,000**	59.44%
CIP	**$18,800,000**	9.94%
Water SDC Fund	**$16,165,000**	8.55%
Wastewater SDC Fund	**$14,127,000**	7.47%
Debt Issuance (SRF/Bonds/Loan)	**$12,848,000**	6.79%
Water Operating Budget	**$6,014,000**	3.18%
Impact Fee Fund	**$3,200,125**	1.69%
Other	**$2,350,000**	1.24%
Wastewater Operating Budget	**$2,047,000**	1.08%
General Fund	**$769,350**	0.41%
Utility Revenue Fund	**$380,000**	0.20%

CIP Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Martin Theatre Redevelopment Project	$2,000,000	$15,000,000	$16,000,000	$0	$0	**$33,000,000**
Complete Streets Implementation on 301.	$7,500,000	$7,500,000	$0	$0	$0	**$15,000,000**
MLK Park Recreation Center	$6,000,000	$8,800,000	$0	$0	$0	**$14,800,000**
Clay Drain Road improvements	$1,000,000	$4,000,000	$4,000,000	$0	$0	**$9,000,000**
City Hall Courtyard Rehab	$100,000	$5,000,000	$0	$0	$0	**$5,100,000**
US 301 Complete Streets Landscaping Improvements	$0	$0	$2,500,000	$2,500,000	$0	**$5,000,000**
CR 44A/Lynum Corridor Expansion and Crossing	$75,000	$400,000	$4,000,000	$0	$0	**$4,475,000**
Drainage Project Land Acquisition	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Lee St Rehabilitation	$0	$0	$500,000	$3,000,000	$500,000	**$4,000,000**
Public Works Department Annex	$2,000,000	$2,000,000	$0	$0	$0	**$4,000,000**
The Villages Police Department Substation	$1,500,000	$1,250,000	$0	$0	$0	**$2,750,000**
Peters St/Orange St Stormwater BMP Improvements	$2,200,000	$0	$0	$0	$0	**$2,200,000**
Oxford Park Renovation Project	$1,400,000	$0	$0	$0	$0	**$1,400,000**
Community Center Improvements	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Fourth St Drainage Improvements	$150,000	$1,100,000	$0	$0	$0	**$1,250,000**
Downtown Master Plan Property Acquisitions	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
US 301 Linear Park	$50,000	$1,000,000	$0	$0	$0	**$1,050,000**
Municipal Services Complex Improvements	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Playground	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Ballfields - Concorse Renovations	$600,000	$0	$0	$0	$0	**$600,000**
Total CIP Fund	**$27,375,000**	**$47,550,000**	**$28,500,000**	**$7,000,000**	**$2,000,000**	**$112,425,000**

CIP

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	$7,000,000	$500,000	$0	$0	$0	**$7,500,000**
RCW Imp. No. 3 - Expansion of RIB Site	$6,900,000	$0	$0	$0	$0	**$6,900,000**
Main Street Water Main Replacement	$0	$400,000	$4,000,000	$0	$0	**$4,400,000**
Total CIP	**$13,900,000**	**$900,000**	**$4,000,000**	**$0**	**$0**	**$18,800,000**

Water SDC Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CR 209 Water Main Extension Phase 3	$6,000,000	$0	$0	$0	$0	**$6,000,000**
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	$400,000	$4,200,000	$0	$0	$0	**$4,600,000**
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	$0	$1,748,000	$1,748,000	$0	$0	**$3,496,000**
PWS Imp. No. 1 - CR 121 WM Interconnect	$170,000	$1,580,000	$0	$0	$0	**$1,750,000**
PWS Imp. No. 3 - Oxford Oaks Interconnect	$0	$319,000	$0	$0	$0	**$319,000**
Total Water SDC Fund	**$6,570,000**	**$7,847,000**	**$1,748,000**	**$0**	**$0**	**$16,165,000**

Wastewater SDC Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	$365,000	$3,300,000	$0	$0	$0	**$3,665,000**
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	$3,200,000	$0	$0	$0	$0	**$3,200,000**
Millennium Park Reuse Line	$2,500,000	$0	$0	$0	$0	**$2,500,000**
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	$2,500,000	$0	$0	$0	$0	**$2,500,000**
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	$750,000	$0	$0	$0	$0	**$750,000**
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	$0	$0	$0	$408,000	$0	**$408,000**
Total Wastewater SDC Fund	**$9,315,000**	**$3,300,000**	**$0**	**$1,512,000**	**$0**	**$14,127,000**

Debt Issuance (SRF/Bonds/Loan)

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Wastewater Treatment Plant	$12,848,000	$0	$0	$0	$0	**$12,848,000**
Total Debt Issuance (SRF/Bonds/Loan)	**$12,848,000**	**$0**	**$0**	**$0**	**$0**	**$12,848,000**

Water Operating Budget

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
HWY 301 Water Main Replacement	$4,500,000	$0	$0	$0	$0	**$4,500,000**
Loop and Upgrade of Metal Water Mains	$1,300,000	$0	$0	$0	$0	**$1,300,000**
Meter Change Out Program / AMI system installation	$100,000	$0	$0	$0	$0	**$100,000**
Insertion Valves Distribution System	$45,000	$0	$0	$0	$0	**$45,000**
Fairways WTP Chemical Skid	$25,000	$0	$0	$0	$0	**$25,000**
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	$24,000	$0	$0	$0	$0	**$24,000**
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	$20,000	$0	$0	$0	$0	**$20,000**
Total Water Operating Budget	**$6,014,000**	**$0**	**$0**	**$0**	**$0**	**$6,014,000**

Impact Fee Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
The Villages Police Department Substation	$1,500,000	$1,250,000	$0	$0	$0	**$2,750,000**
five new marked police vehicles	$350,000	$0	$0	$0	$0	**$350,000**
3 - Golf Carts	$60,000	$0	$0	$0	$0	**$60,000**
Five camera systems for newly requested vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Total Impact Fee Fund	**$1,950,125**	**$1,250,000**	**$0**	**$0**	**$0**	**$3,200,125**

Other

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Gamble Street Improvements	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Lynum Street Park	$0	$0	$200,000	$300,000	$0	**$500,000**
MLK Park Recreation Center	$300,000	$0	$0	$0	$0	**$300,000**
Fueling Station Canopy	$50,000	$0	$0	$0	$0	**$50,000**
Total Other	**$1,850,000**	**$0**	**$200,000**	**$300,000**	**$0**	**$2,350,000**

Wastewater Operating Budget

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIPP line in place gravity sewer pipe lining.	$310,000	$0	$0	$0	$0	**$310,000**
Scada Pack Replacement For LS	$300,000	$0	$0	$0	$0	**$300,000**
Sanitary Sewer Camera System (CCTV)	$290,000	$0	$0	$0	$0	**$290,000**
Rehab and Coating of 45 Manhole wet wells and manhole covers	$280,000	$0	$0	$0	$0	**$280,000**
3 (Three) Spare Lift Station Pumps	$165,000	$0	$0	$0	$0	**$165,000**
Coating of Lift Station Wet Wells	$100,000	$0	$0	$0	$0	**$100,000**
Misc Sewer System Renew and Replacement	$100,000	$0	$0	$0	$0	**$100,000**
Misc Lift Station Upgrades	$100,000	$0	$0	$0	$0	**$100,000**
LS Tow Behind Generator	$75,000	$0	$0	$0	$0	**$75,000**
4" Lift Station Bypass Pump	$70,000	$0	$0	$0	$0	**$70,000**
Ice Pigging FM	$60,000	$0	$0	$0	$0	**$60,000**
EQ Pump Replacement	$55,000	$0	$0	$0	$0	**$55,000**
Lift Station Control Panel (Police Station)	$52,000	$0	$0	$0	$0	**$52,000**
Floating Aerator Wastewater	$40,000	$0	$0	$0	$0	**$40,000**
Cubicles For Office	$20,000	$0	$0	$0	$0	**$20,000**
Lift Station Hatch Replacement	$20,000	$0	$0	$0	$0	**$20,000**
Spare Floating Aerator Motor	$10,000	$0	$0	$0	$0	**$10,000**
Total Wastewater Operating Budget	**$2,047,000**	**$0**	**$0**	**$0**	**$0**	**$2,047,000**

General Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Five replacement vehicles	$350,000	$0	$0	$0	$0	**$350,000**
Existing Ballfield - Foul Ball Netting	$95,000	$0	$0	$0	$0	**$95,000**
CCTV Pipe Camera	$85,000	$0	$0	$0	$0	**$85,000**
In-Car Video Bundles and Camera System	$21,300	$21,300	$0	$0	$0	**$42,600**
Five camera systems for newly requested vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Five camera systems for replacement marked police vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Existing Ballfields - Dugout Shading	$37,000	$0	$0	$0	$0	**$37,000**
Batwing Mower	$28,000	$0	$0	$0	$0	**$28,000**
Spare replacement motor for Oak Grove Pump Station	$20,000	$0	$0	$0	$0	**$20,000**
Enclosed 16-20FT Trailer	$15,000	$0	$0	$0	$0	**$15,000**
7'x16' Cargo trailer for Facilities	$10,000	$0	$0	$0	$0	**$10,000**
Front End Loader Attachment	$6,500	$0	$0	$0	$0	**$6,500**
Total General Fund	**$748,050**	**$21,300**	**$0**	**$0**	**$0**	**$769,350**

Utility Revenue Fund

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
New 2026 Ford F-250 Utility Bed Truck (3)	$204,000	$0	$0	$0	$0	**$204,000**
2026 Ford F-150	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 DW Operator	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 Water Operator	$46,000	$0	$0	$0	$0	**$46,000**
2026 Ford Explorer	$38,000	$0	$0	$0	$0	**$38,000**
Total Utility Revenue Fund	**$380,000**	**$0**	**$0**	**$0**	**$0**	**$380,000**

Capital Projects

Capital Projects

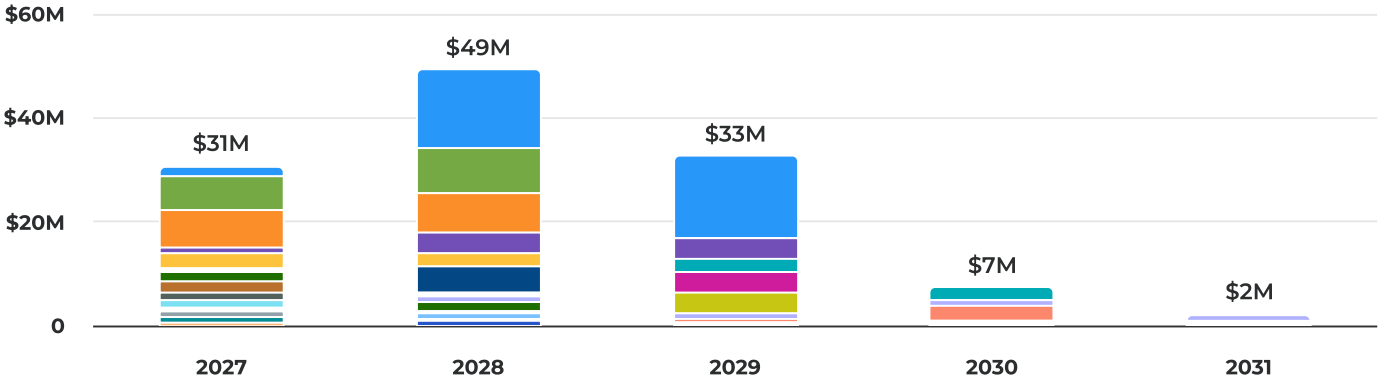
Project Name	Years	Departments	Type	Total
Martin Theatre Redevelopment Project	2027 - 2029	Capital Improvement	Building and Facilities	$33,000,000
MLK Park Recreation Center	2027 - 2028	Capital Improvement	Building and Facilities	$15,100,000
Complete Streets Implementation on 301.	2027 - 2028	Capital Improvement	Roadways	$15,000,000
Wastewater Treatment Plant	2027	Capital Projects	Water and Sewer	$12,848,000
Clay Drain Road improvements	2027 - 2029	Capital Improvement	Roadways	$9,000,000
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	2027 - 2028	Capital Projects	Water and Sewer	$7,500,000
RCW Imp. No. 3 - Expansion of RIB Site	2027	Capital Projects	Water and Sewer	$6,900,000
CR 209 Water Main Extension Phase 3	2027	Capital Projects	Water and Sewer	$6,000,000
The Villages Police Department Substation	2027 - 2028	Capital Improvement	Building and Facilities	$5,500,000
City Hall Courtyard Rehab	2027 - 2028	Capital Improvement	Building and Facilities	$5,100,000
US 301 Complete Streets Landscaping Improvements	2029 - 2030	Capital Improvement	Roadways	$5,000,000
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	2027 - 2028	Capital Projects	Water and Sewer	$4,600,000
HWY 301 Water Main Replacement	2027	Water Division	Water and Sewer	$4,500,000
CR 44A/Lynum Corridor Expansion and Crossing	2027 - 2029	Capital Improvement	Roadways	$4,475,000
Main Street Water Main Replacement	2028 - 2029	Capital Improvement	Water and Sewer	$4,400,000
Drainage Project Land Acquisition	2027 - 2031	Capital Improvement	Other Improvements	$4,300,000
Lee St Rehabilitation	2029 - 2031	Capital Improvement	Roadways	$4,000,000
Public Works Department Annex	2027 - 2028	Capital Improvement	Building and Facilities	$4,000,000
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	2027 - 2028	Capital Projects	Water and Sewer	$3,665,000
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	2028 - 2029	Capital Projects	Water and Sewer	$3,496,000
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	2027	Capital Projects	Water and Sewer	$3,200,000
Millennium Park Reuse Line	2027	Wastewater Division	Water and Sewer	$2,500,000
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	2027	Capital Projects	Water and Sewer	$2,500,000
Peters St/Orange St Stormwater BMP Improvements	2027	Capital Improvement	Other Improvements	$2,200,000
PWS Imp. No. 1 - CR 121 WM Interconnect	2027 - 2028	Capital Projects	Water and Sewer	$1,750,000
Gamble Street Improvements	2027	Capital Improvement	Roadways	$1,500,000
Oxford Park Renovation Project	2027	Capital Improvement	Building and Facilities	$1,400,000
Loop and Upgrade of Metal Water Mains	2027	Water Division	Water and Sewer	$1,300,000
Community Center Improvements	2027 - 2031	Capital Improvement	Building and Facilities	$1,250,000

Project Name	Years	Departments	Type	Total
Fourth St Drainage Improvements	2027 - 2028	Capital Improvement	Other Improvements	$1,250,000
Downtown Master Plan Property Acquisitions	2027 - 2031	Capital Improvement	Other Improvements	$1,250,000
US 301 Linear Park	2027 - 2028	Capital Improvement	Other Improvements	$1,050,000
Municipal Services Complex Improvements	2027	Capital Improvement	Building and Facilities	$1,000,000
Millennium Park Playground	2027	Capital Improvement	Other Improvements	$1,000,000
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	2027	Capital Projects	Water and Sewer	$750,000
Millennium Park Ballfields - Concorse Renovations	2027	Capital Improvement	Building and Facilities	$600,000
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	2030	Capital Projects	Water and Sewer	$552,000
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	2030	Capital Projects	Water and Sewer	$552,000
Lynum Street Park	2029 - 2030	Capital Improvement	Other Improvements	$500,000
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	2030	Capital Projects	Water and Sewer	$408,000
Five replacement vehicles	2027	Public Safety	Vehicles and Wheeled Equipment	$350,000
five new marked police vehicles	2027	Public Safety	Vehicles and Wheeled Equipment	$350,000
PWS Imp. No. 3 - Oxford Oaks Interconnect	2028	Capital Projects	Water and Sewer	$319,000
CIPP line in place gravity sewer pipe lining.	2027	Wastewater Division	Water and Sewer	$310,000
Scada Pack Replacement For LS	2027	Wastewater Division	Water and Sewer	$300,000
Sanitary Sewer Camera System (CCTV)	2027	Wastewater Division	Water and Sewer	$290,000
Rehab and Coating of 45 Manhole wet wells and manhole covers	2027	Wastewater Division	Water and Sewer	$280,000
New 2026 Ford F-250 Utility Bed Truck (3)	2027	Water Division	Vehicles and Wheeled Equipment	$204,000
3 (Three) Spare Lift Station Pumps	2027	Wastewater Division	Water and Sewer	$165,000
Coating of Lift Station Wet Wells	2027	Wastewater Division	Water and Sewer	$100,000
Misc Sewer System Renew and Replacement	2027	Wastewater Division	Water and Sewer	$100,000
Misc Lift Station Upgrades	2027	Wastewater Division	Water and Sewer	$100,000
Meter Change Out Program / AMI system installation	2027	Water Division	Water and Sewer	$100,000
Existing Ballfield - Foul Ball Netting	2027	Parks & Recreation	Other Improvements	$95,000
CCTV Pipe Camera	2027	Public Works	Other Equipment	$85,000
Five camera systems for newly requested vehicles	2027	Public Safety	Other Equipment	$80,250
LS Tow Behind Generator	2027	Wastewater Division	Water and Sewer	$75,000
4" Lift Station Bypass Pump	2027	Wastewater Division	Water and Sewer	$70,000
3 - Golf Carts	2027	Public Safety	Vehicles and Wheeled Equipment	$60,000
Ice Pigging FM	2027	Wastewater Division	Water and Sewer	$60,000
EQ Pump Replacement	2027	Wastewater Division	Water and Sewer	$55,000
Lift Station Control Panel (Police Station)	2027	Wastewater Division	Water and Sewer	$52,000
Fueling Station Canopy	2027	Public Works	Building and Facilities	$50,000
2026 Ford F-150	2027	Water Division	Vehicles and Wheeled Equipment	$46,000
Ford F-150 DW Operator	2027	Water Division	Vehicles and Wheeled Equipment	$46,000
Ford F-150 Water Operator	2027	Water Division	Vehicles and Wheeled Equipment	$46,000
Insertion Valves Distribution System	2027	Water Division	Water and Sewer	$45,000

Project Name	Years	Departments	Type	Total
In-Car Video Bundles and Camera System	2027 - 2028	Public Safety	Other Equipment	$42,600
Five camera systems for replacement marked police vehicles	2027	Public Safety	Other Equipment	$40,125
Floating Aerator Wastewater	2027	Wastewater Division	Water and Sewer	$40,000
2026 Ford Explorer	2027	Wastewater Division	Vehicles and Wheeled Equipment	$38,000
Existing Ballfields - Dugout Shading	2027	Parks & Recreation	Other Improvements	$37,000
Batwing Mower	2027	Parks & Recreation	Vehicles and Wheeled Equipment	$28,000
Fairways WTP Chemical Skid	2027	Water Division	Water and Sewer	$25,000
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	2027	Water Division	Water and Sewer	$24,000
Spare replacement motor for Oak Grove Pump Station	2027	Public Works	Other Equipment	$20,000
Cubicles For Office	2027	Wastewater Division	Water and Sewer	$20,000
Lift Station Hatch Replacement	2027	Wastewater Division	Water and Sewer	$20,000
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	2027	Water Division	Water and Sewer	$20,000
Enclosed 16-20FT Trailer	2027	Parks & Recreation	Vehicles and Wheeled Equipment	$15,000
7'x16' Cargo trailer for Facilities	2027	Public Works	Other Equipment	$10,000
Spare Floating Aerator Motor	2027	Wastewater Division	Water and Sewer	$10,000
Front End Loader Attachment	2027	Parks & Recreation	Vehicles and Wheeled Equipment	$6,500

Capital Improvement

FY27 - FY31 Capital Improvement Projects



Martin Theatre Redevelopment Project	**$33,000,000**	27.08%
MLK Park Recreation Center	**$15,100,000**	12.39%
Complete Streets Implementation on 301.	**$15,000,000**	12.31%
Clay Drain Road improvements	**$9,000,000**	7.38%
The Villages Police Department Substation	**$5,500,000**	4.51%
City Hall Courtyard Rehab	**$5,100,000**	4.18%
US 301 Complete Streets Landscaping Improvements	**$5,000,000**	4.10%
CR 44A/Lynum Corridor Expansion and Crossing	**$4,475,000**	3.67%
Main Street Water Main Replacement	**$4,400,000**	3.61%
Drainage Project Land Acquisition	**$4,300,000**	3.53%
Lee St Rehabilitation	**$4,000,000**	3.28%
Public Works Department Annex	**$4,000,000**	3.28%
Peters St/Orange St Stormwater BMP Improvements	**$2,200,000**	1.81%
Gamble Street Improvements	**$1,500,000**	1.23%
Oxford Park Renovation Project	**$1,400,000**	1.15%
Community Center Improvements	**$1,250,000**	1.03%
Fourth St Drainage Improvements	**$1,250,000**	1.03%
Downtown Master Plan Property Acquisitions	**$1,250,000**	1.03%
US 301 Linear Park	**$1,050,000**	0.86%
Municipal Services Complex Improvements	**$1,000,000**	0.82%
Millennium Park Playground	**$1,000,000**	0.82%

Millennium Park Ballfields - Concorse Renovations	**$600,000**	0.49%
Lynum Street Park	**$500,000**	0.41%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Martin Theatre Redevelopment Project	$2,000,000	$15,000,000	$16,000,000	$0	$0	**$33,000,000**
MLK Park Recreation Center	$6,300,000	$8,800,000	$0	$0	$0	**$15,100,000**
Complete Streets Implementation on 301.	$7,500,000	$7,500,000	$0	$0	$0	**$15,000,000**
Clay Drain Road improvements	$1,000,000	$4,000,000	$4,000,000	$0	$0	**$9,000,000**
The Villages Police Department Substation	$3,000,000	$2,500,000	$0	$0	$0	**$5,500,000**
City Hall Courtyard Rehab	$100,000	$5,000,000	$0	$0	$0	**$5,100,000**
US 301 Complete Streets Landscaping Improvements	$0	$0	$2,500,000	$2,500,000	$0	**$5,000,000**
CR 44A/Lynum Corridor Expansion and Crossing	$75,000	$400,000	$4,000,000	$0	$0	**$4,475,000**
Main Street Water Main Replacement	$0	$400,000	$4,000,000	$0	$0	**$4,400,000**
Drainage Project Land Acquisition	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Lee St Rehabilitation	$0	$0	$500,000	$3,000,000	$500,000	**$4,000,000**
Public Works Department Annex	$2,000,000	$2,000,000	$0	$0	$0	**$4,000,000**
Peters St/Orange St Stormwater BMP Improvements	$2,200,000	$0	$0	$0	$0	**$2,200,000**
Gamble Street Improvements	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Oxford Park Renovation Project	$1,400,000	$0	$0	$0	$0	**$1,400,000**
Community Center Improvements	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Fourth St Drainage Improvements	$150,000	$1,100,000	$0	$0	$0	**$1,250,000**
Downtown Master Plan Property Acquisitions	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
US 301 Linear Park	$50,000	$1,000,000	$0	$0	$0	**$1,050,000**
Municipal Services Complex Improvements	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Playground	$1,000,000	$0	$0	$0	$0	**$1,000,000**
Millennium Park Ballfields - Concorse Renovations	$600,000	$0	$0	$0	$0	**$600,000**
Lynum Street Park	$0	$0	$200,000	$300,000	$0	**$500,000**
Total Summary of Requests	**$30,675,000**	**$49,200,000**	**$32,700,000**	**$7,300,000**	**$2,000,000**	**$121,875,000**

City Hall Courtyard Rehab

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	01/6/2025
Estimated Completion Date	05/21/2025

Description

New landscaping and hardscaping of the courtyard at City Hall.

Details

Strategic Focus Area: Downtown Redevelopment, Infrastructure

Type of Project: Refurbishment

Capital Cost

FY2027 Budget
$100K

Total Budget (all years)
$5.1M

Project Total
$5.1M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$100,000	$5,000,000	**$5,100,000**
Total	**$100,000**	**$5,000,000**	**$5,100,000**

Funding Sources

FY2027 Budget
$100K

Total Budget (all years)
$5.1M

Project Total
$5.1M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$100,000	$5,000,000	**$5,100,000**
Total	**$100,000**	**$5,000,000**	**$5,100,000**

Clay Drain Road improvements

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2029

Description

Improve Clay Drain Road.

Details

Strategic Focus Area: Infrastructure

Type of Project: Widen and Resurface Current Road

Benefit to Community

Improve roadway accessibility.

Capital Cost

FY2027 Budget
$1M

Total Budget (all years)
$9M

Project Total
$9M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
Construction/Maintenance	$1,000,000	$4,000,000	$4,000,000	**$9,000,000**
Total	**$1,000,000**	**$4,000,000**	**$4,000,000**	**$9,000,000**

Funding Sources

FY2027 Budget
$1M

Total Budget (all years)
$9M

Project Total
$9M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
CIP Fund	$1,000,000	$4,000,000	$4,000,000	**$9,000,000**
Total	**$1,000,000**	**$4,000,000**	**$4,000,000**	**$9,000,000**

Community Center Improvements

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	12/1/2026
Estimated Completion Date	12/31/2031

Description

This capital request is to seek annual funding for all Wildwood Community Centers.

Details

Strategic Focus Area: Infrastructure, Community Engagement

Type of Project: Refurbishment

Capital Cost

FY2027 Budget
$250K

Total Budget (all years)
$1.25M

Project Total
$1.25M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
Construction/Maintenance	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Total	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Funding Sources

FY2027 Budget
$250K

Total Budget (all years)
$1.25M

Project Total
$1.25M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
CIP Fund	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Total	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Complete Streets Implementation on 301.

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	02/8/2027
Estimated Completion Date	09/21/2028

Project Location



Description

This project will implement components of the city's Complete Streets plan.

Details

Strategic Focus Area: Downtown Redevelopment

Type of Project: Other

Benefit to Community

This project will provide calming elements to Hwy 301 in Wildwood's downtown. It will make it a safer area for pedestrian traffic, providing a better atmosphere for downtown businesses.

Capital Cost

FY2027 Budget
$7.5M

Total Budget (all years)
$15M

Project Total
$15M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$7,500,000	$7,500,000	**$15,000,000**
Total	**$7,500,000**	**$7,500,000**	**$15,000,000**

Funding Sources

FY2027 Budget
$7.5M

Total Budget (all years)
$15M

Project Total
$15M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$7,500,000	$7,500,000	**$15,000,000**
Total	**$7,500,000**	**$7,500,000**	**$15,000,000**

CR 44A/Lynum Corridor Expansion and Crossing

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	07/30/2025
Estimated Completion Date	07/21/2027

Description

This project will provide safe crossing of 301 at 44A/Huey St and also create a transportation corridor that connects the City's parks.

Details

Strategic Focus Area: Transportation

Type of Project: New Road

Benefit to Community

Will provide safe crossing of Hwy 301 and direct connectivity between the City's recreational facilities.

Capital Cost

FY2027 Budget
$75K

Total Budget (all years)
$4.48M

Project Total
$4.48M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
Construction/Maintenance	$0	$400,000	$4,000,000	**$4,400,000**
Engineering	$75,000	$0	$0	**$75,000**
Total	**$75,000**	**$400,000**	**$4,000,000**	**$4,475,000**

Funding Sources

FY2027 Budget
$75K

Total Budget (all years)
$4.48M

Project Total
$4.48M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
CIP Fund	$75,000	$400,000	$4,000,000	**$4,475,000**
Total	**$75,000**	**$400,000**	**$4,000,000**	**$4,475,000**

Downtown Master Plan Property Acquisitions

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2024
Estimated Completion Date	09/30/2025

Description

This expenditure allocation supports the Downtown Master Plan visions and goals. Properties will be strategically purchased as they become available to assist with the implementation of the Downtown Master Plan.

Details

Strategic Focus Area: Downtown Redevelopment

Type of Project: Other improvement

Benefit to Community

Property acquisitions will provide enhanced opportunities for citizens to recreate in the downtown area and will hopefully be a catalyst for business investment in the downtown area.

Capital Cost

FY2027 Budget
$250K

Total Budget (all years)
$1.25M

Project Total
$1.25M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
Land/Right-of-way	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Total	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$250K	**$1.25M**	**$1.25M**

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
CIP Fund	$250,000	$250,000	$250,000	$250,000	$250,000	**$1,250,000**
Total	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Drainage Project Land Acquisition

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2024
Estimated Completion Date	09/30/2025

Description

This is an ongoing appropriation for stormwater projects. Specific projects will be determined as property acquisition is accomplished.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Benefit to Community

The land purchased will be used for projects that will offer better stormwater drainage in neighborhoods that are experiencing flooding during rain events.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$300K	**$4.3M**	**$4.3M**

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
Land/Right-of-way	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Total	**$300,000**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$4,300,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$300K	**$4.3M**	**$4.3M**

Detailed Breakdown

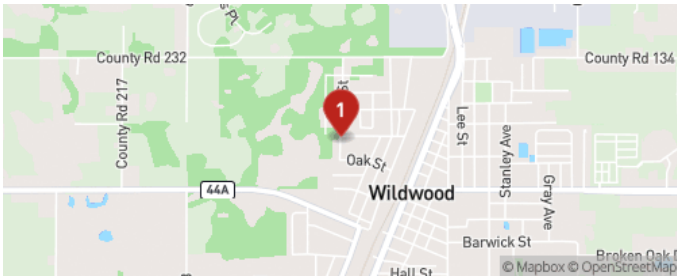
Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
CIP Fund	$300,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	**$4,300,000**
Total	**$300,000**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$4,300,000**

Fourth St Drainage Improvements

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	11/30/2028

Project Location



Description

Complete comprehensive drainage improvements within the Fourth Street drainage basin to mitigate flooding as identified through floodplain modeling. The project has been included in the Local Mitigation Strategy (LMS) project list, making it eligible for potential grant funding opportunities to support implementation.

Details

Strategic Focus Area: Infrastructure

Type of Project: Other improvement

Benefit to Community

The proposed project would mitigate historic flooding within the identified floodplain modeling areas.

Supplemental Attachments

Fourth St flood model.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$150K	**$1.25M**	**$1.25M**

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$0	$1,000,000	**$1,000,000**
Planning	$150,000	$0	**$150,000**
Design	$0	$100,000	**$100,000**
Total	**$150,000**	**$1,100,000**	**$1,250,000**

Funding Sources

FY2027 Budget
$150K

Total Budget (all years)
$1.25M

Project Total
$1.25M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$150,000	$1,100,000	**$1,250,000**
Total	**$150,000**	**$1,100,000**	**$1,250,000**

Gamble Street Improvements

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	02/22/2027
Estimated Completion Date	05/27/2027

Description

Make improvements to Gamble Street.

Details

Strategic Focus Area: Transportation

Type of Project: Resurface Current Road

Benefit to Community

Will provide better transportation options.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$1.5M	**$1.5M**	**$1.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$1,500,000**
Total	**$1,500,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$1.5M	**$1.5M**	**$1.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Other	**$1,500,000**
Total	**$1,500,000**

Lee St Rehabilitation

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	01/15/2029
Estimated Completion Date	01/31/2031

Description

This project will consist of resurfacing of the street, construct stormwater drainage, and replace any necessary utility infrastructure.

Details

Strategic Focus Area: Transportation

Type of Project: Resurface Current Road

Benefit to Community

This project will provide updated utility infrastructure and provide better driving conditions.

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$4M

Project Total
$4M

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
Construction/Maintenance	$0	$3,000,000	$500,000	**$3,500,000**
Engineering	$250,000	$0	$0	**$250,000**
Design	$250,000	$0	$0	**$250,000**
Total	**$500,000**	**$3,000,000**	**$500,000**	**$4,000,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$4M

Project Total
$4M

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	FY2031 *Requested*	Total
CIP Fund	$500,000	$3,000,000	$500,000	**$4,000,000**
Total	**$500,000**	**$3,000,000**	**$500,000**	**$4,000,000**

Lynum Street Park

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2028
Estimated Completion Date	09/30/2030

Description

Improve Lynum Street Park

Details

Strategic Focus Area: Community Engagement

Type of Project: New Construction

Benefit to Community

Improve Lynum St. Park so the public will want to be there more

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$500K

Project Total
$500K

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	Total
Construction/Maintenance	$200,000	$300,000	**$500,000**
Total	**$200,000**	**$300,000**	**$500,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$500K

Project Total
$500K

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	Total
Other	$200,000	$300,000	**$500,000**
Total	**$200,000**	**$300,000**	**$500,000**

Main Street Water Main Replacement

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

Project Location



Description

This request is to have the Main Street Water main replacement project designed and ready to construct when funds are available.

Images



Water Main Pic

Details

Strategic Focus Area: Downtown Redevelopment

Type of Project: Improvement

Supplemental Attachments

Capital OPC Email

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$4.4M

Project Total
$4.4M

Detailed Breakdown

Category	FY2028 *Requested*	FY2029 *Requested*	Total
Design	$400,000	$4,000,000	**$4,400,000**
Total	**$400,000**	**$4,000,000**	**$4,400,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$4.4M

Project Total
$4.4M

Detailed Breakdown

Category	FY2028 *Requested*	FY2029 *Requested*	Total
CIP	$400,000	$4,000,000	**$4,400,000**
Total	**$400,000**	**$4,000,000**	**$4,400,000**

Martin Theatre Redevelopment Project

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	08/16/2027
Estimated Completion Date	08/31/2029

Project Location



Description

This project will entail the demolition of the recently acquired Martin Theatre, located adjacent to City Hall on Hwy 301. The City is working with Gatorsktch architects to design a new multi-function facility that will provide additional space for city departments as well as retail space. It also includes a pedestrian cross-over to link the new parking garage to the new building, which will sit across from each other on Hwy 301.

Details

Strategic Focus Area: Downtown Redevelopment, Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget
$2M

Total Budget (all years)
$33M

Project Total
$33M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
Construction/Maintenance	$1,000,000	$15,000,000	$16,000,000	**$32,000,000**
Engineering	$1,000,000	$0	$0	**$1,000,000**
Total	**$2,000,000**	**$15,000,000**	**$16,000,000**	**$33,000,000**

Funding Sources

FY2027 Budget
$2M

Total Budget (all years)
$33M

Project Total
$33M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
CIP Fund	$2,000,000	$15,000,000	$16,000,000	**$33,000,000**
Total	**$2,000,000**	**$15,000,000**	**$16,000,000**	**$33,000,000**

Millennium Park Ballfields - Concorse Renovations

Overview

Request Owner	Courtney Kellem, Park & Recreation Director
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	12/1/2026
Estimated Completion Date	04/30/2027

Project Location

1300 Huey Street



Description

This project will help improve accessibility and the overall visitor experience at the Millennium Park Ballfields. A concrete surface will be installed along the main concourse and walking paths to allow for safer mobility throughout the ballfield complex. Additional shade structures and picnic tables will be added to the concession area to create a more comfortable experience, and additional landscaping will be added to enhance the visual appeal of the facility.

Images



Millennium Park Ballfields Renovation

Details

Strategic Focus Area: Infrastructure

Type of Project: Refurbishment

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$600K	**$600K**	**$600K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$540,000**
Furniture and Fixtures	**$25,000**
Other	**$15,000**
Engineering	**$10,000**
Design	**$10,000**
Total	**$600,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$600K	**$600K**	**$600K**

Detailed Breakdown

Category	FY2027 *Requested*
CIP Fund	**$600,000**
Total	**$600,000**

Millennium Park Playground

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	11/16/2026
Estimated Completion Date	02/26/2027

Project Location



Description

This project will replace the aging playground in Millennium Park and replace it with an ADA compliant, inclusive playground.

Details

Strategic Focus Area: Infrastructure

Type of Project: Other improvement

Benefit to Community

This playground will replace aging park infrastructure and will become a solid amenity to the newly renovated Millennium Park. The playground will be inclusive, which will encourage play between individuals, and it will also be ADA compliant. It will serve families who attend events sporting events at Millennium Park by providing a safe place for children to play while waiting for other family members to complete their individual events.

Capital Cost

FY2027 Budget
$1M

Total Budget (all years)
$1M

Project Total
$1M

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$1,000,000**
Total	**$1,000,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$1M	**$1M**	**$1M**

Detailed Breakdown

Category	FY2027 *Requested*
CIP Fund	**$1,000,000**
Total	**$1,000,000**

MLK Park Recreation Center

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	06/15/2027
Estimated Completion Date	09/15/2028

Description

Construction of a recreation center at MLK Park that will provide basketball/volleyball courts, teen and seniors room, banquet space, etc.

Details

Strategic Focus Area: Community Engagement

Type of Project: New Construction

Capital Cost

FY2027 Budget
$6.3M

Total Budget (all years)
$15.1M

Project Total
$15.1M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$6,000,000	$8,800,000	**$14,800,000**
Other	$300,000	$0	**$300,000**
Design	$0	$0	**$0**
Total	**$6,300,000**	**$8,800,000**	**$15,100,000**

Funding Sources

FY2027 Budget
$6.3M

Total Budget (all years)
$15.1M

Project Total
$15.1M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$6,000,000	$8,800,000	**$14,800,000**
Other	$300,000	$0	**$300,000**
Total	**$6,300,000**	**$8,800,000**	**$15,100,000**

Operational Costs

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$1.55M**	**$1.55M**

Detailed Breakdown

Category	FY2028 *Requested*
Other	**$1,500,000**
Utilities	**$45,000**
Total	**$1,545,000**

Municipal Services Complex Improvements

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	11/18/2026
Estimated Completion Date	02/16/2027

Project Location



Description

Kimley Horn has provided an OPC for the installation of a parking lot behind the MSC. The parking lot will provide additional space for the continuing increase in vehicles at the facility. This will also cover the cost of constructing an expansion to the Fleet Building.

Details

Strategic Focus Area: Infrastructure, Transportation

Type of Project: New Construction

Capital Cost

FY2027 Budget
$1M

Total Budget (all years)
$1M

Project Total
$1M

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	$1,000,000
Total	**$1,000,000**

Funding Sources

FY2027 Budget
$1M

Total Budget (all years)
$1M

Project Total
$1M

Detailed Breakdown

Category	FY2027 *Requested*
CIP Fund	$1,000,000
Total	**$1,000,000**

Oxford Park Renovation Project

Overview

Request Owner	Courtney Kellem, Park & Recreation Director
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location

4027 County Road 106



Description

The Oxford Park project will include renovations to the existing pickleball courts, basketball court, and pavilion, along with the addition of a new pickleball court to accommodate the growing demand for more playing space. The project will also include a prefabricated restroom building with appropriate ADA-compliant facilities.

The park's accessibility and connectivity will be enhanced by adding more sidewalks and walking paths throughout. The site will be complete with shaded seating areas, water fountains, lighting, and park signage.

Details

Strategic Focus Area: Infrastructure

Type of Project: Refurbishment

Supplemental Attachments

- Design Plans
- Development Order
- Demolition Plan
- Site Plan
- Paving Grading and Drainage Plan
- Erosion Control Plan
- Erosion Control Details
- Construction Details
- Utility Details

DSD Sign Off

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$1.4M	**$1.4M**	**$1.4M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$1,400,000**
Total	**$1,400,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$1.4M	**$1.4M**	**$1.4M**

Detailed Breakdown

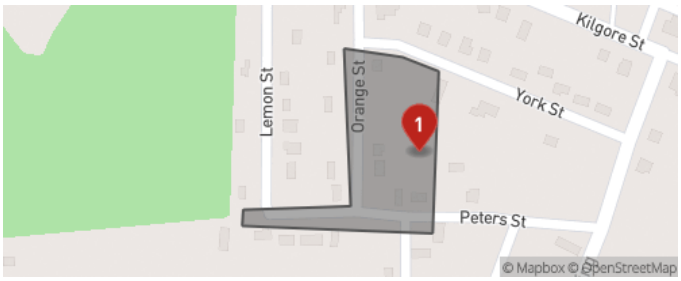
Category	FY2027 *Requested*
CIP Fund	**$1,400,000**
Total	**$1,400,000**

Peters St/Orange St Stormwater BMP Improvements

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	04/1/2027

Project Location



Description

The City completed a Watershed Master Plan in 2023, which identified areas within the Little Jones Creek watershed (also known as Historic Downtown) for stormwater improvements. The proposed Capital Improvement Project (CIP) was identified as Alternative 2 within the plan. This project is expected to be impacted by upcoming development, which will require coordination for stormwater transmission from the Peters Street Pump Station. Halff Engineering has completed a feasibility study to complete the proposed project, and the OPC has been established.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Benefit to Community

The proposed stormwater project will help mitigate right-of-way (ROW) flooding along Orange Street and will facilitate coordination of stormwater discharge from the Peters Street Pump Station. The planning and design phases will ensure that existing stormwater discharge into the adjacent wetlands is properly authorized and permitted in accordance with regulatory requirements.

Supplemental Attachments

- Wildwood_BMP_Analysis_20230627_signed 39.pdf
- Wildwood_BMP_Analysis_20230627_signed 34.pdf
- Halff Eng Costs_ Peters and Orange St.pdf
- Wildwood Orange & Peters Flood Study Report_revised OPC.pdf

Capital Cost

FY2027 Budget
$2.2M

Total Budget (all years)
$2.2M

Project Total
$2.2M

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$2,200,000**
Design	**$0**
Total	**$2,200,000**

Funding Sources

FY2027 Budget
$2.2M

Total Budget (all years)
$2.2M

Project Total
$2.2M

Detailed Breakdown

Category	FY2027 *Requested*
CIP Fund	**$2,200,000**
Total	**$2,200,000**

Public Works Department Annex

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	11/1/2024
Estimated Completion Date	08/3/2026

Description

Construction of a Public Works Department Annex in the southern city limits (Villages).

Details

Strategic Focus Area: Transportation, Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget
$2M

Total Budget (all years)
$4M

Project Total
$4M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$2,000,000	$2,000,000	**$4,000,000**
Design	$0	$0	**$0**
Total	**$2,000,000**	**$2,000,000**	**$4,000,000**

Funding Sources

FY2027 Budget
$2M

Total Budget (all years)
$4M

Project Total
$4M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$2,000,000	$2,000,000	**$4,000,000**
Total	**$2,000,000**	**$2,000,000**	**$4,000,000**

Operational Costs

FY2027 Budget	Total Budget (all years)	Project Total
$5K	**$19K**	**$19K**

Detailed Breakdown

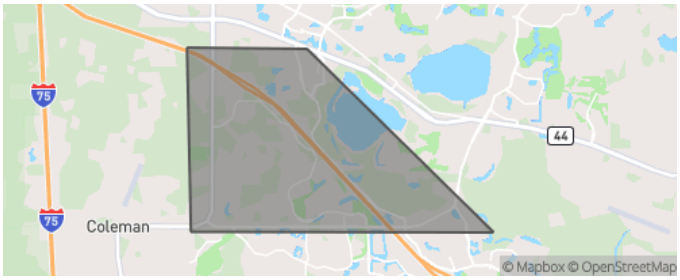
Category	FY2027 *Requested*	FY2028 *Requested*	FY2029 *Requested*	Total
Utilities	$5,000	$5,000	$5,000	**$15,000**
General Maintenance	$0	$1,000	$3,000	**$4,000**
Total	**$5,000**	**$6,000**	**$8,000**	**$19,000**

The Villages Police Department Substation

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	01/13/2025
Estimated Completion Date	08/30/2027

Project Location



Description

Construction of a new Police substation in the southern city limits within the area of The Villages in order to provide improved coverage of critical police services.

Details

Strategic Focus Area: Community Engagement

Type of Project: New Construction

Capital Cost

FY2027 Budget
$3M

Total Budget (all years)
$5.5M

Project Total
$5.5M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$3,000,000	$2,500,000	**$5,500,000**
Planning	$0	$0	**$0**
Total	**$3,000,000**	**$2,500,000**	**$5,500,000**

Funding Sources

FY2027 Budget
$3M

Total Budget (all years)
$5.5M

Project Total
$5.5M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Impact Fee Fund	$1,500,000	$1,250,000	**$2,750,000**
CIP Fund	$1,500,000	$1,250,000	**$2,750,000**
Total	**$3,000,000**	**$2,500,000**	**$5,500,000**

US 301 Complete Streets Landscaping Improvements

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	05/18/2026
Estimated Completion Date	09/30/2027

Description

Construction activities outlined in the Complete Streets plan to calm the US 301 corridor.

Details

Strategic Focus Area: Transportation

Type of Project: Other

Benefit to Community

Will provide residents with a safer way to visit businesses in the downtown district.

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$5M

Project Total
$5M

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	Total
Construction/Maintenance	$2,500,000	$2,500,000	**$5,000,000**
Total	**$2,500,000**	**$2,500,000**	**$5,000,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$5M**	**$5M**

Detailed Breakdown

Category	FY2029 *Requested*	FY2030 *Requested*	Total
CIP Fund	$2,500,000	$2,500,000	**$5,000,000**
Total	**$2,500,000**	**$2,500,000**	**$5,000,000**

US 301 Linear Park

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Improvement
Type	Capital Improvement
Estimated Start Date	06/15/2026
Estimated Completion Date	11/13/2026

Description

Installation of pedestrian amenities along US 301.

Details

Strategic Focus Area: Downtown Redevelopment

Type of Project: New Construction

Benefit to Community

This will provide a safe corridor for pedestrian traffic along HWY 301 to/from the Downtown.

Capital Cost

FY2027 Budget
$50K

Total Budget (all years)
$1.05M

Project Total
$1.05M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$50,000	$1,000,000	**$1,050,000**
Total	**$50,000**	**$1,000,000**	**$1,050,000**

Funding Sources

FY2027 Budget
$50K

Total Budget (all years)
$1.05M

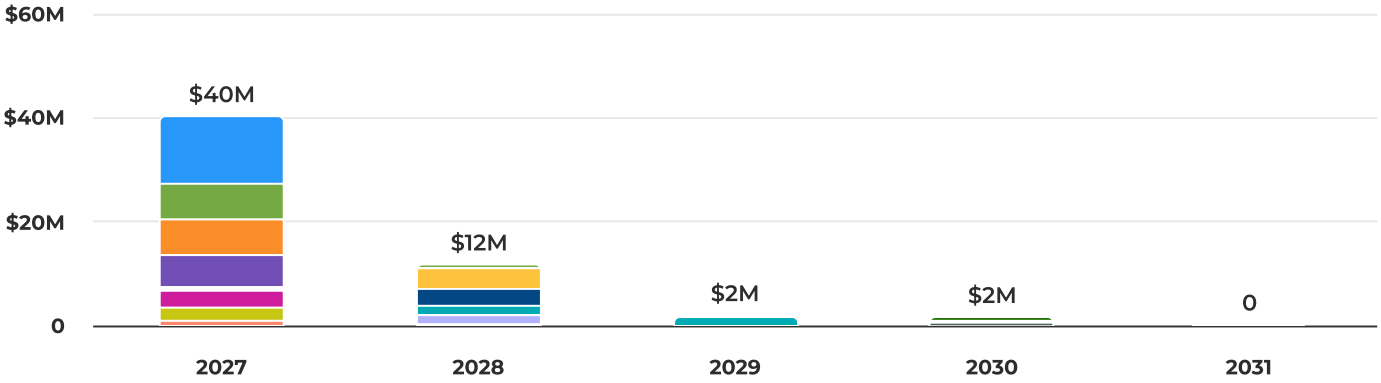
Project Total
$1.05M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP Fund	$50,000	$1,000,000	**$1,050,000**
Total	**$50,000**	**$1,000,000**	**$1,050,000**

Capital Projects

FY27 - FY31 Capital Projects Projects



Wastewater Treatment Plant	**$12,848,000**	23.34%
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	**$7,500,000**	13.63%
RCW Imp. No. 3 - Expansion of RIB Site	**$6,900,000**	12.54%
CR 209 Water Main Extension Phase 3	**$6,000,000**	10.90%
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	**$4,600,000**	8.36%
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	**$3,665,000**	6.66%
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	**$3,496,000**	6.35%
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	**$3,200,000**	5.81%
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	**$2,500,000**	4.54%
PWS Imp. No. 1 - CR 121 WM Interconnect	**$1,750,000**	3.18%
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	**$750,000**	1.36%
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	**$552,000**	1.00%
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	**$552,000**	1.00%
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	**$408,000**	0.74%
PWS Imp. No. 3 - Oxford Oaks Interconnect	**$319,000**	0.58%

Summary of Requests

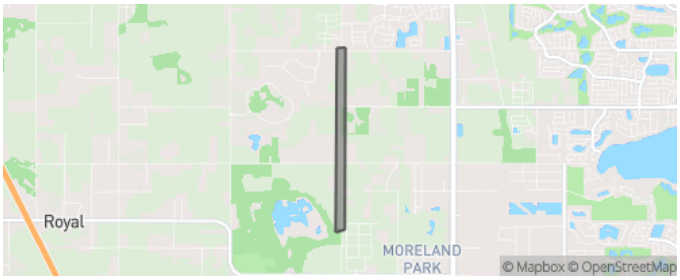
Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Wastewater Treatment Plant	$12,848,000	$0	$0	$0	$0	**$12,848,000**
RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP	$7,000,000	$500,000	$0	$0	$0	**$7,500,000**
RCW Imp. No. 3 - Expansion of RIB Site	$6,900,000	$0	$0	$0	$0	**$6,900,000**
CR 209 Water Main Extension Phase 3	$6,000,000	$0	$0	$0	$0	**$6,000,000**
PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion	$400,000	$4,200,000	$0	$0	$0	**$4,600,000**
WW Imp. No. 5 - Upsize 229 Lift Station and Force Main	$365,000	$3,300,000	$0	$0	$0	**$3,665,000**
PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion	$0	$1,748,000	$1,748,000	$0	$0	**$3,496,000**
WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project	$3,200,000	$0	$0	$0	$0	**$3,200,000**
WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch	$2,500,000	$0	$0	$0	$0	**$2,500,000**
PWS Imp. No. 1 - CR 121 WM Interconnect	$170,000	$1,580,000	$0	$0	$0	**$1,750,000**
WW Imp. No. 2 - Charlotte LS Capacity Upgrade	$750,000	$0	$0	$0	$0	**$750,000**
RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point	$0	$0	$0	$552,000	$0	**$552,000**
WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS	$0	$0	$0	$408,000	$0	**$408,000**
PWS Imp. No. 3 - Oxford Oaks Interconnect	$0	$319,000	$0	$0	$0	**$319,000**
Total Summary of Requests	**$40,133,000**	**$11,647,000**	**$1,748,000**	**$1,512,000**	**$0**	**$55,040,000**

CR 209 Water Main Extension Phase 3

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	09/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

Phase 3 and final phase of the CR 209 water main extension. This is PWS Imp No. 2 of the adopted utility masterplan.

Images



Water Main Pic

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

Master Plan

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$6M	**$6M**	**$6M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$6,000,000**
Total	**$6,000,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$6M	**$6M**	**$6M**

Detailed Breakdown

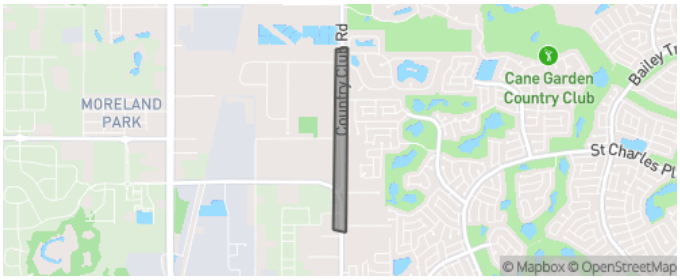
Category	FY2027 *Requested*
Water SDC Fund	**$6,000,000**
Total	**$6,000,000**

PWS Imp. No. 1 - CR 121 WM Interconnect

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

This request is to design master-plan improvement PWS Improvement No. 1. The CR 121 water main extension to loop the system to the fairways water system.

Images



Water Main Pic.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

Master Plan Water Imp.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$170K	**$1.75M**	**$1.75M**

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$0	$1,580,000	**$1,580,000**
Design	$170,000	$0	**$170,000**
Total	**$170,000**	**$1,580,000**	**$1,750,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$170K	**$1.75M**	**$1.75M**

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Water SDC Fund	$170,000	$1,580,000	**$1,750,000**
Total	**$170,000**	**$1,580,000**	**$1,750,000**

PWS Imp. No. 3 - Oxford Oaks Interconnect

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	09/30/2028

Description

Oxford Oaks interconnect

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$319K**	**$319K**

Detailed Breakdown

Category	FY2028 *Requested*
Construction/Maintenance	**$319,000**
Total	**$319,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$319K**	**$319K**

Detailed Breakdown

Category	FY2028 *Requested*
Water SDC Fund	**$319,000**
Total	**$319,000**

PWS Imp. No. 4 - Oxford WTP Phase 2 Expansion

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2028

Description

PWS Imp. No. 4. Oxford WTP Phase 2 Expansion. Construct Phase 2 of the Oxford WTP and increase the permitted max day capacity of the Oxford WTP to 6.62 MGD. (Pg. 44 - Utility Master Plan).

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget
$400K

Total Budget (all years)
$4.6M

Project Total
$4.6M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$400,000	$4,200,000	**$4,600,000**
Total	**$400,000**	**$4,200,000**	**$4,600,000**

Funding Sources

FY2027 Budget
$400K

Total Budget (all years)
$4.6M

Project Total
$4.6M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Water SDC Fund	$400,000	$4,200,000	**$4,600,000**
Total	**$400,000**	**$4,200,000**	**$4,600,000**

PWS Imp. No. 5 - Wildwood WTP No. 2 Expansion

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	03/1/2028
Estimated Completion Date	09/14/2029

Description

This project is from the Utilities Master Plan. It will increase the capacity of water treatment plant no. 2.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$3.5M

Project Total
$3.5M

Detailed Breakdown

Category	FY2028 *Requested*	FY2029 *Requested*	Total
Construction/Maintenance	$1,248,000	$1,748,000	**$2,996,000**
Engineering	$250,000	$0	**$250,000**
Design	$250,000	$0	**$250,000**
Total	**$1,748,000**	**$1,748,000**	**$3,496,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$3.5M

Project Total
$3.5M

Detailed Breakdown

Category	FY2028 *Requested*	FY2029 *Requested*	Total
Water SDC Fund	$1,748,000	$1,748,000	**$3,496,000**
Total	**$1,748,000**	**$1,748,000**	**$3,496,000**

RCW Imp No. 5 - Design/Construct VWCA 8/10 Connection Point

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2029
Estimated Completion Date	09/30/2030

Description

Villages Water Conservation Authority.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$552K**	**$552K**

Detailed Breakdown

Category	FY2030 *Requested*
Construction/Maintenance	**$552,000**
Total	**$552,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$552K**	**$552K**

Detailed Breakdown

Category	FY2030 *Requested*
Wastewater SDC Fund	**$552,000**
Total	**$552,000**

RCW Imp No. 6 - Design/Construct VWCA 3/6 Connection Point

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2029
Estimated Completion Date	09/30/2030

Description

Villages Water Conservation Authority

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$552K**	**$552K**

Detailed Breakdown

Category	FY2030 *Requested*
Construction/Maintenance	**$552,000**
Total	**$552,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$552K**	**$552K**

Detailed Breakdown

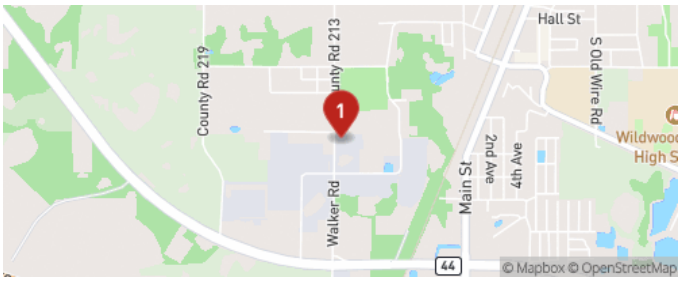
Category	FY2030 *Requested*
Wastewater SDC Fund	**$552,000**
Total	**$552,000**

RCW Imp. No 4 - Effluent PS and Storage Improvements at WWTP

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

Project Location



Description

CIP project to design the MLK Reuse pump station to pump reclaim to the RIB site.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

RE_ 26_27 budget numbers.pdf

Capital Cost

FY2027 Budget
$7M

Total Budget (all years)
$7.5M

Project Total
$7.5M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$7,000,000	$500,000	**$7,500,000**
Design	$0	$0	**$0**
Total	**$7,000,000**	**$500,000**	**$7,500,000**

Funding Sources

FY2027 Budget
$7M

Total Budget (all years)
$7.5M

Project Total
$7.5M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
CIP	$7,000,000	$500,000	**$7,500,000**
Total	**$7,000,000**	**$500,000**	**$7,500,000**

RCW Imp. No. 3 - Expansion of RIB Site

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	12/31/2027

Description

Project entails expansion of the City's existing RIB site from a capacity of 1.06 MGD to a total capacity of 4.70 MGD. Upsize existing onsite piping from 12-inch to 10-inch. The project was identified in the City's Utility Master Plan.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$6.9M	**$6.9M**	**$6.9M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$6,900,000**
Total	**$6,900,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$6.9M	**$6.9M**	**$6.9M**

Detailed Breakdown

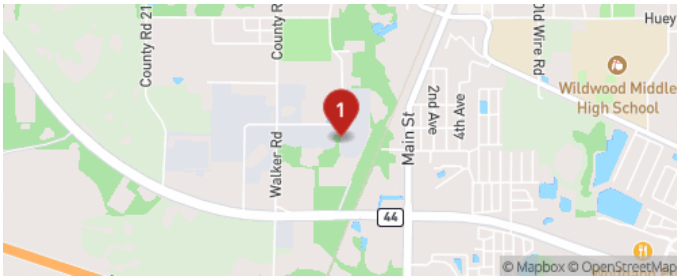
Category	FY2027 *Requested*
CIP	**$6,900,000**
Total	**$6,900,000**

Wastewater Treatment Plant

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	08/1/2024
Estimated Completion Date	12/30/2025

Project Location



Description

Expand wastewater plant to 6 MGD.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$12.8M	**$12.8M**	**$12.8M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$12,848,000**
Engineering	**$0**
Design	**$0**
Total	**$12,848,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$12.8M	**$12.8M**	**$12.8M**

Detailed Breakdown

Category	FY2027 *Requested*
Debt Issuance (SRF/Bonds/Loan)	**$12,848,000**
Total	**$12,848,000**

WW Imp. No. 2 - Charlotte LS Capacity Upgrade

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	03/1/2027
Estimated Completion Date	09/30/2027

Description

From Utility Master Plan:

WW Improvement No. 2 – Charlotte Lift Station Pump Replacement
Due to increases in sanitary loading in Charlotte lift station's sewershed and increased flows in the Trailwinds force main, Charlotte's loading is expected to exceed its peak hour firm pumping capacity. Upsizing the pumps at Charlotte would allow for capacity to be met and improve overall system efficiency. The cost of construction and implementation for this improvement is approximately $290,000.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget
$750K

Total Budget (all years)
$750K

Project Total
$750K

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$750,000**
Total	**$750,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$750K	**$750K**	**$750K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater SDC Fund	**$750,000**
Total	**$750,000**

WW Imp. No. 4 - Trailwinds and CR 209 Repump Station Project

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Install a re-pump station on CR 209 to bring the wastewater to the treatment plant. Per the City's adopted masterplan this is improvement WW #4, slatted for completion of construction by 2030.

Images



Pump Station

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

RE_ 26_27 budget numbers.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$3.2M	**$3.2M**	**$3.2M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$3,200,000**
Total	**$3,200,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$3.2M	**$3.2M**	**$3.2M**

Detailed Breakdown

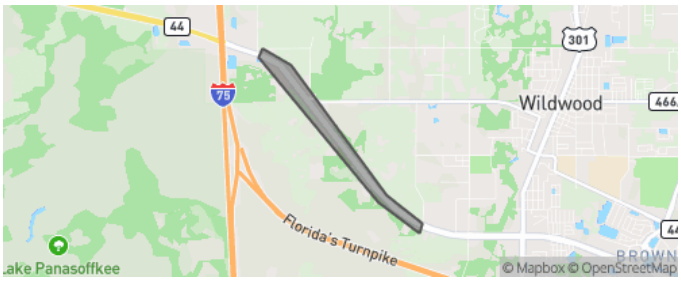
Category	FY2027 *Requested*
Wastewater SDC Fund	**$3,200,000**
Total	**$3,200,000**

WW Imp. No. 5 - Upsize 229 Lift Station and Force Main

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

Per the city's utility master plan improvement No. WW-5. This request is for the design of the upgrade of the CR 229 lift station and force main.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Master Plan

Capital Cost

FY2027 Budget
$365K

Total Budget (all years)
$3.67M

Project Total
$3.67M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Construction/Maintenance	$0	$3,300,000	**$3,300,000**
Design	$365,000	$0	**$365,000**
Total	**$365,000**	**$3,300,000**	**$3,665,000**

Funding Sources

FY2027 Budget
$365K

Total Budget (all years)
$3.67M

Project Total
$3.67M

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Wastewater SDC Fund	$365,000	$3,300,000	**$3,665,000**
Total	**$365,000**	**$3,300,000**	**$3,665,000**

WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS

Overview

Request Owner	Cassandra Smith, CFO
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2029
Estimated Completion Date	09/30/2030

Description

WW Imp. No. 6C - Triumph South Phase I Flow Reroute to Dublin LS

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$408K**	**$408K**

Detailed Breakdown

Category	FY2030 *Requested*
Construction/Maintenance	**$408,000**
Total	**$408,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$408K**	**$408K**

Detailed Breakdown

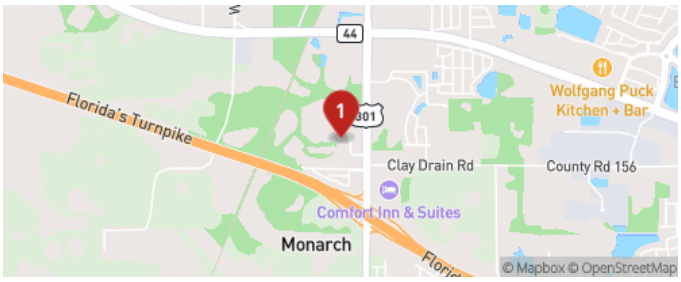
Category	FY2030 *Requested*
Wastewater SDC Fund	**$408,000**
Total	**$408,000**

WW Imp. No. 8 - Upsize and Reroute Prison FM through Monarch Ranch

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Capital Projects
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

This request is to fund the construction of the federal prison 16" force main reroute. This will reroute the prison sanitary sewer flow through Monarch ranch.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

RE_ 26_27 budget numbers.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$2.5M	**$2.5M**	**$2.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$2,500,000**
Total	**$2,500,000**

Funding Sources

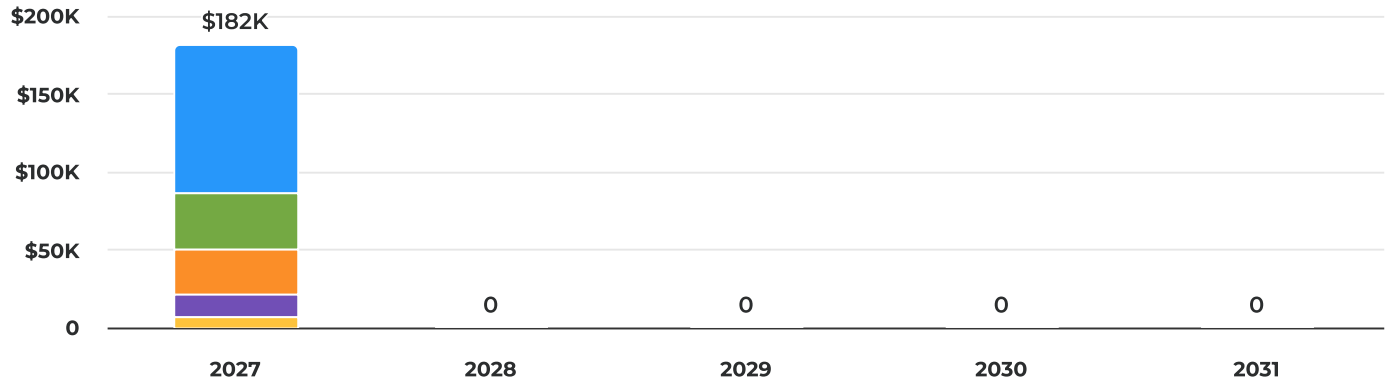
FY2027 Budget	Total Budget (all years)	Project Total
$2.5M	**$2.5M**	**$2.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater SDC Fund	**$2,500,000**
Total	**$2,500,000**

Parks & Recreation

FY27 - FY31 Parks & Recreation Projects



Existing Ballfield - Foul Ball Netting	**$95,000**	52.34%
Existing Ballfields - Dugout Shading	**$37,000**	20.39%
Batwing Mower	**$28,000**	15.43%
Enclosed 16-20FT Trailer	**$15,000**	8.26%
Front End Loader Attachment	**$6,500**	3.58%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Existing Ballfield - Foul Ball Netting	$95,000	$0	$0	$0	$0	**$95,000**
Existing Ballfields - Dugout Shading	$37,000	$0	$0	$0	$0	**$37,000**
Batwing Mower	$28,000	$0	$0	$0	$0	**$28,000**
Enclosed 16-20FT Trailer	$15,000	$0	$0	$0	$0	**$15,000**
Front End Loader Attachment	$6,500	$0	$0	$0	$0	**$6,500**
Total Summary of Requests	**$181,500**	**$0**	**$0**	**$0**	**$0**	**$181,500**

Batwing Mower

Overview

Request Owner Courtney Kellem, Park & Recreation Director

Department Parks & Recreation

Type Capital Equipment

Description

15' Flex Wing Cutter, 6 Foam Filled Wheels, Suspended Tongue, Chains

Images



Batwing Mower

Details

Strategic Focus Area: Employee Recruitment and Retainment

New Purchase or Replacement: New

New or Used Vehicle: New Vehicle

Useful Life: 10 or more years

Supplemental Attachments

Batwing Quote

Capital Cost

FY2027 Budget
$28K

Total Budget (all years)
$28K

Project Total
$28K

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$28,000**
Total	**$28,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$28K	**$28K**	**$28K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$28,000**
Total	**$28,000**

Enclosed 16-20FT Trailer

Overview

Request Owner Courtney Kellem, Park & Recreation Director

Department Parks & Recreation

Type Capital Equipment

Description

7x16 heavy duty cargo trailer 6'6" HT, side door, double rear doors

Images



Enclosed 20FT Trailer

Details

Strategic Focus Area: Community Engagement

New or Used Vehicle: New Vehicle

New Purchase or Replacement: New

Useful Life: 10 or more years

Supplemental Attachments

Cargo Trailer

Capital Cost

FY2027 Budget
$15K

Total Budget (all years)
$15K

Project Total
$15K

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$15,000**
Total	**$15,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$15K	**$15K**	**$15K**

Detailed Breakdown

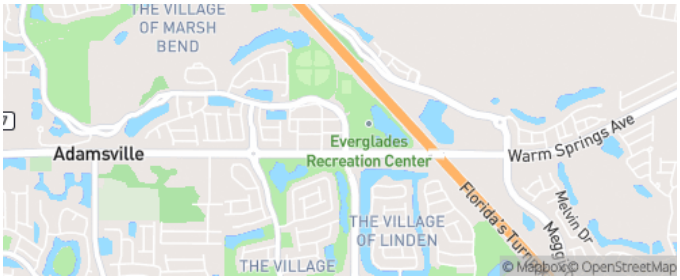
Category	FY2027 *Requested*
General Fund	**$15,000**
Total	**$15,000**

Existing Ballfield - Foul Ball Netting

Overview

Request Owner	Courtney Kellem, Park & Recreation Director
Department	Parks & Recreation
Type	Capital Improvement
Estimated Start Date	11/2/2026
Estimated Completion Date	01/29/2027

Project Location



Description

Installation of 5 set of qty 4-Cat 1 wooden poles to be installed at the corners of each backstop outside fence line and on edge of dugouts side closest to backstop

Installation of hardware and netting onto new pole system. Netted area to be ~40' H (AGL) x 100' L

Baseball Netting - 1 3/4" square mesh, knotted nylon. Black and UV treated, rope bounce with 3/8" poly rope. 5 at 30' H x 100' L

Details

Strategic Focus Area: Community Engagement

Type of Project: Other improvement

Benefit to Community

Foul ball netting is crucial to the safety and well-being of baseball players and spectators. The Parks and Recreation Department seeks to enhance the safety and overall playing experience for baseball participants by addressing this need. This improvement will not only benefit the players and spectators but also enhance the overall appearance of the complex.

Supplemental Attachments

Ballfield Foul Ball Netting

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$95K	**$95K**	**$95K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$95,000**
Total	**$95,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$95K	**$95K**	**$95K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$95,000**
Total	**$95,000**

Existing Ballfields - Dugout Shading

Overview

Request Owner	Courtney Kellem, Park & Recreation Director
Department	Parks & Recreation
Type	Capital Improvement
Estimated Start Date	11/2/2026
Estimated Completion Date	01/29/2027

Description

Replacement dugout shade fabrics.

Vinyl mesh and weatherproof

Details

Strategic Focus Area: Community Engagement

Type of Project: Other improvement

Benefit to Community

The existing dugout shade fabrics at the Millennium Park ballfield complex are in poor condition and require replacement. The Parks and Recreation Department seeks to enhance the safety and overall playing experience for baseball participants by addressing this need. This improvement will not only benefit users but also enhance the overall appearance of the complex.

Supplemental Attachments

Replacement Dugout Fabrics

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$37K	**$37K**	**$37K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$37,000**
Total	**$37,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$37K	**$37K**	**$37K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$37,000**
Total	**$37,000**

Front End Loader Attachment

Overview

Request Owner Courtney Kellem, Park & Recreation Director

Department Parks & Recreation

Type Capital Equipment

Description

Base weight 281.09 kg

Bucket used Materials

Bucket weight 207 lb

Lift capacity at full height Measured at pivot (U) 1393 lbf

Measured at 500 mm ahead of pivot (V)1005 lbf

Lift capacity at 59 in. (1500 mm) Measured at pivot (W) 2109 lbf

Measured at 500 mm ahead of pivot (X) 1639 lbf

Boom breakout force Measured at pivot (Y) 3769 lbf

Measured at 500 mm ahead of pivot (Z) 2665 lbf

Bucket rollback force capacity At maximum height (VV) 1819 lbf

At 59-in. (1500-mm) lift height (XX) 3079 lbf

At ground-level line (ZZ) 2944 lbf

Dimensions Maximum lift height (A) 2616 mm, 103.3 in.

At full height - bucket level(B) 94.9 in.

At full height - bucket dumped (C) 78.8 in.

Overall length (I+F), ft (m) 3.218 m, 10.55 ft

Digging depth (H) 121 mm, 4.76 in.

Reach At maximum height (D) 766 mm, 30.1 in.

At ground level - bucket level (F) 1491 mm, 50.7 in.

Bucket angle Dump angle, degrees (E)

49.3 degree (angle)

Rollback angle, degrees (G)

23.8 degree (angle)

Dump angle, ground

138 degree (angle)

Images



320R Loader

Details

Strategic Focus Area: Employee Recruitment and Retainment

New Purchase or Replacement: New

New or Used Vehicle: New Vehicle

Useful Life: 10 or more years

Supplemental Attachments

320R Loader Quote

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$6.5K	**$6.5K**	**$6.5K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$6,500**
Total	**$6,500**

Funding Sources

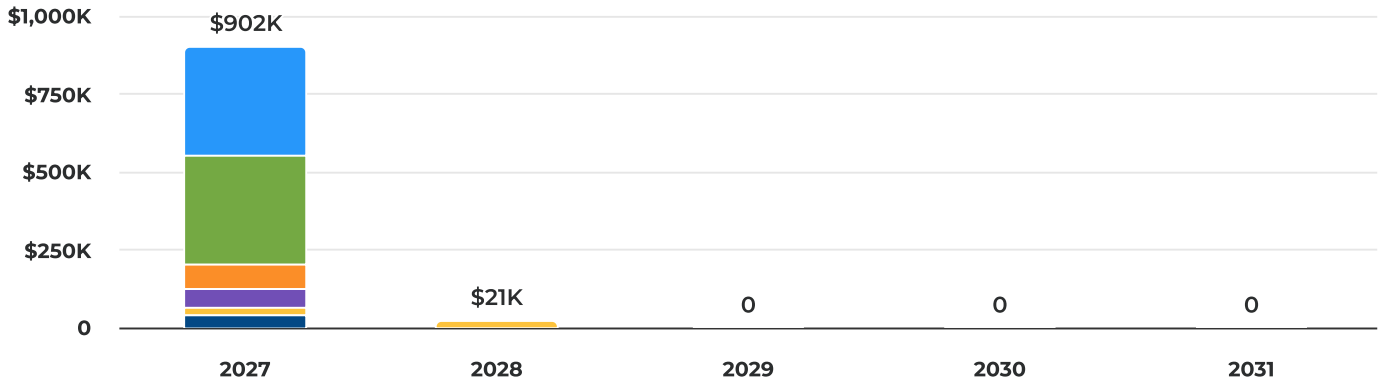
FY2027 Budget	Total Budget (all years)	Project Total
$6.5K	**$6.5K**	**$6.5K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$6,500**
Total	**$6,500**

Public Safety

FY27 - FY31 Public Safety Projects



Five replacement vehicles	**$350,000**	37.92%
five new marked police vehicles	**$350,000**	37.92%
Five camera systems for newly requested vehicles	**$80,250**	8.69%
3 - Golf Carts	**$60,000**	6.50%
In-Car Video Bundles and Camera System	**$42,600**	4.62%
Five camera systems for replacement marked police vehicles	**$40,125**	4.35%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Five replacement vehicles	$350,000	$0	$0	$0	$0	**$350,000**
five new marked police vehicles	$350,000	$0	$0	$0	$0	**$350,000**
Five camera systems for newly requested vehicles	$80,250	$0	$0	$0	$0	**$80,250**
3 - Golf Carts	$60,000	$0	$0	$0	$0	**$60,000**
In-Car Video Bundles and Camera System	$21,300	$21,300	$0	$0	$0	**$42,600**
Five camera systems for replacement marked police vehicles	$40,125	$0	$0	$0	$0	**$40,125**
Total Summary of Requests	**$901,675**	**$21,300**	**$0**	**$0**	**$0**	**$922,975**

3 - Golf Carts

Overview

Request Owner Randall Parmer, Chief of Police

Department Public Safety

Type Capital Equipment

Description

3 golf carts to provide police service at the entertainment districts.

Images



Golf Cart.jpg

Details

Strategic Focus Area: Community Engagement

New or Used Vehicle: New Vehicle

New Purchase or Replacement: New

Useful Life: 7

Supplemental Attachments

Golf Cart Quote.pdf

Capital Cost

FY2027 Budget
$60K

Total Budget (all years)
$60K

Project Total
$60K

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	$60,000
Total	**$60,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$60K	**$60K**	**$60K**

Detailed Breakdown

Category	FY2027 *Requested*
Impact Fee Fund	**$60,000**
Total	**$60,000**

Five camera systems for newly requested vehicles

Overview

Request Owner	Randall Parmer, Chief of Police
Department	Public Safety
Type	Capital Equipment

Description

5 - camera systems for newly requested vehicles

5- cameras @ $8,025 each. Total $40,125

Images



Front Glass camera (002).jpg



Suspect view camera (002).jpg

Details

New Purchase or Replacement: New

Supplemental Attachments

doc05609420260421132527.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$40.1K	**$40.1K**	**$40.1K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment	$40,125
Total	**$40,125**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$80.3K	**$80.3K**	**$80.3K**

Detailed Breakdown

Category	FY2027 *Requested*
Impact Fee Fund	$40,125
General Fund	$40,125
Total	**$80,250**

Five camera systems for replacement marked police vehicles

Overview

Request Owner	Randall Parmer, Chief of Police
Department	Public Safety
Type	Capital Equipment

Description

5 - Camera systems for replacement police vehicles

5 camerasystems @$8025 each. Total $40,125

Images



Front Glass camera (002).jpg



Suspect view camera (002).jpg

Details

New Purchase or Replacement: New

Supplemental Attachments

doc05609420260421132527.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$40.1K	**$40.1K**	**$40.1K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment	$40,125
Total	**$40,125**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$40.1K	**$40.1K**	**$40.1K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	$40,125
Total	**$40,125**

five new marked police vehicles

Overview

Request Owner Randall Parmer, Chief of Police

Department Public Safety

Type Capital Equipment

Description

Five new marked police vehicles for request of additional officers.

5 - 2026 Ford Police Interceptor SUVs @ $66,695 each.

Total - $333,475

Images



Proof5.jpg

Details

Strategic Focus Area: Community Engagement

New or Used Vehicle: New Vehicle

New Purchase or Replacement: New

Useful Life: 7

Supplemental Attachments

Invoice Police Utility Marked.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$350K	**$350K**	**$350K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$350,000**
Total	**$350,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$350K	**$350K**	**$350K**

Detailed Breakdown

Category	FY2027 *Requested*
Impact Fee Fund	**$350,000**
Total	**$350,000**

Five replacement vehicles

Overview

Request Owner Randall Parmer, Chief of Police

Department Public Safety

Type Capital Equipment

Description

Five replacement marked police vehicles per Fleet Manager Steve Watson.

2026 Ford Police Interceptor SUVs @ $66,695 each.

Total for 5 vehicles $333,475

Images



Proof5.jpg

Details

Strategic Focus Area: Community Engagement

New or Used Vehicle: New Vehicle

New Purchase or Replacement: Replacement

Useful Life: 7

Supplemental Attachments

Invoice Police Utility Marked.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$350K	**$350K**	**$350K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$350,000**
Total	**$350,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$350K	**$350K**	**$350K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$350,000**
Total	**$350,000**

In-Car Video Bundles and Camera System

Overview

Request Owner Randall Parmer, Chief of Police

Department Public Safety

Type Capital Equipment

Description

This request is for six (6) in-car video and camera systems to be installed in newly requested police vehicles.

This equipment will be provided by the current vendor, Metrix Solutions, and added to the existing contract.

Total costs - $85,028

Four year payment schedule - $21,257 per year

Details

New Purchase or Replacement: New

Capital Cost

FY2027 Budget
$21.3K

Total Budget (all years)
$42.6K

Project Total
$42.6K

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
Equipment	$21,300	$21,300	**$42,600**
Total	**$21,300**	**$21,300**	**$42,600**

Funding Sources

FY2027 Budget
$21.3K

Total Budget (all years)
$42.6K

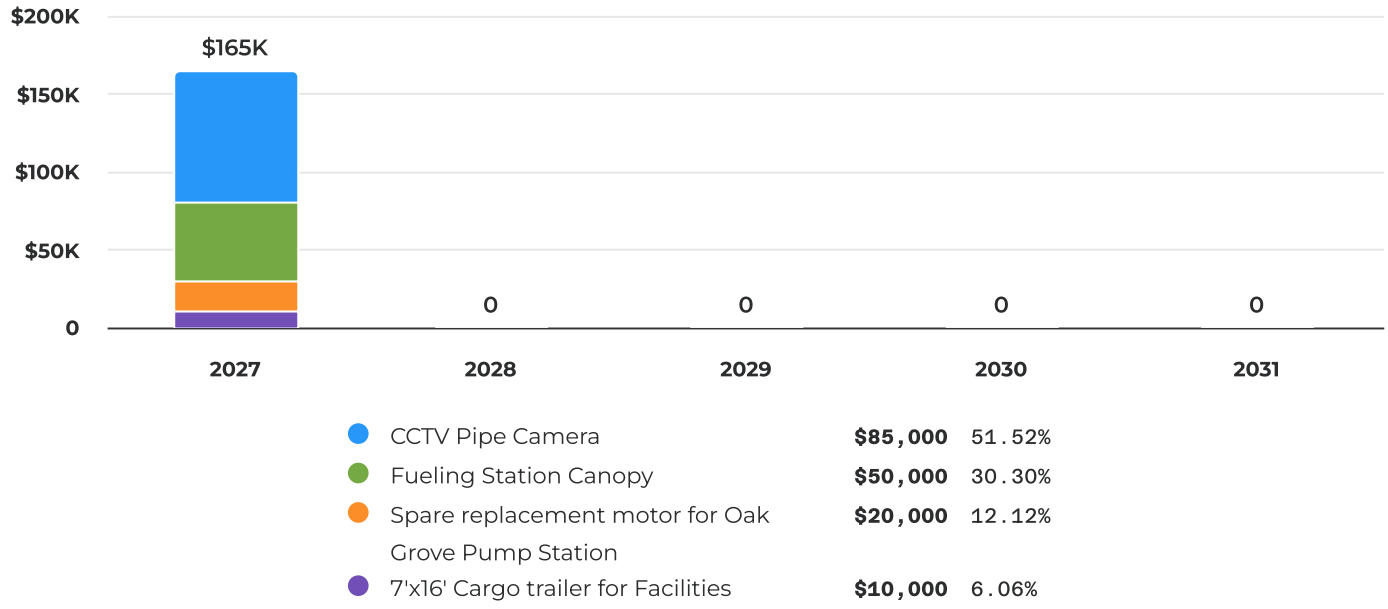
Project Total
$42.6K

Detailed Breakdown

Category	FY2027 *Requested*	FY2028 *Requested*	Total
General Fund	$21,300	$21,300	**$42,600**
Total	**$21,300**	**$21,300**	**$42,600**

Public Works

FY27 - FY31 Public Works Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CCTV Pipe Camera	$85,000	$0	$0	$0	$0	**$85,000**
Fueling Station Canopy	$50,000	$0	$0	$0	$0	**$50,000**
Spare replacement motor for Oak Grove Pump Station	$20,000	$0	$0	$0	$0	**$20,000**
7'x16' Cargo trailer for Facilities	$10,000	$0	$0	$0	$0	**$10,000**
Total Summary of Requests	**$165,000**	**$0**	**$0**	**$0**	**$0**	**$165,000**

7'x16' Cargo trailer for Facilities

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Public Works
Type	Capital Equipment

Description

This is an enclosed trailer approximately 7ft wide by 16ft long for Facilities to use for equipment and tools on projects. This will give them the ability to keep materials out of the weather and secured at all times.

Images



7x16 Cargo Trailer

Details

New Purchase or Replacement: New

Supplemental Attachments

Cargo Trailer
7'x16' Enclosed Trailer

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$10K	**$10K**	**$10K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment	**$10,000**
Total	**$10,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$10K	**$10K**	**$10K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$10,000**
Total	**$10,000**

CCTV Pipe Camera

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Public Works
Type	Capital Equipment

Description

This project involves the replacement of the existing pipe inspection camera used for stormwater system inspections. The current camera has experienced critical malfunctions and is no longer repairable. The new system will restore inspection capabilities and improve operational efficiency.

The cost of the replacement equipment will be shared between the Public Works and Utilities Departments, as the system will support both operations.

Images



Pipe Crawler

Details

New Purchase or Replacement: Replacement

Supplemental Attachments

Quote for Storm Camera

CCTV Memo.docx

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$85K	**$85K**	**$85K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment	**$85,000**
Total	**$85,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$85K	**$85K**	**$85K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$85,000**
Total	**$85,000**

Fueling Station Canopy

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Public Works
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	10/1/2027

Project Location



Description

The fueling station canopy will provide protective coverage for the fueling equipment, electronic systems, and vehicle fueling area. This cover will shield the fueling station from weather exposure, helping to extend the service life of the equipment, reduce maintenance requirements, and improve overall safety and operational efficiency during fueling activities.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

MSC fueling station canopy aerial.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$50K	**$50K**	**$50K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$50,000**
Total	**$50,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$50K	**$50K**	**$50K**

Detailed Breakdown

Category	FY2027 *Requested*
Other	**$50,000**
Total	**$50,000**

Spare replacement motor for Oak Grove Pump Station

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Public Works
Type	Capital Equipment

Description

Purchase a spare replacement motor for the Oak Grove Pump Station to ensure immediate response in the event of a motor failure and maintain continuous pump station operations.

Images



20 HP pump.jpg

Details

New Purchase or Replacement: Replacement

Supplemental Attachments

Grunfos two 20Hp pump 3-11-2026.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment	**$20,000**
Total	**$20,000**

Funding Sources

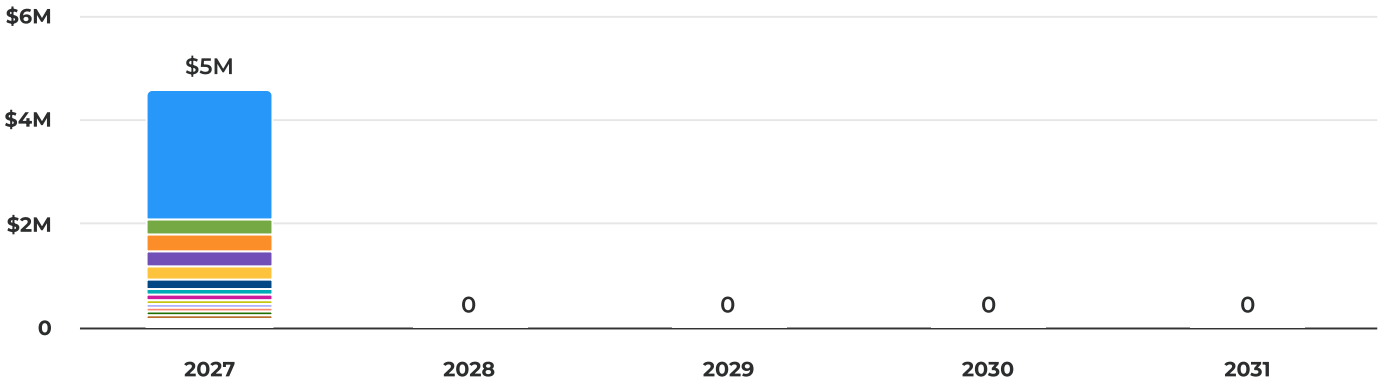
FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
General Fund	**$20,000**
Total	**$20,000**

Wastewater Division

FY27 - FY31 Wastewater Division Projects



Millennium Park Reuse Line	**$2,500,000**	54.53%
CIPP line in place gravity sewer pipe lining.	**$310,000**	6.76%
Scada Pack Replacement For LS	**$300,000**	6.54%
Sanitary Sewer Camera System (CCTV)	**$290,000**	6.32%
Rehab and Coating of 45 Manhole wet wells and manhole covers	**$280,000**	6.11%
3 (Three) Spare Lift Station Pumps	**$165,000**	3.60%
Coating of Lift Station Wet Wells	**$100,000**	2.18%
Misc Sewer System Renew and Replacement	**$100,000**	2.18%
Misc Lift Station Upgrades	**$100,000**	2.18%
LS Tow Behind Generator	**$75,000**	1.64%
4" Lift Station Bypass Pump	**$70,000**	1.53%
Ice Pigging FM	**$60,000**	1.31%
EQ Pump Replacement	**$55,000**	1.20%
Lift Station Control Panel (Police Station)	**$52,000**	1.13%
Floating Aerator Wastewater	**$40,000**	0.87%
2026 Ford Explorer	**$38,000**	0.83%
Cubicles For Office	**$20,000**	0.44%
Lift Station Hatch Replacement	**$20,000**	0.44%
Spare Floating Aerator Motor	**$10,000**	0.22%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Millennium Park Reuse Line	$2,500,000	$0	$0	$0	$0	**$2,500,000**
CIPP line in place gravity sewer pipe lining.	$310,000	$0	$0	$0	$0	**$310,000**
Scada Pack Replacement For LS	$300,000	$0	$0	$0	$0	**$300,000**
Sanitary Sewer Camera System (CCTV)	$290,000	$0	$0	$0	$0	**$290,000**
Rehab and Coating of 45 Manhole wet wells and manhole covers	$280,000	$0	$0	$0	$0	**$280,000**

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
3 (Three) Spare Lift Station Pumps	$165,000	$0	$0	$0	$0	**$165,000**
Coating of Lift Station Wet Wells	$100,000	$0	$0	$0	$0	**$100,000**
Misc Sewer System Renew and Replacement	$100,000	$0	$0	$0	$0	**$100,000**
Misc Lift Station Upgrades	$100,000	$0	$0	$0	$0	**$100,000**
LS Tow Behind Generator	$75,000	$0	$0	$0	$0	**$75,000**
4" Lift Station Bypass Pump	$70,000	$0	$0	$0	$0	**$70,000**
Ice Pigging FM	$60,000	$0	$0	$0	$0	**$60,000**
EQ Pump Replacement	$55,000	$0	$0	$0	$0	**$55,000**
Lift Station Control Panel (Police Station)	$52,000	$0	$0	$0	$0	**$52,000**
Floating Aerator Wastewater	$40,000	$0	$0	$0	$0	**$40,000**
2026 Ford Explorer	$38,000	$0	$0	$0	$0	**$38,000**
Cubicles For Office	$20,000	$0	$0	$0	$0	**$20,000**
Lift Station Hatch Replacement	$20,000	$0	$0	$0	$0	**$20,000**
Spare Floating Aerator Motor	$10,000	$0	$0	$0	$0	**$10,000**
Total Summary of Requests	**$4,585,000**	**$0**	**$0**	**$0**	**$0**	**$4,585,000**

2026 Ford Explorer

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Equipment

Description

This request is for the replacement of Ford Explorer vehicle No. 0653. This is per the fleet department's annual replacement report.

Images



Ford Explorer.jpg

Details

Strategic Focus Area: Transportation

New or Used Vehicle: New Vehicle

New Purchase or Replacement: Replacement

Useful Life: 10 or more years

Supplemental Attachments

Truck Costs.pdf

Replacement Report

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$38K	**$38K**	**$38K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$38,000**
Total	**$38,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$38K	**$38K**	**$38K**

Detailed Breakdown

Category	FY2027 *Requested*
Utility Revenue Fund	**$38,000**
Total	**$38,000**

3 (Three) Spare Lift Station Pumps

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Spare lift station pumps, to keep the city within compliance with FDEP with no SSO. This request is for 85Hp, 45Hp, 35Hp, and 11Hp. These are some of our larger pumps and odd size pumps to put on the shelf.

Images



flygt-chopper-pump.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

LS 36 Spare Pump 2027.pdf

LS Spare Pumps Differnet Sizes 2027.pdf

Capital Cost

FY2027 Budget
$165K

Total Budget (all years)
$165K

Project Total
$165K

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$165,000**
Total	**$165,000**

Funding Sources

FY2027 Budget
$165K

Total Budget (all years)
$165K

Project Total
$165K

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$165,000**
Total	**$165,000**

4" Lift Station Bypass Pump

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

The department has two 6" bypass pumps for our master and larger stations. This request is to purchase a smaller 4" pump to use during catastrophic failures at our stations with 15Hp and smaller pumps.

Images



Bypass Pump.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Qte1597581.pdf

Qte1597595.pdf

Premier 4in Silent.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$70K	**$70K**	**$70K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$70,000**
Total	**$70,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$70K	**$70K**	**$70K**

Detailed Breakdown

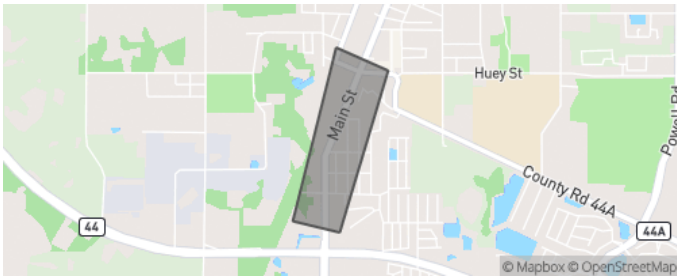
Category	FY2027 *Requested*
Wastewater Operating Budget	**$70,000**
Total	**$70,000**

CIPP line in place gravity sewer pipe lining.

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

This request is to continue the annual rehab and renewal of the city's central sanitary sewer system. We propose to line and repair 4,000ft of gravity sewer main.

Images



Sewer Main Repair.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

City of Wildwood CIPP 301 R2.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$310K	**$310K**	**$310K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$310,000**
Total	**$310,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$310K	**$310K**	**$310K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$310,000**
Total	**$310,000**

Coating of Lift Station Wet Wells

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	09/30/2028

Description

Coating of four lift stations wet wells to help protect the structures from deterioration. This is a yearly program for operational excellence.

Images



Coating pic

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Coating quote

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$100K	**$100K**	**$100K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$100,000**
Total	**$100,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$100K	**$100K**	**$100K**

Detailed Breakdown

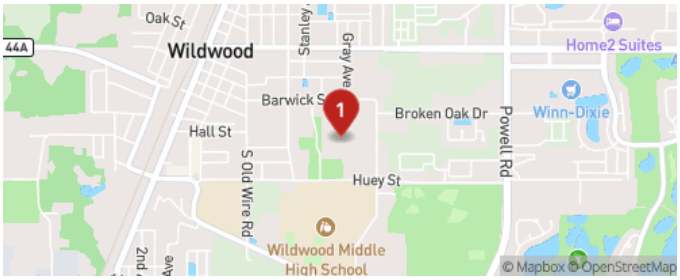
Category	FY2027 *Requested*
Wastewater Operating Budget	**$100,000**
Total	**$100,000**

Cubicles For Office

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

With the expansion of the Utility Department, we need to install new work cubicles to accommodate future growth.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Supplemental Attachments

N260401-6.pdf

26-320 City of Wildwood- Municipal Services 11x17 032726.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$20,000**
Total	**$20,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

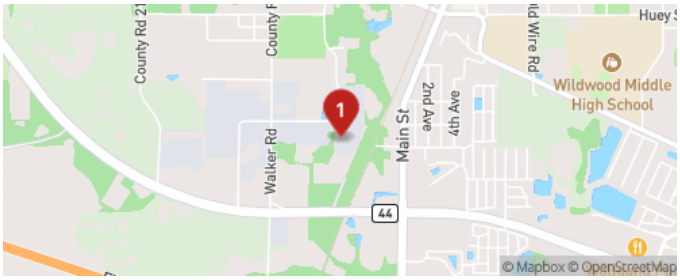
Category	FY2027 *Requested*
Wastewater Operating Budget	**$20,000**
Total	**$20,000**

EQ Pump Replacement

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

Per the manufacturer of the existing EQ pumps at the WWTP they are no longer a supported pump. This request is to fund the replacement of one of those pumps to a supported piece of equipment. Staff replaced one of these in the 25/26 budget.

Images



EQ Pumps.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

EQ Pump quote.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$55K	**$55K**	**$55K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$55,000**
Total	**$55,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$55K	**$55K**	**$55K**

Detailed Breakdown

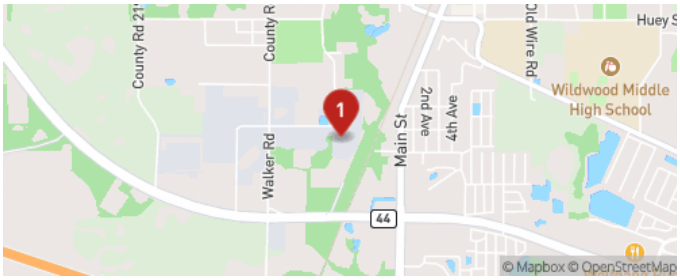
Category	FY2027 *Requested*
Wastewater Operating Budget	**$55,000**
Total	**$55,000**

Floating Aerator Wastewater

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

Purchase another floating aerator to produce air within the wastewater plant for treatment. This request is to have 2 in the South train. This is needed to help meet FDEP regulations for nutrient removal.

Images



Floating Aerator.png

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Cornerstone - Wildwood - Spare Aerator, Quote.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$40K	**$40K**	**$40K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$40,000**
Total	**$40,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$40K	**$40K**	**$40K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$40,000**
Total	**$40,000**

Ice Pigging FM

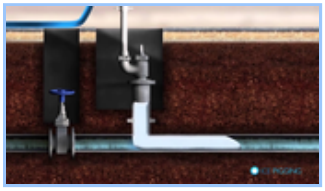
Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Over time the city's force mains can build up solids and clog the main. Thie request is to fund Ice pigging for those force mains within the collections' system.

Images



Ice Pigging.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Pigging Quote

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$60K	**$60K**	**$60K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$60,000**
Total	**$60,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$60K	**$60K**	**$60K**

Detailed Breakdown

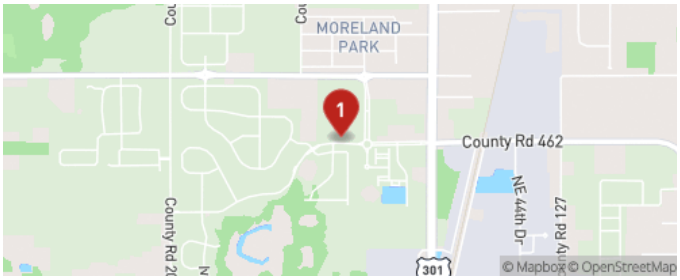
Category	FY2027 *Requested*
Wastewater Operating Budget	**$60,000**
Total	**$60,000**

Lift Station Control Panel (Police Station)

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	09/15/2028

Project Location



Description

Due to age and H2S gasses and the departments annual preventative maintenance plan, this request is to replace the control panel at the Police Department lift station. This is a panel replacement program within the city wastewater dept. and is required by FDEP to help prevent SSO.

Images



LS 3 Control Panel.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Police Dept LS Panel 2027.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$52K	**$52K**	**$52K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$52,000**
Total	**$52,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$52K	**$52K**	**$52K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$52,000**
Total	**$52,000**

Lift Station Hatch Replacement

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Due to age and gasses some of our lift station hatches must be replaced. This request is to fund those needed replacements as they arise thourghout the year.

Images



Lift Station Hatch.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Hatch Replacement Quote

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$20,000**
Total	**$20,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$20,000**
Total	**$20,000**

LS Tow Behind Generator

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Tow Behind generator for lift stations and other department events for a power source. This request is to replace / upgrade one of our current pull-behind generators that has reached the end of its life cycle.

Images



Generator Pic



Old Generator to be auctioned

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

IPS-53532 Generator.pdf

Trailer mounted Generator Quote.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$75K	**$75K**	**$75K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$75,000**
Total	**$75,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$75K	**$75K**	**$75K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$75,000**
Total	**$75,000**

Millennium Park Reuse Line

Overview

Request Owner	Cassandra Smith, CFO
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	12/15/2026
Estimated Completion Date	07/14/2027

Description

This project request is to finish the remaining phases of the Millennium Park reuse line.

Details

Strategic Focus Area: Infrastructure

Type of Project: New Construction

Capital Cost

FY2027 Budget
$2.5M

Total Budget (all years)
$2.5M

Project Total
$2.5M

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$2,500,000**
Total	**$2,500,000**

Funding Sources

FY2027 Budget
$2.5M

Total Budget (all years)
$2.5M

Project Total
$2.5M

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater SDC Fund	**$2,500,000**
Total	**$2,500,000**

Misc Lift Station Upgrades

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

Description

During the year there can be increases in flows due to storms and development. At that time, some older stations become insufficient and need upgrades that are not budgeted. This request is for misc funds to utilize in such emergency occasions.

Images



Pump Pic

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$100K	**$100K**	**$100K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$100,000**
Total	**$100,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$100K	**$100K**	**$100K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$100,000**
Total	**$100,000**

Misc Sewer System Renew and Replacement

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

Description

During the year there can be catastrophic failures in parts of the sewer system that need emergency replacement, such as manhole structures and gravity mains. This request is to have sufficient funds to make those emergency repairs / upgrades during the budget year.

Images



Rehab Pic

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget
$100K

Total Budget (all years)
$100K

Project Total
$100K

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$100,000**
Total	**$100,000**

Funding Sources

FY2027 Budget
$100K

Total Budget (all years)
$100K

Project Total
$100K

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$100,000**
Total	**$100,000**

Rehab and Coating of 45 Manhole wet wells and manhole covers

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Rehab and coating of 45 manholes throughout the collection system to help reduce I & I and to protect the structures.

Images



Coating Pic

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Manhole Quote

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$280K	**$280K**	**$280K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$280,000**
Total	**$280,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$280K	**$280K**	**$280K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$280,000**
Total	**$280,000**

Sanitary Sewer Camera System (CCTV)

Overview

Request Owner	Jeremy Hockenbury, Public Works Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

This project involves the replacement of the existing pipe inspection system used for utility and stormwater system inspections. The current CCTV systems have experienced multiple malfunctions with extended repair times. The new system will restore inspection capabilities and improve operational efficiency.

The cost of the replacement equipment will be shared between the Public Works and Utilities Departments, as the system will support both operations.

Images



Crawler Camera.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Wildwood - Retro Transit - TVO HD - Quote - April 2026 - Update Q-08489.pdf

8b2a4416e98d7fbb4b90bd1993156d8803d5a749722e9f17260dd8491cb5.pdf

CCTV Memo.docx

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$290K	**$290K**	**$290K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$290,000**
Total	**$290,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$290K	**$290K**	**$290K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$290,000**
Total	**$290,000**

Scada Pack Replacement For LS

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Description

Replace the old Scada pack radio system with new smart comm communication equipment to have the ability to control lift stations on your phone or tablet. FDEP requires control to stop SSO from happening. This will complete the standardization for all lift stations to use the same communication system.

Images



Allen Bradley Micrologic 1400 PLC.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Wildwood SCADAPAC replacements 3-10-26 rev1.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$300K	**$300K**	**$300K**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$300,000**
Total	**$300,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$300K	**$300K**	**$300K**

Detailed Breakdown

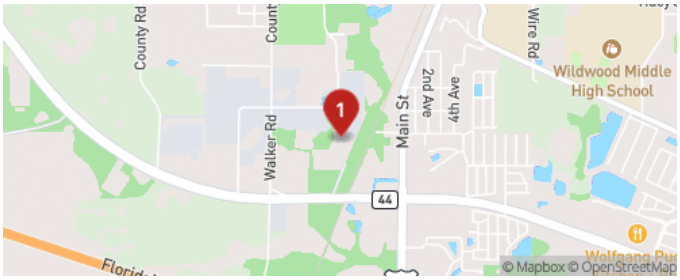
Category	FY2027 *Requested*
Wastewater Operating Budget	**$300,000**
Total	**$300,000**

Spare Floating Aerator Motor

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Wastewater Division
Type	Capital Improvement
Estimated Start Date	10/1/2026
Estimated Completion Date	09/30/2027

Project Location



Description

Spare floating aerator motor for the Kruger treatment trains. This will help staff keep the wastewater plant in compliance with FDEP during equipment failures.

Images



Floating Aerator.png

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Cornerstone - Wildwood - SCM Aerator Motor.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$10K	**$10K**	**$10K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$10,000**
Total	**$10,000**

Funding Sources

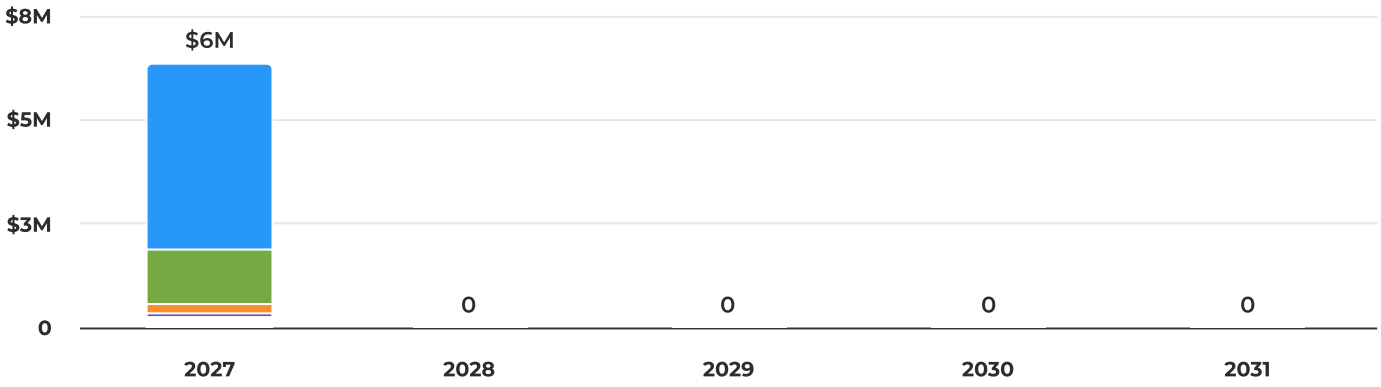
FY2027 Budget	Total Budget (all years)	Project Total
$10K	**$10K**	**$10K**

Detailed Breakdown

Category	FY2027 *Requested*
Wastewater Operating Budget	**$10,000**
Total	**$10,000**

Water Division

FY27 - FY31 Water Division Projects



HWY 301 Water Main Replacement	**$4,500,000**	70.80%
Loop and Upgrade of Metal Water Mains	**$1,300,000**	20.45%
New 2026 Ford F-250 Utility Bed Truck (3)	**$204,000**	3.21%
Meter Change Out Program / AMI system installation	**$100,000**	1.57%
2026 Ford F-150	**$46,000**	0.72%
Ford F-150 DW Operator	**$46,000**	0.72%
Ford F-150 Water Operator	**$46,000**	0.72%
Insertion Valves Distribution System	**$45,000**	0.71%
Fairways WTP Chemical Skid	**$25,000**	0.39%
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	**$24,000**	0.38%
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	**$20,000**	0.31%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
HWY 301 Water Main Replacement	$4,500,000	$0	$0	$0	$0	**$4,500,000**
Loop and Upgrade of Metal Water Mains	$1,300,000	$0	$0	$0	$0	**$1,300,000**
New 2026 Ford F-250 Utility Bed Truck (3)	$204,000	$0	$0	$0	$0	**$204,000**
Meter Change Out Program / AMI system installation	$100,000	$0	$0	$0	$0	**$100,000**
2026 Ford F-150	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 DW Operator	$46,000	$0	$0	$0	$0	**$46,000**
Ford F-150 Water Operator	$46,000	$0	$0	$0	$0	**$46,000**
Insertion Valves Distribution System	$45,000	$0	$0	$0	$0	**$45,000**
Fairways WTP Chemical Skid	$25,000	$0	$0	$0	$0	**$25,000**
Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's	$24,000	$0	$0	$0	$0	**$24,000**
Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's	$20,000	$0	$0	$0	$0	**$20,000**
Total Summary of Requests	**$6,356,000**	**$0**	**$0**	**$0**	**$0**	**$6,356,000**

2026 Ford F-150

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Equipment

Description

Replace truck 3858 (Locater Truck) with a new Ford F-150. The vehicle is due for replacement per the annual replacement report from our fleet division.

Images



Truck Pic

Details

Strategic Focus Area: Transportation

New or Used Vehicle: New Vehicle

New Purchase or Replacement: Replacement

Useful Life: 10 or more years

Supplemental Attachments

Truck Costs.pdf

Replacement Report

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$46,000**
Total	**$46,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Utility Revenue Fund	**$46,000**
Total	**$46,000**

Chemical Pumps Replacements at CCC No. 1 and CCC No.2 WTP's

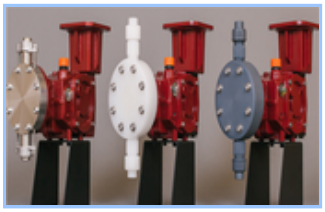
Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	08/1/2028

Description

For several years, the utility department has a preventative maintenance program replacing the chemical pumps at the water treatment plants to standardize equipment and for operational excellence. This should finish the replacement program and cut the operational cost for the next several years.

Images



Chemical pumps.png

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Chemical Pump Bid.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$20,000**
Total	**$20,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2027 *Requested*
Water Operating Budget	**$20,000**
Total	**$20,000**

Chemical Tank Replacement CCC No.2, and CCC No.1 WTP's

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	08/1/2028

Description

Budgeted maintenance program to replace the chemical tanks at the water treatment plants with 25+ year tanks. This program is close to completion, making the equipment standardized between water and wastewater operations.

Images



Chemical Tanks.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Fairways CL2 Tank Quote.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$24K	**$24K**	**$24K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$24,000**
Total	**$24,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$24K	**$24K**	**$24K**

Detailed Breakdown

Category	FY2027 *Requested*
Water Operating Budget	**$24,000**
Total	**$24,000**

Fairways WTP Chemical Skid

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	08/1/2028

Project Location



Description

Install a complete chemical skid at Fairways WTP. This will complete the chemical skid and pumps replacement program at the water treatment plants.

Images



Chemical Skid.jpg

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

WILDWOOD FAIRWAYS WTP SKID.pdf

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$25K	**$25K**	**$25K**

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$25,000**
Total	**$25,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$25K	**$25K**	**$25K**

Detailed Breakdown

Category	FY2027 *Requested*
Water Operating Budget	**$25,000**
Total	**$25,000**

Ford F-150 DW Operator

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Equipment

Description

This request is for a replacement truck for 1735. This is a Ford F-150, and this request is per the fleet departments annual replacement report.

Images



Ford F150.jpg

Details

Strategic Focus Area: Transportation

New or Used Vehicle: New Vehicle

New Purchase or Replacement: Replacement

Useful Life: 10 or more years

Supplemental Attachments

Truck Costs.pdf

Replacement Report

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$46,000**
Total	**$46,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Utility Revenue Fund	**$46,000**
Total	**$46,000**

Ford F-150 Water Operator

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Equipment

Description

Ford F-150 replacement for truck 8112 for the water operators. This request is per the fleet departments annual replacement report.

Images



Ford F150.jpg

Details

Strategic Focus Area: Transportation

New or Used Vehicle: New Vehicle

New Purchase or Replacement: Replacement

Useful Life: 10 or more years

Supplemental Attachments

Truck Costs.pdf

Replacement Report

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$46,000**
Total	**$46,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$46K	**$46K**	**$46K**

Detailed Breakdown

Category	FY2027 *Requested*
Utility Revenue Fund	**$46,000**
Total	**$46,000**

HWY 301 Water Main Replacement

Overview

Request Owner	Cassandra Smith, CFO
Department	Water Division
Type	Capital Improvement
Estimated Start Date	02/15/2027
Estimated Completion Date	09/24/2027

Description

The FDOT will be making road improvements to Hwy 301 south of SR44. In conjunction with this project there is a city water main that will need to be relocated to accommodate the widening of the road. The FDOT and city will come to an agreement on the estimated cost and Wildwood will place that amount in escrow with the FDOT prior to the start of the construction. Following construction, there will be a reconciliation of the actual cost and funds will be returned/paid to make each party whole. The current estimated cost is $4.5M.

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$4.5M	**$4.5M**	**$4.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$4,500,000**
Total	**$4,500,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$4.5M	**$4.5M**	**$4.5M**

Detailed Breakdown

Category	FY2027 *Requested*
Water Operating Budget	**$4,500,000**
Total	**$4,500,000**

Insertion Valves Distribution System

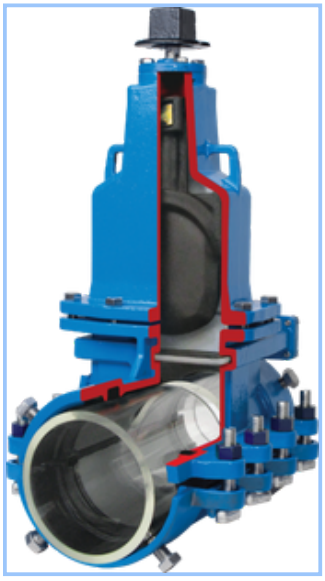
Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2027
Estimated Completion Date	09/20/2028

Description

Install insertion valves in the distribution system to help isolate water lines in the system.

Images



Picture

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Inserta Valve prices

Capital Cost

FY2027 Budget
$45K

Total Budget (all years)
$45K

Project Total
$45K

Detailed Breakdown

Category	FY2027 *Requested*
Equipment/Vehicle/Furnishings	**$45,000**
Total	**$45,000**

Funding Sources

FY2027 Budget
$45K

Total Budget (all years)
$45K

Project Total
$45K

Detailed Breakdown

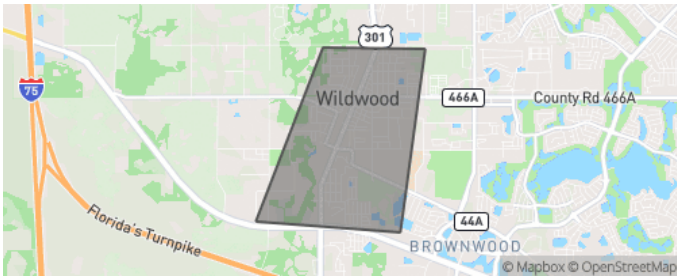
Category	FY2027 *Requested*
Water Operating Budget	**$45,000**
Total	**$45,000**

Loop and Upgrade of Metal Water Mains

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

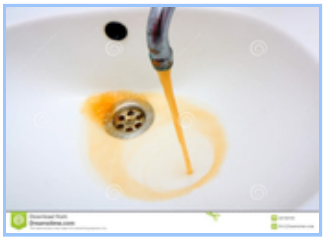
Project Location



Description

These funds will be utilized to fund the Gamble Street Water Main replacement project and by our maintenance staff to replace small metal water mains and service lines in the central portion of the system to improve water quality to our customers. This is the departments on going effort to improve water quality in the down town area.

Images



Water Quality Pic

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

Gamble Street OPC

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$1.3M	**$1.3M**	**$1.3M**

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$1,300,000**
Total	**$1,300,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$1.3M	**$1.3M**	**$1.3M**

Detailed Breakdown

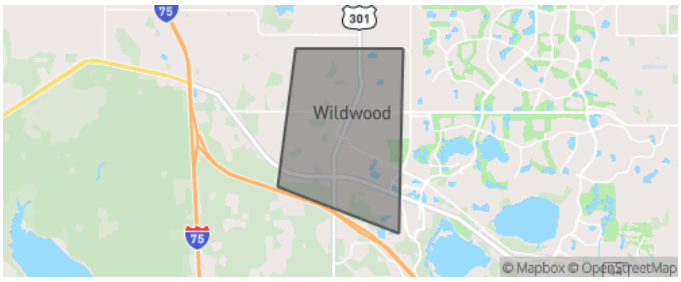
Category	FY2027 *Requested*
Water Operating Budget	**$1,300,000**
Total	**$1,300,000**

Meter Change Out Program / AMI system installation

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Improvement
Estimated Start Date	10/1/2025
Estimated Completion Date	09/30/2026

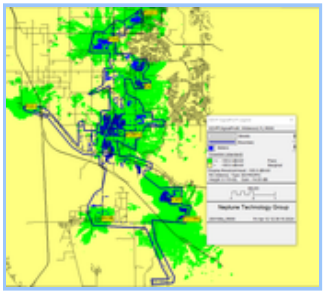
Project Location



Description

This request is to purchase and install 4 of the 8 data collectors for our meter reading system. This will allow for real-time data acquisition of customer meter reading, usage, and flow rates. It will allow utility billing to look up accounts for customer complaints. It will also allow staff to monitor for meter malfunctions / non-reading meters. This will reduce the departments unaccounted for water loss. Staff have broken this project up into three phases.

Images



AMI Picture.png

Details

Strategic Focus Area: Infrastructure

Type of Project: Improvement

Supplemental Attachments

AMI Quote

Capital Cost

FY2027 Budget
$100K

Total Budget (all years)
$100K

Project Total
$100K

Detailed Breakdown

Category	FY2027 *Requested*
Construction/Maintenance	**$100,000**
Total	**$100,000**

Funding Sources

FY2027 Budget
$100K

Total Budget (all years)
$100K

Project Total
$100K

Detailed Breakdown

Category	FY2027 *Requested*
Water Operating Budget	**$100,000**
Total	**$100,000**

New 2026 Ford F-250 Utility Bed Truck (3)

Overview

Request Owner	Jason Martin, Assistant Utility Director
Department	Water Division
Type	Capital Equipment

Description

This request is for three (3) trucks for a Work Order Technician, and two Cross Connection Technician positions added in this budget. Each truck is $68,000 each.

Images



Truck PIc

Details

Strategic Focus Area: Infrastructure

New or Used Vehicle: New Vehicle

New Purchase or Replacement: New

Useful Life: 10 or more years

Supplemental Attachments

Costs

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$204K	**$204K**	**$204K**

Detailed Breakdown

Category	FY2027 *Requested*
Vehicle Cost	**$204,000**
Total	**$204,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$204K	**$204K**	**$204K**

Detailed Breakdown

Category	FY2027 *Requested*
Utility Revenue Fund	**$204,000**
Total	**$204,000**

Debt Overview Summary

The City tries to utilize a “pay as you go” approach for funding capital projects and equipment purchases; however there are times when due to the amount of the expenditure the city must incur debt to finance a project or piece of equipment.

There are many options available to the City for borrowing funds to complete capital projects. One form of debt is General Obligation Bonds/Notes (GO Debt). GO Debt is debt that is backed by the full faith and credit of the City. Ad Valorem taxes can be levied to pay the debt service on GO Debt. The Florida Constitution requires that GO Debt be approved by vote of the electorate prior to issuance. The City of Wildwood currently has no General Obligation Debt.

A second form of debt available to the City is Revenue Bonds/Notes. Revenue Debt is debt that is secured solely through specific non-ad valorem revenues. In the case of Revenue Debt issued for utility infrastructure, the debt is secured with the revenues generated by the Utility System.

The State of Florida does not impose debt limitations on municipalities. In addition, the City’s charter does not impose any limitations on debt and the City Commission has not adopted a debt management policy. When considering the issuance of debt, the City evaluates current and projected revenue sources to determine the financial viability of making payment on future debt service requirements. In the FY27 budget, all Debt Service coverage and requirements on all outstanding bonds have been met or exceeded in accordance with the bond resolutions.

Total Principal and Interest Payments

	Governmental Activities			Business-Type Activities	
Year	Principal	Interest		Principal	Interest
2027	$ 737,739.22	$110,884.79		$1,074,679.56	$62,143.46
2028-2029	1,525,372.17	171,875.86		1,572,070.23	87,915.17
2030-2032	1,928,359.90	135,637.92		2,777,041.12	4,103,773.43
	$ 4,191,471.29	$418,398.57		$ 5,423,790.91	$ 4,253,832.06

Debt By Type

Schedule of Debt Outstanding as of September 30, 2027			
Loan Provider	**Year of Maturity**	**Interest Rates**	**Principal Amount Payable**
Regions	2030	2.46%	$ 324,015
BB&T	2032	2.61%	$ 1,230,566
Citizen's First Bank	2035	1.87%	$ 3,126,434
Total Outstanding Long-term Debt			**$ 4,681,015**

Schedule of Debt - Utility Revenue Fund Outstanding as of September 30, 2027			
Loan Provider	**Year of Maturity**	**Interest Rates**	**Principal Amount Payable**
State Revolving Fund - SRF #3	2028	1.04%	$ 188,002.15
BB&T	2029	2.56%	$ 508,723.03
State Revolving Fund - CR209 Design	2036	1.66%	$ 43,170.00
State Revolving Fund - CR209 Construction	2038	0.03%	$ 769,978.09
State Revolving Fund - Oxford WTP	2039	0.88%	$ 2,909,632.54
Total Outstanding Long-term Debt			**$ 4,419,505.81**

Utility Revenue Fund Lease Schedule Outstanding as of September 30, 2027			
Lease Provider	**Year of Maturity**	**Interest Rates**	**Principal Amount Payable**
Vision Financial Group	2029	7.45%	$ 188,578.59

Sumter County School Board	2029	0%	$ 340,000.00
Total Outstanding Leases			**$ 528,578.59**

Debt By Type



Gen Fund Project Loan 2018	**$3,126,434**	32.47%
Oxford WTP SRF Loan	**$2,909,633**	30.22%
PD Station	**$1,230,566**	12.78%
CR 209 Construction SRF Loan	**$769,978**	8.00%
Continental Country Club BB&T	**$508,723**	5.28%
Lease Purchase-Sumter Co. Schools	**$340,000**	3.53%
City Hall	**$324,015**	3.36%
Equipment Leases	**$188,579**	1.96%
2007 SRF Loan #3	**$188,002**	1.95%
CR 209 Forcemain SRF Planning & Design	**$43,170**	0.45%

Total Debt

$9,629,099

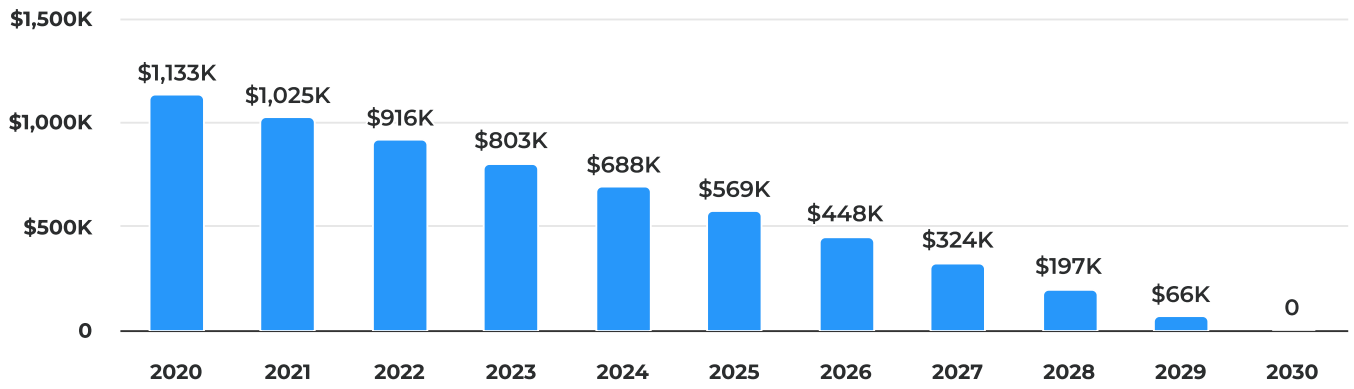
-$1,812,419 (-15.84% vs. FY26)

Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	$ Change
City Hall	$569,338.98	$448,177.00	$324,015.26	-$121,161.98
PD Station	$1,733,052.00	$1,485,066.00	$1,230,566.00	-$247,986.00
Gen Fund Project Loan 2018	$3,837,967.20	$3,485,511.00	$3,126,433.79	-$352,456.20
Equipment Leases	$432,719.06	$300,266.73	$188,578.59	-$132,452.33
2007 SRF Loan #3	$920,858.21	$558,221.21	$188,002.15	-$362,637.00
Continental Country Club BB&T	$744,319.46	$628,019.41	$508,723.03	-$116,300.05
Lease Purchase-Sumter Co. Schools	$680,000.00	$510,000.00	$340,000.00	-$170,000.00
Oxford WTP SRF Loan	$3,365,457.13	$3,138,545.44	$2,909,632.54	-$226,911.69
CR 209 Forcemain SRF Planning & Design	$52,475.00	$47,861.00	$43,170.00	-$4,614.00
CR 209 Construction SRF Loan	$909,701.29	$839,850.17	$769,978.09	-$69,851.12
Total Debt	**$13,245,888.33**	**$11,441,517.96**	**$9,629,099.45**	**-$1,804,370.37**

Fund Name *(continued from above)*	% Change
City Hall	-21.28%
PD Station	-14.31%
Gen Fund Project Loan 2018	-9.18%
Equipment Leases	-30.61%
2007 SRF Loan #3	-39.38%
Continental Country Club BB&T	-15.63%
Lease Purchase-Sumter Co. Schools	-25.00%
Oxford WTP SRF Loan	-6.74%
CR 209 Forcemain SRF Planning & Design	-8.79%
CR 209 Construction SRF Loan	-7.68%
Total Debt	**-13.62%**

City Hall

The Regions Bank loan retired the then outstanding USDA loans. The original loans were issued for the construction of City Hall. The loan has a fifteen-year term with a 2.46% interest rate and is secured by the half-cent sales tax. This loan is expected to mature in fiscal year 2030.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
City Hall	$569,338.98	$448,177.00	$324,015.26	-21.28%	-$121,161.98
Total Debt	**$569,338.98**	**$448,177.00**	**$324,015.26**	**-21.28%**	**-$121,161.98**

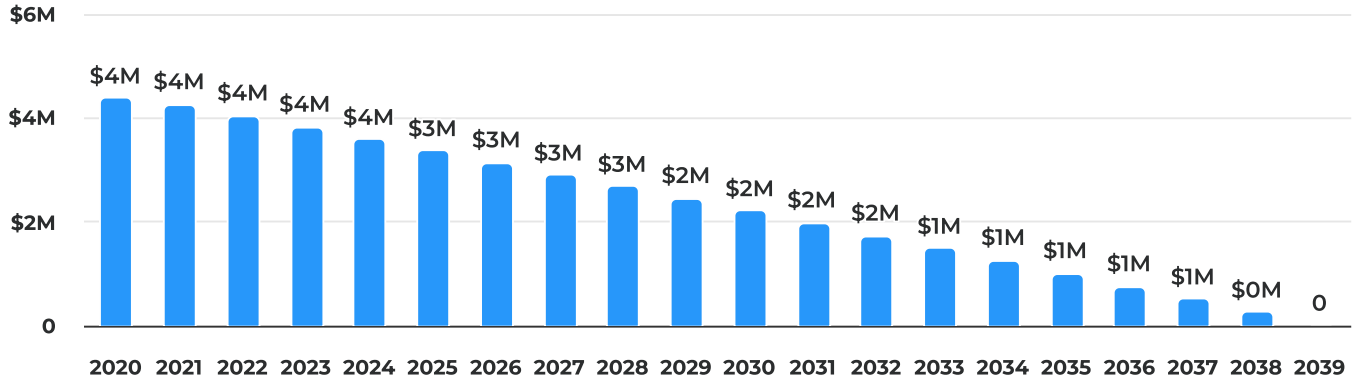
City Hall Refunding Principal and Interest Payments

	2026	2027	2028	2029	2030
Interest	$ 13,265.15	$ 10,266.22	$ 7,193.07	$ 4,043.85	$ 816.68
Principal	121,162.40	124,161.32	127,234.47	130,383.70	66,397.09
Total Pmt.	134,427.55	134,427.54	134,427.54	134,427.55	67,213.77

Loan Bal.	$ 448,176.58	$ 324,015.26	$ 196,780.79	$ 66,397.09	$ (0.00)

Oxford WTP SRF Loan

The SRF loan was issued to provide funds for the construction of the Oxford Water Treatment Plant. The loan has a twenty-year term with a 0.88% interest rate and is secured by utility revenues. This loan is expected to mature in fiscal year 2039.



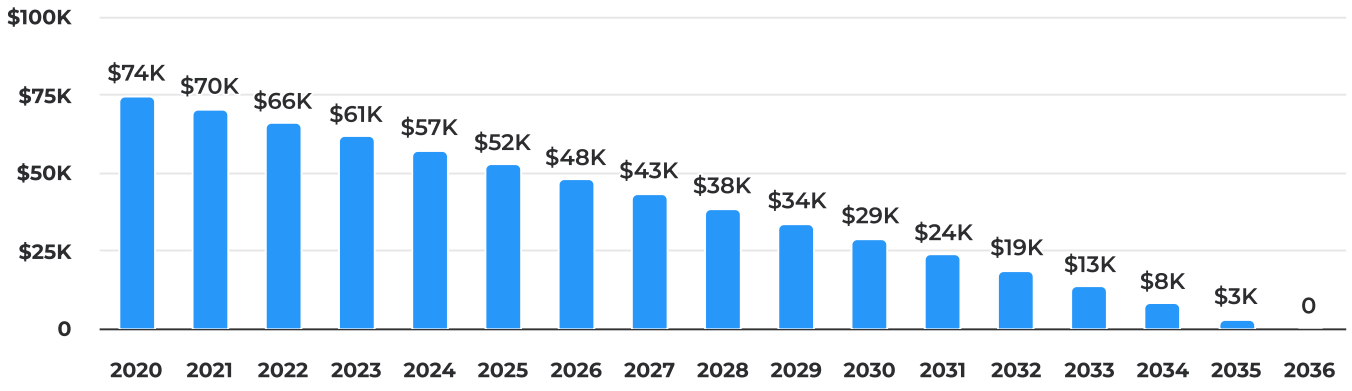
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Oxford WTP SRF Loan	$3,365,457.13	$3,138,545.44	$2,909,632.54	-6.74%	-$226,911.69
Total Debt	**$3,365,457.13**	**$3,138,545.44**	**$2,909,632.54**	**-6.74%**	**-$226,911.69**

Oxford WTP SRF Loan Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Interest	$ 27,116.70	$ 25,097.83	$ 23,061.16	$ 21,006.53	$ 18,933.77
Principal	228,912.90	230,931.77	232,968.44	235,023.07	237,095.83
Total Pmt.	256,029.60	256,029.60	256,029.60	256,029.60	256,029.60
Loan Bal.	$ 2,909,632.54	$2,678,700.77	$ 2,445,732.33	$ 2,210,709.26	$ 1,973,613.43

CR 209 Forcemain SRF Planning & Design

The SRF loan was issued to provide funds for the design of the CR 209 Force main. The loan has a twenty-year term with a 1.66% interest rate and is secured by utility revenues. This loan is expected to mature in fiscal year 2036.



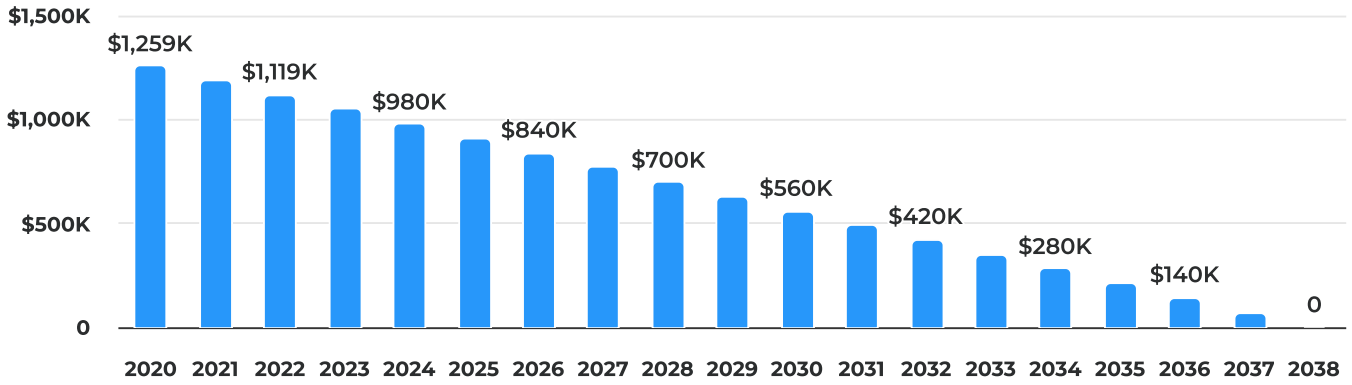
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
CR 209 Forcemain SRF Planning & Design	$52,475.00	$47,861.00	$43,170.00	-8.79%	-$4,614.00
Total Debt	**$52,475.00**	**$47,861.00**	**$43,170.00**	**-8.79%**	**-$4,614.00**

CR 209 Forcemain SRF Planning & Design Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Interest	$ 775.00	$ 697.00	$ 617.00	$ 536.00	$ 454.00
Principal	4,691.00	4,769.00	4,849.00	4,930.00	5,012.00
Total Pmt.	5,466.00	5,466.00	5,466.00	5,466.00	5,466.00
Loan Bal.	$ 43,170.00	$38,401.00	$ 33,552.00	$ 28,622.00	$ 23,610.00

CR 209 Construction SRF Loan

The SRF loan provided funds for the construction of the CR 209 Force main project. The loan has a twenty-year term with a 0.03% interest rate and is secured by utility revenues. This loan is expected to mature in fiscal year 2038.



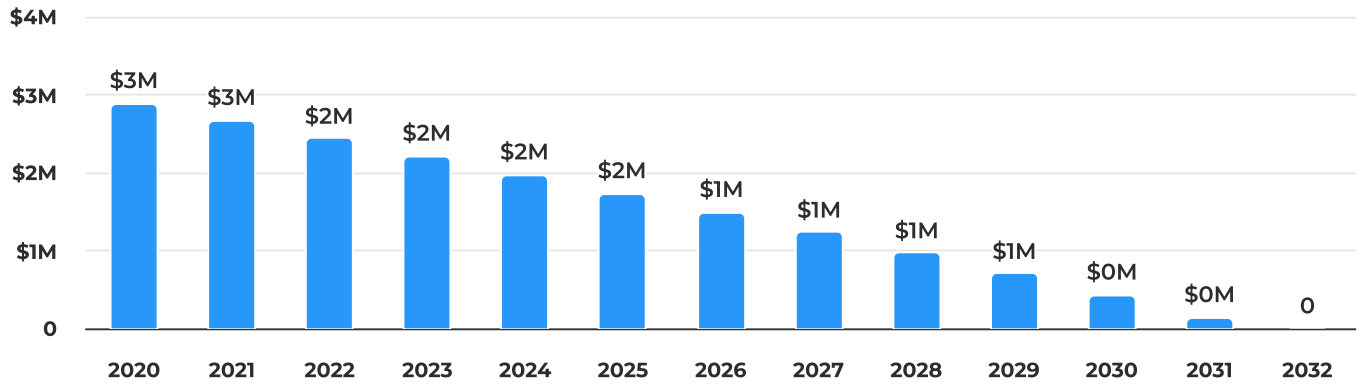
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
CR 209 Construction SRF Loan	$909,701.29	$839,850.17	$769,978.09	-7.68%	-$69,851.12
Total Debt	**$909,701.29**	**$839,850.17**	**$769,978.09**	**-7.68%**	**-$69,851.12**

CR 209 Construction SRF Loan Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Interest	$ 246.72	$ 225.76	$ 204.78	$ 183.81	$ 162.83
Principal	69,872.08	69,893.04	69,914.02	69,934.99	69,955.97
Total Pmt.	70,118.80	70,118.80	70,118.80	70,118.80	70,118.80
Loan Bal.	$ 769,978.09	$700,085.05	$ 630,171.03	$ 560,236.04	$ 490,280.07

PD Station

Truist (once known as BB&T) Bank loan was issued to provide funds for the construction of the new Wildwood Police Station Headquarters. The loan has a fifteen-year term with a 2.61% interest rate and is secured with half-cent sales tax and communication service taxes. This loan is expected to mature in fiscal year 2032.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
PD Station	$1,733,052.00	$1,485,066.00	$1,230,566.00	-14.31%	-$247,986.00
Total Debt	**$1,733,052.00**	**$1,485,066.00**	**$1,230,566.00**	**-14.31%**	**-$247,986.00**

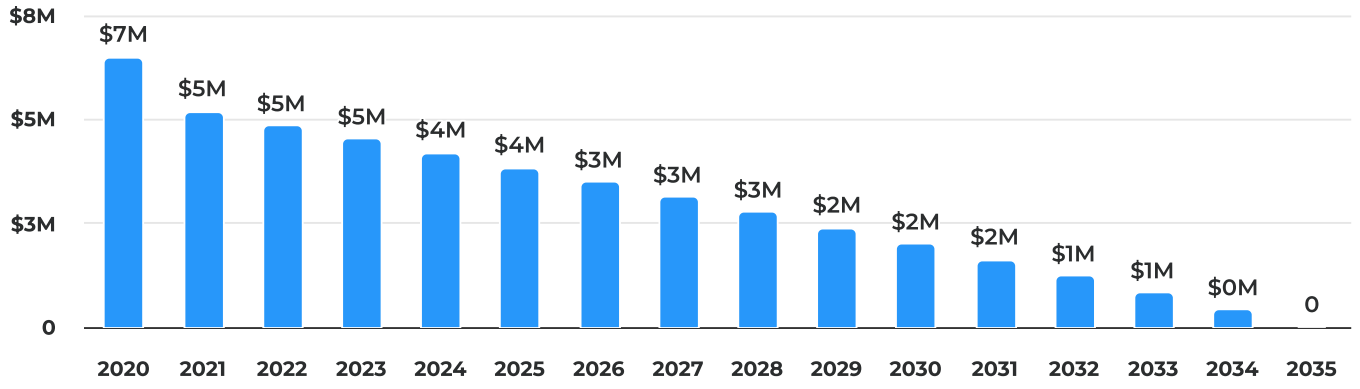
PD Station Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Int.	$ 37,110.39	$ 30,424.58	$ 23,563.15	$ 16,521.46	$ 9,294.77
Princ.	254,500.33	261,186.13	268,047.57	275,089.26	282,315.93

Total Pmt.	291,610.72	291,610.71	291,610.72	291,610.72	291,610.70
Loan Bal.	$ 1,230,566.00	$ 969,379.87	$ 701,332.30	$ 426,243.04	$ 143,927.11

Gen Fund Project Loan 2018

In 2020, the City refunded its 2018 Citizens First Bank Loan, securing a lower interest rate while also refunding $1.2M in early repayment. The loan provided additional funding needed for the construction of the Wildwood Police Station Headquarters as well as other general fund projects. These projects included repair/replacement of the City Hall roof, renovation of the City Hall Annex, renovations at the Warfield Complex, and the Martin Luther King, Jr. park improvements. The loan has a fourteen-year term with a 1.87% interest rate and is secured by public service tax revenues. This loan is expected to mature in fiscal year 2035.



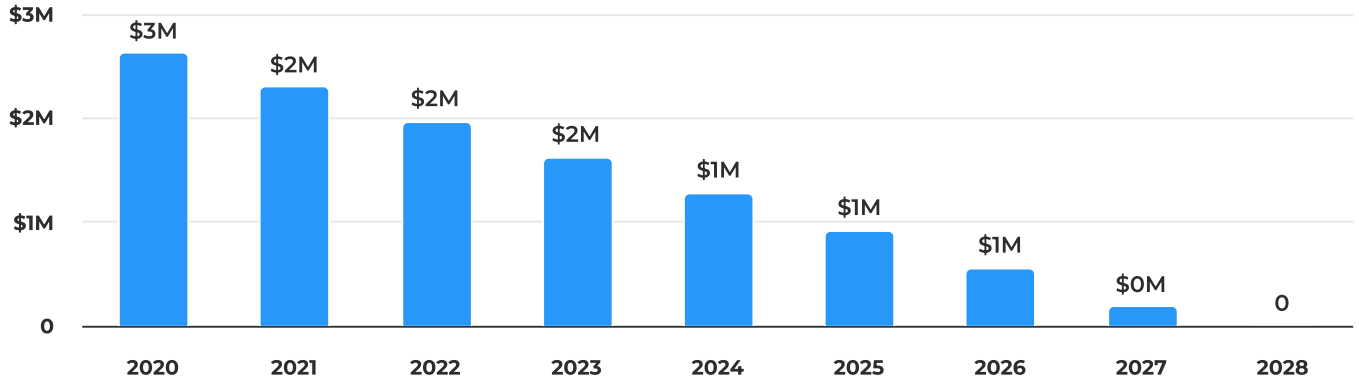
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Gen Fund Project Loan 2018	$3,837,967.20	$3,485,511.00	$3,126,433.79	-9.18%	-$352,456.20
Total Debt	**$3,837,967.20**	**$3,485,511.00**	**$3,126,433.79**	**-9.18%**	**-$352,456.20**

Gen Fund Project Loan 2018 Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Interest	$ 63,508.18	$ 56,762.05	$ 49,889.16	$ 42,887.15	$ 35,753.59
Principal	359,077.57	365,823.71	372,696.59	379,698.61	386,832.16
Total Pmt.	422,585.75	422,585.76	422,585.75	422,585.76	422,585.75
Loan Bal.	$ 3,126,433.79	$ 2,760,610.08	$ 2,387,913.49	$ 2,008,214.88	$ 1,621,382.72

2007 SRF Loan #3

The SRF loan was issued to provide funds for the expansion of the wastewater treatment plant. The loan has a twenty-year term with a 1.04% interest rate and is secured by utility revenues. This loan is expected to mature in fiscal year 2028.



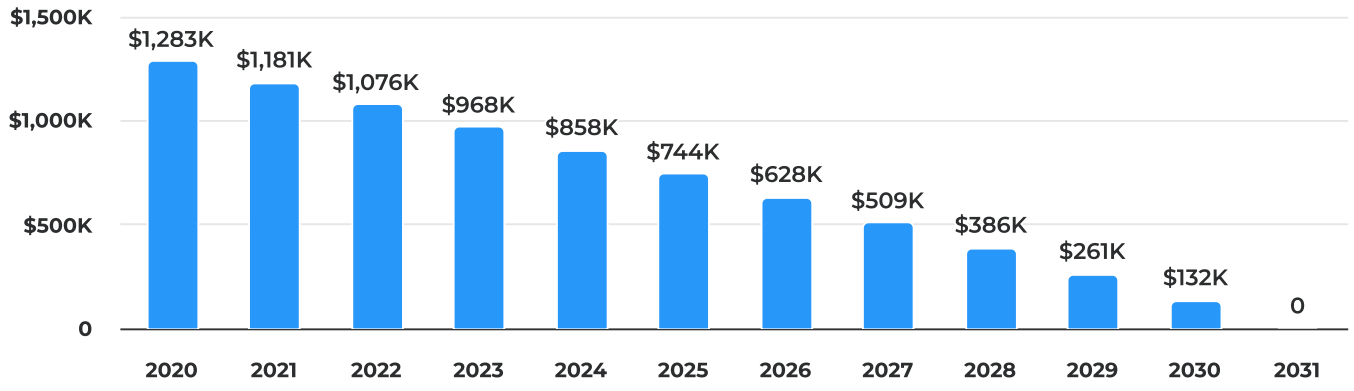
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
2007 SRF Loan #3	$920,858.21	$558,221.21	$188,002.15	-66.32%	-$370,219.06
Total Debt	**$920,858.21**	**$558,221.21**	**$188,002.15**	**-66.32%**	**-$370,219.06**

2007 SRF Loan #3 Principal and Interest Payments

	2026	2027	2028
Interest	$ 17,277.88	$ 9,695.82	$ 1,955.22
Principal	362,637.00	370,219.06	188,002.15
Total Pmt.	379,914.88	379,914.88	189,957.37
Loan Bal.	$ 558,221.21	$ 188,002.15	$ 0.00

Continental Country Club Truist

The Trusit (once known as BB&T) loan provided funding for the purchase of utility infrastructure at the Continental Country Club. The loan has a fifteen-year term with a 2.56% interest rate and is secured by utility revenues. This loan is expected to mature in fiscal year 2031.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Continental Country Club BB&T	$744,319.46	$628,019.41	$508,723.03	-19.00%	-$119,296.38
Total Debt	**$744,319.46**	**$628,019.41**	**$508,723.03**	**-19.00%**	**-$119,296.38**

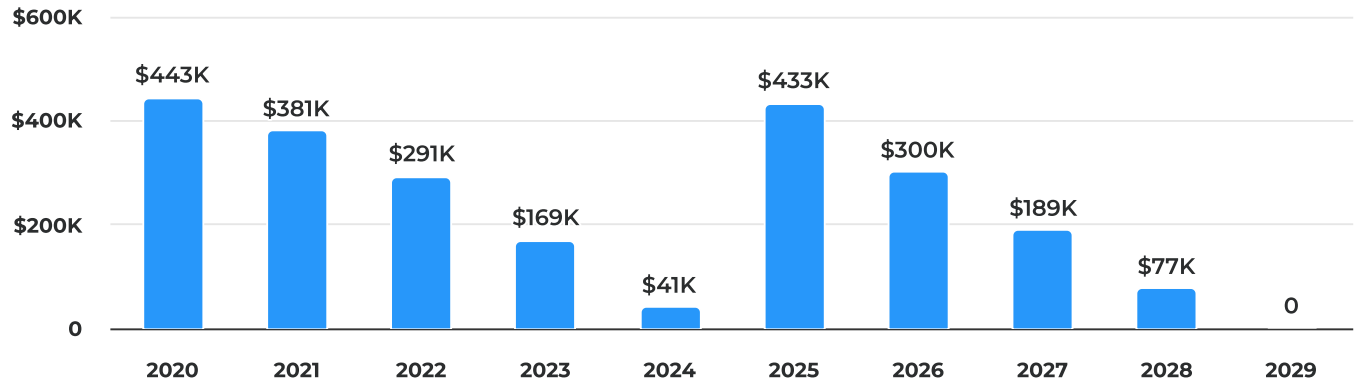
Continental Country Club Truist Principal and Interest Payments - 5 Year Look

	2027	2028	2029	2030	2031
Interest	$ 15,318.66	$ 12,245.12	$ 9,092.40	$ 5,858.46	$ 2,541.20
Principal	119,296.38	122,369.92	125,522.64	128,756.58	132,073.89
Total Pmt.	134,615.04	134,615.04	134,615.04	134,615.04	134,615.09
Loan Bal.	$ 508,723.03	$ 386,353.11	$ 260,830.47	$ 132,073.89	$ 0.00

Equipment Leases

Both the general fund and the utility fund utilize equipment leases. In FY27, the general fund will not be issuing a new lease for capital equipment.

Vision Financial Group is a new lease that was issued in FY25 which furnished funds for a second Vac Truck for the Utility Department. The lease is a five-year term with a 7.45% interest rate and is secured by the utility revenue fund. This lease will mature in fiscal year 2029.



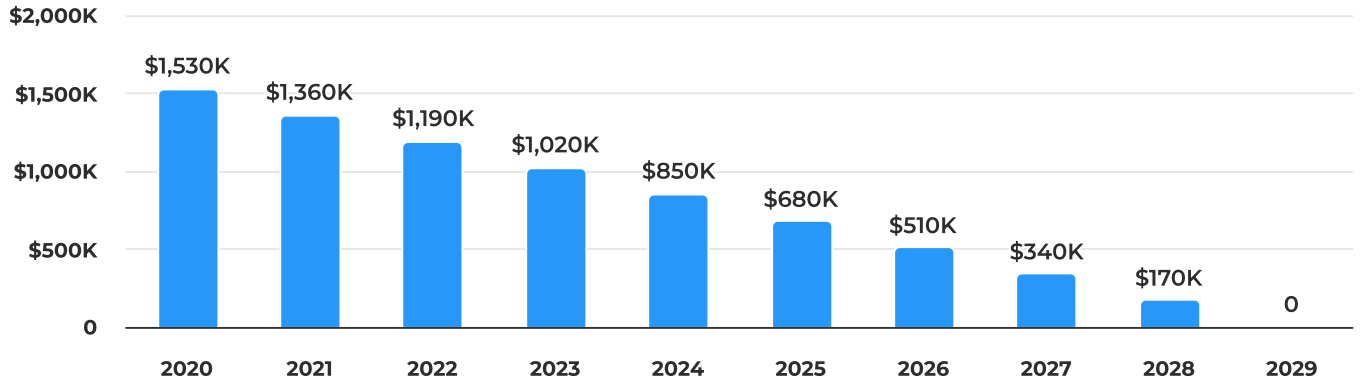
Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Equipment Leases	$432,719.06	$300,266.73	$188,578.59	-30.61%	-$132,452.33
Total Debt	**$432,719.06**	**$300,266.73**	**$188,578.59**	**-30.61%**	**-$132,452.33**

Equipment Leases Principal and Interest Payments

Equipment Lease		2026	2027	2028	2029
Vision Financial Group					
2024 Vac Truck	Interest	$ 8,990.56	$ 8,990.56	$ 8,990.56	$ 5,728.34
	Principal	111,688.14	111,688.14	111,688.14	71,162.11
	Total Pmt.	120,678.70	120,678.70	120,678.70	$ 76,890.45
	Loan Bal.	$ 300,266.73	$ 188,578.59	$ 76,890.45	$ 0.00

Lease Purchase-Sumter Co. Schools

In FY20, the City entered into a building lease agreement with the Sumter County School Board. This building, also known as the new Municipal Service Complex, has a ten-year, interest free, term and is secured by utility revenues. This lease is expected to mature in fiscal year 2029.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Lease Purchase-Sumter Co. Schools	$680,000.00	$510,000.00	$340,000.00	-33.33%	-$170,000.00
Total Debt	**$680,000.00**	**$510,000.00**	**$340,000.00**	**-33.33%**	**-$170,000.00**

Lease Purchase-Sumter Co. Schools Principal and Interest Payments

	2026	2027	2028	2029
Interest	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Principal	170,000.00	170,000.00	170,000.00	170,000.00
Total Pmt.	170,000.00	170,000.00	170,000.00	170,000.00
Loan Bal.	$ 510,000.00	$ 340,000.00	$ 170,000.00	$ 0.00

Debt Service Payment By Fund

The City of Wildwood has the following Revenue Debt outstanding in the General Fund:

City Hall Refunding – The Regions Bank loan retired the then outstanding USDA loans. The original loans were issued for the construction of City Hall. The loan has a fifteen-year term with a 2.46% interest rate and is secured by the half-cent sales tax.

Police Headquarters – Trusit (once known as BB&T) Bank loan was issued to provide funds for the construction of the new Wildwood Police Station Headquarters. The loan has a fifteen-year term with a 2.61% interest rate and is secured with half-cent sales tax and communication service taxes.

Capital Improvement Revenue Loan, Series 2020 – In 2020, the City refunded its 2018 Citizens First Bank Loan, securing a lower interest rate while also refunding $1.2M in early repayment. The loan provided additional funding needed for the construction of the Wildwood Police Station Headquarters as well as other general fund projects. These projects included repair/replacement of the City Hall roof, renovation of the City Hall Annex, renovations at the Warfield Complex, and the Martin Luther King, Jr. park improvements. The loan has a fifteen-year term with a 1.87% interest rate and is secured by public service tax revenues.

In the Utility Revenue Fund, the following revenue debt is outstanding:

SRF #3 – The SRF loan was issued to provide funds for the expansion of the wastewater treatment plant. The loan has a twenty-year term with a 1.04% interest rate and is secured by utility revenues.

Utility Revenue Bond, Series 2016 – The Trusit (once known as BB&T) loan provided funding for the purchase of utility infrastructure at the Continental Country Club. The loan has a fifteen-year term with a 2.56% interest rate and is secured by utility revenues.

State Revolving Fund (SRF) Loan WW600200 – The SRF loan was issued to provide funds for the design of the CR 209 Force main. The loan has a twenty-year term with a 1.66% interest rate and is secured by utility revenues.

State Revolving Fund (SRF) Loan WW600201– The SRF loan provided funds for the construction of the CR 209 Force main project. The loan has a twenty-year term with a 0.03% interest rate and is secured by utility revenues.

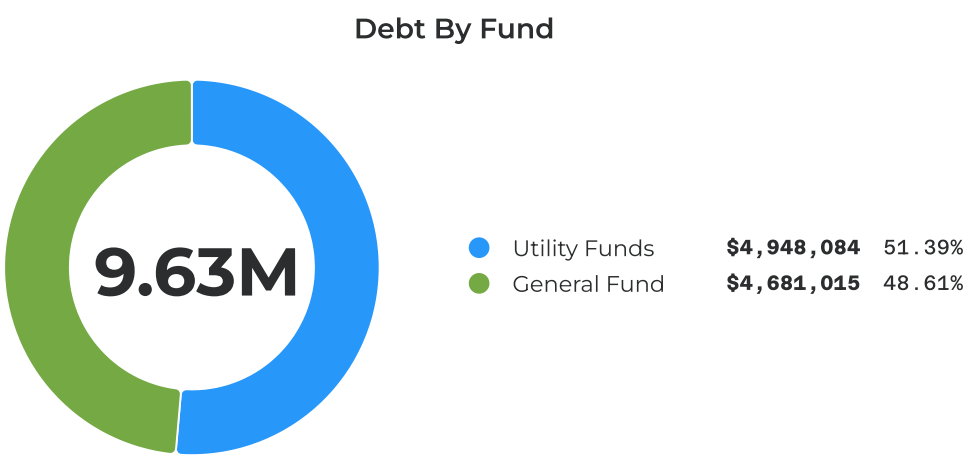
State Revolving Fund (SRF) Loan DW600231– The SRF loan was issued to provide funds for the construction of the Oxford Water Treatment Plant. The loan has a twenty-year term with a 0.88% interest rate and is secured by utility revenues.

Sumter County School Board Property Lease - In FY20, the City entered into a building lease agreement with the Sumter County School Board. This building, also known as the new Municipal Service Complex, has a ten-year, interest-free, term and is secured by utility revenues.

The City also utilizes Capital Equipment Leases to fund the purchase of equipment. This allows the City to purchase needed equipment and spread the cost out over several years.

The following Capital Equipment Leases are outstanding in FY 27:

Vac Truck Equipment Lease - Vision Financial Group will be issuing a lease in FY 25 to furnish funds for the purchase of a second Vac Truck for the Utility Department. The lease is a five-year term with a 7.45% interest rate and is secured by the utility revenue fund.



Total Debt

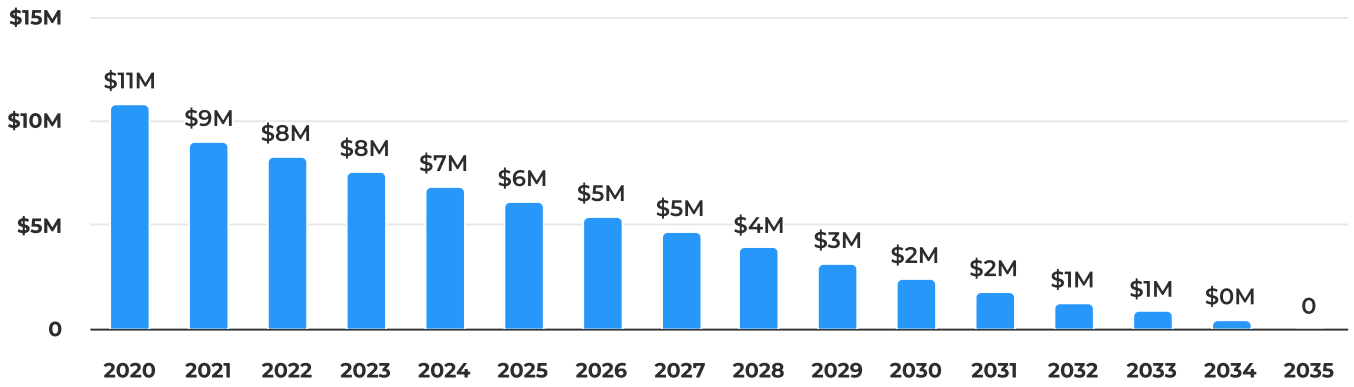
$9,629,099

-$1,812,419 (-15.84% vs. FY26)

Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
General Fund	$6,140,358.18	$5,418,754.00	$4,681,015.05	-13.61%	-$737,738.95
Utility Funds	$7,105,530.15	$6,022,763.96	$4,948,084.40	-17.84%	-$1,074,679.56
Total Debt	**$13,245,888.33**	**$11,441,517.96**	**$9,629,099.45**	**-15.84%**	**-$1,812,418.51**

General Fund

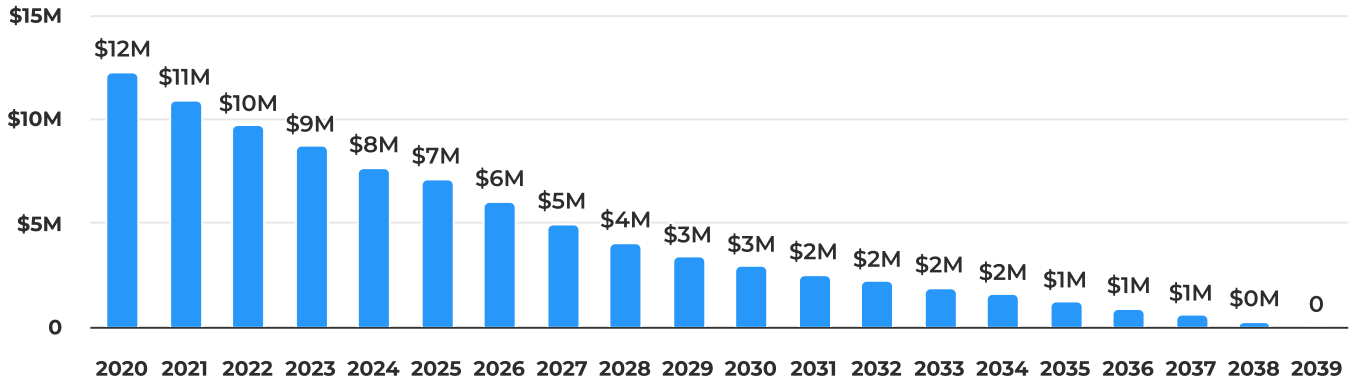
In FY27, the city is not issuing any new debt and is budgeting to reduce the total general fund debt by $737,738.95.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
General Fund	$6,140,358.18	$5,418,754.00	$4,681,015.05	-13.61%	-$737,738.95
Total Debt	**$6,140,358.18**	**$5,418,754.00**	**$4,681,015.05**	**-13.61%**	**-$737,738.95**

Utility Funds

In FY27, the City will be issuing new debt in the Utility Fund for various projects being funded through the Water SDC Fund.



Fund Name	FY2025 Actual	FY2026 Actual	FY2027 Actual	% Change	$ Change
Utility Revenue Fund	$2,777,896.73	$1,996,507.35	$1,225,303.77	-38.63%	-$771,203.58
Water System Development Charge Fund	$3,365,457.13	$3,138,545.44	$2,909,632.54	-7.29%	-$228,912.90
Wastewater System Development Charge Fund	$962,176.29	$887,711.17	$813,148.09	-8.40%	-$74,563.08
Total Debt	**$7,105,530.15**	**$6,022,763.96**	**$4,948,084.40**	**-17.84%**	**-$1,074,679.56**

Appendix

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the

betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Capital Expenditure: Money utilized to acquire, upgrade, or extend the life of a long-term asset. These assets typically provide benefits for more than one year.

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a

certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

FTE: Full-Time Equivalent - t is a unit of measurement used to represent the workload of an employed person in a way that makes workloads comparable across various contexts.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

Fund Balance: The difference between assets and liabilities.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Goal: A desired result or outcome that a person, team, or organization aims to achieve within a specific timeframe. Goals provide direction, focus, and a basis for measuring progress.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Objective: A specific, measurable action or target that helps achieve a broader goal. Objectives break goals into concrete steps, making them clear, actionable, and trackable.

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

SDC: System Development Charges - one-time fees imposed on new development or redevelopment projects to help pay for the cost of expanding public infrastructure and utility systems needed to serve that growth.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account’s balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank’s reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders’ equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community’s assessed value on property must reflect its market, or full and fair cash value.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Fifth Amendment and Restatement of the Interlocal Service Boundary Roads Sub-Agreement with Sumter County**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Sumter County provides road construction and maintenance on all roads accepted into its system within unincorporated areas as part of the Interlocal Service Boundary Agreement (ISBA) and Joint Planning Area (JPA). The County also provides for the construction and maintenance of “Regionally Significant Roads” regardless of location within the unincorporated areas or within the City.

The City desires that CR 209 be recognized as a “Regionally Significant Road” to provide a future connection to SR 44. The County supports the same in exchange for the City taking ownership and maintenance of certain "Non-Regionally Significant Roads" within the ISBA/JPA. The roads that are transitioned to the City are roadways that would have eventually been transitioned to the City in the future due to development trends.

ORDINANCE NO. O2026-51

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA APPROVING AN AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE BOUNDARY ROADS SUB-AGREEMENT WITH SUMTER COUNTY, FLORIDA; PROVIDING FOR RESOLUTION OF CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood possesses Home Rule powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for Interlocal agreements on matters such as annexation, joint planning and service provision; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of Interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use and public facilities and services; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part 11, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and mechanisms for identifying and implementing joint planning areas and service provision; and,

WHEREAS, the Roads Sub-Agreement requires updating to reflect road name changes provided by Sumter County; and,

WHEREAS, the Agreement adopted pursuant to this ordinance is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters, 125, 163, 166 and 171, Florida Statutes (2008); and,

WHEREAS, the City and Sumter County have found a necessity for an Amendment and Restatement of the Interlocal Service Boundary Agreement Road Sub-Agreement between the City and the County, a fully executed copy of which is attached hereto and made a part of this ordinance, to be codified in full.

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

SECTION 1. AGREEMENT: The Amendment and Restatement of the Interlocal Service Boundary Agreement Roads Sub-Agreement between the City of Wildwood and Sumter County, attached hereto as "Attachment A", is hereby adopted and incorporated

herein, to be codified as a provision of the City of Wildwood City Code, along with the terms of this Ordinance.

SECTION 2. CONFLICT: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY: If any section, subsection, sentence, clause, phrase of this ordinance, or any particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect upon final approval by the City Commission of the City of Wildwood and final approval by the Sumter County Board of County Commissioners of an ordinance adopting the attached Amended and Restated Interlocal Service Boundary Agreement Roads Sub-Agreement, whichever date is later.

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

ATTACHMENT A

FIFTH AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ROAD SUB-AGREEMENT BETWEEN SUMTER COUNTY, FLORIDA AND THE CITY OF WILDWOOD, FLORIDA

THIS FIFTH AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ROADS SUB-AGREEMENT ("Sub-Agreement") is made and entered into on this _____ day of _____, 2026, by and between the Sumter County Board of County Commissioners, a political subdivision of the State of Florida (hereinafter "COUNTY") and the City of Wildwood a municipal corporation of the State of Florida (hereinafter "CITY"), both of whom understand and agree as follows:

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2 (b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self-government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1 (f), Florida Constitution and Section 125.01, Florida Statutes: and

WHEREAS, the County provides road construction and maintenance on all roads accepted into its system within unincorporated areas. The County also provides for the construction and maintenance of "Regionally Significant Road" regardless of its location within the unincorporated areas or within the City; and

WHEREAS, the City provides for road construction and maintenance on roads within its jurisdiction except for those within the County or State of Florida road systems; and

WHEREAS, the City's annexations have or have the potential to significantly increase impacts to County and City roads; and

WHEREAS, the County and City acknowledge that the County's and City's road systems improvements and maintenance cannot be adequately funded with the existing funding sources (i.e., gas taxes, County road impact fees, grants, etc.); and

WHEREAS, the County and City acknowledge increased coordination in road system planning, construction, and maintenance will result in a more efficient expenditure of funds and provide enhanced maintenance or capacity level of service for roads within the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate on matters of mutual interest

and advantage, and provides for interlocal agreements between local governments on matters such as roads; and

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and

WHEREAS, the City desires CR 209 transition to recognition as a "Regionally Significant Road" to provide the connection with SR 44 (as determined through the County's Preliminary Engineering Study) and its further capacity improvement to the Marion County line as an alternative corridor West of US 301; and

WHEREAS, the County supports the City's desire with change in jurisdictional road responsibilities including Regional Significant Roads and non-Regionally Significant Roads upon adoption of and as provided in this Sub-Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Sub-Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to road services will result in better and more efficiently maintained roads for all of the citizens of Sumter County and a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

    a. Sumter County shall receive from the City of Wildwood and County shall retain all ownership and authority for roads designated as "Regionally Significant" within the Municipal Service Area (MSA) of City upon adoption of this Sub-Agreement as follows:
        - C475N
        - C466W
        - C466E
        - Morse Boulevard
        - Buena Vista Boulevard
        - C462/Powell Road
        - C466A
        - Meggison Road from SR 44 to Bexley Trail
        - Industrial Park Drive (formerly CR 525E)
        - Marsh Bend Trail from Warm Springs Avenue to Central Parkway
        - Warm Springs Avenue
        - McNeill Drive from Bexley Trail to SR 471

- Bexley Trail
- Central Parkway
- Landstone Boulevard
- CR 209 from the Marion County line South to its future connection route to SR 44 to the Marion County line

b. City of Wildwood shall receive from Sumter County and City of Wildwood shall retain all ownership and authority for non-Regionally Significant Road but not limited to (see Section 1c of this Sub-Agreement) the following upon adoption of this Sub-Agreement:
   - Corbin Trail
   - Marsh Bend Trail from US 301 to Warm Springs Avenue
   - Meggison Road from the Bexley Roundabout South to the Lake County Line
   - Moreland Park Road (formerly C462 from US 301 to CR 205B)
   - CR 108
   - CR 110
   - CR 117 (From CR 114 to C472)
   - CR 119
   - CR 126
   - CR 128
   - CR 130
   - CR 201
   - CR 204 (From US 301 to CR 209)
   - CR 207
   - CR 207W
   - CR 213
   - CR 216 (From US 301 to CR 209)
   - CR 222 (From US 301 to CR 209)
   - CR 238 (From CR 242 to CR 219)
   - CR 242
   - CR 244
   - CR 503
   - CR 503C
   - CR 503D
   - CR 503E

c. All non-"Regionally Significant" County roads within or adjacent to the existing City boundary shall become roads under the City's jurisdiction and maintenance responsibility upon the occurrence of the following condition: At least fifty-one percent (51%) of the road segment is either within or adjacent to the existing City boundary;

d. All non- "Regionally Significant" County roads within the MSA shall become roads under the City's jurisdiction and maintenance responsibility by the segment upon the annexation of at least fifty-one percent (51%) of an agreeable segment;

e. Road segment for purposes of this Agreement shall mean the portion of a non-regionally significant road between two major intersecting roads;

f. The 51% is calculated based on the frontage of annexed parcels on each side of the road segment between two major intersecting roads; and

g. Once 51% or more of a segment is annexed, the entire road segment between the two major intersecting roads will be deemed annexed into the City and under the City's jurisdiction, and ownership and the City will be fully responsible for all maintenance and other responsibilities of the road;

h. The transfer of jurisdictional responsibility from County to City per the conditions stated herein shall include the disclosure from the County to City all prior issued permits pertaining to the segment transferred, maintenance records of the road, and any documents pertaining to the establishment of maintenance easements or rights-of-way to include right-of-way surveys if in existence.

i. Any County or City agreements for road improvements with other governmental or private entities existing at the time of the approval of this Agreement shall remain in full force and effect except in the case of a conflict with this Agreement, in which case the terms of this Agreement shall prevail; and,

j. The parties recognize that jurisdiction for purposes of all law enforcement issues shall be governed by the law enforcement subagreement. The ownership of the road shall mean that the party owning the road is responsible for maintenance, upgrades, ownership of the right of way and all of the other rights and responsibilities related to the roads other than those which fall within the purview of law enforcement.

2. Level of Service. Within the MSA, the City and County will establish the following Level of Service Standards (LOS):

Interstate, Limited Access Parkways	C
Principal Arterials	D
Minor Arterials	D
Major and Minor Collectors	D
Local Streets	D

If a LOS standard is to be established below what is stated, both City and County must approve the change. As of the date of this Agreement, C-462 from C-466A to US 301 shall have a Level of Service Standard (LOS) of F.

For Strategic Intermodal System (SIS) Facilities and Transportation Regional Incentive Program (TRIP) funded roadways, the LOS shall be established by the Florida Department of Transportation (FDOT).

3. Planning for Roads.

a. City and County agree to maintain participation in an MPO and its long-range transportation planning process.

b. County agrees to be the single payment entity for all jurisdictions in County for the dues to participate in the designated MPO;

c. County agrees to provide annual traffic counts for all jurisdictions in County.

d. County agrees to fund and manage all traffic signalization in City.

e. Within the MSA, the County and City will work together on the design of roads;

4. Review of Development within the MSA.

a. Within the MSA, the City and County agree that County will review all traffic impact studies for development accessing the City or County road networks; and

b. Within the MSA, the City and County agree to enter into Proportionate Share Agreements or other similar agreements with the City, County, developer, and other impacted jurisdictions to establish required traffic mitigation and responsibility for mitigation.

5. Funding.

   a. The County may establish a Municipal Services Benefit Unit (MSBU) or a Municipal Services Taxing Unit (MSTU) to fund improvements of County or City roads. If the County wishes to extend the MTSU into the City, it must obtain the agreement of the City Commission except for the Regionally Significant Roads listed herein. If the City requests the establishment of MSTU, then the City shall fund and complete the necessary studies and analysis to establish MSTU. If an MSTU is pursued by the County, then the County shall fund the costs of the necessary studies and analysis to establish the countywide MSTU. If the County and City jointly pursue an MSTU, then the City shall fund their proportionate share of the costs of the necessary studies and analysis to establish the joint MSTU. The proportionate share shall be based on the percentage of the City's population compared to the total countywide population using the most recent population estimated by BEBR;

   b. The City may establish a special assessment within the City limits to fund improvements of City roads as long as the City meets all requirements of Chapter 170, Florida Statutes.

   c. The County shall collect 100% of the applicable County road impact fees within all areas of the City, to mitigate for impacts to County and State roadways, and

   d. Within the City limits, the City may also enact additional road impact fees that do not duplicate the County's road impact fee; and

   e. City and County will work together on funding sources for capital improvements relative to transportation within the MSA.

6. Maintenance.

   a. The County shall be responsible for establishing and maintaining the accounts with the electrical providers for the street lighting on the "Regionally Significant" roads within the MSA as listed in 1 a. of this Agreement instead of any other maintenance agreements including landscaping/irrigation.

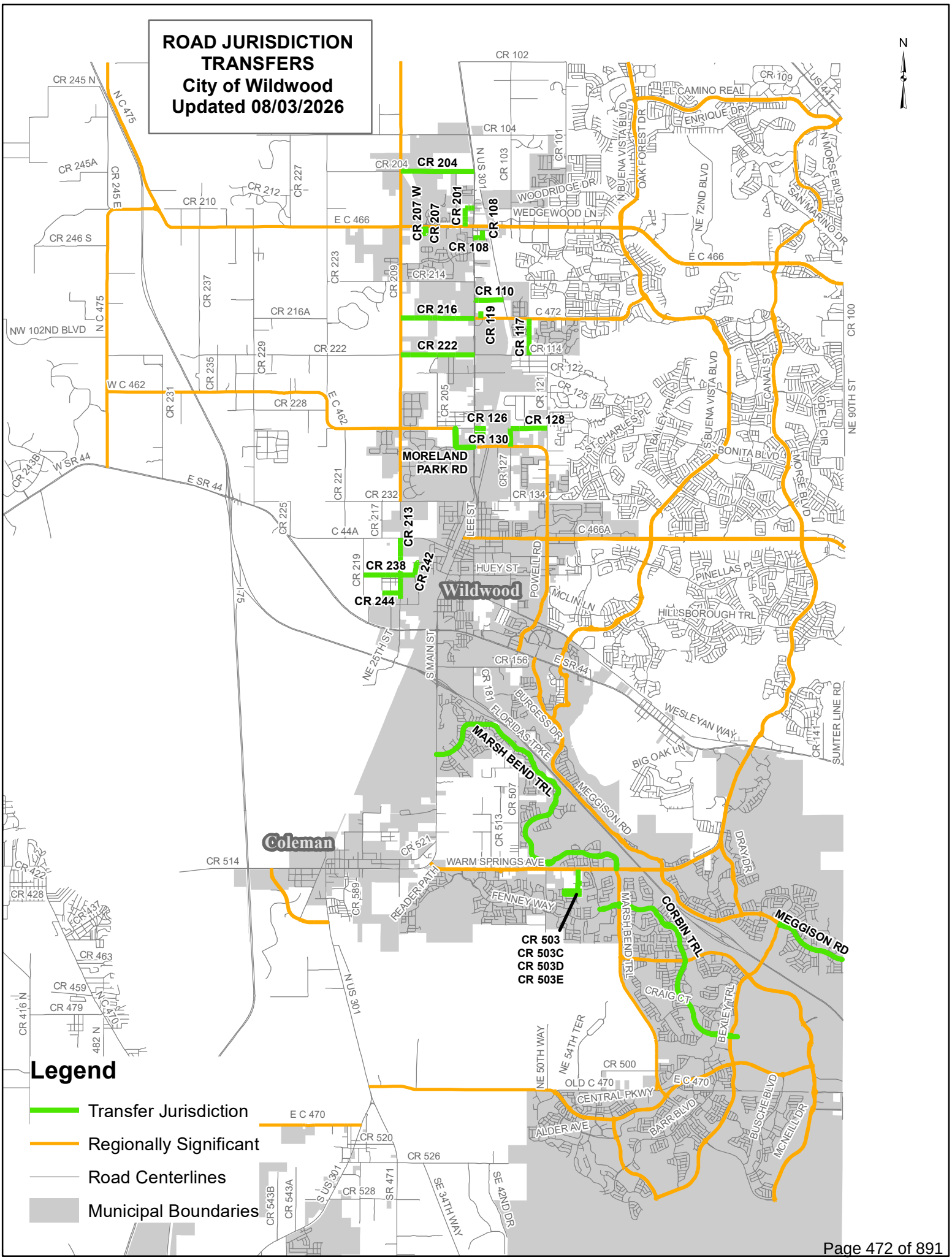
b. The County shall be responsible for maintenance of Regionally Significant Roads within the city limits, including street sweeping and pavement management activities such as striping and resurfacing

c. The County will be responsible for all stormwater drainage retention systems associated with the Regionally Significant roads.

d. All non- Regionally Significant roads whose jurisdiction is transferred to the City under the terms of this agreement shall be maintained by the City unless otherwise agreed to in a separate maintenance agreement.

7. LSMPO Representation. While Sumter County has four (4) voting representatives allocated on the Lake-Sumter Metropolitan Planning Organization (LSMPO) Governing Board, two (2) shall be members of the Sumter County Board of County Commissioners, one (1) shall be of the City of Wildwood, and one (1) shall be a Sumter County municipal representative serving on a rotating basis as determined by a majority of the remaining four municipalities in Sumter County.

End of Roads Sub-Agreement


ROAD JURISDICTION TRANSFERS
City of Wildwood
Updated 08/03/2026
N
CR 204
CR 207 W
CR 207
CR 201
CR 108
CR 110
CR 216
CR 119
CR 117
CR 222
CR 126
CR 128
CR 130
MORELAND PARK RD
CR 213
CR 238
CR 242
CR 244
MARSH BEND TRL
CR 503
CR 503C
CR 503D
CR 503E
CORBIN TRL
MEGGISON RD
Wildwood
Coleman
Legend
Transfer Jurisdiction
Regionally Significant
Road Centerlines
Municipal Boundaries

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: O2026-51 Fifth Amendment and Restatement of the Interlocal Service Boundary Roads Sub-Agreement with Sumter County

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3261 (LSCPA) Canan Lakes - TRANSMITTAL HEARING**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3261 - LSCPA - Canan Lakes
Applicant/Owner(s)	ACM Orlando Properties, LLC, Applicant/Property Owner
Acreage	144.89 +/- MOL
Property Location	The subject property encompasses multiple parcels and is located approximately 0.15 miles west and 300 feet south of the intersection of County Road 466 and County Road 209.
Parcel(s)	C13-003, C13-017, C13-019, C13-039, C13-126 and C13-127
Date	September 8, 2026

The applicant seeks approval from the City of Wildwood City Commission for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) for parcels listed above on 144.89 acres MOL. This request is accompanied by rezoning request RZ 26-3264 (Ordinance O2026-53).

ANALYSIS: The applicant is proposing to construct a residential subdivision consisting of single-family detached and attached dwelling units to be constructed in two phases. The land use request would result in a maximum of 580 dwelling units on 144.89 acres, MOL with the applicant proposing up to 553 dwelling units as stated within the proposed conceptual plan. Residential housing development at the subject property will provide housing close to workplace locations for residents in the Hwy 466, CR 209, and Hwy 301 vicinity.

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

(1) Justification of the proposed amendment has been adequately presented;
The applicant intends to construct a residential development on the subject property, with the maximum potential of up to 553 dwelling units on 144.89 acres MOL. Justification has been presented to the city to support the proposed development. With a land use of Low-Density Residential in accordance with Policy 1.2.1, “the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” Policy 1.2.8 states that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities which advances the creation of a diverse housing inventory.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;
The proposed amendment is not inconsistent with the goals, objectives and policies of the 2050 Comprehensive Plan. Future Land Use (FLU) Policy 1.1.1 states that Low Density Residential land use is intended to accommodate single-family residential homes at a low density of up to 4 units per acre. Housing Policy 3.1.5 states “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types.” This development is also consistent with Policy 1.2.1., “the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.”

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;
The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The proposed land use of low-density residential transitions well with the existing mix of land use designations of Agricultural (Sumter County) and High Density Residential (City of Wildwood) within the vicinity of surrounding and adjacent developments. This is in line with Policy 1.2.8. "The City shall encourage all new development by following principles to cultivate a more sustainable land development pattern by contributing to a mix of land uses which is compatible with existing communities and supported by community infrastructure, services, and utilities." Parcels C13-003, C13-017, C13-019, C13-039, C13-126 were annexed into the City of Wildwood in 2024, and are consistent with Policy 1.2.7., which states that “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment consisting of wetlands and threatened and endangered species study was presented by SCS Engineers Environmental Consulting and Contracting and conducted by Icarus Ecological Services, Inc. on March 18, 2026, for the subject parcels. The project site consists of the following three FLUCFCS classifications: Improved Pastures (211), Residential Low Density (110), and Live Oak (423). The study found that the majority of the site is mapped as Millhopper fine sand (bouldery subsurface with 0-5% slopes). For any proposed development that impacts the wetlands/flood zone areas, it will need to be accounted for in the ERP and permissible by SWFWMD. There are a couple of

areas affected by a Flood Zone A Special Flood Hazard Area, which the applicant proposes primarily for retention ponds. There were eight (8) “potentially occupied” gopher tortoise burrows that were observed on the subject property. A 100% gopher tortoise survey should be done before construction and if any gopher tortoises are found, it will be necessary to apply for a gopher relocation permit with FFWCC. The individual assessments found that it's unlikely any eastern indigo snakes would utilize the Project Area. A 660-foot activity buffer is required for new development near an active eagle's nest. Based on the latest Eagle Nesting Locations Report in Florida (1998-2017) provided on the Florida Fish and Wildlife Conservation Commission's website, it was determined that it's unlikely this species would be utilizing the project area. The closest eagle nesting location has been recorded to be approximately 4.70 miles from the subject parcels. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with the LDRs 6.10.

(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:A traffic impact analysis (TIA) was conducted by Kimley-Horn and was accepted by Sumter County Public Works Department on June 19, 2026. The study revealed that the existing zoning allows for up to 636 dwelling units as the maximum density while the new proposed future land use allows for a total of 580 dwelling units, which yields a net change of 56 dwelling units. The proposed development is expected to generate a total of 4,946 daily trips, 394 AM peak hour trips and 485 PM peak hour trips. Access to the subject property is proposed from CR 466, a major collector road, and CR 209, a minor collector road; both of which are county maintained roads. County Road 209 is to be reclassified as a regionally significant roadway in which the extension will serve as an alternate route to alleviate the increasing capacity issues on N US 301. A Major Traffic Impact Analysis will be submitted separately for the site plan and driveway connection permit reviews to Sumter County Public Works and the City of Wildwood. The TIA showed that the traffic volumes on the segment of CR 466 and CR 101 and Morse Blvd. exceed the adopted LOS standard prior to the addition of Project Traffic; the segment of C 466 from the project driveway to CR 209 is expected to exceed the adopted service volume of the roadway segment; under the proposed FLU no additional segments are expected to exceed the adopted service volumes; and overall the proposed development is anticipated to generate fewer trips than the maximum development potential for the proposed future land use of Low Density Residential. This is consistent with Policy 2.3.3 in that the City shall rely on the Level of Service (LOS) Standards to ensure that acceptable traffic conditions are maintained. When subsequent TIA studies are submitted for the site plan, the City will identify any future right-of-way needs and acquire those rights-of-way in accordance with Policy 2.1.2.

Water & Sewer: City water and sewer are available to the subject property along the western boundary of CR 209 with a 12-inch water line and a 12-inch sanitary sewer main. With utilities being available, this is consistent with Policy 1.2.1. “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” The applicant/owner will work with the City’s utility department at the improvement/site plan stage to connect to City water and sewer to be in line with Policy 4.1.2. Policy 4.1.2 states that “the replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards.” There is plant capacity for this development; however, the applicant will be required to do field verification to assess physical utility line capacity and/or extension requirements to serve the development.

Schools: The proposed project is expected to generate 190 school-year-aged children for the Sumter County School District, with a breakdown of 88 elementary school-aged children, 43 middle school-aged children, and 59 high school-aged children. The school district has advised there is capacity available.

The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

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

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
Land to the north, west and south of the subject property is currently designated as Agricultural (Sumter County). Land to the east of the subject property is designated as High Density Residential (City), Medium Density Residential (City) and Agricultural (Sumter County). The low density residential future land use designation allows a maximum of 4 dwelling units per acre, which is comparable to the existing density in the neighboring area, while providing diverse housing.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The proposed project is in an area that includes vacant land with some existing single-family dwelling units. The development to the south of this project, Summerfield Cottages, is approved for 271 proposed multifamily dwelling units along CR 209 and CR 214. This property is approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209, which will support accommodating residential housing for commercial developments and economic growth within the area without contributing to urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The proposed plan amendment is not an isolated or strip development. The proposed residential development is along CR 466 and CR 209, just less than one mile west of N US 301. Other projects in the vicinity of the subject property are approved for both residential and commercial development. The residential nature of the proposed project is in character with the surrounding area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property contains a very small portion of wetland/flood zone areas classified as Flood Zone A on the FEMA maps. These impacts will be monitored at the improvement/site plan stage, where it will be accounted for in the ERP and permissable by SWFWMD.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The subject property does not have adjacent active agricultural activities, but rather larger tracts of land with single-family dwelling units. Although some of the surrounding areas have a future land use of Agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.
City water and sewer services are available to the subject property and will be utilized for this project. The types of dwelling units will be single-family residential. The project will have 1 ERU per dwelling unit, having a total of up to 553 ERUs which would increase the water use from the current land uses allowed. ERUs/GPD will still be needed for amenities and irrigation should potable water be needed. Per the City's 2024 Utility Master Plan, the City's water treatment system has a capacity of 6.72 MGD and the wastewater facility has an available capacity of 2.25 MGD. There is capacity for this development at this time.

(VII) Fails to maximize use of future public facilities and services.
Any future City public facilities and services located in this area will be available for this proposed development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
The start of the shopping areas are located within 0.5 miles of the subject property. General government, fire, emergency response, health care facilities and educational facilities are within 1 mile from the subject property. There's a public park within 1.2 miles of the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.
The subject property is in a suburbanizing area of the City where large tracts of land are starting to transition into more dense residential subdivisions. Land south and east of the subject property still has large parcels that have remained undeveloped and can be considered rural as some of those are still under Sumter County jurisdiction.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
Development is continuing to occur in this area of the city. Other developments are expected as city utilities are available on the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.
While the proposed development is for single-family attached and detached dwelling units, commercial developments are located within 0.5 miles of the subject property and industrial developments are located within 2.70 miles. There's a public park and church located within 1.2 miles of the subject property.

(XII) Results in poor accessibility among linked or related land uses.
The accepted TIA shows access to the subject property from C 466 and CR 209, both Sumter County maintained roads. The applicant will work with both municipalities to ensure proper permits for the ingress/egress access.

(XIII) Results in the loss of significant amounts of functional open space.
The proposed development will need to follow the City's Design District Standards for a residential development containing 553 dwelling units and providing 25% open space. Functional open space will not be reduced.

Per F.S. Chapter 163.3177(6)(a)9b the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
The wetland/flood zone areas located on the subject property will be mitigated by the developer at the improvement/site plan stage. Gopher tortoise burrows were identified on the site and the Florida Fish and Wildlife Conservation Commission (FFWCC) should be consulted for relocation before any development begins should gopher tortoises be present. No evidence showed eastern indigo snakes being found on the properties, so the development would "not likely to adversely affect", but this determination should be reevaluated at the improvement/site plan stage due to the combination of lands. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with Land Development Regulations 6.10.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
City water and sewer are available for the subject property as outlined above.

(IV) Promotes conservation of water and energy.
The proposed project will promote the conservation of water and energy. The City's Comprehensive Plan and Design District Standards includes policies and standards that promote energy conservation.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
The proposed project will need to provide 25 percent open space to comply with the City's Design District Standards and have a maximum of 0.3 floor area ratio (FAR) as indicated within the City's 2050 Comprehensive Plan. The project will need to include nine (9) onsite amenities to provide recreational needs.

CONCLUSIONS:
The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a and responses are noted above. The proposed amendment discourages urban sprawl as four of the criteria listed in F.S. Chapter 163.3177(6)(a)9b are met.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-52. This is the transmittal hearing of Ordinance O2026-52, which will be sent to Florida Commerce for State review, and which is expected to have its adoption public hearing tentatively on October 26, 2026.

DATED: 9/8/2026

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2026-52

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-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 C13-003, C13-017, C13-019, C13-039, C13-126, and C13-127
ACM ORLANDO PROPERTIES LLC
Acres +/- 144.89

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N00°04'11"E A DISTANCE OF 613.74 FEET;

THENCE DEPARTING SAID EAST LINE RUN N89°55'49"W A DISTANCE OF 27.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4774, PAGE 420, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LANDS WITH THE FOLLOWING THREE (3) COURSES: RUN S89°56'17"W A DISTANCE OF 24.52 FEET;

THENCE N03°39'32"W A DISTANCE OF 349.48 FEET;

THENCE N00°03'43"W A DISTANCE OF 9.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY BY DEED LANDS RUN S89°48'15"W A DISTANCE OF 788.16 FEET;

THENCE N00°08'19"W A DISTANCE OF 283.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CR 466 PER RIGHT-OF-WAY MAP BOOK 4, PAGE 237, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;

THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°27'47"W A DISTANCE OF 412.74 FEET;

THENCE S89°49'08"W A DISTANCE OF 56.48 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE RUN S00°01'10"W A DISTANCE OF 1248.41 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13;

THENCE S00°01'41"E A DISTANCE OF 331.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13;

THENCE ALONG THE SOUTH LINE THEREOF RUN N89°55'53"E A DISTANCE OF 1307.05 FEET, MORE OR LESS, TO THE MAINTAINED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 209;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 945 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR C-466, AND LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET, SOUTH 390 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING,

AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:

THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 5:

THE WEST 1/2 OF SOUTHEAST 1/4, LESS THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density 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 effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after the state land planning agency notifies the City of Wildwood the large scale comprehensive plan amendment package is complete, if the amendment is not timely challenged. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

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

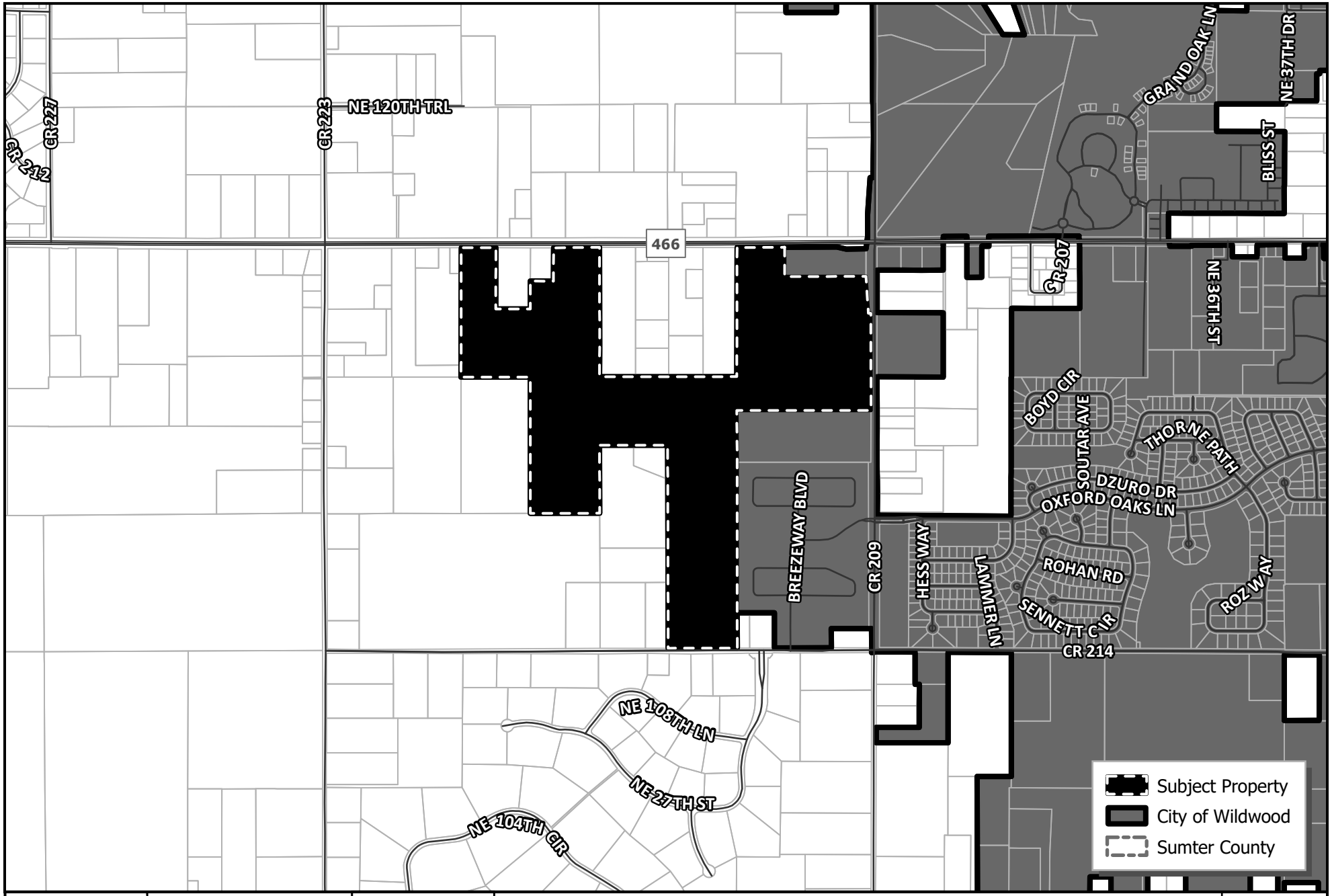
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 270 540 1,080	#26-3261 **CANAN LAKES** PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127	**MAP 1A** **LOCATION MAP** **JUL 2026**

Business Impact Estimate

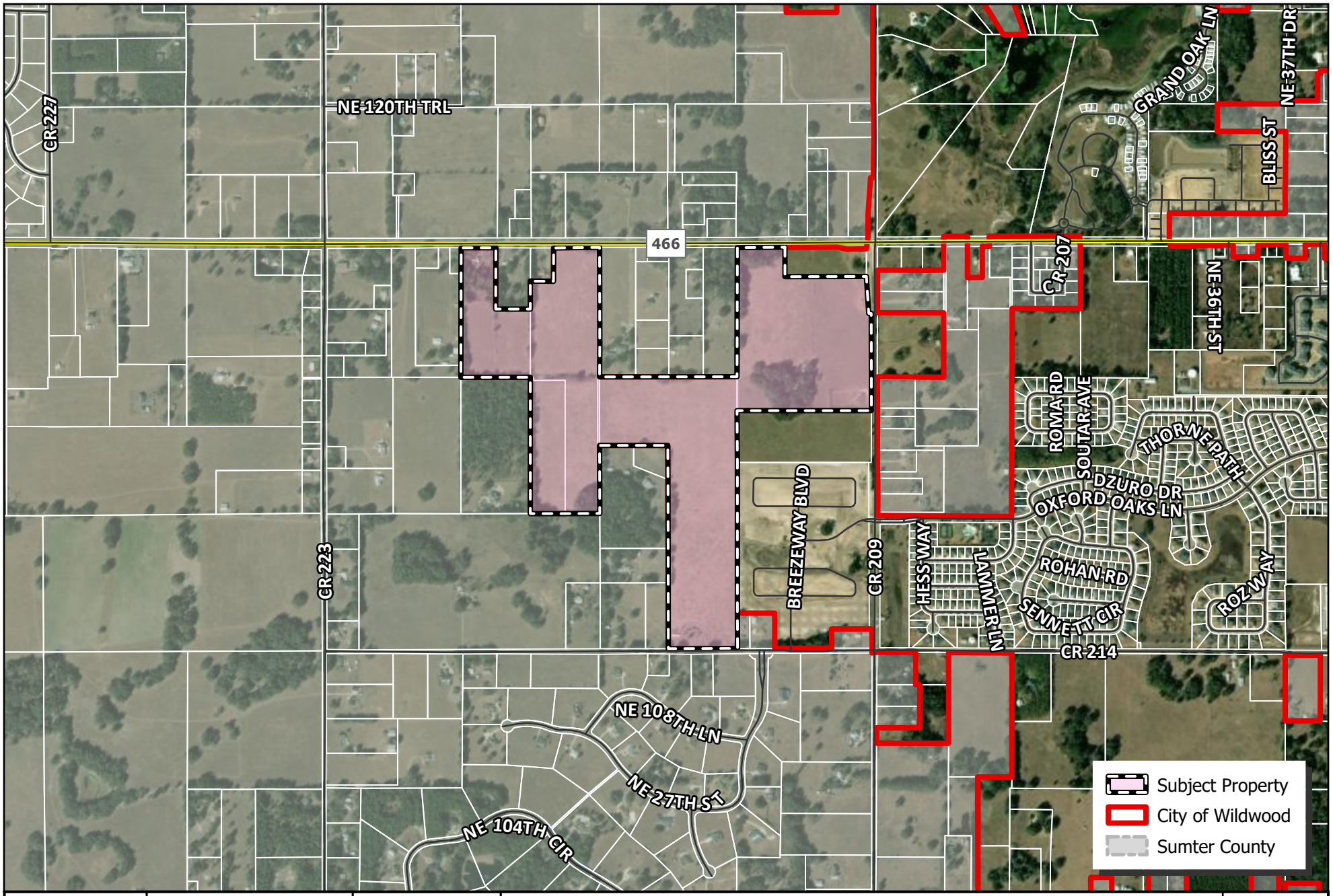
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-52

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 law[1] 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.



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0 285 570 1,140

#26-3261

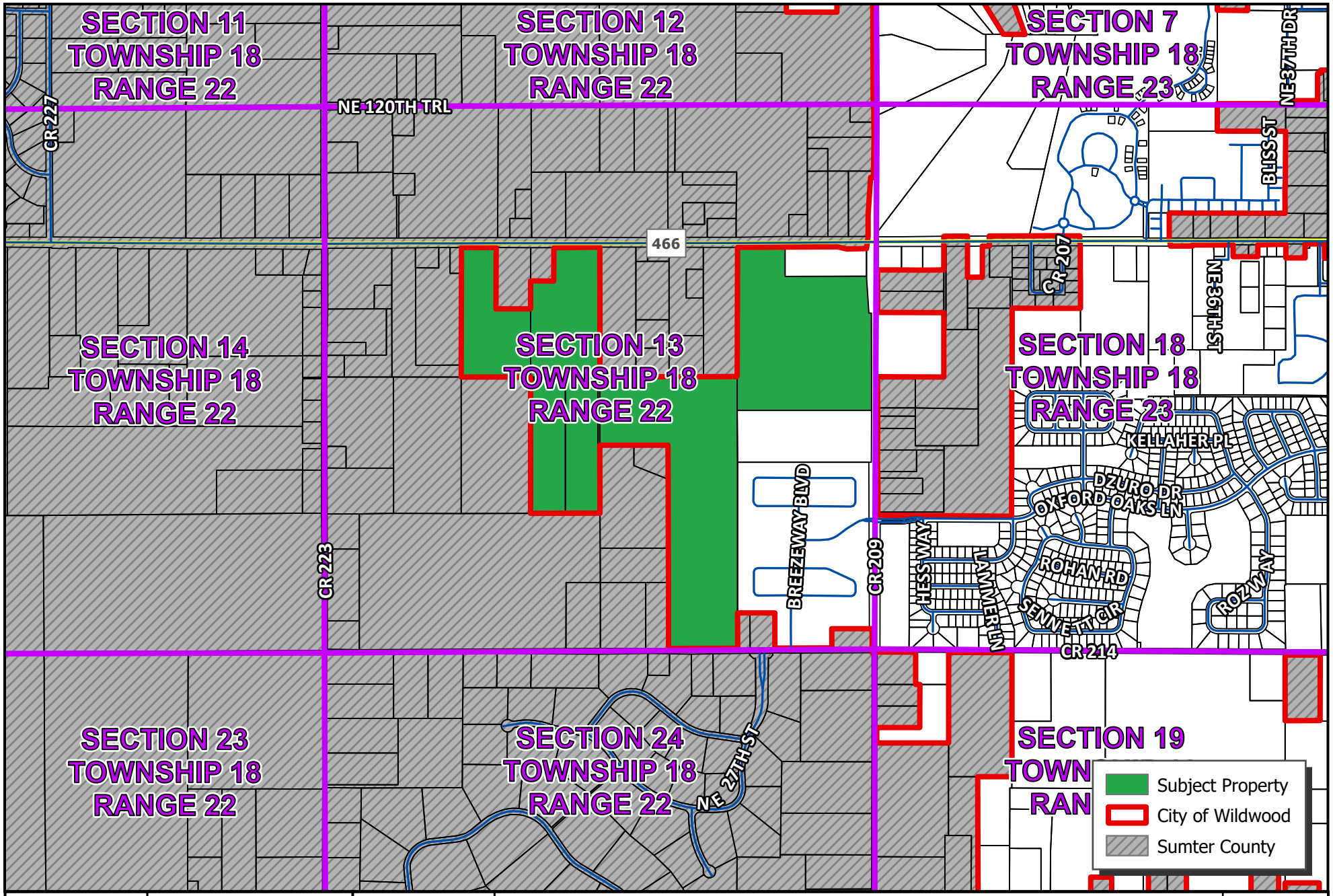
CANAN LAKES

PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127

MAP 1B

LOCATION MAP

JUL 2026



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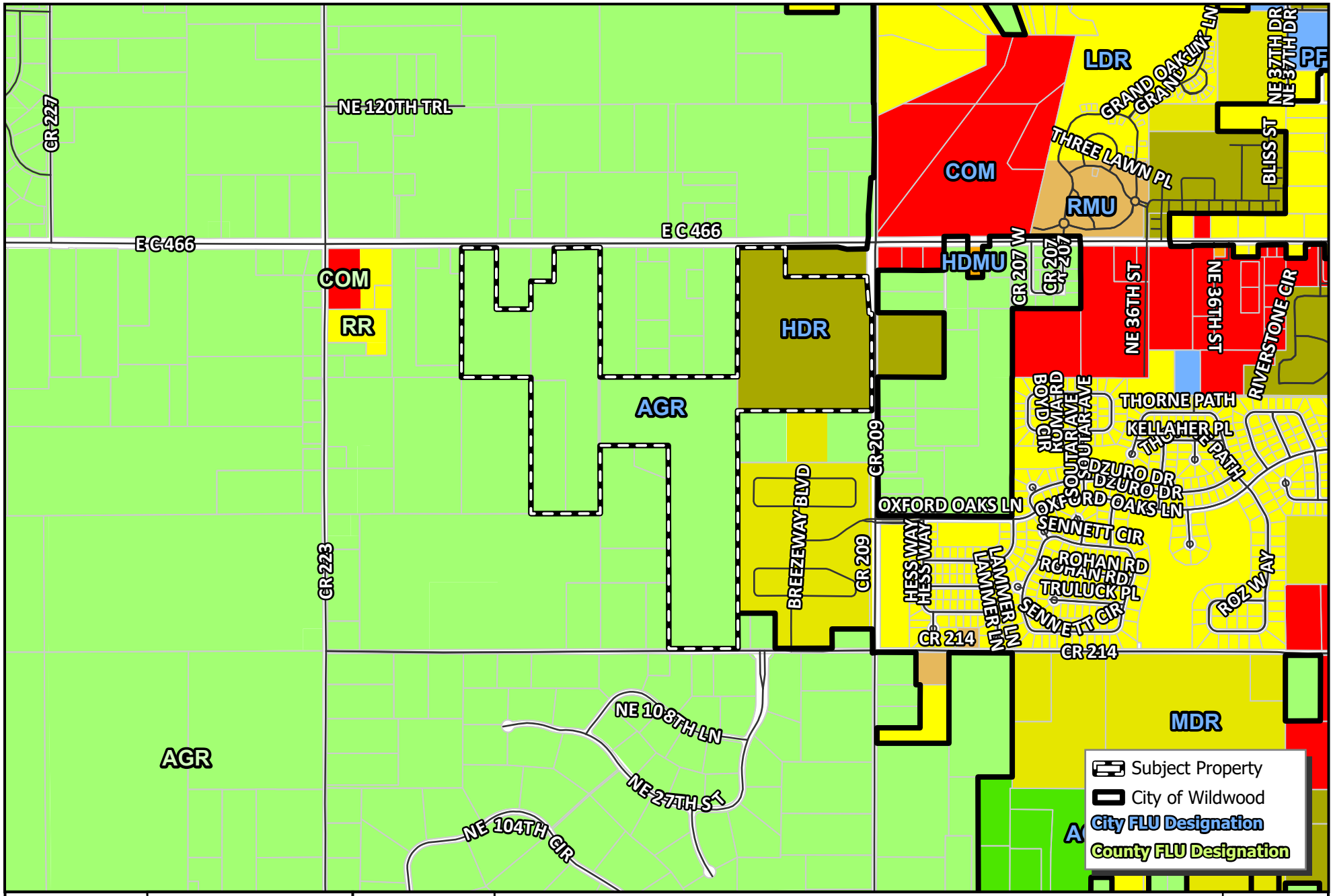
CANAN LAKES

LEGAL DESCRIPTION VERIFICATION

MAP 1LD
LOCATION MAP
JUL 2026



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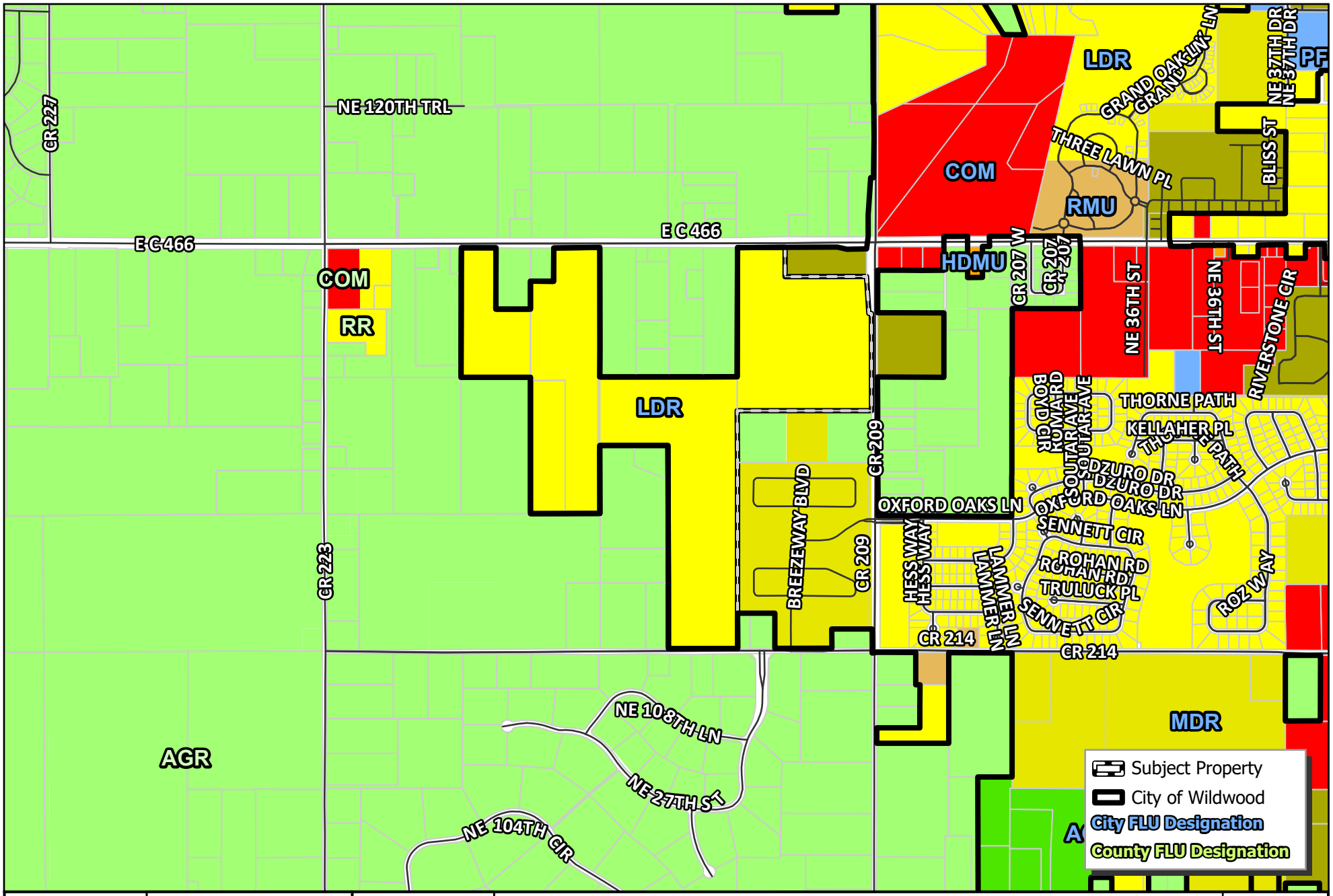
CANAN LAKES

PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127

MAP 2A

EXISTING LAND USE

JUL 2026



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PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127

MAP 2B

PROPOSED LAND USE

JUL 2026

Kimley»Horn

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
06/19/2026

April 29, 2026

Mr. Matthew Tadlock
Assistant Public Works Director – Planning and Design
Sumter County Board of Sumter County Commissioners
319 E. Anderson Avenue
Bushnell, Florida 33513

RE: ***Canan Oaks – Comprehensive Plan Amendment Traffic Analysis***
Sumter County, Florida
Kimley-Horn Project No. 040616230

Dear Mr. Tadlock:

This traffic analysis has been conducted to document the potential traffic impacts associated with a comprehensive plan amendment (CPA) and rezoning request for the Canan Oaks residential development. The site is located in the southwest corner of C 466 and CR 209 in Sumter County, Florida. The CPA and rezoning includes the annexation of parcels C13-003, C13-019, C13-017 and C13-039 into the City of Wildwood from unincorporated Sumter County.

Access to the site will be provided through the following connections:

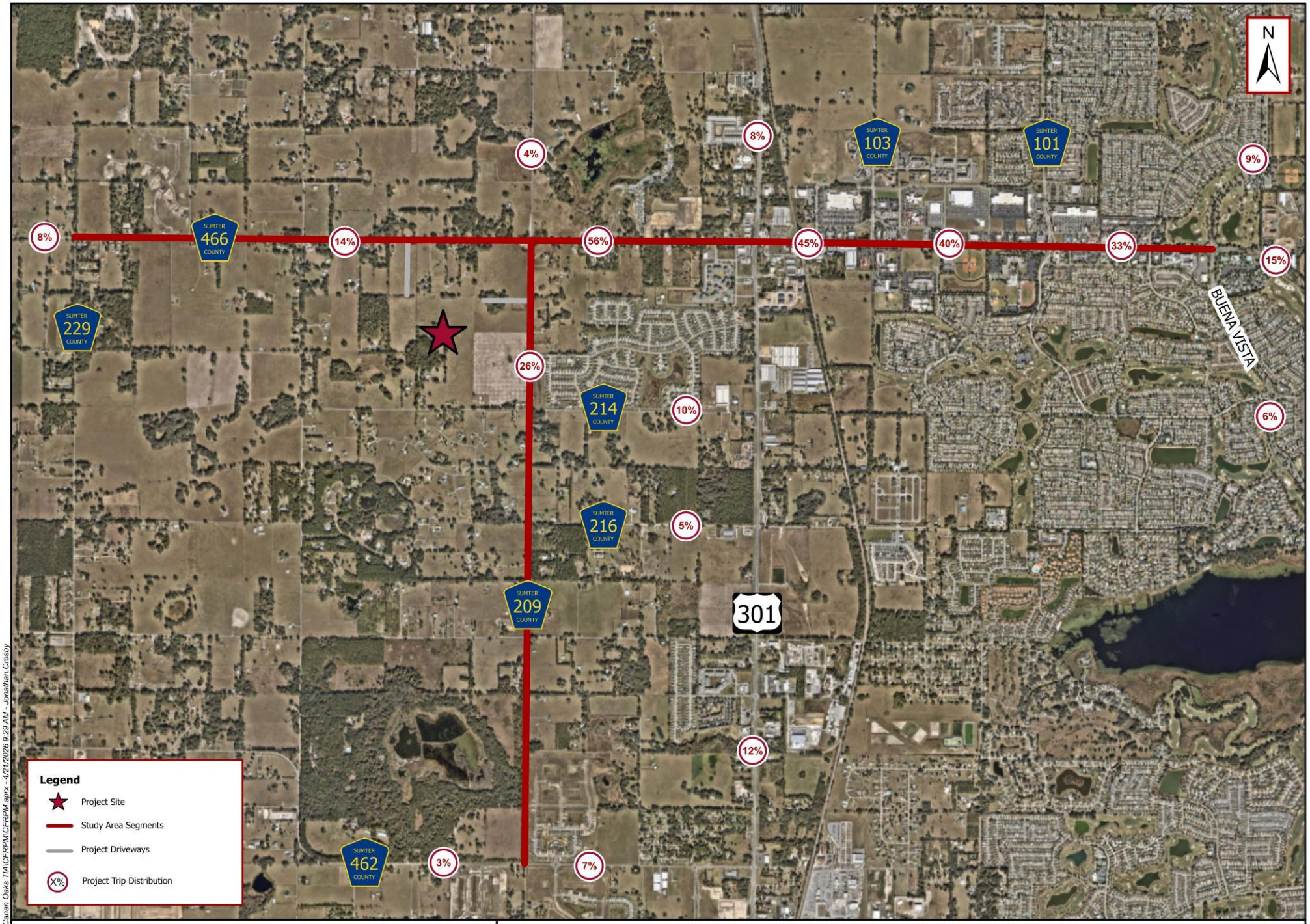
- A full access connection to C 466 located approximately 0.5 miles west of CR 209
- A full access connection to CR 209 located approximately 1,400 feet south of C 466
- A potential exit-only access connection to C 466 west of the proposed full access

The conceptual site plan is included as an **Attachment**.

STUDY AREA

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

Figure 1 shows the general location for the Canan Oaks development, the study area roadway segments, and the project's external trip distribution.



K:\OCA_GIS\040616230-Canan Oaks TIA\CFRPM\CFRPM.aprx - 4/21/2026 9:29 AM - Jonathan Crosby

Kimley»Horn

© 2026 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

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

CANAN OAKS
CITY OF WILDWOOD, FLORIDA

Not To Scale	Project No.: 040616230	April 2026	Page 2

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes. Existing traffic volumes were obtained from the 2025 Sumter County Annual Traffic Counts Report. Existing traffic volumes were adjusted to peak season using the 2024 FDOT adjustment factors. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023).

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The future conditions analysis was performed for a 5-year horizon (year 2031). An annual growth rate was applied to the existing PM peak hour peak season traffic volumes. An annual growth rate of 1.54% was applied. The growth rate was calculated as the AADT-weighted average growth rate from the CMP for the study area segments. The selected growth rate was approved by Sumter County in the Canan Oaks Major TIA Methodology on April 21, 2026.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way adopted service volumes. Under background traffic conditions, the segment of C 466 between CR 101 and Morse Boulevard is shown to operate at LOS F and a volume-to-maximum service volume (V/MSV) ratio of 1.00 or greater. All other roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions. **Table 1** shows the background roadway segment analysis.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes[1]				Existing PM Peak Hour Peak Season Traffic Conditions (2025)[2]					Background PM Peak Hour Peak Season Traffic Conditions (2031)					
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C 466																
CR 229	Project Driveway	3537200	C2	D	1,330	613	372	985	0.74	D	1.54%	672	408	1,080	0.81	D
Project Driveway	CR 209	3537200	C2	D	1,330	613	372	985	0.74	D	1.54%	672	408	1,080	0.81	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	512	496	1,008	0.53	C	1.54%	561	544	1,105	0.58	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1,043	1,430	2,473	0.84	C	1.54%	1,143	1,567	2,710	0.92	D
CR 105	CR 103	35371401	C3C	D	2,961	1,098	1,176	2,274	0.77	C	1.54%	1,203	1,289	2,492	0.84	D
CR 103	CR 101	3537150	C3C	D	2,961	1,098	1,176	2,274	0.77	C	1.54%	1,203	1,289	2,492	0.84	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1,340	1,432	2,772	0.94	D	1.54%	1,469	1,570	3,039	1.03	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1,340	1,432	2,772	0.92	D	1.54%	1,469	1,570	3,039	1.00	F
CR 209																
CR 462 E	CR 216	3248105	C2	D	1,330	143	108	251	0.19	B	1.54%	157	118	275	0.21	B
CR 216	Project Driveway	3248102	C2	D	1,330	187	109	296	0.22	B	1.54%	205	119	324	0.24	B
Project Driveway	CR 466	3248102	C2	D	1,330	187	109	296	0.22	B	1.54%	205	119	324	0.24	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.

TRIP GENERATION

The trip generation potential of the site was calculated for the following scenarios:

- Maximum trip impact of the current FLU and zoning
- Maximum trip impact of the proposed FLU and zoning
- Proposed development program

The trip generation potential was calculated using Institute of Transportation Engineers (ITE) Trip Generation, 12th Edition.

Existing and Proposed Future Land Use

Parcel C13-109 has an existing future land use of City of Wildwood High Density Residential, which allows up to 15 dwelling units per acre. The remaining parcels have a Sumter County FLU of Agricultural, which allows up to 1 dwelling unit per 5 acres within the Urban Development Boundary. The existing FLU allows for a total of up to 649 dwelling units. The trip generation potential was calculated using ITE land use code (LUC) 210 (Single-Family Detached Dwelling Units).

The proposed FLU is City of Wildwood Low Density Residential, which allows up to 4 dwelling units per acre for a maximum of 580 dwelling units. This proposed FLU results in fewer maximum dwelling units due to the reallocation of the City high-density residential FLU into low-density residential. **Table 2** shows the trip generation potential of the existing FLU and proposed FLU for the maximum allowed development intensity. The proposed CPA results in a lesser trip impact than the current FLU.

Table 2: Existing and Proposed Future Land Use

Parcel #	Acres	Future Land Use	Municipality	Max Intensity	Max Development Potential (DU)
Exisitng FLU					
C13-109	41.87	High Density Residential	City of Wildwood	15 du / acre	628
C13-003	49.68	Agriculture	Sumter County	1 du / 5 acres	10
C13-019	28.00	Agriculture	Sumter County	1 du / 5 acres	6
C13-017	15.50	Agriculture	Sumter County	1 du / 5 acres	3
C13-039	10.00	Agriculture	Sumter County	1 du / 5 acres	2
Existing FLU Maximum Potential Units					649
Proposed FLU					
C13-109	41.87	Low-Density Residential	City of Wildwood	4 du / acre	167
C13-003	49.68	Low-Density Residential	City of Wildwood	4 du / acre	199
C13-019	28.00	Low-Density Residential	City of Wildwood	4 du / acre	112
C13-017	15.50	Low-Density Residential	City of Wildwood	4 du / acre	62
C13-039	10.00	Low-Density Residential	City of Wildwood	4 du / acre	40
Proposed FLU Maximum Potential Units					580

Trip Generation Comparison (ITE LUC 210)					
	#DU	ITE LUC	Daily Trips	AM Pk Hr Trips	PM Pk Hr Trips
Existing FLU	649	210	5,503	440	538
Proposed FLU	580	210	4,946	394	485
Net Change (Proposed - Existing FLU)			-557	-46	-53

Existing and Proposed Zoning

Parcel C13-109 has an existing City of Wildwood R-5 zoning, which allows up to 15 dwelling units per acre. The remaining parcels are currently zoned as Sumter County A10C, which allows up to 1 dwelling unit per 10 acres. The existing zoning allows for up to 636 dwelling units by rounding down the allowed maximum density. The trip generation potential was calculated using ITE land use code (LUC) 210 (Single-Family Detached Dwelling Units).

The proposed City of Wildwood R-1 zoning allows up to 4 dwelling units per acre, for a total of 580 dwelling units. This proposed zoning results in fewer maximum dwelling units due to the rezoning of the City R-5 into R-1. **Table 3** shows the trip generation potential of the existing zoning and proposed zoning for the maximum allowed development intensity.

Table 3: Existing and Proposed Zoning

Parcel #	Acres	Zoning	Municipality	Max Intensity	Max Development Potential (DU)
Existing Zoning					
C13-109	41.87	R-5	City of Wildwood	15 du / acre	628
C13-003	49.68	A10C	Sumter County	1 du / 10 acres	4
C13-019	28.00	A10C	Sumter County	1 du / 10 acres	2
C13-017	15.50	A10C	Sumter County	1 du / 10 acres	1
C13-039	10.00	A10C	Sumter County	1 du / 10 acres	1
Existing Zoning Maximum Potential Units					636
Proposed Zoning					
C13-109	41.87	R-1	City of Wildwood	4 du / acre	167
C13-003	49.68	R-1	City of Wildwood	4 du / acre	199
C13-019	28.00	R-1	City of Wildwood	4 du / acre	112
C13-017	15.50	R-1	City of Wildwood	4 du / acre	62
C13-039	10.00	R-1	City of Wildwood	4 du / acre	40
Proposed Zoning Maximum Potential Units					580
Trip Generation Comparison (ITE LUC 210)					
	#DU	ITE LUC	Daily Trips	AM Pk Hr Trips	PM Pk Hr Trips
Existing Zoning	636	210	5,398	432	528
Proposed Zoning	580	210	4,946	394	485
Net Change (Proposed - Existing Zoning)			-452	-38	-43

Proposed Development Program

The proposed development is anticipated to include up to 580 dwelling units, with 116 attached dwelling units and up to 464 detached dwelling units. **Table 4** shows the trip generation potential of the proposed site development.

Table 4: Trip Generation Potential for Proposed Development Program

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Site								
Single-Family Detached Housing	464 Dwelling Units	4,010	316	85	231	395	245	150
Single-Family Attached Housing	116 Dwelling Units	761	53	13	40	58	33	25
TOTAL DRIVEWAY TRIPS		4,771	369	98	271	453	278	175

Note: Trip generation potential was derived using the ITE Trip Generation Manual, 12th Edition.

Single-Family Detached Housing [ITE 210]

Daily	T=8.07*(X) +265.45; (X is #of dwelling units)
AM Peak Hour of Adjacent Street	T=0.67*(X) +5.59; (X is #of dwelling units, 27%in, 73%out)
PM Peak Hour of Adjacent Street	Ln(T) =0.92 Ln(X) +0.33; (X is #of dwelling units, 62%in, 38%out)

Single-Family Attached Housing [ITE 215]

Daily	T=6.53*(X) +3.25; (X is #of dwelling units)
AM Peak Hour of Adjacent Street	T=0.59*(X) - 15.25; (X is #of dwelling units, 25%in, 75%out)
PM Peak Hour of Adjacent Street	T=0.57*(X) - 7.84; (X is #of dwelling units, 57%in, 43%out)

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The proposed development will have a lower trip generation potential than the maximum FLU/zoning potential of 580 single-family detached units due to the 116 attached units which generate fewer trips per unit than detached housing.

Trip Distribution and Assignment

Projected traffic demand on the adjacent roadway network was derived from the Central Florida Regional Planning Model (CFRPM) v7, which is the area's adopted transportation demand model. Trip distribution for the project was extracted from the completed model assignment and reviewed based on known travel patterns in the area. The resulting model plot showing the percentage of daily project distribution is provided as an **Attachment**.

Figure 1 shows the percent distribution used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

The study area roadway segments were evaluated for level of service (LOS) and volume-to-maximum service volume (V/MSV) ratios for the following 2031 buildout scenarios during the PM peak hour:

- Background plus existing FLU at maximum allowed intensity (Table 5)
- Background plus proposed FLU at maximum allowed intensity (Table 6)
- Background plus proposed development program (Table 7)

Table 5: Background Plus Existing Future Land Use Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Existing FLU Max Intensity					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	47	29	76	5.71%	719	437	1,156	0.87	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	96	157	253	19.02%	768	565	1,333	1.002	E
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	114	187	301	15.77%	675	731	1,406	0.74	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	92	150	242	8.17%	1,235	1,717	2,952	0.997	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	92	150	242	8.17%	1,295	1,439	2,734	0.92	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	82	134	216	7.29%	1,285	1,423	2,708	0.91	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	67	109	176	5.94%	1,536	1,679	3,215	1.09	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	31	50	81	2.68%	1,500	1,620	3,120	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	84	51	135	10.15%	241	169	410	0.31	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	87	53	140	10.53%	292	172	464	0.35	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	27	43	70	5.26%	232	162	394	0.30	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

Table 6: Background Plus Proposed Future Land Use Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Proposed FLU Max Intensity					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	42	26	68	5.11%	714	434	1,148	0.86	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	86	141	227	17.07%	758	549	1,307	0.98	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	103	169	272	14.25%	664	713	1,377	0.72	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	83	135	218	7.36%	1,226	1,702	2,928	0.99	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	83	135	218	7.36%	1,286	1,424	2,710	0.92	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	74	120	194	6.55%	1,277	1,409	2,686	0.91	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	60	98	158	5.34%	1,529	1,668	3,197	1.08	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	28	45	73	2.41%	1,497	1,615	3,112	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	75	46	121	9.10%	232	164	396	0.30	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	78	48	126	9.47%	283	167	450	0.34	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	24	39	63	4.74%	229	158	387	0.29	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

Table 7: Background Plus Proposed Development Program Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Proposed Development					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign [3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C 466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	39	25	64	4.81%	711	433	1,144	0.86	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	82	131	213	16.02%	754	539	1,293	0.97	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	98	156	254	13.31%	659	700	1,359	0.71	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	79	125	204	6.89%	1,222	1,692	2,914	0.98	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	79	125	204	6.89%	1,282	1,414	2,696	0.91	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	70	111	181	6.11%	1,273	1,400	2,673	0.90	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	57	91	148	5.00%	1,526	1,661	3,187	1.08	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	26	42	68	2.25%	1,495	1,612	3,107	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	70	44	114	8.57%	227	162	389	0.29	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	72	46	118	8.87%	277	165	442	0.33	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	23	36	59	4.44%	228	155	383	0.29	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

As shown in **Table 5**, under the existing FLU at maximum intensity, the segment of C 466 from the project driveway to CR 209 reaches a V/MSV ratio greater than 1.00 in addition to the previously identified background-deficient segments.

As shown in **Table 6** and **Table 7**, under both the proposed FLU at maximum allowed intensity and the proposed development program, the addition of project traffic does not result in new deficiencies within the study area beyond those already identified as background deficiencies.

CONCLUSION

This traffic operational analysis was conducted to evaluate and document the anticipated traffic impacts associated with the proposed rezoning and comprehensive plan amendment (CPA) requests for the Canan Oaks residential development located southwest of C 466 and CR 209 in Sumter County, Florida. The following are conclusions of the analysis:

- Traffic volumes on the segment of C 466 between CR 101 and Morse Boulevard are shown to exceed the adopted LOS standard prior to the addition of Project traffic.
- Under existing FLU at maximum development intensity, the segment of C 466 from the project driveway to CR 209 is expected to exceed the adopted service volume of the roadway segment.
- Under proposed FLU at maximum development intensity, no additional segments beyond the background-deficient segments are expected to exceed the adopted service volumes.
- The proposed development is anticipated to generate fewer trips than the maximum development potential for the proposed FLU (Low-Density Residential) and zoning (R-1).

A Major Traffic Impact Analysis (TIA) will be submitted separately for the site plan and driveway connection permit reviews through Sumter County and the City of Wildwood. The traffic methodology for the Major TIA was approved on April 21, 2026.

Please do not hesitate to call with any questions or comments.

Sincerely,
KIMLEY-HORN

Amber L Gartner

Digitally signed by Amber L Gartner
DN: cn=Amber L Gartner, c=US, o=KIMLEY-HORN AND ASSOCIATES INC, email=amber.gartner@kimley-horn.com
Date: 2026.04.29 15:01:03 -04'00'

AMBER L. GARTNER, P.E.

STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 72294

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMBER L. GARTNER, P.E. ON THE DATE INDICATED HERE.

THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Amber Lee Gartner, PE
FL License 72294

Attachments: Conceptual Site Plan
CFRPM Model Output
Sumter County CMP Excerpts
Sumter County 2025 Traffic Counts Excerpts

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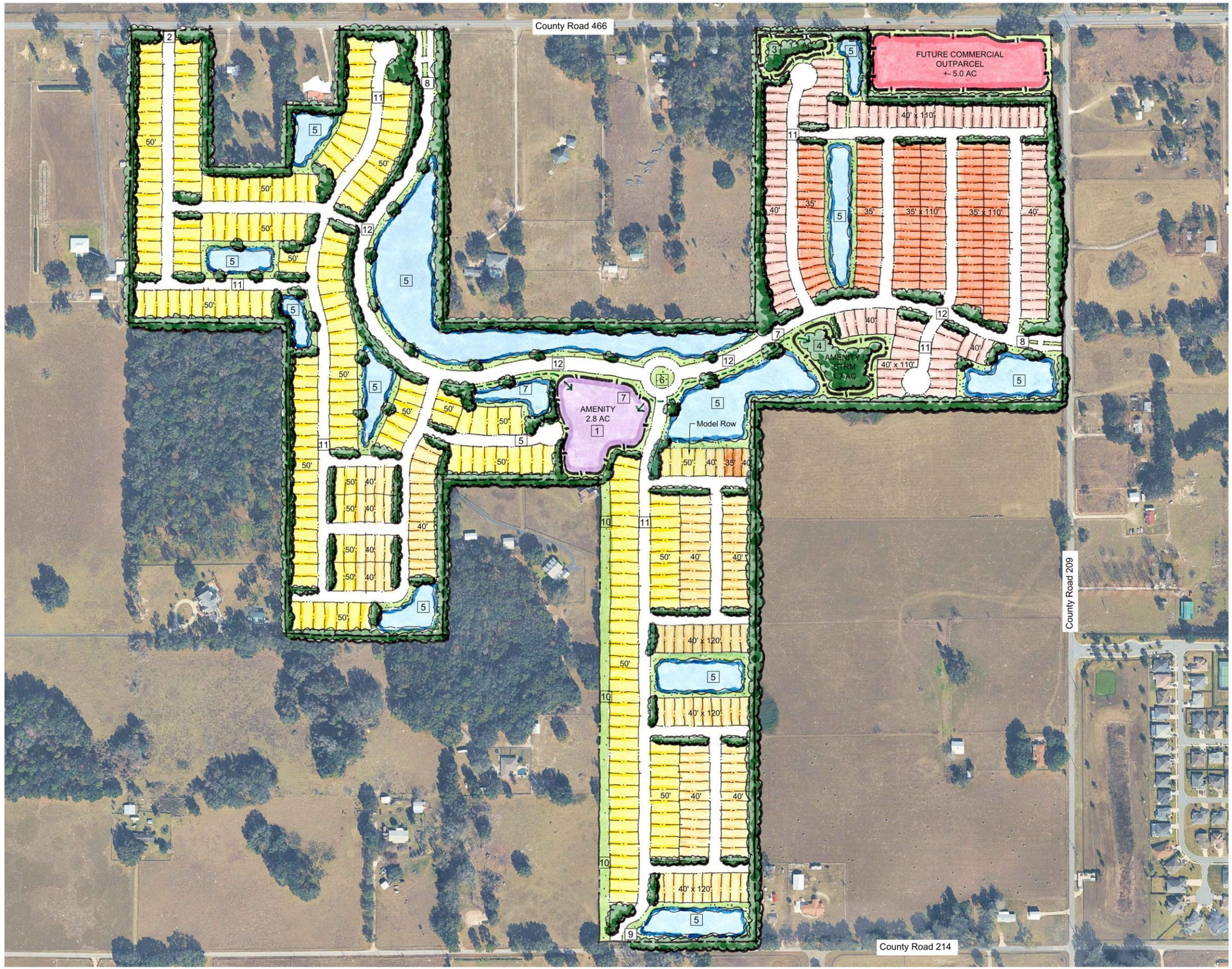
Canan Oaks

City of Wildwood, FL



LEGEND

1. Central Club Amenity: Pool, Sport Courts (Pickleball / Tennis), Outdoor Kitchen, Mail Kiosk
2. Optional Exit Only Access
3. Existing Trees / Amenity Space: Dog Park Amenity and Stormwater Retention
4. Existing Trees (Shady Grove Amenity): Community Entry Feature, Picnic Area, Nature Play (Playground), and Stormwater Credits
5. Stormwater Retention Area
6. Feature Roundabout
7. Multi-Use Trail
8. Community Entrance
9. Emergency Access Only
10. 50' Ingress / Egress Easement for Neighboring Property
11. 50' Right-of-Way
12. 60' Right-of-Way

Total Project Area: +-144.5 AC (Excludes Commercial Parcel)

Single Family Unit Mix
35' x 110' Attached Units = +- 116 Units
40' x 110' Detached Units = +- 97 Units
40' x 120' Detached Units = +- 111 Units
50' x 120' Detached Units = +- 231 Units
Total Units = +- 555 Units

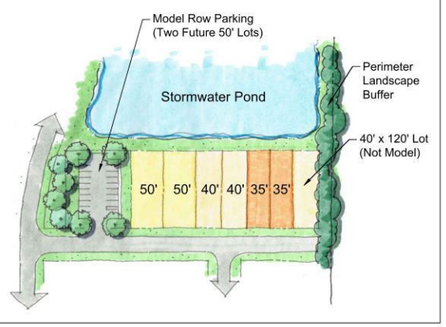
Stormwater Retention: +-21.2 AC Plus 2.8 Acres for Existing Tree Areas

Open Space Required: +-36.13 AC (25%)
Open Space Provided: +-36.2 AC
+-20.0 AC Buffers and Landscape Open Space
+-2.8 AC Central Club Amenity:
+- 1.1 AC Dog Park with Existing Trees
+-1.7 AC Shady Grove Amenity with Existing Trees
Remainder provided by Retention (up to 50% of total open space requirement allowed; +-10.6 AC)

Health and Wellness Amenities Provided:
Clubhouse and Pool
Outdoor Kitchen
Multi-use Lawn Area (Yoga Lawn and Event Space)
Sports Courts (Pickleball / Tennis)
Multi-use Trail
Shaded Picnic Area
Nature Play Playground
Dog Park
Cabana / Pavilion

This graphic is a conceptual representation of the proposed master plan. All unit quantities, acreages, area calculations, building envelopes, unit types, residential allocation, land use yield, stormwater areas, streets, ROWs, roadways, parking areas, and access points are conceptual in nature and subject to change per final design, engineering, stormwater analysis, and permitting requirements.

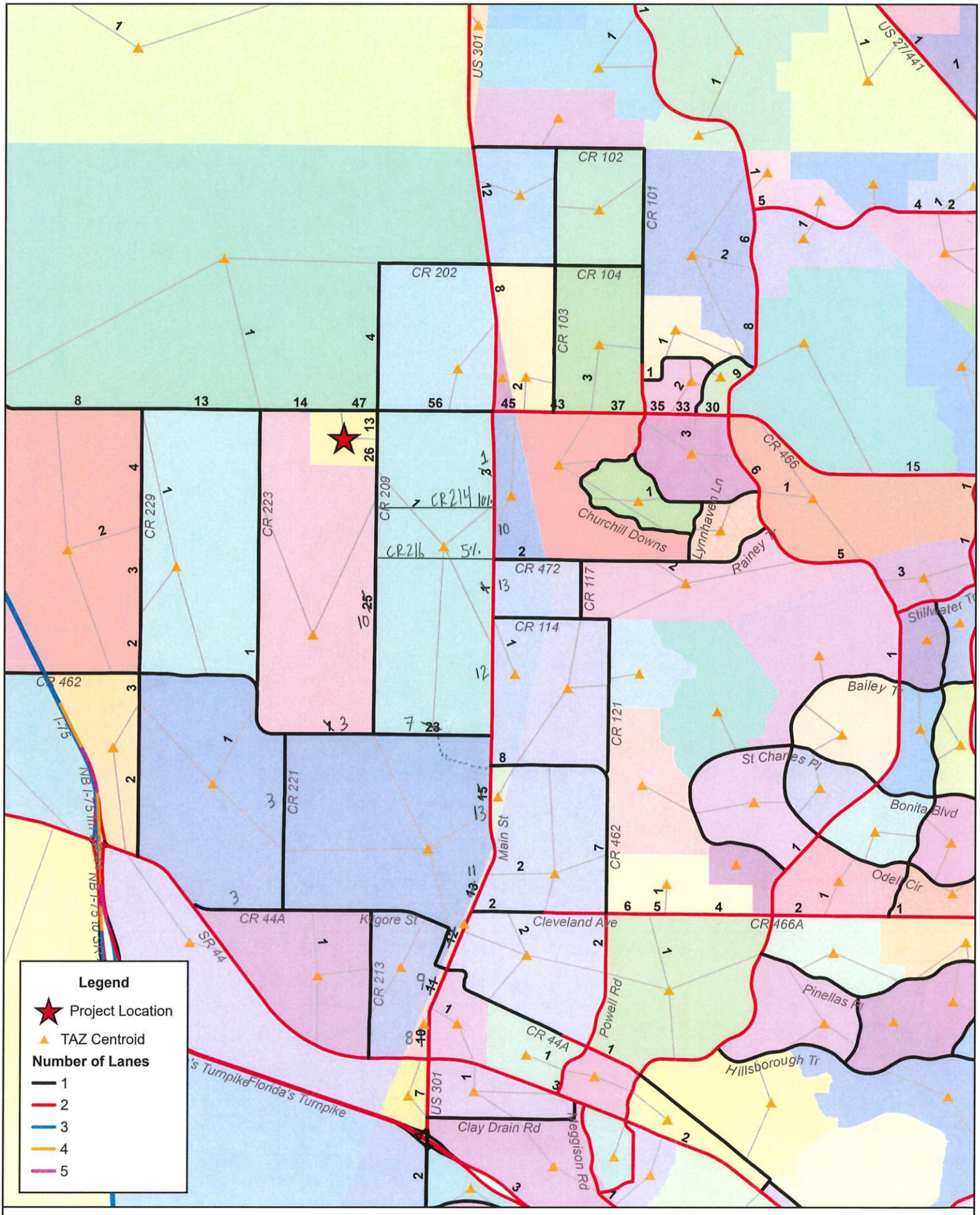
MODEL ROW EXHIBIT
N.T.S.



PlaceMaker Design Studio, LLC | CFB CLYMER FARNER BARLEY

Conceptual Master Plan

Lennar



Trip Distribution - Canon Oaks
CFRPMv7 - 2030 - 4/21/2026

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
4000	177		SUMTER	20	1.61	ST. CHARLES	BUENA VISTA BLVD	AMBERJACK TERR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,382	0.22	C	999	268	197	0.27	C	1,818	465	C	0.26	1.00%	20,160	4,606	0.23	C	999	282	207	0.28	C	1,818	1,281	C	0.70
4010	176		SUMTER	20	0.66	ST. CHARLES	AMBERJACK TERR	BAILEY TRL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	8,470	0.42	C	999	422	405	0.42	C	1,818	827	C	0.45	1.00%	20,160	8,902	0.44	C	999	444	426	0.44	C	1,818	1,443	C	0.79
4020	178		SUMTER	20	0.83	ST. CHARLES	BAILEY TRL	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	13,040	0.65	C	999	551	554	0.55	C	1,818	1,105	C	0.61	2.75%	20,160	14,934	0.74	C	999	631	634	0.63	C	1,818	1,630	D	0.90
4030	183		SUMTER	20	0.55	TAMARIND GROVE RUN	DIVINDING CREEK PATH	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,230	0.20	C	799	182	162	0.23	C	1,454	344	C	0.24	1.00%	16,128	3,395	0.21	C	799	191	170	0.24	C	1,454	990	C	0.68
4040	11		SUMTER	20	0.71	BUTTONWOOD RUN	HARDING PATH	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	5,687	0.35	C	799	246	268	0.34	C	1,454	514	C	0.35	2.00%	16,128	6,279	0.39	C	799	272	296	0.37	C	1,454	1,071	C	0.74
4050	148		SUMTER	20	0.57	PENNECAMP DR	MEADOWLARK AVE	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	4,811	0.30	C	799	198	213	0.27	C	1,454	411	C	0.28	3.50%	16,128	5,714	0.35	C	799	235	253	0.32	C	1,454	1,034	C	0.71
4060	181		SUMTER	20	0.57	STILLWATER TRL	MORSE BLVD	LOCKHART AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	6,032	0.37	C	799	280	286	0.36	C	1,454	566	C	0.39	3.75%	16,128	7,251	0.45	C	799	337	344	0.43	C	1,454	1,136	C	0.78
4070	2020-270		SUMTER	20	1.08	STILLWATER TRL	LOCKHART AVE	ODELL CIRCLE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	2,897	0.18	C	799	144	184	0.23	C	1,454	328	C	0.23	1.00%	16,128	3,044	0.19	C	799	151	193	0.24	C	1,454	950	C	0.65
4830	129		SUMTER	30	1.18	HILLSBOROUGH TRL	BUENA VISTA BLVD	ANNA MARIA AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	11,496	0.57	C	999	400	409	0.41	C	1,818	809	C	0.44	1.00%	20,160	12,082	0.60	C	999	420	430	0.43	C	1,818	1,419	C	0.78
4835	130		SUMTER	55	1.34	HILLSBOROUGH TRL	ANNA MARIA AVE	MORSE BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	6,860	0.34	C	999	319	266	0.32	C	1,818	585	C	0.32	2.00%	20,160	7,573	0.38	C	999	352	294	0.35	C	1,818	1,351	C	0.74
4860	1		SUMTER	35	0.60	ANNA MARIA AVE	HILLSBOROUGH TRL	PINELLAS PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,863	0.24	C	799	193	173	0.24	C	1,454	366	C	0.25	2.25%	16,128	4,318	0.27	C	799	216	193	0.27	C	1,454	1,015	C	0.70
4870	88		SUMTER	35	0.85	CHARLOTTE CRT	HILLSBOROUGH TRL	PINELLAS PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,545	0.22	C	799	159	182	0.23	C	1,454	341	C	0.23	1.00%	16,128	3,726	0.23	C	799	167	191	0.24	C	1,454	966	C	0.66
4880	149		SUMTER	35	0.90	PINELLAS PL	BUENA VISTA BLVD	ANNA MARIA AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	9,030	0.45	C	999	423	421	0.42	C	1,818	844	C	0.46	2.50%	20,160	10,217	0.51	C	999	479	476	0.48	C	1,818	1,478	C	0.81
4885	150		SUMTER	35	1.52	PINELLAS PL	ANNA MARIA AVE	MORSE BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	12,312	0.61	C	999	480	576	0.58	C	1,818	1,056	C	0.58	1.00%	33,570	12,940	0.39	C	1,665	504	605	0.36	C	3,024	2,169	C	0.72
4890	182		SUMTER	35	1.84	TALLEY RIDGE DR	BUENA VISTA BLVD	BUENA VISTA BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,817	0.24	C	799	186	190	0.24	C	1,454	376	C	0.26	1.00%	16,128	4,012	0.25	C	799	195	200	0.25	C	1,454	994	C	0.68
4910	182	ADJACENT	SUMTER	35	0.82	OAK FOREST DR	SOUTHERN TRACE	TALLEY RIDGE RD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,817	0.24	C	799	186	190	0.24	C	1,454	376	C	0.26	1.00%	16,128	4,012	0.25	C	799	195	200	0.25	C	1,454	994	C	0.68
4915	172		SUMTER	35	0.83	SOUTHERN TRACE	CR 466	BUENA VISTA BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	6,758	0.42	C	799	299	227	0.37	C	1,454	526	C	0.36	1.00%	26,856	7,103	0.26	C	1,332	314	239	0.24	C	2,419	1,646	C	0.68
4920	147		SUMTER	35	0.79	PARR DR	BELVEDERE BLVD	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	4,239	0.22	C	963	294	246	0.31	C	1,755	540	C	0.31	1.00%	19,530	4,455	0.23	C	963	309	259	0.32	C	1,755	1,272	D	0.72
4930	2020-493		SUMTER	35	0.53	TRIGGERFISH RUN	BUTTONWOOD RUN	PENNECAMP DR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	1,484	0.09	C	799	59	69	0.09	C	1,454	128	C	0.09	7.25%	16,128	1,628	0.10	C	799	84	98	0.12	C	1,454	883	C	0.61
5000	2		SUMTER	25	0.93	BAILEY TRL	BUENA VISTA BLVD N	SUNSET RIDGE DR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,750	0.38	C	999	536	533	0.54	C	1,818	1,069	C	0.59	1.00%	20,160	8,145	0.40	C	999	563	560	0.56	C	1,818	1,562	C	0.86
5010	3		SUMTER	30	0.39	BAILEY TRL	SUNSET RIDGE DR	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	9,007	0.45	C	999	481	481	0.48	C	1,818	962	C	0.53	1.00%	20,160	9,466	0.47	C	999	506	506	0.51	C	1,818	1,505	C	0.83
5020	4		SUMTER	20	0.50	BAILEY TRL	ST. CHARLES PL	BASSINGER CRT	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,877	0.19	C	999	204	179	0.20	C	1,818	383	C	0.21	1.00%	20,160	4,075	0.20	C	999	214	188	0.21	C	1,818	1,213	C	0.67
5030	5		SUMTER	20	0.39	BAILEY TRL	BASSINGER CRT	BUENA VISTA BLVD S	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,730	0.23	C	999	277	266	0.28	C	1,818	543	C	0.30	1.00%	20,160	4,971	0.25	C	999	291	280	0.29	C	1,818	1,290	C	0.71
5080	102	-	SUMTER	35	1.00	CR 209	CR 232	CR 462 E	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	759	0.05	B	730	48	44	0.07	B	1,330	92	B	0.07	1.75%	14,000	828	0.06	B	730	52	48	0.07	B	1,330	782	D	0.59
6000	104	-	SUMTER	30	1.26	CR 213 (WALKER RD)	SR 44	CR 44A	2	2	URBAN	UNDIVIDED	C3C	COUNTY	WILDWOOD	D	19,530	630	0.03	C	963	43	27	0.04	C	1,755	70	C	0.04	8.75%	19,530	958	0.05	C	963	65	41	0.07	C	1,755	1,028	C	0.59
12500	184		SUMTER	55	0.76	WOODRIDGE DR	CR 103	CR 101	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	3,840	0.20	C	963	301	267	0.31	C	1,755	568	C	0.32	1.00%	19,530	4,036	0.21	C	963	316	281	0.33	C	1,755	1,279	D	0.73
325310	180122	180122	FDOT	60	2.73	US 301/SR 35	CR 656	CR 478	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	5,150	0.63	C	430	264	225	0.61	C	780	489	C	0.63	1.00%	8,200	5,413	0.66	C	430	277	236	0.64	C	780	707	C	0.91
3221000	99	-	SUMTER	25	1.40	CR 156	US 301/SR 35	SR 44	2	2	URBAN	UNDIVIDED	C3C	COUNTY	WILDWOOD	D	15,624	2,001	0.13	C	770	55	80	0.10	C	1,404	135	C	0.10	2.75%	15,624	2,292	0.15	C	770	63	92	0.12	C	1,404	833	C	0.59
3223000	113		SUMTER	45	3.53	CR 673	SR 93/I-75	CR 674	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	3,696	0.45	B	430	111	86	0.26	B	780	197	B	0.25	9.25%	8,200	5,752	0.70	C	430	173	134	0.40	B	780	603	C	0.77
3224000	96		SUMTER	30	1.37	CR 121	CR 462	CR 114	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	4,516	0.28	C	799	238	147	0.30	C	1,454	385	C	0.26	5.25%	16,128	5,833	0.36	C	799	307	190	0.38	C	1,454	1,106	C	0.76
3229000	120	-	SUMTER	35	2.08	CR 727	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	219	0.03	B	430	10	7	0.02	B	780	17	B	0.02	5.00%	8,200	280	0.03	B	430	13	9	0.03	B	780	443	C	0.57
3231000	121	118009	FDOT	35	0.83	CR 728	CR 469	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	608	0.04	B	730	28	22	0.04	B	1,330	50	B	0.04	1.00%	14,000	639	0.05	B	730	29	23	0.04	B	1,330	759	C	0.57
3245100	105	-	SUMTER	45	1.56	CR 229	SR 44	CR 462	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,033	0.29	B	730	186	185	0.25	B	1,330	371	B	0.28	5.00%	14,700	5,147	0.35	C	767	237	236	0.31	B	1,330	1,004	D	0.75
3245110	106	-	SUMTER	45	2.26	CR 229	CR 462	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	3,619	0.26	B	730	174	202	0.28	B	1,330	376	B	0.28	1.00%	14,000	3,804	0.27	B	730	183	212	0.29	B	1,330	913	D	0.69
3248000	90		SUMTER	35	0.29	CR 101	CR 466	WOODRIDGE DR	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	32,940	7,184	0.22	C	1,629	390	364	0.24	C	2,961	754	C	0.25	1.00%	32,940	7,550	0.23	C	1,629	410	383	0.25	C	2,961	2,039	C	0.69
3248102	101	-	SUMTER	35	1.25	CR 209	CR 216	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	1,655	0.12	B	730	78	54	0.11	B	1,330	132	B	0.10	5.00%	14,000	2,112	0.15	B	730	100	69	0.14	B	1,330	830	D	0.62
3248105	100	-	SUMTER	45	1.51	CR 209	CR 462 E	CR 216	2	2	URBAN	UNDIVIDED	C2	WILDWOOD	UNINCORPORATED SUMTER COUNTY	D	14,000	2,522	0.18	B	730	142	86	0.19	B	1,330	228	B	0.17	5.00%	14,000	3,219	0.23	B	730	181	110	0.25	B	1,330	911	D	0.68
3248110	103		SUMTER	35	1.26	CR 209	CR 466	CR 202	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	1,259	0.09	B	730	142	86	0.19	B	1,330	228	B	0.17	1.00%	14,000	1,323	0.09	B	730	149	90	0.20	B	1,330	879	D	0.66
3248115	186		SUMTER	35	1.00	CR 209	CR 204	SE 177TH PL	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	1,047	0.13	B	430	42	52	0.12	B	780	94	B	0.12	1.00%	8,200	1,100	0.13	B	430	45	54	0.13	B	780	475	C	0.61
3248400	94		SUMTER	35	1.31	CR 104	US 301/SR 35	CR 101	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,021	0.49	B	430	140	235	0.55	B	780	375	B	0.48	3.50%	8,200	4,776	0.58	C	430	166	279	0.65	C	780	596	C	0.76
3253100	85307	85307	FDOT	60	0.61	US 301/SR 35	HERNANDO COUNTY BOUNDARY	CR 656	2	2	RURAL	UNDIVIDED	C2T	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	4,770	0.58	C	430	219	253	0.59	C	780	472	C	0.61	1.00%	8,200	5,013	0.61	C	430	230	266	0.62	C	780	660	C	0.85
3253110	180042	180042	FDOT	30	0.18	US 301/SR 35 (NOBLE AVE)	CR 48 (FLORIDA ST)	CR 476 (NOBLE AVE)	2	2	RURAL	UNDIVIDED	C2T	STATE	BUSHNELL	C	11,040	3,810	0.35	C	576	195	166	0.34	C	1,048	361	C	0.34	1.00%	11,040	4,004	0.36	C	576	205	174	0.36	C	1,048	781	C	0.75
3253130	180117	180117	FDOT	30	0.13	US 301/SR 35 (NOBLE AVE)	SR 48 (MAIN ST)	CR 48 (FLORIDA ST)	2	2	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	14,400	7,540	0.52	C	752	387	329	0.51	C	1,368	716	C	0.52	1.00%	14,400	7,925	0.55	C	752	407	346	0.54	C	1,368	1,159	D	0.85
3253140	180112	180112	FDOT	60	3.01	US 301/SR 35	CR 478	CR 476 (SEMINOLE AVE)	2	2	URBAN	UNDIVIDED	C2	STATE	BUSHNELL	D	14,000	6,160	0.44	C	730	316	269	0.43	C	1,330	585	C	0.44	1.00%	14,000	6,474	0.46	C	730	332	283	0.45	C	1,330	1,062	D	0.80
3253150	180117	180117	FDOT	45	0.53	US 301/SR 35	CR 476 (SEMINOLE AVE)	SR 48 (MAIN ST)	4	4	URBAN	UNDIVIDED	C3C	STATE	BUSHNELL	D	27,450	7,540	0.27	C	1,358	387	329	0.28	C	2,468	716	C	0.29	1.00%	27,450	7,925	0.29	C	1,358	407	346	0.30	C	2,468	1,765	C	0.72
3253170	180088	180088	FDOT	45	0.45	US 301/SR 35	CR 470 E (S)	SR 471	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	23,520	4,740	0.20	C	1,166	210	247	0.21	C	2,121	457	C	0.22	1.00%	23,520	5,055	0.21	C	1,166	221	260	0.22	C	2,121	1,387	C	0.65
3253180	180083	180083	FDOT	45	0.11	US 301/SR 35	SR 471	CR 470 E (N)	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	17,560	1.25	E	730	901	767	1.23	E	1,330	1,668	E	1.25	5.50%	14,000	22,950	1.64	E	730	1,178	1,002	1.61	E	1,330	1,908	E	1.43
3253190	180041	180041	FDOT	35	3.06	US 301/SR 35	CR 470 E (N)	CR 514 (WARM SPRINGS AVE)	2	4	URBAN	UNDIVIDED	C2	STATE	COLEMAN	D	14,000	8,120	0.58	C	730	282	388	0.53	C	1,330	670	C	0.50	1.00%	55,700	8,534	0.15	B	2,910	296	408	0.14	B	5,290	3,206	C	0.61
3253195	195		SUMTER	40	1.73	CR 525 E	US 301	W WARM SPRINGS AVE	2	4	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,128	0.29	B	730	167	204	0.28	B	1,330	372	B	0.28	3.00%	55,700	4,785	0.09	B	2,910	194	237	0.08	B	5,290	3,104	C	0.59
3253200	180041; 180077	180041; 180077	FDOT	45	1.24	US 301/SR 35 (WARM SPRINGS AV	CR 514 (WARM SPRING AVE)	WARM SPRINGS AVENUE	2	4	URBAN	UNDIVIDED	C3R	STATE	COLEMAN	D	17,920	14,200	0.79	C	888	486	497	0.56	C	1,616	982	C	0.61	4.50%	29,840	17,696	0.59	C	1,480	605	619	0.42	C	2,688	2,085	C	0.78
3253210	180077	180077	FDOT	55	2.73	US 301/SR 35	WARM SPRINGS AVE	SR 91/FLORIDAS TURNPIKE	2	4	URBAN	UNDIVIDED	C2	STATE	WILDWOOD	D	14,000	16,320	1.17	E	730	689	605	0.94	D	1,330	1,294	D	0.97	1.00%	55,700	17,152	0.31	B	2,910	724	636	0.25	B	5,290	3,634	C	0.69
3253220	180077; 180006	180077; 180006	FDOT	45	0.18	US 301/SR 35 (MAIN ST)	SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	2	2	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	21,700	19,308	1.89	E	1,070	800	690	0.75	D	1,950	1,490	D	0.76	2.00%	21,700	21,318	1.98	E	1,070	883	762	0.83	D	1,950	1,953	F	1.00
3253230	180006	180006	FDOT	45	0.51	US 301/SR 35 (MAIN ST)	CR 156 (CLAY DRAIN RD)	SR 44	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	38,430	18,720	0.49	C	1,901	910	775	0.48	C	3,455	1,685	C	0.49	1.00%	38,430	19,675	0.51	C	1,901	956	815	0.50	C	3,455	2,857	C	0.83
3253240	185016	185016	FDOT	40	0.79	US 301/SR 35 (MAIN ST)	SR 44	CR 44A	4	4	URBAN	DIVIDED	C4	STATE	WILDWOOD	D	37,905	22,800	0.60	C	1,880	1,108	944	0.59	C	3,413	2,052	C	0.60	1.00%	37,905	23,963	0.63	C	1,880	1,165	992	0.62	C	3,413	3,045	D	0.89
3253250	180026	180026	FDOT	35	0.54	US 301/SR 35 (MAIN ST)	CR 44A	CR 466A (CLEVELAND AVE)	4	4	URBAN	DIVIDED	C4	STATE	WILDWOOD	D	37,905	27,500	0.73	D	1,880	1,337	1,139	0.71	D	3,413	2,476	D	0.73	5.50%	37,905	35,941	0.95	D	1,880	1,747	1,489	0.93	D	3,413	3,627	E	1.06
3253270	180002	180002	FDOT	45	0.26	US 301/SR 35	CR 462 S	CR 462 (N)	4	4	URBAN	DIVIDED	C3C	STATE	UNINCORPORATED SUMTER COUNTY	D	36,600	24,590	0.67	C	1,810	1,018	1,195	0.66	C	3,290	2,213	C	0.67	1.00%	36,600	25,844	0.71	C	1,810	1,070	1,256	0.69	C	3,290	2,880	D	0.88
3253280	180002; 180206	180002; 180206	FDOT	55	1.01	US 301/SR 35	CR 462 N	CR 222	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	36,600	26,825	0.73	C	1,810	1,143	1,142	0.63	C	3,290	2,290	C	0.70	2.25%	36,600	29,982	0.82	C	1,810	1,283	1,276	0.71	C	3,290	3,093	D	0.94
3253290	180206	180206	FDOT	45	0.50	US 301/SR 35	CR 222	CR 472	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	36,600	26,300	0.72	C	1,810	1,278	1,089	0.71	C	3,290	2,367	C	0.72	1.00%	36,600	27,642	0.76	C	1,810	1,343	1,145	0.74	C	3,290	3,153	D	0.96
3269100	118		SUMTER	35	0.51	CR 721	SR 471	CR 727	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	860	0.06	B	730	43	33	0.06	B	1,330	76	B	0.06	1.00%	14,000	904	0.06	B	730	45	35	0.06	B	1,330	775	C	0.58
3290000	97		WILDWOOD	35	1.17	CR 139 (POWELL RD)	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	34,587	17,598	0.51	C	1,710	742	630	0.43	C	3,109	1,372	C	0.44	5.50%	34,587	23,000	0.66	C	1,710	970	823	0.57	C	3,109	2,680	D	0.86
3293100	124		SUMTER	40	0.46	CR 747	CR 478 E	CR 730	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	792	0.10	B	430	34	41	0.10	B	780	75	B	0.10	1.00%	8,200	832	0.10	B	430	36	43	0.10	B	780	466	C	0.60
3293110	123		SUMTER	40	2.01	CR 747	CR 730	CR 48	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	1,392	0.17	B	430	120	74	0.16	B	780	194	B	0.15	1.00%	14,000	1,464	0.10	B	730	126	78	0.17	B	1,330	856	D	0.64
3297000	112	-	SUMTER	35	1.85	CR 625	CR 476	CR 48	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	360	0.04	B	430	30	26	0.07	B	780	56	B	0.07	1.00%	8,200	378	0.05	B	430	32	27	0.07	B	780	462	C	0.59
3300000	164		SUMTER	35	0.36	BUENA VISTA BLVD	CR 472 (RAINEY TRL)	BELVEDERE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	20,079	0.60	C	1,665	843	852	0.51	C	3,024	1,695	C	0.56	1.00%	33,570	21,103	0.63	C	1,665	886	895	0.54	C	3,024	2,551	C	0.84
3301000	111		SUMTER	45	0.73	CR 616 (HAYES RD)	CR 476	CR 48	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,820	0.34	C	730	186	216	0.30	B	1,330	402	B	0.30	3.00%	14,000	5,588	0.40	C	730	216

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3552120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	685	0.29	B	4,350	2,769	B	0.64
3552130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3553100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3553130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3553140	37		SUMTER	55	2.75	CR 469	CR 728	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3553150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3553160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3553170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3553180	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3553190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3553200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3553210	77	ADJACENT	SUMTER	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3554120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3554130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 S (MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,363	C	0.72
3554140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3555100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3555110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3555120	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3555130	2020-105		SUMTER	45	0.48	CR 48	CR 616	CR 313	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3556100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3556110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3557140	36		SUMTER	35	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	3.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3557120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3557130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3557140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3557150	207		SUMTER	35	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3557160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	0.21	C	1,850	322	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	373	456	0.25	C	3,360	2,223	C	0.66
3557170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3557180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3558110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3558120	181001	181001	FDOT	35	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3558140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3558150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3558170	180020	180020	FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3558180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3558190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3559100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3559110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3560110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3560120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	1.25%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	693	720	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000110	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	F
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
35541001	82		SUMTER	45	0.18	CR 48 (FLORIDA ST)	CR 313	SR 93/I-75	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	34,587	18,046	0.52	C	1,710	502	510	0.30	C	3,109	1,012	C	0.33	1.00%	34,587	18,967	0.55	C	1,710	528	536	0.31	C	3,109	2,238	C	0.72
35541002	173	180016	SUMTER	40	0.32	SR 48 (CR 48 W)	SR 93/I-75	CR 609	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	38,430	19,317	0.50	C	1,901	619	721	0.38	C	3,455	1,340	C	0.39	2.00%	38,430	21,328	0.55	C	1,901	683	796	0.42	C	3,455	2,584	C	0.75
35581601	180089	180089	FDOT	55	6.29	SR 471	CR 476	US 301/SR 35	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	4,660	0.33	C	730	239	204	0.33	B	1,330	443	C	0.33	1.00%	14,000	4,898	0.35	C	730	251	214	0.34	C	1,330	981	D	0.74
40010001	2020-278		SUMTER	35	0.24	CR 103	CR 466 E	WOODRIDGE DR	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	34,587	3,605	0.10	C	1,710	154	188	0.11	C	3,109	342	C	0.11	2.50%	34,587	4,079	0.12	C	1,710	174	213	0.12	C	3,109	1,884	C	0.61
40090001	108		SUMTER	55	2.43	MARSH BEND TRAIL / CR 501	CR 500	CORBIN TRL	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	11,906	0.85	D	730	363	348	0.50	C	1,330	711	C	0.53	10.75%	14,000	19,837	1.42	E	730	605	580	0.83	D	1,330	1,335	E	1.00
40090002	108		ADJACENT	55	0.48	MARSH BEND TRAIL / CR 501	CORBIN TRL	WARM SPRINGS AVE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,906	0.35	C	1,665	363	348	0.22	C	3,024	711	C	0.24	10.75%	33,570	19,837	0.59	C	1,665	605	580	0.36	C	3,024	2,270	C	0.75
40090003	131		SUMTER	25	1.20	MARSH BEND TRAIL	WARM SPRINGS AVE	DUNHAM DR	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	21,168	7,023	0.33	C	1,049	291	290	0.28	C	1,909	581	C	0.30	9.50%	21,168	11,056	0.52	C	1,049	458	457	0.44	C	1,909	1,507	C	0.79
40090003	210		SUMTER	35	4.89	MARSH BEND TRAIL	US 301	WARM SPRINGS AVE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	7,023	0.33	C	1,166	291	290	0.28	C	1,909	581	C	0.30	3.00%	23,520	8,142	0.25	C	1,166	337	336	0.25	C	1,909	1,507	C	0.79
40090010	203		SUMTER	35	1.11	CORBIN TRAIL	MARSH BEND TRAIL	MCNEILL DR	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	3,391	0.14	C	1,166	137	168	0.14	C	2,121	305	C	0.14	3.00%	23,520	3,931	0.17	C	1,166	159	195	0.17	C	2,121	1,325	C	0.62
40090020	204		SUMTER	35	0.33	CORBIN TRAIL	FENNEY WAY	MARSH BEND TRAIL	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	2,281	0.10	C	1,166	92	113	0.10	C	2,121	205	C	0.10	3.00%	23,520	2,644	0.11	C	1,166	107	131	0.11	C	2,121	1,273	C	0.60
50000101	135		SUMTER	35	0.49	BUENA VISTA BLVD	CR 466	SADDLEBROOK LN	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	19,211	0.57	C	1,665	850	825	0.51	C	3,024	1,675	C	0.55	1.00%	33,570	20,191	0.60	C	1,665	893	867	0.54	C	3,024	2,558	C	0.85
50000102	134		SUMTER	35	1.39	BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	21,186	0.63	C	1,665	885	866	0.53	C	3,024	1,751	C	0.58	1.00%	33,570	22,267	0.66	C	1,665	930	910	0.56	C	3,024	2,595	C	0.86
59999951	171		SUMTER	35	0.50	MORSE BLVD N	CR 466A	ODELL CIR S. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,249	0.69	C	1,665	1,270	1,122	0.76	C	3,024	2,392	C	0.79	1.00%	33,570	24,435	0.73	C	1,665	1,335	1,179	0.80	C	3,024	3,000	D	0.99
59999952	161		SUMTER	35	0.54	MORSE BLVD N	ODELL CIR S. END	BONITA BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,769	0.47	C	1,665	660	643	0.40	C	3,024	1,303	C	0.43	1.75%	33,570	17,198	0.51	C	1,665	720	701	0.43	C	3,024	2,385	C	0.79
59999953	170		SUMTER	35	1.12	MORSE BLVD N	BONITA BLVD	ODELL CIR N. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	13,213	0.39	C	1,665	578	542	0.35	C	3,024	1,120	C	0.37	1.00%	33,570	13,887	0.41	C	1,665	607	570	0.36	C	3,024	2,272	C	0.75
59999954	160		SUMTER	35	0.86	MORSE BLVD N	ODELL CIR N. END	STILLWATER TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,809	0.47	C	1,665	764	681	0.46	C	3,024	1,445	C	0.48	1.00%	33,570	16,615	0.49	C	1,665	803	716	0.48	C	3,024	2,468	C	0.82
59999955	159		SUMTER	35	0.98	MORSE BLVD N	STILLWATER TRL	CR 466	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	24,453	0.73	C	1,665	1,157	1,113	0.69	C	3,024	2,270	C	0.75	1.00%	33,570	25,700	0.77	C	1,665	1,216	1,170	0.73	C	3,024	2,881	D	0.95
60000051	169		SUMTER	35	0.42	BUENA VISTA BLVD	ST. CHARLES PL	ODELL CIR S. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,618	0.50	C	1,665	683	649	0.41	C	3,024	1,332	C	0.44	1.50%	33,570	17,902	0.53	C	1,665	736	699	0.44	C	3,024	2,401	C	0.79
60000052	168		SUMTER	35	0.68	BUENA VISTA BLVD	ODELL CIR S. END	BONITA BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	13,445	0.40	C	1,665	557	550	0.33	C	3,024	1,107	C	0.37	1.00%	33,570	14,131	0.42	C	1,665	585	578	0.35	C	3,024	2,250	C	0.74
60000053	157		SUMTER	35	0.94	BUENA VISTA BLVD	BONITA BLVD	ODELL CIR N. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	14,571	0.43	C	1,665	635	663	0.40	C	3,024	1,298	C	0.43	1.00%	33,570	15,314	0.46	C	1,665	667	697	0.42	C	3,024	2,332	C	0.77
60000054	167		SUMTER	35	0.61	BUENA VISTA BLVD	ODELL CIR N. END	STILLWATER TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	22,069	0.66	C	1,665	1,059	1,078	0.65	C	3,024	2,137	C	0.71	1.00%	33,570	23,195	0.69	C	1,665	1,113	1,133	0.68	C	3,024	2,778	C	0.92
60000055	166		SUMTER	35	0.58	BUENA VISTA BLVD	STILLWATER TRL	TEMBERRY FOREST DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,833	0.53	C	1,665	785	781	0.47	C	3,024	1,566	C	0.52	1.00%	33,570	18,743	0.56	C	1,665	825	821	0.50	C	3,024	2,490	C	0.82
60000056	165		SUMTER	35	0.93	BUENA VISTA BLVD	TEMBERRY FOREST DR	C-472 (RAINEY TRL)	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	20,655	0.62	C	1,665	993	978	0.60	C	3,024	1,971	C	0.65	1.00%	33,570	21,709	0.65	C	1,665	1,044	1,028	0.63	C	3,024	2,709	C	0.90
60000201			NO COUNT	30	0.12	MARIPOSA WAY	500 FT SOUTH MARIPOSA WAY	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	F	
60000801	188037	188037	FDOT	25	1.12	CHURCHILL DOWNS	MORVEN PARKWAY	LYNNHAVEN LN	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	1,265	0.06	C	999	61	52	0.06	C	1,818	113	C	0.06	1.00%	20,160	1,330	0.07	C	999	64	55	0.06	C	1,818	1,063	C	0.58
60001001	144		SUMTER	30	0.38	ODELL CIR	BACKWATER WAY	CANAL ST S	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	6,719	0.33	C	999	323	256	0.32	C	1,818	579	C	0.32	4.50%	20,160	8,373	0.42	C	999	403	319	0.40	C	1,818	1,402	C	0.77
60001051	142		SUMTER	25	0.52	ODELL CIR	ARVIN LN	MORSE BLVD N (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	8,319	0.41	C	999	338	345	0.35	C	1,818	683	C	0.38	4.25%	20,160	10,244	0.51	C	999	416	425	0.43	C	1,818	1,415	C	0.78
355113021	180005	180005	WILDWOOD	55	1.26	SR 44	MORSE BLVD	LAKE COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3C	STATE	UNINCORPORATED SUMTER COUNTY	D	36,600	23,680	0.65	C	1,810	996	967	0.55	C	3,290	1,963	C	0.60	3.50%	36,600	28,124	0.77	C	1,810	1,183	1,148	0.65	C	3,290	2,993	D	0.91
400100012	93		SUMTER	35	2.01	CR 103	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	4,300	0.31	B	730	203	210	0.29	B	1,330	413	B	0.31	2.25%	14,000	4,806	0.34	C	730	227	235	0.32	B	1,330	957	D	0.72

Sumter County Annual Traffic Counts
2025 Volumes Summary

Station ID	Street	Location Description	Start Date	Dura-tion	ADT					ADT (+/-) Change	A.M. Peak Hour						P.M. Peak Hour					
					2021	2022	2023	2024	2025		Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
1	Anna Maria Ave	N of Hillsborough Trl	3/20/2025	24-HR	-	3976	3863	3720	**3729**	**0%**	10:45	387	198	189	0.10	0.51	12:00	356	174	182	0.10	0.51
2	Bailey Trl	200' W of S Buena Vista Blvd (North End)	2/27/2025	24-HR	-	8045	7810	8049	**7854**	**-2%**	11:00	785	382	403	0.10	0.51	12:00	706	358	348	0.09	0.51
3	Bailey Trl	200 N of St Charles Pl	2/27/2025	24-HR	-	9416	8245	8919	**8987**	**1%**	11:00	855	454	401	0.10	0.53	12:00	851	448	403	0.09	0.53
4	Bailey Trl	200' S of St Charles Pl	2/27/2025	24-HR	-	3848	3877	3556	**3764**	**6%**	11:00	372	190	182	0.10	0.51	12:00	405	202	203	0.11	0.50
5	Bailey Trl	200' W of Buena Vista Blvd (South End)	3/13/2025	24-HR	-	4706	4730	4800	**5229**	**9%**	10:45	545	301	244	0.10	0.55	12:00	511	245	266	0.10	0.52
6	Belvedere Blvd	200' S of E C 466	2/19/2025	24-HR	-	9830	10486	8270	**9906**	**20%**	11:00	876	449	427	0.09	0.51	02:30	1173	564	609	0.12	0.52
7	Belvedere Blvd	200' W of S Buena Vista Blvd	2/19/2025	24-HR	-	7685	5404	5115	**5193**	**2%**	10:45	493	268	225	0.09	0.54	12:00	546	305	241	0.11	0.56
8	Bonita Blvd	200' E of S Buena Vista Blvd	2/27/2025	24-HR	-	4689	4584	4527	**4381**	**-3%**	11:00	444	195	249	0.10	0.56	12:00	407	213	194	0.09	0.52
9	Bonita Blvd	200' W of Morse Blvd	2/27/2025	24-HR	-	5040	4919	5175	**4892**	**-5%**	11:00	478	244	234	0.10	0.51	12:00	459	247	212	0.09	0.54
10	Buenos Aires Blvd	200' N of El Camino Real	2/20/2025	24-HR	-	9956	10394	9317	**10914**	**17%**	10:45	1061	535	526	0.10	0.50	02:00	1018	495	523	0.09	0.51
11	Buttonwood Run	W of St Charles Pl	2/27/2025	24-HR	-	5707	5687	5502	**5402**	**-2%**	11:00	513	273	240	0.09	0.53	02:45	519	252	267	0.10	0.51
12	C 44A	150' E of C 221	1/29/2025	24-HR	-	1599	1879	1838	**1882**	**2%**	07:30	162	118	44	0.09	0.73	04:15	189	79	110	0.10	0.58
13	C 44A	500' W of S Buena Vista Blvd	4/17/2025	24-HR	-	7827	8460	9639	**10093**	**5%**	09:30	820	351	469	0.08	0.57	03:15	857	413	444	0.08	0.52
14	C 44A	500' E of S Buena Vista Blvd	3/20/2025	24-HR	-	3155	3229	3636	**3976**	**9%**	09:45	306	136	170	0.08	0.56	12:00	366	150	216	0.09	0.59
15	C 44A	W of CR 139 (Powell Rd)	3/13/2025	24-HR	-	3462	4084	4447	**5150**	**16%**	11:00	419	207	212	0.08	0.51	03:15	477	263	214	0.09	0.55
16	W C 462	400' E of N C 475	1/29/2025	24-HR	-	844	1087	1011	**857**	**-15%**	07:15	79	53	26	0.09	0.67	04:15	90	29	61	0.11	0.68
17	E C 462	200' E of CR 221	1/29/2025	24-HR	-	2842	3237	3101	**2165**	**-30%**	06:45	148	96	52	0.07	0.65	04:45	225	75	150	0.10	0.67
18	E C 462	500' W of US 301	2/11/2025	24-HR	-	3348	3522	3788	**2749**	**-27%**	06:45	240	136	104	0.09	0.57	05:00	252	111	141	0.09	0.56
19	E C 462	200' E of US 301	2/11/2025	24-HR	-	11646	11323	11017	**12313**	**12%**	07:15	815	443	372	0.07	0.54	02:30	1043	433	610	0.08	0.58
20	E C 462	500' N of C 466A	2/11/2025	24-HR	-	13377	13319	13234	**14355**	**8%**	07:00	1032	452	580	0.07	0.56	04:30	1237	822	415	0.09	0.66
21	W C 462	E of CR 229	1/29/2025	24-HR	-	1651	1890	1955	**1647**	**-16%**	06:45	110	78	32	0.07	0.71	04:15	174	55	119	0.11	0.68
22	C 466	250' E of CR 229	1/29/2025	24-HR	-	8716	8929	10002	**10800**	**8%**	07:15	858	562	296	0.08	0.66	01:30	921	573	348	0.09	0.62
23	C 466	450' W of US 301	2/19/2025	24-HR	-	9970	9974	12334	**12202**	**-1%**	07:15	945	615	330	0.08	0.65	03:00	988	502	486	0.08	0.51
24	E C 466	300' W of R/R	2/19/2025	24-HR	-	25468	26100	27848	**25169**	**-10%**	11:00	2201	1,116	1,085	0.09	0.51	02:30	2425	1,023	1,402	0.10	0.58
25	E C 466	200' W of CR 101	2/19/2025	24-HR	-	24251	24063	25067	**25156**	**0%**	11:00	2038	909	1,129	0.08	0.55	02:30	2229	1,076	1,153	0.09	0.52
26	E C 466	400' W of Buena Vista Blvd	2/20/2025	24-HR	-	27786	26880	28165	**30897**	**10%**	11:00	2570	1,143	1,427	0.08	0.56	02:15	2718	1,314	1,404	0.09	0.52
27	E C 466	500' E of Buena Vista Blvd	2/20/2025	24-HR	-	23320	22438	22852	**24887**	**9%**	11:00	2063	947	1,116	0.08	0.54	01:45	2175	1,031	1,144	0.09	0.53
28	E C 466	500' E of Morse Blvd	2/20/2025	24-HR	-	24669	24675	24328	**25740**	**6%**	11:00	2140	1,015	1,125	0.08	0.53	01:30	2320	1,090	1,230	0.09	0.53
29	C 466A	500' E of CR 139 (Powell Rd)	2/11/2025	24-HR	-	26935	26646	26649	**27738**	**4%**	11:00	2338	1,196	1,142	0.08	0.51	01:15	2373	1,179	1,194	0.09	0.50
30	C 466A	500' W of S Buena Vista Blvd	2/26/2025	24-HR	-	28605	28944	20671	**31305**	**51%**	11:00	2703	1,302	1,401	0.09	0.52	01:15	2731	1,406	1,325	0.09	0.51
31	C 466A	300' W of Morse Blvd	3/13/2025	24-HR	-	19155	18628	22290	**19494**	**-13%**	11:00	1642	827	815	0.08	0.50	12:00	1655	828	827	0.08	0.50
32	C 466A	50' W of Lake County Line	3/13/2025	24-HR	-	21232	20992	22260	**21557**	**-3%**	11:00	1591	779	812	0.07	0.51	03:30	1924	938	986	0.09	0.51
33	C 466A	150' E of US 301	2/11/2025	24-HR	-	9784	11009	11230	**11452**	**2%**	11:00	866	407	459	0.08	0.53	12:00	929	466	463	0.08	0.50
34	Morse Blvd	1400' S of E SR 44	3/20/2025	24-HR	-	24892	25363	28646	**30313**	**6%**	11:00	2310	1,272	1,038	0.08	0.55	04:30	2584	1,405	1,179	0.09	0.54
35	Warm Springs Ave	500' E of Marsh Bend Trl	3/20/2025	24-HR	-	24291	25529	25295	**27775**	**10%**	11:00	2174	1,169	1,005	0.08	0.54	04:30	2513	1,348	1,165	0.09	0.54
36	Warm Springs Ave	400' E of N US 301	4/15/2025	24-HR	-	11776	11449	13646	**13552**	**-1%**	07:00	1238	375	863	0.09	0.70	02:45	1023	493	530	0.08	0.52
37	C 469	2640' S of CR 716	4/17/2025	24-HR	-	4863	4790	4910	**4720**	**-4%**	10:15	345	173	172	0.07	0.50	12:15	361	164	197	0.08	0.55
38	C 469	N of SR 50	4/17/2025	24-HR	-	4567	4376	4737	**4314**	**-9%**	10:15	334	169	165	0.08	0.51	12:15	336	156	180	0.08	0.54
39	E C 470	300' E of CR 529	4/17/2025	24-HR	-	17029	17918	16626	**16841**	**1%**	06:45	1271	778	493	0.08	0.61	03:45	1335	569	766	0.08	0.57
40	E C 470	300' W of CR 500	4/15/2025	24-HR	-	15678	16522	10343	**3239**	**-69%**	07:00	376	77	299	0.12	0.80	03:15	418	299	119	0.13	0.72
41	Marsh Bend Trl	N of Central Pkwy	4/15/2025	24-HR	-	15563	17426	17158	**14482**	**-16%**	07:00	1692	750	942	0.12	0.56	02:45	1305	784	521	0.09	0.60
42	N C 470	500' W of CR 491	3/13/2025	24-HR	-	8454	8960	9366	**10208**	**9%**	07:00	950	614	336	0.09	0.65	04:30	904	319	585	0.09	0.65
43	N C 470	300' N CR 479	3/13/2025	24-HR	-	6930	7502	7505	**8058**	**7%**	07:15	593	220	373	0.07	0.63	04:45	725	486	239	0.09	0.67
44	N C 470	1320' S of CR 400	3/13/2025	24-HR	-	3990	4498	4653	**4859**	**4%**	06:45	327	151	176	0.07	0.54	04:15	425	214	211	0.09	0.50
45	N C 470	300' S of W SR 44	3/13/2025	24-HR	-	3592	4104	4421	**4677**	**6%**	07:15	334	187	147	0.07	0.56	03:00	393	198	195	0.08	0.50
46	C 472	325' W of R/R Tracks	2/11/2025	24-HR	-	6086	7179	7178	**6990**	**-3%**	07:30	579	389	190	0.08	0.67	03:15	589	310	279	0.08	0.53
47	C 472	500' W of CR 115	2/11/2025	24-HR	-	7136	8194	8300	**7956**	**-4%**	11:00	656	355	301	0.08	0.54	03:00	670	347	323	0.08	0.52
48	N C 475	700' S of W C 462	1/29/2025	24-HR	-	5588	6125	6293	**6560**	**4%**	07:00	613	339	274	0.09	0.55	04:30	593	228	365	0.09	0.62
49	N C 475	1320' S of Marion County Line	1/29/2025	24-HR	-	7106	7205	9396	**8064**	**-14%**	07:00	705	252	453	0.09	0.64	04:15	725	392	333	0.09	0.54
50	S C 475	200' N of W CR 532	4/3/2025	24-HR	-	5297	5081	5281	**5150**	**-2%**	07:45	417	187	230	0.08	0.55	04:00	466	284	182	0.09	0.61
51	S C 475	2500' S of W CR 532	4/3/2025	24-HR	-	5681	5658	5772	**5506**	**-5%**	07:45	441	182	259	0.08	0.59	03:30	508	277	231	0.09	0.55
52	S C 475	100' South of CR 542	4/3/2025	24-HR	-	5951	6429	6709	**6790**	**1%**	08:00	493	200	293	0.07	0.59	03:15	658	363	295	0.10	0.55
53	C 476A (Dr Martin Luthe	W of S Justice St	4/3/2025	24-HR	-	849	818	710	**707**	**0%**	10:45	49	16	33	0.07	0.67	04:30	74	43	31	0.10	0.58
54	W C 476 (W Seminole A	W of S Roland St	4/3/2025	24-HR	-	5832	6084	6716	**6911**	**3%**	07:15	499	213	286	0.07	0.57	05:00	582	215	367	0.08	0.63
55	E C 476 (E Noble Ave)	E of Flanner Ave	4/3/2025	24-HR	-	3187	3200	3152	**2992**	**-5%**	07:30	244	84	160	0.08	0.66	05:00	271	120	151	0.09	0.56
56	W C 476	W of CR 616	4/3/2025	24-HR	-	5802	5960	6362	**6847**	**8%**	06:45	490	330	160	0.07	0.67	05:00	573	282	291	0.08	0.51
57	C 476A (S Jasper St)	2000' S of E C 476	4/3/2025	24-HR	-	390	425	467	**421**	**-10%**	08:30	35	24	11	0.08	0.69	02:15	46	25	21	0.11	0.54
58	C 476B	1500' N of SW 95th Ave	4/3/2025	24-HR	-	2299	2519	2455	**2788**	**14%**	06:45	217	70	147	0.08	0.68	04:00	286	192	94	0.10	0.67

CST = NOT COUNTED DUE TO CONSTRUCTION*

Sumter County Annual Traffic Counts
2025 Volumes Summary

Station ID	Street	Location Description	Start Date	Dura-tion	ADT					ADT (+/-) Change	A.M. Peak Hour						P.M. Peak Hour					
					2021	2022	2023	2024	2025		Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
59	E C 476	500' E of C 476A (S Jasper St)	4/3/2025	24-HR	-	2755	2733	2805	**2733**	**-3%**	07:30	228	76	152	0.08	0.67	04:45	264	128	136	0.10	0.52
60	W C 476	500' W of C 575	4/3/2025	24-HR	-	5028	5014	5124	**5681**	**11%**	07:15	401	232	169	0.07	0.58	04:00	506	183	323	0.09	0.64
61	W C 476	100' W of C 476B	4/3/2025	24-HR	-	5905	6042	6237	**6816**	**9%**	07:15	501	312	189	0.07	0.62	04:00	610	212	398	0.09	0.65
62	W C 476	100' E of C 476B	4/3/2025	24-HR	-	5405	5459	5730	**6020**	**5%**	07:30	419	233	186	0.07	0.56	03:15	514	241	273	0.09	0.53
63	W C 476	500' W of CR 603	4/3/2025	24-HR	-	5572	5778	6112	**6476**	**6%**	07:15	487	291	196	0.08	0.60	03:45	572	242	330	0.09	0.58
64	C 478A	500' W of SR 471	4/17/2025	24-HR	-	801	800	761	**816**	**7%**	07:00	72	48	24	0.09	0.67	12:30	67	40	27	0.08	0.60
65	CR 647	100' N of W C 476	4/3/2025	24-HR	-	658	699	745	**677**	**-9%**	07:45	46	8	38	0.07	0.83	02:45	74	41	33	0.11	0.55
66	E C 478	1 Mi S of E C 48	4/17/2025	24-HR	-	1224	1444	1457	**1315**	**-10%**	06:15	76	50	26	0.06	0.66	03:45	133	63	70	0.10	0.53
67	E C 478	200' E of NE 9th St	4/17/2025	24-HR	-	2048	2386	2605	**2517**	**-3%**	06:45	217	99	118	0.09	0.54	03:45	238	156	82	0.09	0.66
68	C 478A	200' W of CR 755	4/17/2025	24-HR	-	375	492	427	**460**	**8%**	07:30	34	12	22	0.07	0.65	03:00	60	41	19	0.13	0.68
69	CR 614	500' S of W C 476	4/3/2025	24-HR	-	685	720	683	**757**	**11%**	07:15	69	48	21	0.09	0.70	03:45	71	34	37	0.09	0.52
70	W C 478	1 Mile E of US 301	4/17/2025	24-HR	-	2816	3077	3273	**3324**	**2%**	07:30	274	131	143	0.08	0.52	04:45	309	159	150	0.09	0.51
71	E C 48 (N Florida St)	S of E Joe P Strickland Jr Ave	4/3/2025	24-HR	-	3626	3782	4412	**6030**	**37%**	08:00	462	275	187	0.08	0.60	04:00	577	241	336	0.10	0.58
72	E C 48	E of S Justice St	4/3/2025	24-HR	-	8713	9321	11298	**11644**	**3%**	07:15	830	468	362	0.07	0.56	03:45	1010	517	493	0.09	0.51
73	E C 48	E of SE 26th Dr	4/17/2025	24-HR	-	7301	8128	9348	**9466**	**1%**	11:00	613	276	337	0.06	0.55	05:00	810	344	466	0.09	0.58
74	W C 48	W of CR 625	4/3/2025	24-HR	-	5671	4967	5439	**5276**	**-3%**	07:00	335	201	134	0.06	0.60	04:30	429	158	271	0.08	0.63
75	E C 48	500' W of CR 747	4/17/2025	24-HR	-	8341	9175	10601	**10188**	**-4%**	11:00	664	285	379	0.07	0.57	03:45	899	417	482	0.09	0.54
76	E C 48	300' E of CR 747	4/17/2025	24-HR	-	7340	8151	9506	**9372**	**-1%**	11:00	625	262	363	0.07	0.58	05:00	780	327	453	0.08	0.58
77	E C 48	300' W of Old RR Tracks (W Jefferson St)	4/17/2025	24-HR	-	8608	9575	13084	**11719**	**-10%**	06:30	758	329	429	0.06	0.57	05:00	940	437	503	0.08	0.54
78	E C 48	500' W of CR 702	4/17/2025	24-HR	-	5600	7106	8747	**8133**	**-7%**	10:30	512	246	266	0.06	0.52	05:00	688	274	414	0.08	0.60
79	E C 48	50' NE of CR 558	4/17/2025	24-HR	-	4221	5280	6821	**6316**	**-7%**	11:00	406	202	204	0.06	0.50	04:30	522	211	311	0.08	0.60
80	W C 48	100' W of C 575	4/3/2025	24-HR	-	4814	4529	4904	**5001**	**2%**	08:30	327	148	179	0.07	0.55	05:00	430	184	246	0.09	0.57
81	W C 48	400' W of CR 616	4/3/2025	24-HR	-	6286	6157	6741	**6477**	**-4%**	10:30	420	213	207	0.06	0.51	03:15	529	225	304	0.08	0.57
82	W C 48	150' E of CR 313	4/2/2025	24-HR	-	18941	18046	18612	**19267**	**4%**	11:00	1364	688	676	0.07	0.50	12:00	1389	730	659	0.07	0.53
83	C 575	1.5 Mi S of W C 48	4/3/2025	24-HR	-	836	820	858	**883**	**3%**	07:30	64	28	36	0.07	0.56	04:00	72	44	28	0.08	0.61
84	C 575	300' N of W C 476	4/3/2025	24-HR	-	1053	1062	1121	**1199**	**7%**	07:30	96	33	63	0.08	0.66	03:45	123	79	44	0.10	0.64
85	Canal St	200' S of Odell Cir (North End)	2/27/2025	24-HR	-	6251	6898	6042	**5842**	**-3%**	11:00	574	286	288	0.10	0.50	12:15	573	303	270	0.10	0.53
86	Canal St	200' N of Odell Cir (South End)	2/27/2025	24-HR	-	4881	4913	4353	**4825**	**11%**	10:30	488	248	240	0.10	0.51	12:00	509	279	230	0.11	0.55
87	Canal St	200' S of Odell Cir (South End)	2/27/2025	24-HR	-	4010	3991	3833	**4198**	**10%**	11:00	402	199	203	0.10	0.50	12:00	432	238	194	0.10	0.55
88	Charlotte Ct	N of Hillsborough Trl	3/20/2025	24-HR	-	3349	3545	3284	**3423**	**4%**	11:00	324	151	173	0.09	0.53	12:00	338	159	179	0.10	0.53
89	CR 100	150' S of E C 466	2/11/2025	24-HR	-	3362	3506	3682	**3409**	**-7%**	11:00	253	136	117	0.07	0.54	04:45	320	134	186	0.09	0.58
90	CR 101	100' S of Woodridge Dr	2/19/2025	24-HR	-	7098	8181	8771	**7756**	**-12%**	10:45	607	270	337	0.08	0.56	02:30	758	410	348	0.10	0.54
91	CR 101	600' N of Woodridge Dr	2/19/2025	24-HR	-	4597	5018	4635	**4885**	**5%**	07:15	500	133	367	0.10	0.73	04:30	459	313	146	0.09	0.68
92	CR 102	W of CR 103	1/29/2025	24-HR	-	1256	1458	1164	**1256**	**8%**	07:00	153	117	36	0.12	0.76	04:45	139	30	109	0.11	0.78
93	CR 103	200' N of Woodridge Dr	1/29/2025	24-HR	-	3938	4300	4708	**5114**	**9%**	07:00	475	206	269	0.09	0.57	02:15	519	232	287	0.10	0.55
94	CR 104	W of CR 103	1/29/2025	24-HR	-	3208	4021	3638	**3813**	**5%**	07:00	457	361	96	0.12	0.79	04:30	411	117	294	0.11	0.72
95	CR 117	100' South of C 472	2/11/2025	24-HR	-	2964	3324	3302	**3459**	**5%**	07:15	332	172	160	0.10	0.52	04:45	370	172	198	0.11	0.54
96	CR 121	S of CR 128	2/11/2025	24-HR	-	4174	4516	4644	**4987**	**7%**	07:00	434	128	306	0.09	0.71	04:45	488	314	174	0.10	0.64
97	CR 139 (Powell Rd)	S of C 466A	2/11/2025	24-HR	-	17456	17598	18038	**19523**	**8%**	11:00	1482	796	686	0.08	0.54	03:15	1629	947	682	0.08	0.58
98	C 139 (Powell Rd)	N of SR 44	3/13/2025	24-HR	-	12446	12550	12463	**14578**	**17%**	11:00	1192	561	631	0.08	0.53	02:45	1243	592	651	0.09	0.52
99	CR 156	E of CR 181	3/13/2025	24-HR	-	1396	2001	2181	**1816**	**-17%**	08:00	150	111	39	0.08	0.74	03:30	191	66	125	0.11	0.65
100	CR 209	S of E C 466	1/29/2025	24-HR	-	2491	2522	2808	**2532**	**-10%**	07:15	271	94	177	0.11	0.65	04:00	277	175	102	0.11	0.63
101	CR 209	N of CR 222	1/29/2025	24-HR	-	1363	1655	2635	**2021**	**-23%**	07:15	225	93	132	0.11	0.59	04:00	235	134	101	0.12	0.57
102	CR 209	S of E C 462	1/29/2025	24-HR	-	610	759	717	**1218**	**70%**	11:00	86	43	43	0.07	0.50	03:30	178	108	70	0.15	0.61
103	CR 209	300' N of E C 466	1/29/2025	24-HR	-	1272	1259	1246	**1351**	**8%**	07:15	146	44	102	0.11	0.70	05:15	164	124	40	0.12	0.76
104	CR 213	S of C 44A	1/29/2025	24-HR	-	505	630	610	**608**	**0%**	06:30	72	25	47	0.12	0.65	03:30	69	43	26	0.11	0.62
105	CR 229	300' N of E SR 44	1/29/2025	24-HR	-	4654	4847	5645	**5874**	**4%**	07:45	424	247	177	0.07	0.58	04:45	538	285	253	0.09	0.53
106	CR 229	1000' N of E C 462	1/29/2025	24-HR	-	3893	3619	4930	**5186**	**5%**	07:30	409	223	186	0.08	0.55	04:45	507	275	232	0.10	0.54
107	CR 237	300' S of E C 466	1/29/2025	24-HR	-	560	605	638	**674**	**6%**	10:15	91	51	40	0.14	0.56	12:00	75	39	36	0.11	0.52
108	Marsh Bend Trl	780' S of Warm Springs Ave	3/20/2025	24-HR	-	11703	11906	15498	**20850**	**35%**	07:00	1814	732	1,082	0.09	0.60	04:30	1762	965	797	0.08	0.55
109	Marsh Bend Trl	200' N of CR 500	4/15/2025	24-HR	-	6079	6867	11018	**14946**	**36%**	07:00	1733	630	1,103	0.12	0.64	02:30	1314	802	512	0.09	0.61
110	CR 567	300' N of E C 48	4/17/2025	24-HR	-	275	287	317	**302**	**-5%**	06:45	35	25	10	0.12	0.71	04:15	37	11	26	0.12	0.70
111	CR 616	200' S of W C 48	4/3/2025	24-HR	-	5016	4820	5076	**5532**	**9%**	07:15	373	213	160	0.07	0.57	05:00	467	237	230	0.08	0.51
112	CR 625	S of W C 48	4/3/2025	24-HR	-	362	360	438	**702**	**60%**	06:00	60	30	30	0.09	0.50	03:15	84	42	42	0.12	0.50
113	CR 673	400' E of I 75	4/17/2025	24-HR	-	3508	3696	3960	**3998**	**1%**	07:00	274	97	177	0.07	0.65	03:45	295	126	169	0.07	0.57
114	CR 673	1000' E of CR 674	4/17/2025	24-HR	-	2532	2598	3474	**3126**	**-10%**	07:30	243	104	139	0.08	0.57	03:30	240	85	155	0.08	0.65
115	CR 674	200' N of CR 673	4/17/2025	24-HR	-	285	270	315	**316**	**0%**	08:00	32	13	19	0.10	0.59	03:45	33	15	18	0.10	0.55
116	CR 683D	200' S of CR 673	4/17/2025	24-HR	-	1078	1101	1041	**1112**	**7%**	06:30	67	53	14	0.06	0.79	05:15	98	44	54	0.09	0.55

CST = NOT COUNTED DUE TO CONSTRUCTION*

CFB | CLYMER FARNER BARLEY

VIA Portal Upload
July 7,2026

Mrs. Melanie Strickland
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: Canan Lakes
Parcel Number:

School Impact Letter:

The application listed above is for a small scale comprehensive plan amendment, changing the density from 1 unit per 10 acres (County) and 15 units per acre (City) to 4 units per acre (City). Below is a summary of the expected student generation rates bases on the proposed change:

SUMTER COUNTY STUDENT GENERATION RATES

TYPE	STUDENT MULTIPLIERS PER DWELLING UNIT
HIGH	0.102
MIDDLE	0.074
ELEMENTARY	0.152
TOTAL	0.328

SUMTER COUNTY STUDENTS GENERATED (Existing FLU)

SCHOOL	RATE	STUDENTS GENERATED
HIGH	0.102	65
MIDDLE	0.074	47
ELEMENTARY	0.152	97
TOTAL	0.328	**209**

SUMTER COUNTY STUDENTS GENERATED (Proposed FLU)

SCHOOL	RATE	STUDENTS GENERATED
HIGH	0.102	59
MIDDLE	0.074	43
ELEMENTARY	0.152	88
TOTAL	0.328	**190**

The estimated number of students is based on multiplying the student multiplier per dwelling unit rate by the maximum number of units. For the existing FLU, the maximum number of dwellings units is 636. In the proposed condition, the maximum number of dwelling units is 580, resulting in a net **decrease** in anticipated school age students by 19. The Sumter County School system is not known to have any school concurrency issues at this time, however the proposed amendment would not cause adverse impacts. Please feel free to reach out should you have any questions.

Sincerely,

CLYMER, FARNER, BARLEY, Inc.

Tyler Counts

Tyler Counts, P.E.

TC/lw

March 18, 2026
File No. 09226053.00

Ms. Dawn Hall
Lennar Homes, LLC
4414 SW College Road, Suite 922
Ocala, Florida 34474

Subject: Wetlands and Threatened and Endangered Species Study
Canan and Acorn Assemblage
Sumter County Road 466 East
Oxford, Sumter County, Florida

Dear Ms. Hall:

SCS Engineers (SCS) is pleased to submit this Wetlands and Threatened and Endangered Species Study to Lennar Homes, LLC (Client) as part of a due diligence assessment for the Canan and Acorn Assemblage, located south of Sumter County Road 466 East in Oxford, Sumter Couty, Florida;.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Don Barfield
Project Director
SCS Engineers

Claire Fraley
Project Manager
SCS Engineers

DB/CF

Attachments:

Icarus Ecological Services, Inc. – Threatened and Endangered Species Study

Icarus Ecological Services, Inc.

Threatened and Endangered Species Study

March 16, 2026

Don Barfield
SCS Engineers
Jacksonville, FL

Via email: DBarfield@scsengineers.com

Re: Canan & Acorn Tracts – Sumter County, FL
Wetland and Threatened and Endangered Species Study
Project Number 26-033

Dear Mr. Barfield,

Icarus Ecological Services, Inc. (Icarus) has been engaged by SCS Engineers (SCS), on behalf of Lennar, to determine if any protected fauna species, potential habitat, or wetlands are located within 5 undeveloped lots that make up a ±150.37-acre Project Area located in Sumter County, FL (PID's: C13-003, C13-017, C13-019, C13-039, C13-109).

Prior to field reviews, Icarus conducted a desktop review of publicly available data sources to determine the potential for these development constraints. These included sources related to both wetlands, protected species, and local environmental regulations.

In determining the likelihood of wetlands onsite, the following sources were reviewed:

- **National Wetland Inventory (NWI)**,
- **National Hydrography Dataset (NHD)**,
- **Web Soil Survey (WSS)**, and
- **Aerial imagery**, both true-color and infrared.

In determining previous documentation or the likelihood of protected species or their habitat on-site, the following sources were reviewed:

- **Florida Natural Areas Inventory (FNAI)**;
- **U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (ECOS)** Information for Planning and Conservation (IPaC) Wildlife Species Consultation Code;
- **Florida Fish and Wildlife Conservation Commission (FWC) Water Bird Locator** online database;
- **Audubon Florida Eagle Nest Locator** online database.
- **Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS)**,
- **Publicly Available GIS Databases,** and
- **Previously Issued Permits** *(limited to those that are publicly available)*

Based on the desktop review, some potential for protected (or managed) species has been documented on, or near, the property. The following species list was generated after review of these resources and publicly available permit documentation (no prior documented permits were located).

Gopher Tortoise (*Gopherus polyphemus*) – State Threatened
This terrestrial burrowing tortoise requires open canopy and well drained sandy soils for burrowing with plenty of herbaceous material for foraging. The desktop review of the NRCS soil map showed areas of moderately suitable soils located within the Project Area, classified as "moderately well drained" and "somewhat poorly drained." Site inspection confirmed these soil classifications and tortoise burrows were observed within the Project Area (Figure 2).

Eastern Indigo Snake (*Drymarchon couperi*) – State/Federal Threatened
This is a very large, stout-bodied, shiny black snake that inhabits a range of habitats that include well-drained and dry uplands to wet prairies and mangrove swamps. It requires very large tracts of habitat. This species commonly uses existing gopher tortoise burrows for cover and refuge, especially during the winter. Based on the low density of burrows found onsite and the large tracts of habitat this species requires, it is unlikely that any eastern indigo snakes would utilize the Project Area.

Florida Burrowing Owl (*Athene cunicularia floridana*) – State Threatened
This is a small, ground-dwelling owl that often digs their own burrows. They inhabit high, sparsely vegetated, sandy ground such as dry prairie, sandhill, pastures, and a multitude of ruderal areas, including vacant areas in residential areas. Suitable habitat was observed upon site inspection, but no species or burrows were observed.

Florida Sandhill Crane (*Antigone canadensis pratensis*) - Threatened
These are a non-migratory species of long-legged, long-necked heron-like birds that inhabit freshwater marshes, prairies, and pastures. They nest in freshwater ponds and marshes with water not more than 32 inches deep and vegetation less than 20 inches high in adjacent uplands. It is possible for these birds to be seen foraging in the Project Area, but it is unlikely that this species utilizes any of the habitats found on site for nesting.

Eastern Black Rail (*Laterallus jamaicensis*) – State/ Federal Threatened
Eastern Black Rails are sparrow sized, elusive marsh birds. The birds are both scarce and difficult to find due to their camouflage and preference for riparian habitats. Black rails are grey black in coloration, with white speckled upperparts and a greyish crown. Their primary habitat includes areas of shallow inundation, rarely deeper than 2", including riparian marshes, impounded marshes, saltmarshes, and shallowly inundated freshwater swamps, though they have been observed in higher elevation wetland zones with shrubby vegetation. Based upon the lack of habitat for this species, it is unlikely this species would be utilizing the Project Area.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*) – Federally Endangered
The Everglade snail kite is a mid-sized raptor that can reach a length of 14.2-15.4 inches. Males are slate gray with red eyes and orange legs, which turn more reddish during breeding season. Females are brown with red eyes and yellow to orange legs, with varying amounts of white streaking on the face, neck, and chest. Snail kites have a unique curved bill which is used to pluck snails out of their shells. Everglade snail kites inhabit shallow freshwater marshes and shallow grassy shorelines of lakes. Based upon the lack of onsite habitat for this species, it is unlikely this species would be utilizing the Project Area.

Wood Stork (*Mycetria americana*) – Federal Endangered
This large wading bird is a colonial nester in a variety of inundated forested wetlands and some artificial habitats. It forages in shallow water in freshwater habitats and surface waters. Areas of core foraging habitat (wetlands) have been identified within the state to protect the species. Based upon the lack of onsite habitat for this species, it is unlikely this species would be utilizing the Project Area. No individuals were observed during the onsite inspection.

Bald Eagle (*Haliaeetus leucocephalus*) - Not Listed / Managed Species
Bald eagles were delisted from the federal and state protected species lists in 2007 and 2008, respectively. They are still protected under the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. This large raptor generally utilizes large mature pine trees for nesting which are within 2-miles of large bodies of water for feeding. Bald eagles return to nest territories annually in the fall for breeding over the winter into the spring. Currently, a 660-foot activity buffer is required for new development near an active eagle nest, as defined in the National Bald Eagle Management Guidelines, to avoid causing adverse impacts to the nest. Based upon the lack of onsite habitat for this species, it is unlikely this species would be utilizing the Project Area. No nests or eagles were observed upon site inspection.

Florida Black Bear (*Ursus americanus floridanus*) – Not Listed / Managed Species
The Florida Black Bear is a large mammal that is widely distributed throughout Florida, that inhabits a wide variety of forested upland and wetland communities to support its varied seasonal diet. Forested wetlands and Baygalls (bayheads) are important for cover and dens. This species was removed from the Florida Endangered and Threatened Species Rule (68A-27.003) in 2012. It is now managed by the Florida Fish and Wildlife Conservation Commission as a game species and protected through various Florida rules, including the Bear Conservation Rule (F.A.C. 68A-4.009). The Project Area lies within a Common presence designation of their range. However, based on the lack of habitat observed onsite, it is unlikely that the species would utilize any of the areas under review as a permanent residence. Transient bears could pass through the general area on occasion.

Results

On March 12, 2026, Icarus staff completed a site visit, which consisted of vehicle and pedestrian transects through the Project Area. The site conditions were dry at the time of the inspection but did not influence the results of the inspection. Transects through the property revealed no locations the Project Area that meet criteria for wetlands per Chapter 62-340 of the Florida Administrative Code (F.A.C.), the statewide

methodology for delineation of wetlands. The results can be referenced in Figure 3, which show the site is comprised of all uplands.

The Project Area is bordered by low density residential. The Project Area is mostly improved pasture and utilized for cattle grazing, with ground coverage made up of seeded pasture grasses. Oak hammocks that have a dense canopy made up of native and non-native hardwoods can be found in areas with lower elevation.

Using the Florida Department of Transportation's Land Use, Cover and Forms Classification System (1999, FLUCCS) the Project Area would be considered Improved pasture (211), Residential, Low Density (< Less than two dwelling units per acre, 110), and Live Oak (423).

The improved pasture onsite is made up of pasture grasses (*Bahia*) and sorrels (*Rumex spp.*). The oak hammocks onsite have a moderately dense canopy made up of live oak (*Quercus virginiana*), sugarberry (*Celtis laevigata*), and camphor tree (*Camphora officinarum*) with a moderate understory made up of beautyberry (*Callicarpa americana*), poke weed (*Phytolacca americana*), and Muscadine grape (*Vitis rotundifolia*).

In general, the soils appear to be generally in alignment with the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey that was reviewed prior to the site visit. The Project Area is mapped four soil types. The majority of the site is mapped as Millhopper fine sand (bouldery subsurface 0-5% slopes), a moderately well drained sandy soil composed of 100% non-hydric soil components. Tavares fine sand (0-5% slopes) is mapped over one-third of the Project Area and is a moderately well drained fine sand soil composed of 100% non-hydric soil components. A small area of the Project Area is mapped as Paisley fine sand (bouldery subsurface) which is a poorly drained fine sand soil composed of 84% hydric soil components. Hydric soils were not observed in this area. One additional small area is mapped as Sumterville fine sand (bouldery subsurface 0-5% slopes) which is a somewhat poorly drained fine sand soil composed of 100% non-hydric soil components.

The site visit revealed areas of suitable gopher tortoise habitat. Approximately 8 potentially occupied gopher tortoise burrows were located. In general, the burrows are found around the fringes of the Project Area and along fence lines and wooded areas. It is recommended that a burrow survey be completed and a tortoise relocation permit be obtained from FWC, and all gopher tortoises onsite captured and relocated at least 90-days prior to site clearing/construction beginning. Note that no species-specific surveys were completed under this scope.

Limitations

This work was completed in a manner consistent with that level of care and skill ordinarily exercised by other members of Icarus's profession practicing in the same locality, in similar conditions at the time/date these services were completed. Our opinions, conclusions and/or recommendations are based on limited data available to Icarus at the time the work was completed. Icarus makes no other representation, guarantee, or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

Please contact Mason Schilling (MSchilling@icaruses.com, 843.647.8647) or me (Danny@icaruses.com, 904.669.8684) with any questions, or for any additional information.

Regards,



Director – NE Florida
Icarus Ecological Services, Inc.

Enclosures:
Figure 1 – Location Map
Figure 2 – Threatened and Endangered Species map
Figure 3 – Wetland Delineation Map
Appendix 1 – Site Photos

C13-017

C13-019

C13-039

C13-003

C13-109

1

2

3

4

5

6

7

8

Project Boundary - 150.37 AC. +/-

Gopher Tortoise Burrows Observed

Potentially Occupied (8)

Results are not an official GT Burrow survey

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Figure 2 - Threatened and Endangered Species Map

Canan & Acorn Tracts
TRS: T18S, 22E Sec. 13
County: Sumter
State: Florida
Imagery: 2023 RGBI (FDOT)
Date: 3/16/2026

0 225 450 900 1,350 Feet

1 inch = 450 feet

The information depicted in this map is compiled from multiple sources, including publicly available data, and is subject to change without notice. It is for informational purposes only. It is not intended for use as a land survey product or for construction purposes. Icarus makes no representation or warranties as to the accuracy or completeness. Wetland boundaries are subject to review and approval by government regulatory agencies.

ICARUS
ecological services inc.

Maps Prepared By:
Icarus Ecological Services, Inc.
8639 Ranchwood Lane
St. Augustine, FL 32092
904.307.9911

Project #: 26-033

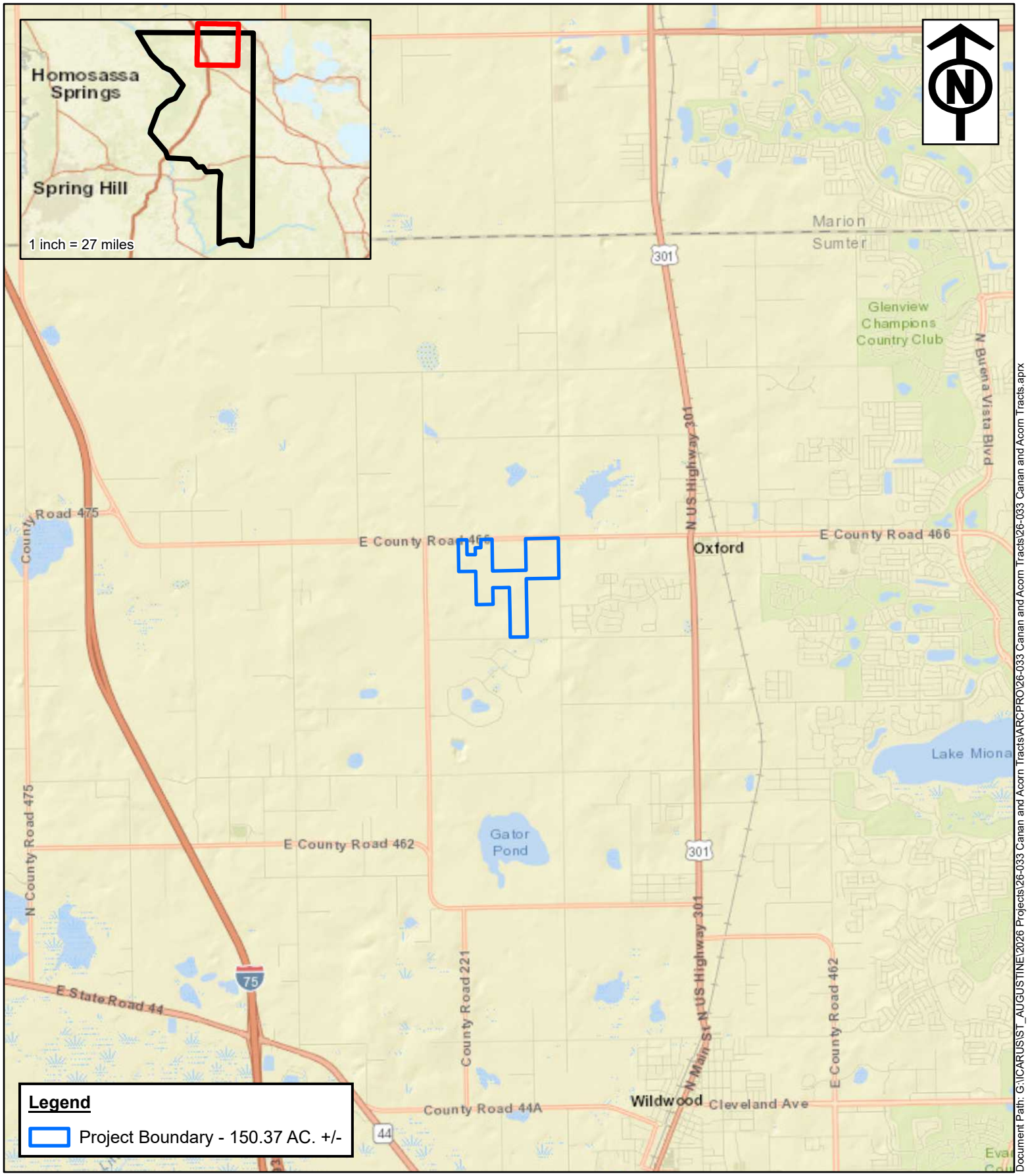

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Figure 1 - Location Map
Canan & Acorn Tracts
TRS: T18S, 22E Sec. 13
County: Sumter
State: Florida
Date: 3/16/2026

0 2,500 5,000 10,000 Feet
1 inch = 5,000 feet

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904.307.9911

Project #: 26-033

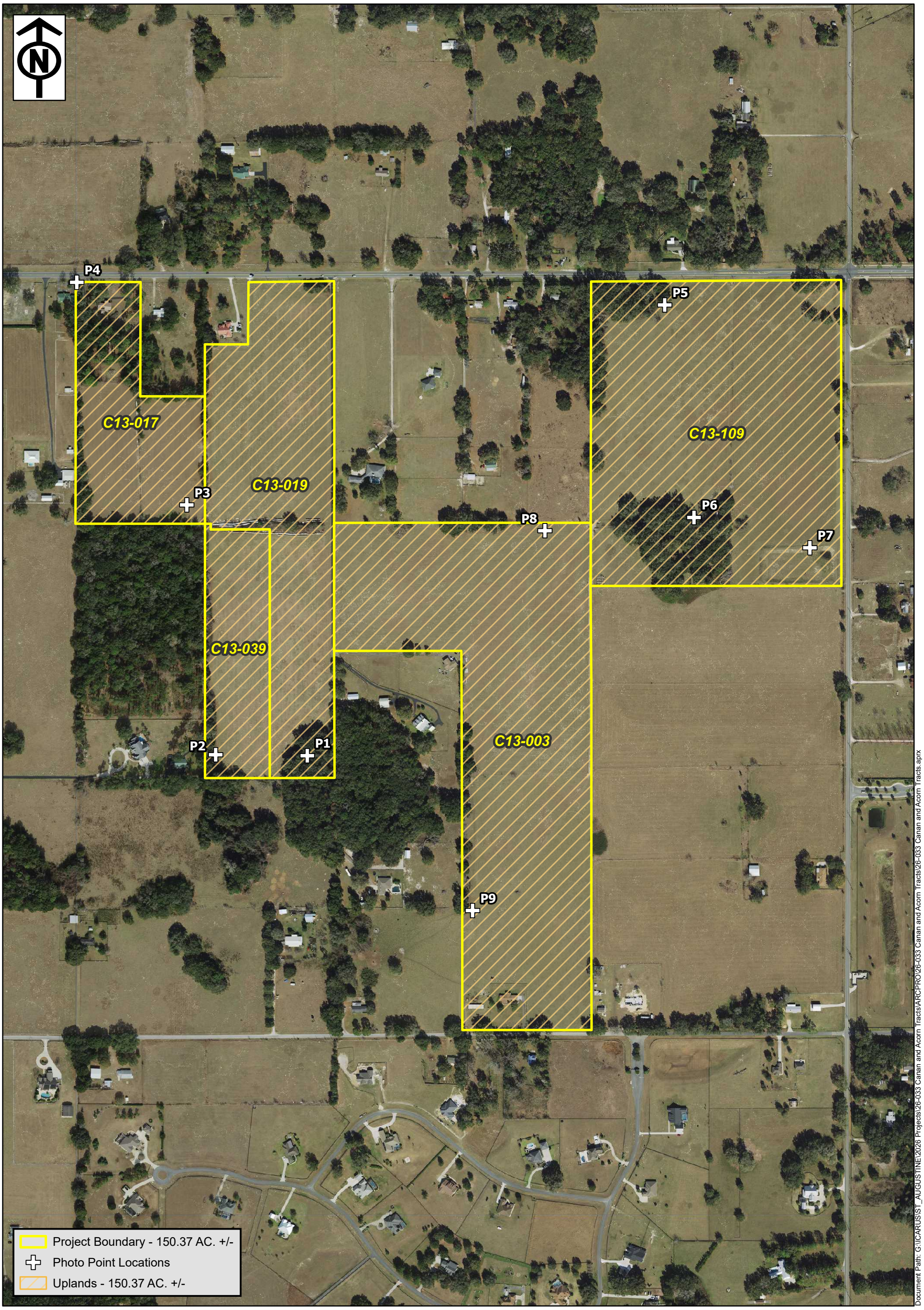


Figure 3 - Wetland Delineation Map
Canan & Acorn Tracts
TRS: T18S, 22E Sec. 13
County: Sumter
State: Florida
Imagery: 2023 RGBI (FDOT)
Date: 3/16/2026

0 225 450 900 1,350 Feet
1 inch = 450 feet

The information depicted in this map is compiled from multiple sources, including publicly available data, and is subject to change without notice. It is for informational purposes only. It is not intended for use as a land survey product or for construction purposes. Icarus makes no representation or warranties as to the accuracy or completeness. Wetland boundaries are subject to review and approval by government regulatory agencies.

ICARUS
ecological services inc.
Maps Prepared By:
Icarus Ecological Services, Inc.
8639 Ranchwood Lane
St. Augustine, FL 32092
904.307.9911

Project #: 26-033

SITE PHOTOS



PHOTO POINT 1 – View to the south of a oak hammock at the site's lowest elevation.



PHOTO POINT 1 – View of the upland soils within the oak hammock.

SITE PHOTOS



PHOTO POINT 2 – View to the north from the edge of the southwest pasture.



PHOTO POINT 2– Representative of a potentially occupied gopher tortoise (GT) burrow onsite.

SITE PHOTOS



PHOTO POINT 3 – View to the northwest of improved pasture.



PHOTO POINT 4 – View to the Southeast of a residence located onsite.

SITE PHOTOS



PHOTO POINT 5 – View to the northeast of upland oak hammock.



PHOTO POINT 5 – View to the southeast of typical improved pasture.

SITE PHOTOS



PHOTO POINT 6 –View to the southeast of old livestock pen located in the northeast Project Area.



PHOTO POINT 6 – View to the southwest of oak hammock.

SITE PHOTOS



PHOTO POINT 7 – View to the southwest of a constructed stormwater pond.



PHOTO POINT 7 – View to the southeast of a constructed stormwater pond.

SITE PHOTOS



PHOTO POINT 8 – View to the southwest of improved pasture and cattle.

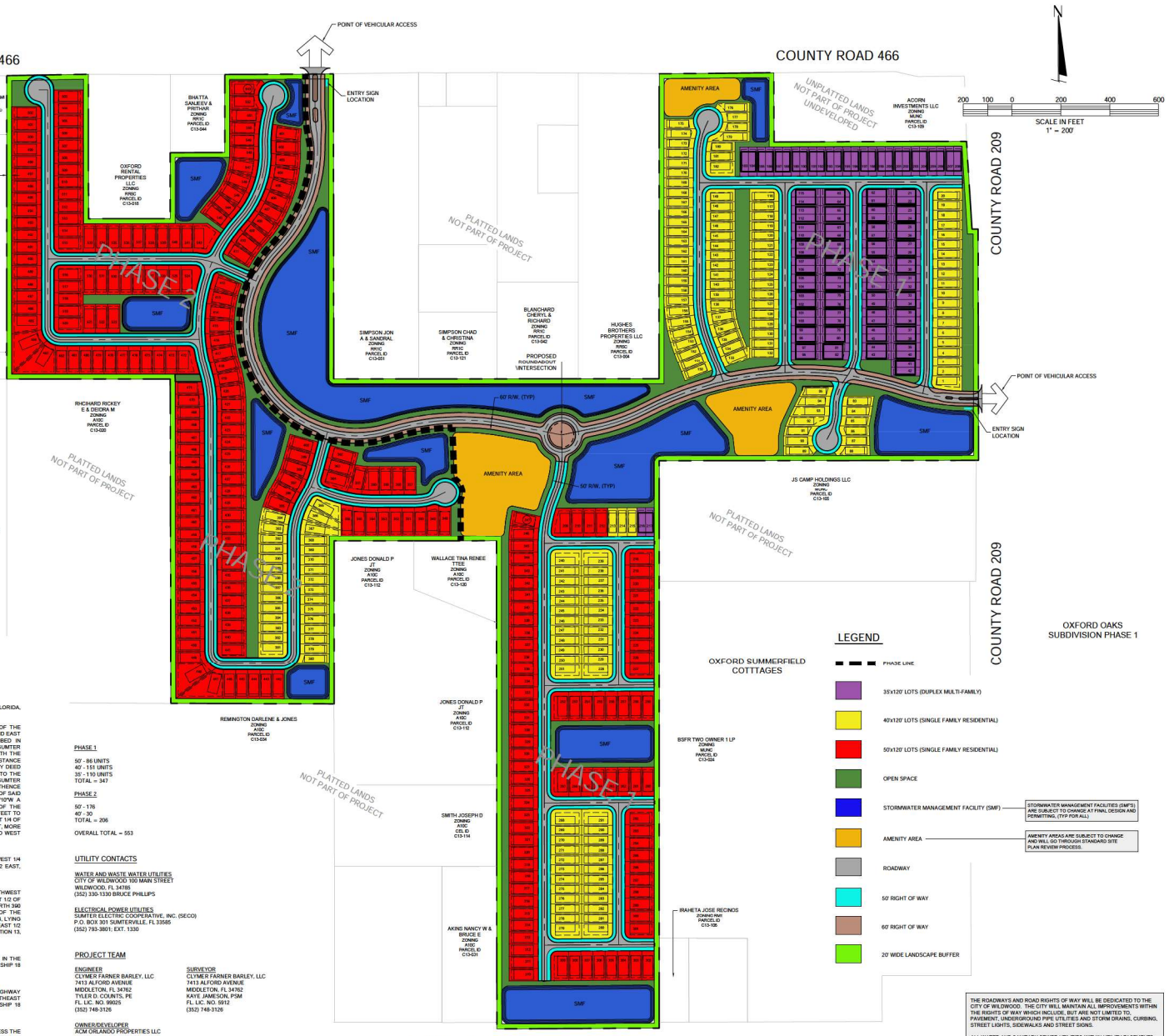


PHOTO POINT 8 – View of a GT burrow along a fence line, partially collapsed from cattle.

SITE PHOTOS



PHOTO POINT 9 – View to the southeast of improved pasture and a residence.



SITE DATA

1. SITE ACREAGE: ±144.89 ACRES
2. ZONING: R-1 WITH PUD OVERLAY
   LOCATED IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA
3. FUTURE LAND USE: LOW DENSITY RESIDENTIAL
4. DESIGN DISTRICT: HIGHWAY
5. BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (553 SFR LOTS)
6. DENSITY: 4 UNITS PER ACRE
7. BUILDING SEPARATION: 10'
8. BUFFERS/SETBACKS: 20' BOUNDARY LANDSCAPE BUFFER
9. EASEMENTS: N/A
10. LAND USE TABLE:

SINGLE FAMILY RESIDENTIAL	78.80 ACRES	
RIGHT OF WAY	26.15 ACRES	
OPEN SPACE: 20% OF SITE AREA (REQUIRED)	28.98 ACRES	
LANDSCAPE BUFFER / COMMON AREA	21.22 ACRES	
STORMWATER MANAGEMENT FACILITY'S (SMF)	10.58 TOTAL ACRES	50%
	31.80 ACRES (PROVIDED)	22%

50% OF PROPOSED SMF'S SHALL BE COUNTED AS OPEN SPACE AS PROVIDED BY THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATION. ACTUAL SIZE AND LOCATION OF SMF'S SHALL BE DETERMINED UPON TIME OF SITE PLAN SUBMITTAL.

NOTE: ALL ACREAGE CALCULATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE DEVELOPMENT OF THE FINAL SITE PLAN.

11. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED ONSITE BY CITY OF WILDWOOD.
12. A WETLAND IS NOT LOCATED ON SITE.
13. THIS PROJECT HAS SOME 100 YEAR FEMA FLOOD ZONES: ZONES X AND ZONES A
14. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN TWO PHASES PLEASE NOTE THE FOLLOWING TIME FRAMES ARE NOT BINDING AND ARE SUBJECT TO CHANGE.

PHASE 1

50' - 86 UNITS
40' - 151 UNITS
35' - 110 UNITS
TOTAL = 347

PHASE 2

50' - 176
40' - 30
TOTAL = 206

OVERALL TOTAL = 553

LEGAL DESCRIPTION

PARCEL A
A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N00°09'41"E A DISTANCE OF 613.74 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°55'46"W A DISTANCE OF 27.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4774, PAGE 420, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LANDS WITH THE FOLLOWING THREE (3) COURSES: RUN S89°56'17"W A DISTANCE OF 24.52 FEET; THENCE N03°39'32"W A DISTANCE OF 349.48 FEET; THENCE N00°09'47"W A DISTANCE OF 9.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY BY DEED LANDS RUN S89°49'15"W A DISTANCE OF 788.16 FEET; THENCE N00°08'19"W A DISTANCE OF 283.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CR 466 PER RIGHT-OF-WAY MAP BOOK 4, PAGE 237, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°27'47"W A DISTANCE OF 412.74 FEET; THENCE S89°49'08"W A DISTANCE OF 58.48 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE RUN S00°05'10"W A DISTANCE OF 1248.41 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S89°01'41"E A DISTANCE OF 331.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°55'53"E A DISTANCE OF 1307.05 FEET, MORE OR LESS, TO THE MAINTAINED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 945 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR C-466, AND LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET, SOUTH 360 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING, AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:
THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 5:
THE WEST 1/2 OF SOUTHEAST 1/4, LESS THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD 100 MAIN STREET
WILDWOOD, FL 34785
(352) 330-1330 BRUCE PHILLIPS

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC COOPERATIVE, INC. (SECO)
P.O. BOX 301 SUMTERVILLE, FL 33585
(352) 793-3801; EXT. 1330

PROJECT TEAM

ENGINEER
CLYMER FARNER BARLEY, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL. LIC. NO. 5912
(352) 748-3126

OWNER/DEVELOPER
ACM ORLANDO PROPERTIES LLC
390 VISTA OAK DR.
LONGWOOD, FL 32779

THE ROADWAYS AND ROAD RIGHTS OF WAY WILL BE DEDICATED TO THE CITY OF WILDWOOD. THE CITY WILL MAINTAIN ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY WHICH INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENT, UNDERGROUND PIPE UTILITIES AND STORM DRAINS, CURBING, STREET LIGHTS, SIDEWALKS AND STREET SIGNS.

ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF WILDWOOD.

THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED BY THE CANNAN LAKES PROPERTY OWNERS ASSOCIATION EXCEPT FOR OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANNAN LAKES.

REVISIONS

BY	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7419 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

PLANNED UNIT DEVELOPMENT PLAN (PUD)

CANAN LAKES
CITY OF WILDWOOD, FLORIDA

SAVE DATE	8/19/2026
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	2026.00179
FILE NAME	

SHEET NUMBER 01

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

The case below was heard on Tuesday, September 1, 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 Large-Scale Comprehensive Plan amendment to amend the FLU map designation from Agricultural (County), High Density Residential (City) to Low Density Residential (City) on 144.89 acres MOL. The subject property encompasses multiple parcels and is located approximately 0.15 miles west & 300 feet south of the intersection of CR 466 & CR 209.

Case Number: 26-3261 – LSCPA- Canan Lakes

Applicant(s): ACM Orlando Properties, LLC

Owner(s): ACM Orlando Properties, LLC

Parcel(s): C13-003, C13-017, C13-019, C13-039, C13-126 and C13-127

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 of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2026-52 to the City Commission for final determination.

☒ recommends approval.

☐ recommends approval with the following conditions:_____

☐ recommends denial.

☐ recommends other:_____

Dated: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

SEP 08 2026

City Of Wildwood
Development Services Dept

August 21, 2026

SIMPSON LEE A & TAMMI D
PO BOX 637
OXFORD, FL 34484

Your Parcel Number(s): C13-123

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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.

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.

X I do not support this request for the following reason(s)
- Will increase traffic on roads not setup to handle
- Further drain FL's water supply
- Continue to reduce the rurality of Sumter City
- Don't desire to be surrounded by 650 home community

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 21, 2026

RECEIVED

AUG 3 1 2026

City Of Wildwood
Development Services Dept

WARNOCK RALPH W JR TTEE
4855 CR 466A
WILDWOOD, FL 34785

Your Parcel Number(s): C13-030

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

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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 of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 20, 2026

BLANCHARD CHERYL & RICHARD
2659 E CR 466
OXFORD, FL 34484

Your Parcel Number(s): C13-042

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from [fill in] to [fill in] and to change the Zoning Map designation from [fill in] to [fill in].

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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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.

X I do not object to this request.

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

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 21, 2026

PARRISH SCOTT D & TAMRA L TTEE
2614 NE 108TH LN
OXFORD, FL 34484

Your Parcel Number(s): C24B045

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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.

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) Too much Growth - Roadways unable to handle Growth. Roadways in desperate need of resurfacing and widening.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-2752 (AN) Sandalwood Lane Lot 5**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant and owner, Matthew Floeter, has submitted a voluntary annexation application for parcel G26AP005. The property to be annexed totals 0.138 acres MOL and is located on Sandalwood Lane within the Continental Country Club development, approximately 0.28 miles west of the Morse Boulevard and Warm Springs Ave roundabout.

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

The applicant would like to construct a residential home on the property. City water and sewer are available, and the applicant will work with the City Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2026-39.



McKenna Page
Planner II, Development Services

ORDINANCE NO. O2026-39

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.138 ACRES LOCATED ON SANDALWOOD LANE, APPROXIMATELY 0.28 MILES WEST OF THE MORSE BOULEVARD AND WARM SPRINGS AVE ROUNDABOUT, IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on Sandalwood Lane, approximately 0.28 miles west of the Morse Boulevard and Warm Springs Ave roundabout, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Floeter Matthew R, is more particularly described as follows:

Parcel G26AP005
MATTHEW R. FLOETER
0.138 +/-

LEGAL DESCRIPTION

LOT 5. BLOCK "P", TIMBERWOODS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 54, 54-A THROUGH 54-E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This ordinance shall take effect upon final approval by the City Commission.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

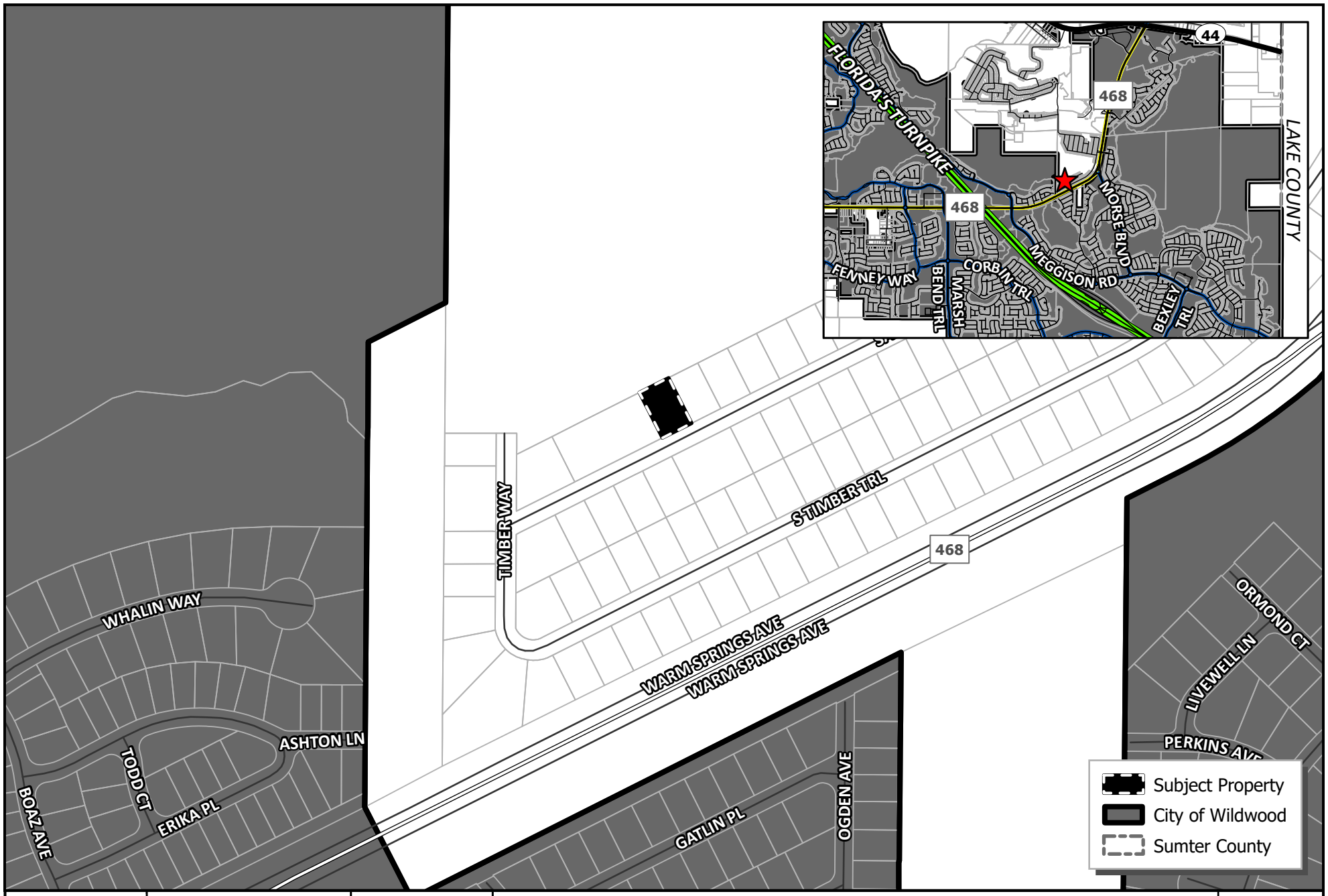
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

#26-2752

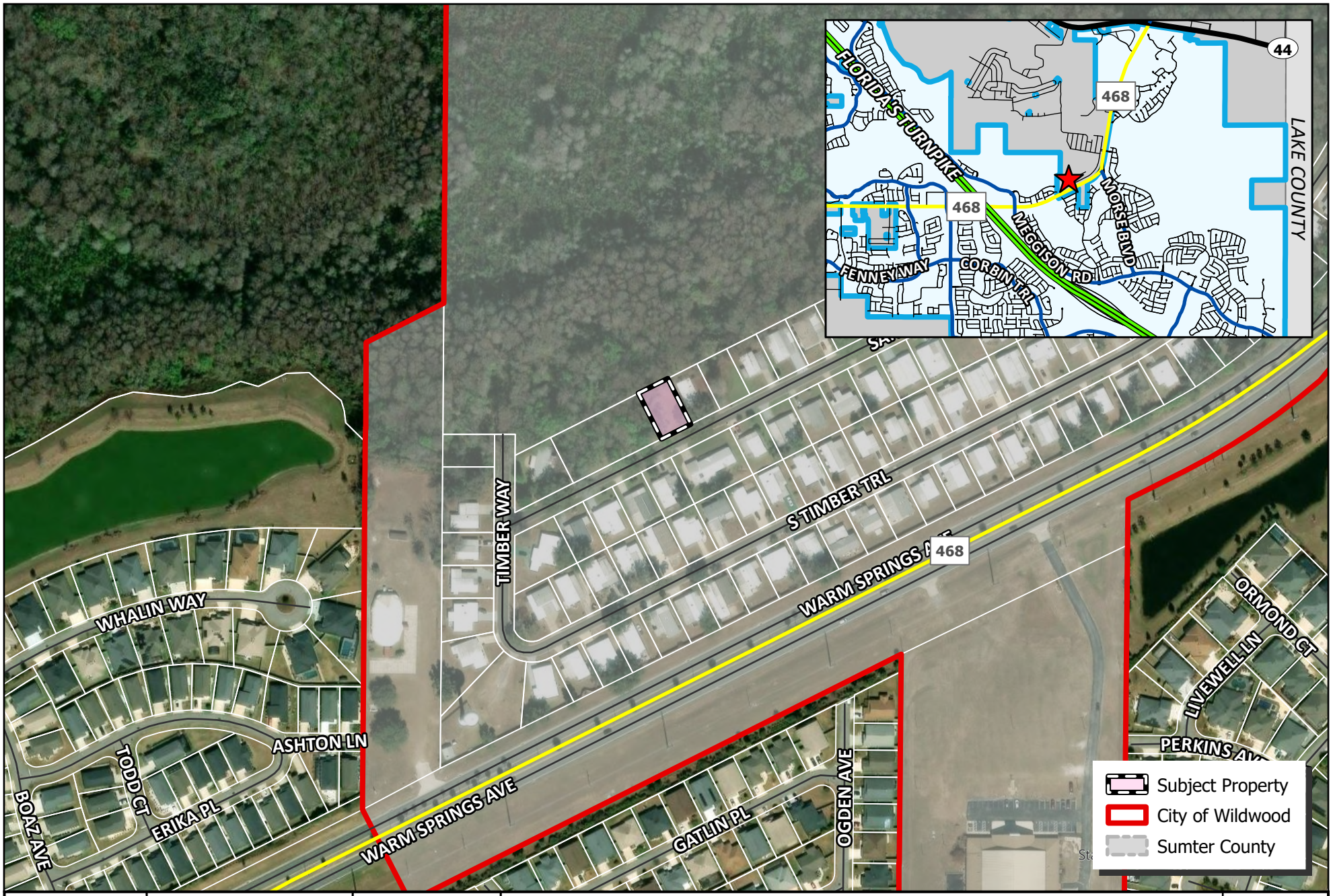
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1A

LOCATION MAP

JUL 2026



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N

US Feet
0 55 110 220

#26-2752

SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1B

LOCATION MAP

JUL 2026

LANDTEC SURVEYING and Lien

This Survey has been prepared for:

Matthew R. Floeter

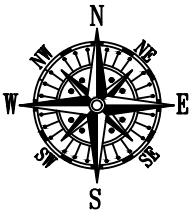


PROPERTY ADDRESS:

TBD SANDALWOOD LANE
WILDWOOD, FL 34785

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

SOUTHERN TITLE®



SCALE:1"=20'

BEARING REFERENCE:
CENTER LINE OF SANDALWOOD LANE AS S 63°08'41" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 7.5' U.E. ALONG NORTHWESTERLY, SOUTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr:162384-CE	Date of Field Work: 02/03/2023	Drawn by: A.C.V.

LANDTEC SURVEYING and Lien
LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

☑ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

LOT 5, BLOCK "P", TIMBERWOODS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 54, 54-A THROUGH 54-E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PROPERTY ADDRESS:
TBD SANDALWOOD LANE
WILDWOOD, FL 34785

INVOICE NUMBER: 162384-CE
DATE OF FIELD WORK: 02/03/2023

CERTIFIED TO
SOUTHERN TITLE HOLDING HOLDING COMPANY LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY
Matthew R. Floeter

FLOOD ZONE: AE
FLOOD MAP: 12119C
PANEL: 0161
SUFFIX: D
PANEL DATE: 09/27/2013

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 7.5' U.E. ALONG NORTHWESTERLY, SOUTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES OF SUBJECT LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.= GARAGE FINISHED FLOOR
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PH = POOL HEATER
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
W = WELL
℄ = CENTER LINE
℘ = PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo Alvarez
Date: 2023.02.03 15:23:57 -05'00'

SIGNATURE _____ DATE: 02/03/2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC SURVEYING and Lien

LICENSED BUSINESS No. 8507

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: O2026-39

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3151 (AN) UPTON**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Michael J. Upton and Gail Elizabeth Upton, husband and wife, as to an undivided one-half interest, and Valerie S. Watson, has submitted a voluntary annexation application for parcel G16DA006. The property to be annexed totals 0.14 acres MOL and is located on Hancock Drive, approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.

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 and already serviced to the subject property. The existing mobile home will remain, the applicant has been applied to be within Wildwood City boundary.

Staff recommends approval of Ordinance O2026-40.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-40

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON HANCOCK DRIVE, APPROXIMATELY 0.18 MILES SOUTHWEST OF THE INTERSECTION OF E SR 44 AND S BUENA VISTA BOULEVARD, IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on Hancock Drive, approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard, 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 Michael J Upton and Gail Elizabeth Upton, husband and wife, as to an undivided one-half interest, and Valerie S. Watson, is more particularly described as follows:

Parcel G16DA006
MICHAEL J UPTON AND GAIL ELIZABETH UPTON, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND VALERIE S. WATSON

0.14 +/-

LEGAL DESCRIPTION

Lot 6, Block A, Hearty Host Lake Resort, Unit 2, according to the Plat thereof as recorded in Plat Book 4, page(s) 62 and 62-A, of the Public Records of Sumter County, Florida.

1982 IMPE 316768A and 316769B

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

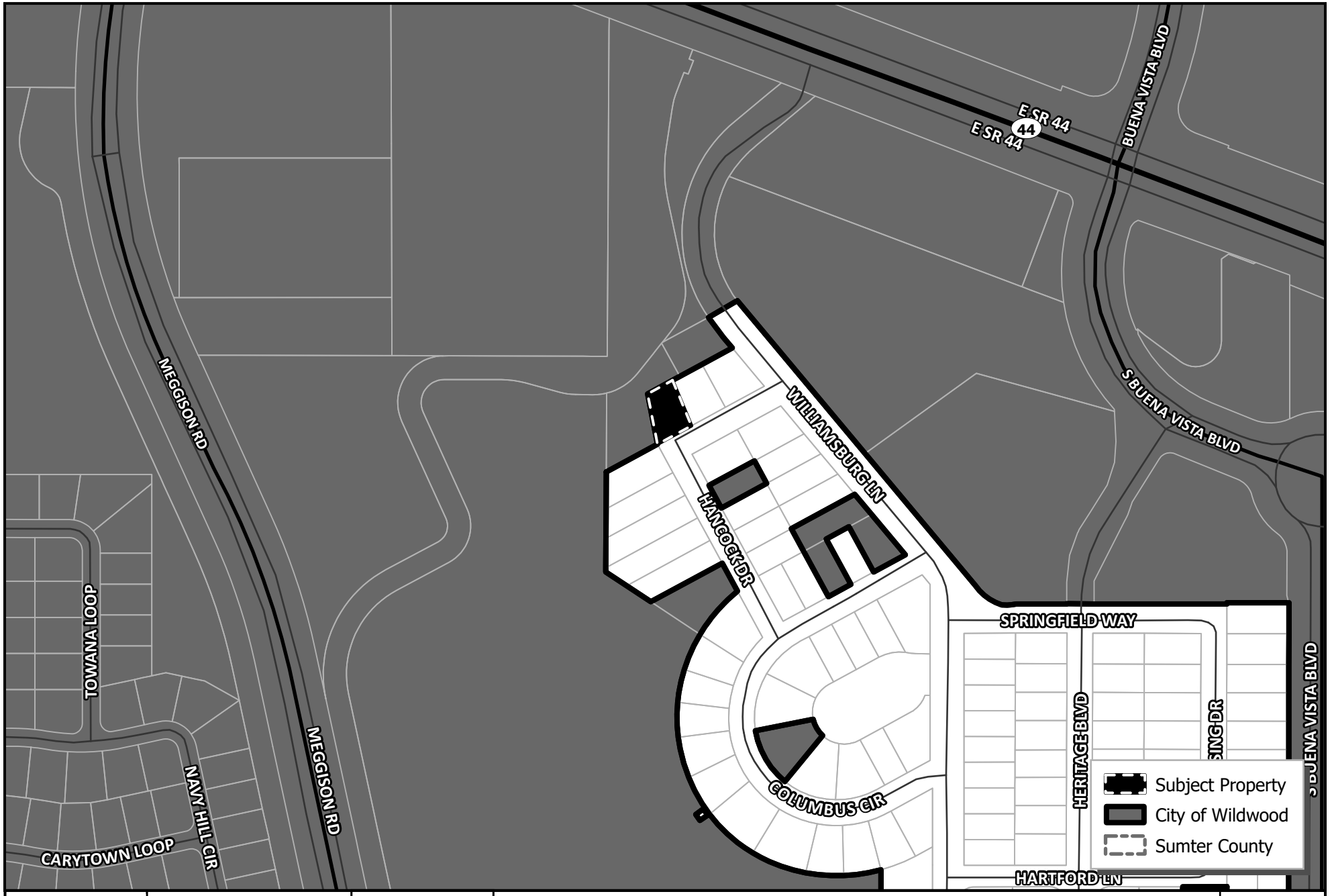
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 55 110 220

#26-3151

UPTON

PARCEL G16DA006

MAP 1A

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

#26-3151

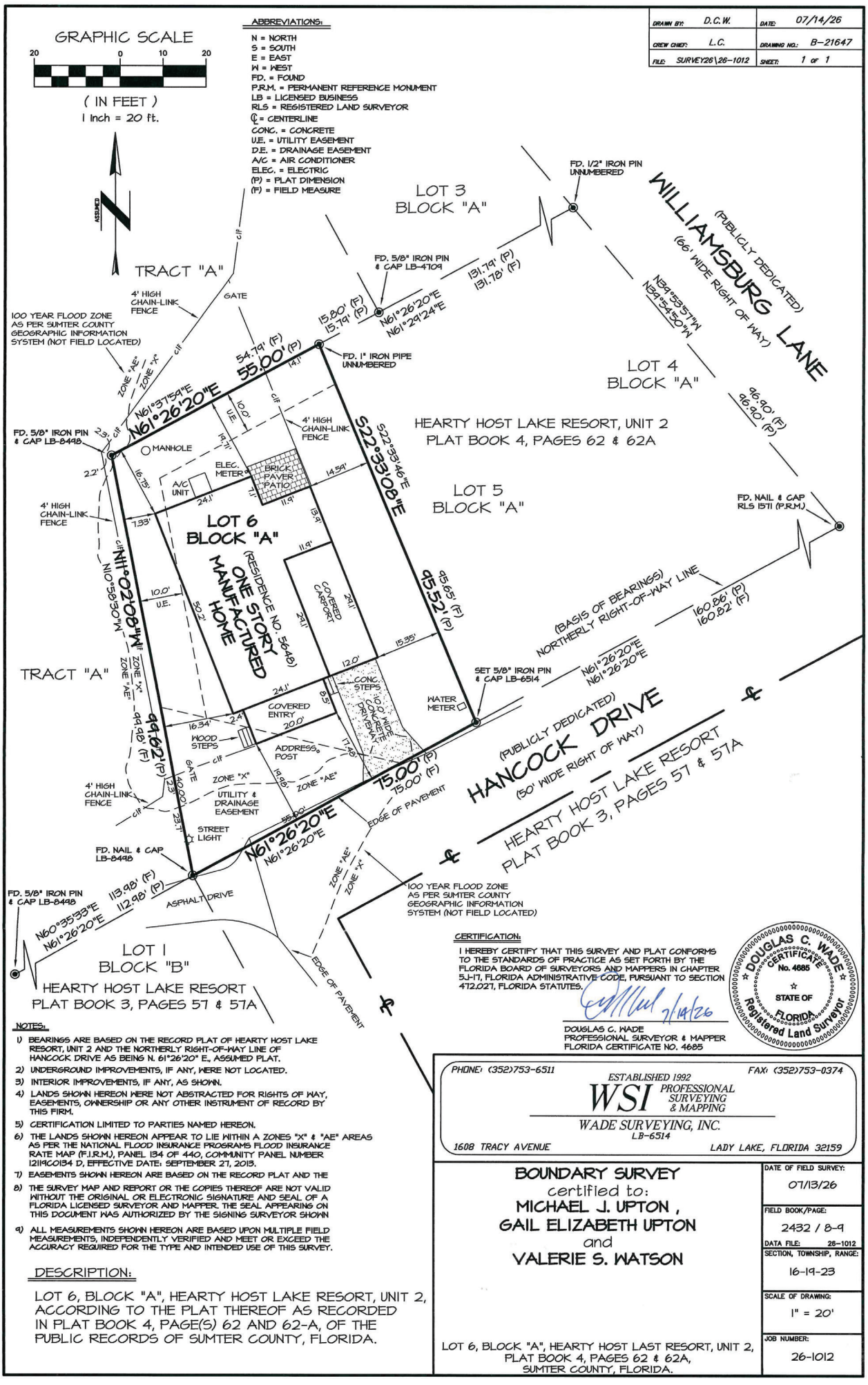
UPTON

PARCEL G16DA006

MAP 1B

LOCATION MAP

JUL 2026



NOTES:

1) BEARINGS ARE BASED ON THE RECORD PLAT OF HEARTY HOST LAKE RESORT, UNIT 2 AND THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK DRIVE AS BEING N. 61°26'20" E., ASSUMED PLAT.
2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONES "X" & "AE" AREAS AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 134 OF 440, COMMUNITY PANEL NUMBER 12119C0134 D, EFFECTIVE DATE: SEPTEMBER 27, 2013.
7) EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT AND THE
8) 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
9) ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON MULTIPLE FIELD MEASUREMENTS, INDEPENDENTLY VERIFIED AND MEET OR EXCEED THE ACCURACY REQUIRED FOR THE TYPE AND INTENDED USE OF THIS SURVEY.

DESCRIPTION:

LOT 6, BLOCK "A", HEARTY HOST LAKE RESORT, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 62 AND 62-A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

7/14/26

DOUGLAS C. WADE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4685

DOUGLAS C. WADE CERTIFICATE No. 4685 STATE OF FLORIDA Registered Land Surveyor

PHONE: (352)753-6511 FAX: (352)753-0374
ESTABLISHED 1992
WSI PROFESSIONAL SURVEYING & MAPPING
WADE SURVEYING, INC.
LB-6514
1608 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY SURVEY

certified to:
MICHAEL J. UPTON,
GAIL ELIZABETH UPTON
and
VALERIE S. WATSON

LOT 6, BLOCK "A", HEARTY HOST LAST RESORT, UNIT 2, PLAT BOOK 4, PAGES 62 & 62A, SUMTER COUNTY, FLORIDA.

DATE OF FIELD SURVEY: 07/13/26
FIELD BOOK/PAGE: 2432 / 8-9
DATA FILE: 26-1012
SECTION, TOWNSHIP, RANGE: 16-19-23
SCALE OF DRAWING: 1" = 20'
JOB NUMBER: 26-1012

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: O2026-40

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3269 (AN) 7078 Annex Sewer Connect**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The owner and applicant, Jose Martinez, representing Proud Properties LLC, has submitted a voluntary annexation application for parcel F01-048. The property to be annexed totals 0.32 acres MOL and is located on CR 213, approximately 400 feet north of the intersection of CR 213 and CR 238.

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. The applicant intends to connect the existing multifamily building to the now available City Utilities. The applicant will work with the City Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2026-41.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-41

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.32 ACRES LOCATED ON CR 213, APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF CR 213 AND CR 238, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on CR 213, approximately 400 feet north of the intersection of CR 213 and CR 238, 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 Proud Properties, LLC., is more particularly described as follows:

Parcel F01-048
PROUD PROPERTIES, LLC A FLORIDA LIABILITY COMPANY
0.32 +/-

LEGAL DESCRIPTION

COMMENCE 210 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 420 FEET, WEST 210 FEET, SOUTH 420 FEET, EAST 210 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY ON THE EAST SIDE AND LESS THE NORTH 174.55 FEET THEREOF AND LESS THE SOUTH 169.85 FEET.

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



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

#26-3269

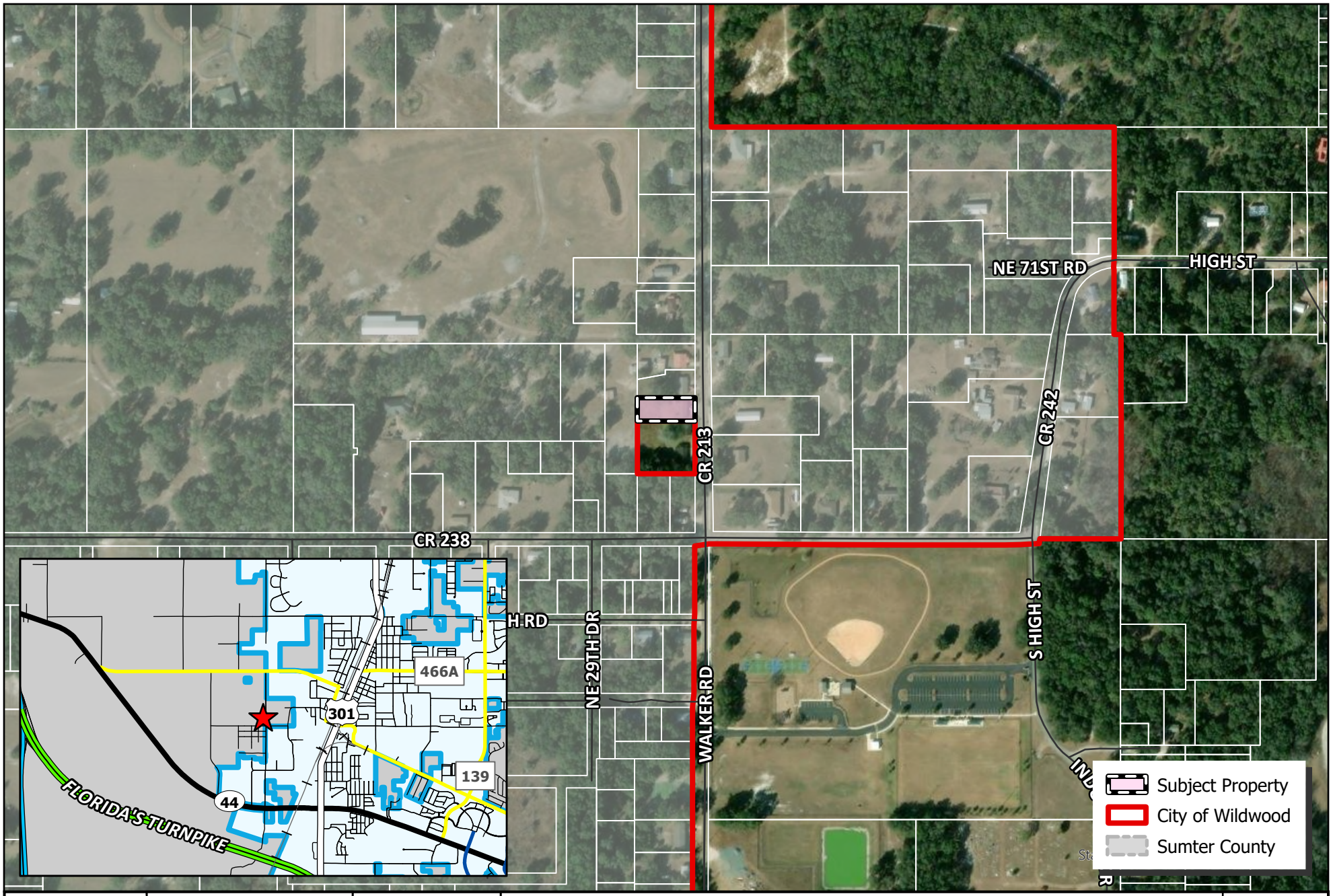
7078 ANNEX SEWER CONNECT

PARCEL F01-048

MAP 1A

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 95 190 380

#26-3269

7078 ANNEX SEWER CONNECT

PARCEL F01-048

MAP 1B

LOCATION MAP

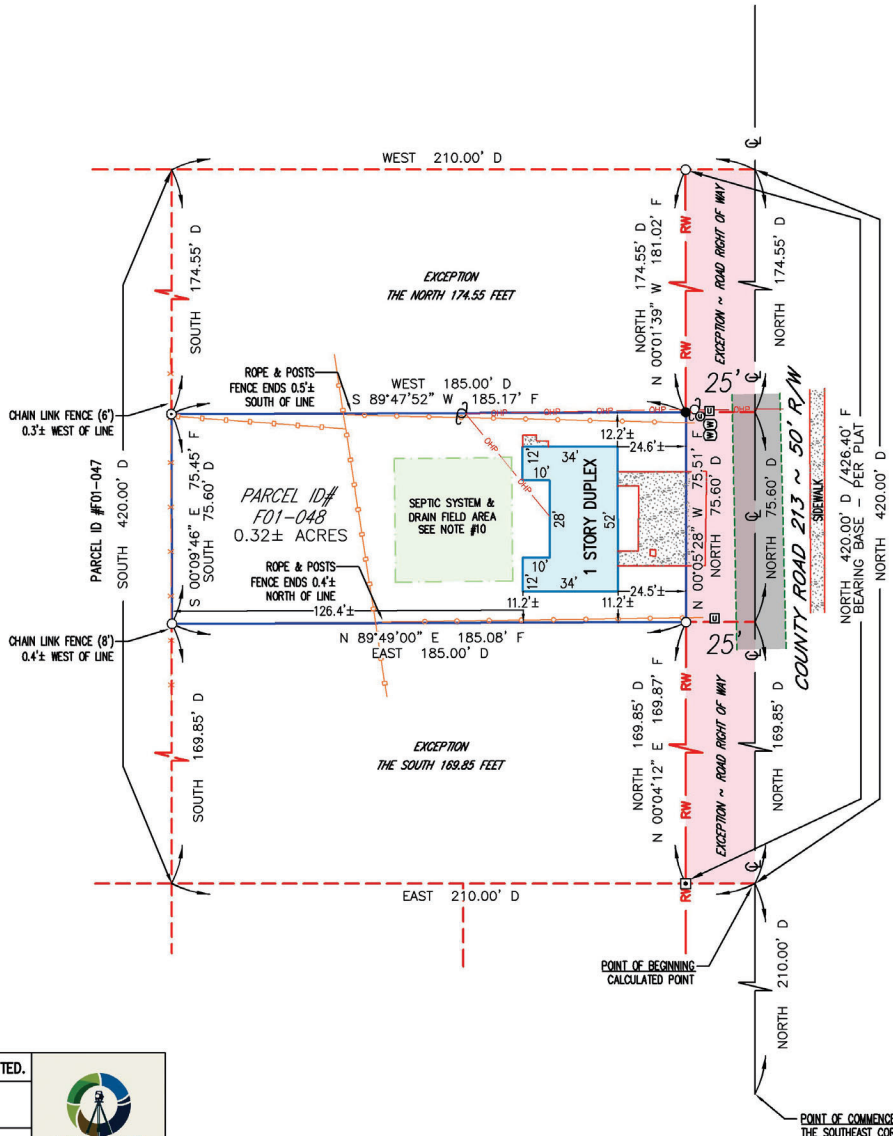
JUL 2026

MAP OF BOUNDARY SURVEY

PROPERTY ADDRESS
PARCEL ID # F01-048
7078 CR 213
WILDWOOD, FL 34785

LEGAL DESCRIPTION – FURNISHED

COMMENCE 210 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 420 FEET, WEST 210 FEET, SOUTH 420 FEET, EAST 210 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY ON THE EAST SIDE AND LESS THE NORTH 174.55 FEET THEREOF AND LESS THE SOUTH 169.85 FEET.



LEGEND

°	DEGREES
'	FEET WHEN USED IN A DISTANCE
'	MINUTES WHEN USED IN A BEARING
"	INCHES WHEN USED IN A SIZE OR DISTANCE
"	SECONDS WHEN USED IN A BEARING
±	MORE OR LESS
C	CALCULATED
C/L	CENTERLINE
D	DEED OR DESCRIPTION CALL
F	FIELD MEASURED
ID	IDENTIFICATION
LB	LICENSED BUSINESS
O.R.	OFFICIAL RECORDS
RW	RIGHT OF WAY

N= NORTH S= SOUTH E= EAST W= WEST

= ADJACENT BOUNDARY LINE
= BROKEN LINE: NOT TO SCALE
℄ = CENTERLINE
= EDGE OF PAVED ROADWAY
= SUBJECT PROPERTY BOUNDARY LINE
RW = RIGHT-OF-WAY LINE
= 2' ROPE & POSTS FENCE
= 4' WIRE & BOARD FENCE
x x = CHAIN LINK FENCE
–OHP– = OVERHEAD LINES
⊡ = FOUND 4"X4" CONCRETE MONUMENT, BROKEN TOP
○ = FOUND 5/8" IRON REBAR & CAP, ID ILLEGIBLE
● = FOUND 5/8" IRON REBAR
⊙ = FOUND 5/8" IRON REBAR & CAP, ID #7971
= ASPHALT
= CONCRETE
= EXCEPTION
Ⓦ = WATER METER
Ⓤ = UTILITY BOX
= UTILITY POLE

SURVEY REPORT

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE OWNER/OWNER REPRESENTATIVE. A TITLE SEARCH AND/OR TITLE INFORMATION REFLECTING OWNERSHIP, RIGHT-OF-WAY, OR EASEMENTS OF RECORD WAS NOT FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY UNLESS SHOWN OR NOTED HEREON.
2. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
4. OFFSET DIMENSIONS SHALL NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. UNDERGROUND ENCROACHMENTS, IMPROVEMENTS, SEPTIC TANKS, SPRINKLER SYSTEMS, OR UTILITIES, IF ANY, WERE NOT LOCATED, UNLESS REQUESTED.
6. THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE MAP (FIRM) COMMUNITY NUMBER 120296, PANEL 0131, SUFFIX D, WITH AN EFFECTIVE DATE OF SEPTEMBER, 27TH 2013.
7. SYMBOLS FOR UTILITES ARE NOT TO SCALE AND FOR PICTORIAL PURPOSES.
8. ALL MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST DECIMAL POINT OR WHOLE NUMBER, AS INDICATED BY THE PRECISION OF THE DIMENSIONS SHOWN ON THIS MAP.
9. THE DEPICTION OF FENCES IS FOR INFORMATIONAL PURPOSES AND IS DEPICTED AS FOUND DURING FIELDWORK. FENCE OWNERSHIP HAS NOT BEEN DETERMINED. LOCATION OF FENCE SHOWN HEREON DOES NOT IMPLY OWNERSHIP OR RESPONSIBILITY FOR MAINTENANCE. CLIENT ASSUMES RESPONSIBILITY TO CONDUCT DUE DILIGENCE AND CONSULT WITH ADJOINING PROPERTY OWNERS BEFORE ALTERING, REMOVING, RELOCATING, REPLACING, OR MODIFYING ANY FENCE.
10. SEPTIC TANK & DRAINFIELD, IF ANY, ARE APPROXIMATE. TANK & FIELD MUST BE FULLY EXPOSED FOR VERIFICATION AND ACCURATE LOCATION. DUE DILIGENCE AND CAUTION MUST BE USED IN THIS AREA WHEN OPERATING HEAVY EQUIPMENT OR VEHICLES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED.

DATA OBTAINED USING GPS, RTK NETWORK, FLORIDA WEST ZONE, NAD83, FPRN-GNSS Reference Station Network based on the Datum NAD(83)-(2011)-(Epoch 2010.0000)

THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THEN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

GEOARC LAND SURVEYING

GeoArc Land Surveying, LLC – LB #8682
3750 NE 25th Street, Ocala, Fl 34470
paula.specht@GeoArcSurvey.com
352-502-9758

Survey Date: 06/27/26
Scale: 1"=40'
Job: 26-165

SURVEY MAP & SURVEY REPORT
Sheet 1 of 1

REVISIONS:

CERTIFIED TO:
PROUD PROPERTIES LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

07/12/26

PAULA SPECHT
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER 7624

PAULA SPECHT License Number 7624 STATE OF FLORIDA Professional Surveyor and Mapper

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: O2026-41

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-0620 (AN) G06-103**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Tegan Lenneman on behalf of Rhino Property Solutions, LLC, has submitted a voluntary annexation application for parcel G06-103. The property to be annexed totals 0.89 acres MOL and is located on the east side of CR 213, approximately 0.17 miles north of the intersection of CR 213 and CR 238.

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

City water and sewer are available to the subject property. The applicant would like to construct a residential development on the property. The applicant will work with the City Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2026-42.

Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-42

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.89 ACRES LOCATED ON CR 213, APPROXIMATELY 0.17 MILES NORTH OF THE INTERSECTION OF CR 213 AND CR 238 , IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on CR 213, approximately 0.17 miles north of the intersection CR 213 and CR 238, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Rhino Property Solutions, LLC, is more particularly described as follows:

Parcel G06-103
Rhino Property Solutions, LLC
0.89 Acres +/-

LEGAL DESCRIPTION

BEGIN 210 FEET NORTH OF SOUTHWEST CORNER OF NORTHWEST ¼ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 210 FEET; THENCE RUN EAST 210 FEET; THENCE RUN SOUTH 210 FEET; THENCE RUN WEST 210 FEET TO THE POINT OF BEGINNING. 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

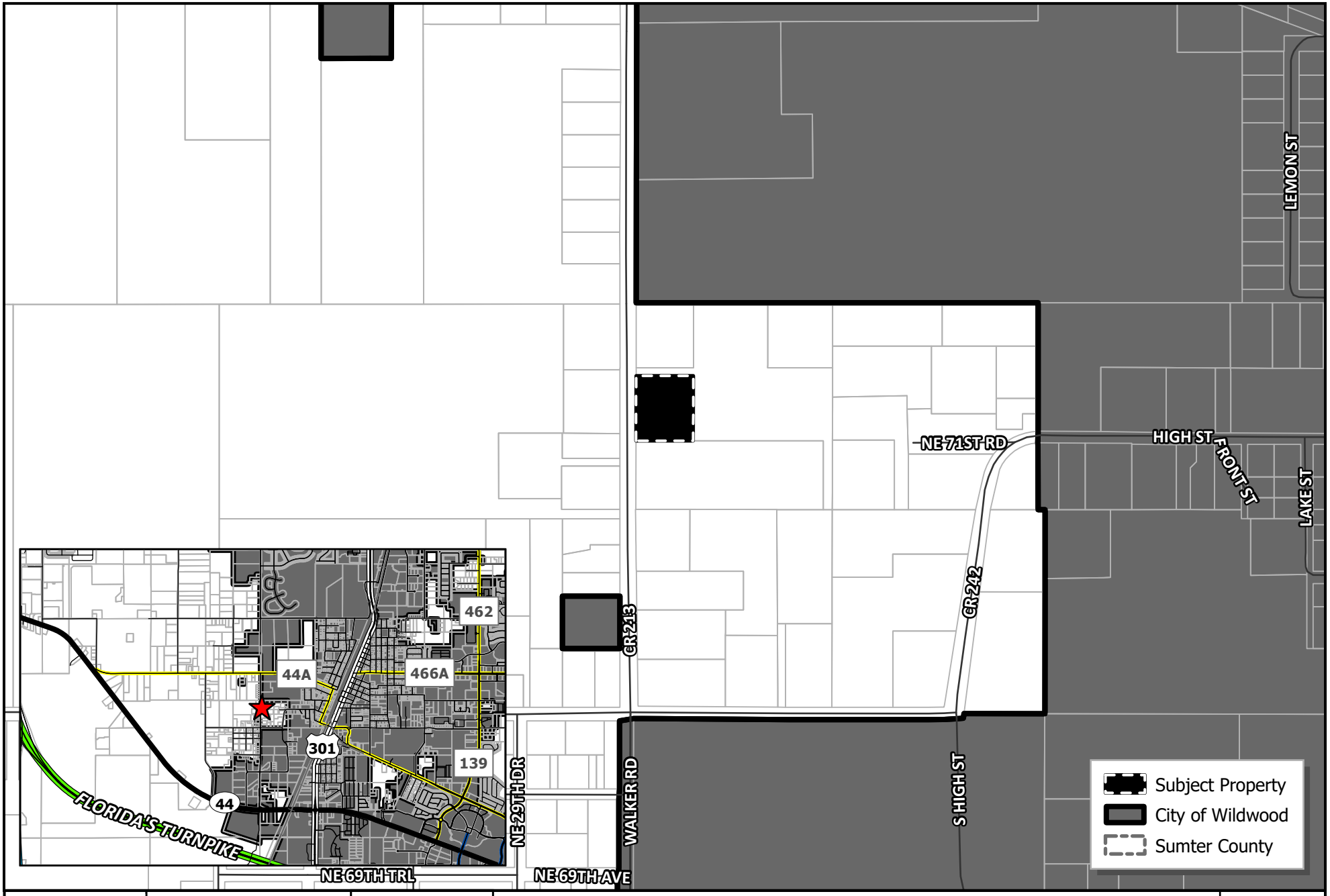
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

#26-0620

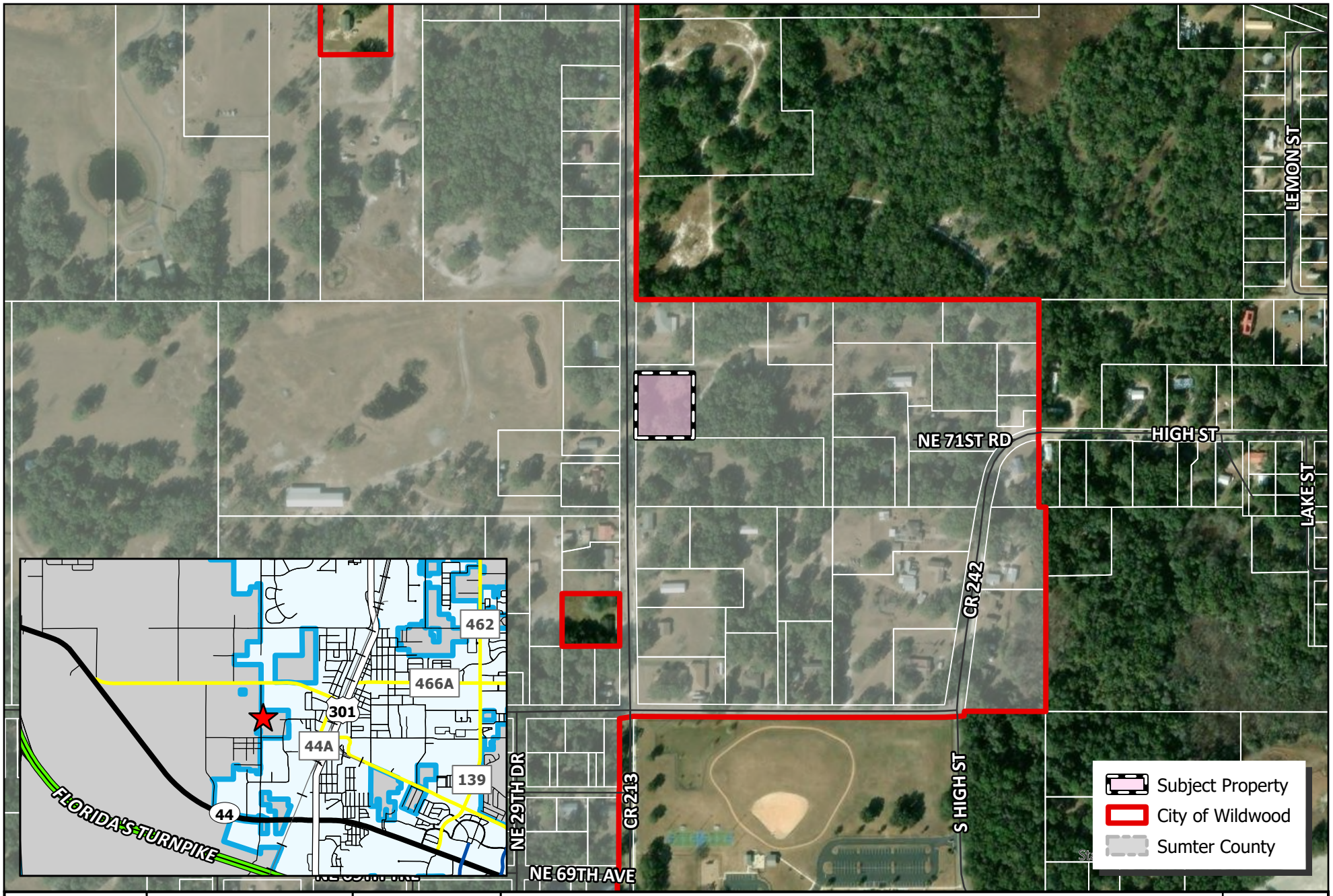
G06-103

PARCEL G06-103

MAP 1A

LOCATION MAP

AUG 2026



WILDWOOD FLORIDA EST. 1877

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100 North Main Street
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N

US Feet
0 95 190 380

#26-0620

G06-103

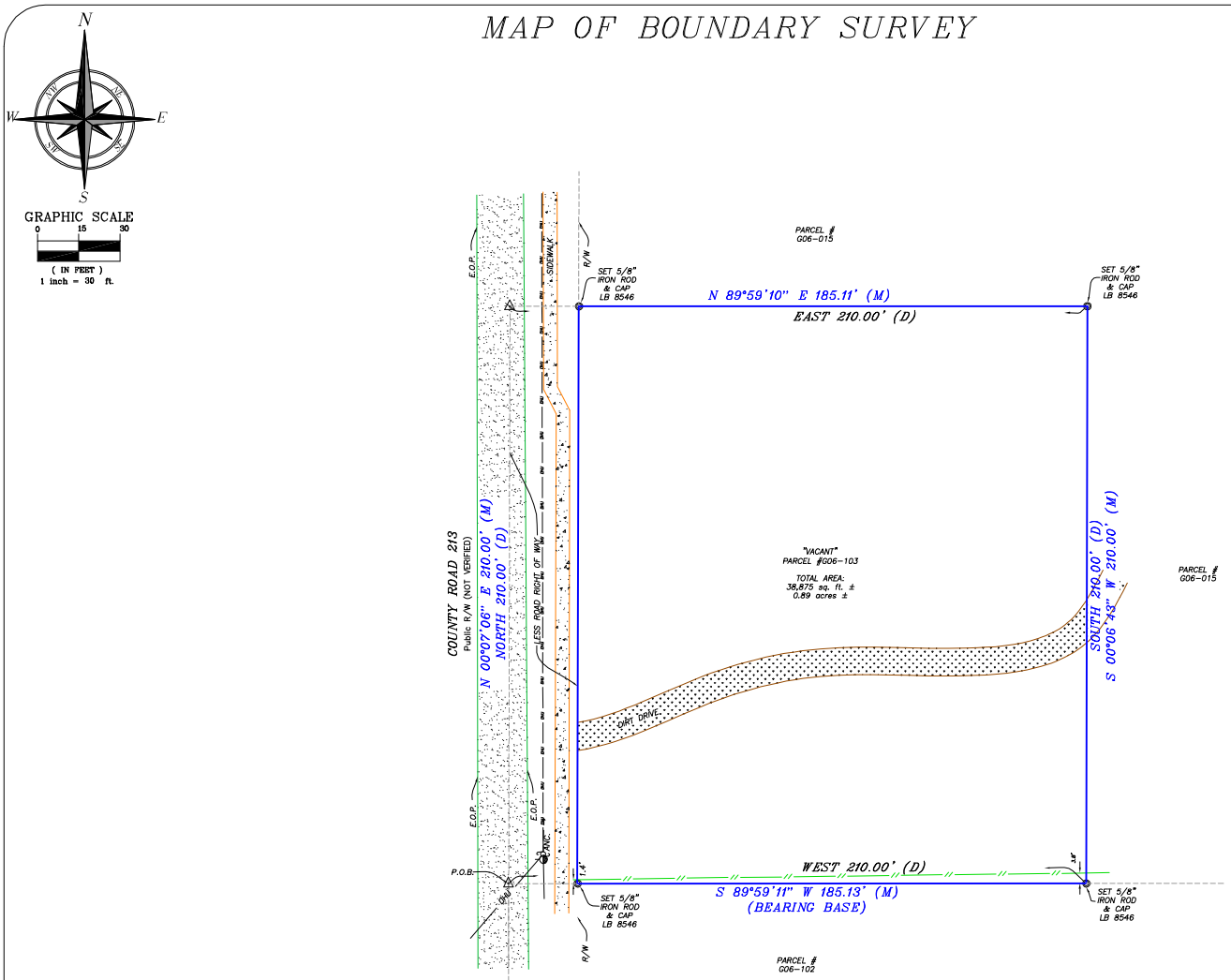
PARCEL G06-103

MAP 1B

LOCATION MAP

AUG 2026

MAP OF BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ANC. = ANCHOR WIRE
B/P = BRICK PAVER
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED DISTANCE OR BEARING
C/L = CENTERLINE
C.M.E.S. = CONCRETE MITERED END STRUCTURE
C.M.P. = CORRUGATED METAL PIPE
C.N.A. = CORNER NOT ACCESSIBLE
COL. = COLUMN
CONC. = CONCRETE
C.P.P. = CORRUGATED PLASTIC PIPE
(D) = DEED DISTANCE OR BEARING
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
ELEV. = ELEVATION
E.M. = ELECTRIC METER
E.O.D. = EDGE OF DIRT
E.O.L.R. = EDGE OF LIMEROCK
E.O.P. = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
ID = IDENTIFICATION
ILLEG. = ILLEGIBLE
IRR. = IRRIGATION
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
(M) = MEASURED DISTANCE AND/OR BEARING
N=NORTH, E=EAST, S=SOUTH, W=WEST
(OR ANY COMBINATION)
OFF = OFF SUBJECT PARCEL
O/L = ON-LINE
ON = ON SUBJECT PARCEL
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT DISTANCE AND/OR BEARING
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
PL. = PLANTER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
PROP. = PROPOSED
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
R = RADIUS
(R) = RADIAL DISTANCE AND/OR BEARING
R/W = RIGHT-OF-WAY
S.T. = SEPTIC TANK
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
= CALCULATED POINT
= LINE NOT DRAWN TO SCALE
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= DRAINAGE MANHOLE
= POWER POLE
= LIGHT POLE
= CATV RISER
= PHONE RISER
= WATER METER
= ELECTRIC BOX
= 4" WELL
= ASPHALT
= CONCRETE
= DIRT
= PARCEL BOUNDARY LINE
= CHAIN LINK FENCE
= OVERHEAD WIRE
= WOOD FENCE
= PLASTIC FENCE
= EASEMENT LINE
= CENTERLINE
= WIRE FENCE
= CONTOUR LINE
= TOP OF BANK
= TOE OF SLOPE
= PROPOSED WATER LINE
= PROPOSED FLOW ARROW

Surveyor's Report and Additional Notes

1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY THE SOUTH LINE OF SUBJECT PARCEL HAS A BEARING OF S 89°59'11"W.
2) BOUNDARY SURVEY FOR TEGAN LEMNEMAN.
3) SUBSURFACE AND DIMENSIONAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENTS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
4) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER, GAS MAINS, TELEPHONE AND/OR ENERGIZED ELECTRICAL CONDUCTORS. PRIOR TO ANY EXCAVATION, CONTRACTOR(S) SHOULD OBTAIN LOCATION AND/OR CONFIRMATION OF UTILITY LOCATIONS.
5) RECORDED AND/OR ORIGINAL MONUMENTATION WAS USED BY THIS SURVEYOR TO ESTABLISH DEED OR PLAT LINES AND CORNERS.
6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER ENVIRONMENTAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
7) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
8) FENCES SHOWN HEREON MAY OR MAY NOT MEANDER ALONG PROPERTY LINES. SPECIFIC FENCE TIES, AS SHOWN, ARE FROM SPECIFIC LOCATIONS. THIS SURVEYOR MAKES NO GUARANTEE OF THE FENCES MEANDER.
9) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM EUGENE F. HART LB 8232.
10) THIS SURVEY DOES NOT REPRESENT A DETERMINATION OF WHETHER THIS LAND WILL OR WILL NOT FLOOD OR BE SUBJECT TO FLOODING.
11) ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD 1988 DATUM UNLESS OTHERWISE SPECIFIED.
12) DISCREPANCIES MUST BE CHECKED BY CLIENT OR PROJECT OWNER, SURVEY DATA SOLUTIONS IS NOT LIABLE FOR ANY MISCALCULATIONS IN THE FFE. WE STATE WHAT THE FFE IS AND IF THE FFE IS TO BE CHANGED, IT IS THE RESPONSIBILITY OF THE PERSON ORDERING THIS STAKEOUT TO MAKE SURE WE RECEIVE THE NECESSARY INFORMATION TO CHANGE IT. A STAKEOUT CHECKLIST DOCUMENT IS AN ADDITIONAL OPTION AT THE DISCRETION OF THE SDS LAND SURVEYOR.
13) CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL PROPOSED ELEVATIONS AND DIMENSIONS SHOWN ON THE SITE PLANS PRIOR TO COMMENCING CONSTRUCTION, INCLUDING ANY CRITICAL POINTS OF GRADE CHANGE, AND IMMEDIATELY NOTIFY SURVEY DATA SOLUTIONS IN WRITING OF ANY DISCREPANCIES OR CONFLICTS FOUND. AS PER FLORIDA STATUTES, BEFORE PROCEEDING WITH ANY WORK BASED ON POTENTIALLY INACCURATE INFORMATION.

NOTE: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any dedications, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certified holders to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Structures, topography items and appurtenances shown are in approximate locations; their configurations are also approximated and could vary. Other utilities/items may be prevalent on this parcel, but might not be shown on this map.

LEGAL DESCRIPTION:

BEGIN 210 FEET NORTH OF SOUTHWEST CORNER OF NORTHWEST ¼ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN NORTH 210 FEET; THENCE RUN EAST 210 FEET; THENCE RUN SOUTH 210 FEET; THENCE RUN WEST 210 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

PRINTING ELECTRONICALLY SIGNED DOCUMENT:
IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 18"x24" (ARCH C) SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS, PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES, THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH A MANNER. THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EUGENE HART PSM 2232.

SURVEY DATA SOLUTIONS, LLC.
P.O. BOX 1148 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.SDS.US@GMAIL.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION DEPICTED HEREON IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED. FURTHERMORE THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

EUGENE F. HART — Professional Surveyor and Mapper — State of Florida

Signature _____ EUGENE F. HART, PSM — DATE: 4-13-26 — Florida Registration No. 2232

REVISIONS
5-5-26 REVISED BOUNDARY DIMENSIONS
7-21-26 REVISED ACRE DIMENSIONS

ADDRESS: TBD COUNTY ROAD 213 WILDWOOD, FL 34785

SCALE: 1" = 30'	FIELD DATE: 04/13/26	DWG NO: 26-226	PARTY CHIEF: BP	DRAWN BY: KC

CERTIFIED TO:
TEGAN LEMNEMAN

COUNTY: SUMTER
FLOOD ZONE: X
COMMUNITY NUMBER: 120296
PANEL: 12119C0131
SUFFIX: D
DATE OF FLOOD SURVEY: 7/18/2012

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: O2026-42

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 law[1] 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
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

09/09/2026
07:25 AM

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *09/30/26*
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	22,170,150.35	275,150.35	101
001-312-4100	LOCAL OPTION GAS TAX	1,281,821.31	1,508,000.00	1,215,315.35	292,684.65-	81
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	5,260,893.86	5,230,000.00	5,246,898.26	16,898.26	100
001-313-1000	DUKE ENERGY FRANCHISE FEES	862,438.41	969,000.00	1,229,851.95	260,851.95	127
001-313-1010	FRANCHISE TAX- SECO	2,117,340.59	2,100,000.00	2,384,453.52	284,453.52	114
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	70,473.38	84,000.00	63,988.02	20,011.98-	76
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	329,992.61	350,000.00	331,570.85	18,429.15-	95
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	138,940.05	150,000.00	200,477.47	50,477.47	134
001-313-4180	LEESBURG GAS FRANCHISE FEE	154,941.86	160,000.00	238,713.48	78,713.48	149
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	43,346.06	57,000.00	42,464.87	14,535.13-	74
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	971,490.44	1,073,000.00	979,657.71	93,342.29-	91
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	50,515.88	67,000.00	64,886.81	2,113.19-	97
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	132,928.58	130,000.00	301,097.14	171,097.14	232
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	296,807.06	300,000.00	303,022.66	3,022.66	101
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	503,136.88	510,000.00	537,924.72	27,924.72	105
001-314-1000	DUKE ENERGY UTILITY TAX	833,742.55	820,000.00	1,157,343.93	337,343.93	141
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,963,730.97	1,870,000.00	2,101,305.29	231,305.29	112
001-314-3000	UTILITY TAX-WATER SALES	174,314.71	163,000.00	155,090.08	7,909.92-	95
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	215,700.10	215,000.00	199,412.09	15,587.91-	93
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	152,401.65	161,000.00	144,869.17	16,130.83-	90
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,092.59	16,000.00	14,251.11	1,748.89-	89
001-314-4030	FERRELLGAS LP	3,970.42	4,200.00	1,982.09	2,217.91-	47
001-314-4040	CIRCLE K STORES	230.82	200.00	360.66	160.66	180
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	60,951.50	73,000.00	53,763.64	19,236.36-	74

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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	377,163.09	130,163.09	153
001-314-4100	INTERCONN RESOURCES LLC	17,179.07	10,000.00	16,972.95	6,972.95	170
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	150.84	149.16-	50
001-314-4151	AMERIGAS PROPANE	6,210.17	4,000.00	6,630.30	2,630.30	166
001-314-4152	LOWE'S PROPANE TAX	1,498.75	1,800.00	1,717.66	82.34-	95
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	263.82	500.00	297.41	202.59-	59
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	411,362.03	530,000.00	418,978.01	111,021.99-	79
001-314-4162	GAS SOUTH UTILITY TAX	666.89	1,000.00	638.75	361.25-	64
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	293,448.94	300,000.00	305,852.56	5,852.56	102
001-314-4191	PUBLIX UTILITY TAX	843.45	1,000.00	805.89	194.11-	81
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	17,339.15	15,000.00	21,230.75	6,230.75	142
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	42,302.50	26,000.00	100,460.63	74,460.63	386
001-314-4197	TIGER NATURAL GAS UTILITY TAX	9.33	0.00	21.32	21.32	0
001-314-9010	STATE COMMUNICATIONS TAX	993,111.66	1,130,000.00	1,151,157.54	21,157.54	102
001-331-5000	FEMA GRANT	103,947.95	0.00	495,254.89	495,254.89	0
001-335-1200	STATE REVENUE SHARING	1,115,559.89	1,162,000.00	1,060,453.99	101,546.01-	91
001-335-1400	MOBILE HOME LICENSES	15,078.23	16,500.00	13,920.85	2,579.15-	84
001-335-1600	STATE BEVERAGE LICENSES	8,996.95	9,800.00	10,550.93	750.93	108
001-335-1800	1/2 CENT SALES TAX	2,542,437.38	2,487,000.00	2,416,138.94	70,861.06-	97
001-339-1005	GIBSON PLACE UTIL CO PILOT FEES	22,984.62	14,000.00	47,901.88	33,901.88	342
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	7,192.76	7,000.00	9,347.47	2,347.47	134
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	748,237.89	750,000.00	687,234.49	62,765.51-	92
001-341-2010	TREE MITIGATION PERMITS	605.56	0.00	108,587.60	108,587.60	0
001-342-9000	VCS CROSSING GUARD PROGRAM	43,147.66	0.00	51,495.96	51,495.96	0
001-347-4000	SPECIAL EVENT PERMIT FEE	850.00	500.00	0.00	500.00-	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	91,677.34	100,000.00	80,448.63	19,551.37-	80
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	17,077.96	0.00	25,063.90	25,063.90	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	7,448.62	7,551.38-	50
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,260.19	1,500.00	1,029.72	470.28-	69
001-347-5307	OUTDOOR BUILDING RENTALS	1,113.11	500.00	870.00	370.00	174
001-347-5308	OPEN SPACE RENTALS	9,455.51	9,000.00	14,334.40	5,334.40	159
001-350-1000	FINES	72,690.34	90,000.00	73,125.56	16,874.44-	81
001-351-1002	CODE ENFORCEMENT	4,316.32	10,000.00	4,556.45	5,443.55-	46
001-351-3000	POLICE-2ND DOLLAR FUND	5,964.48	7,500.00	11,431.79	3,931.79	152
001-361-0000	INTEREST EARNINGS	192,172.51	200,000.00	108,212.67	91,787.33-	54
001-369-0000	OTHER MISCELLANEOUS REVENUE	19,296.35	10,000.00	6,602.64	3,397.36-	66
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	57,287.00	38,287.00	302
001-369-0050	AUCTION PROCEEDS	13,402.00	10,000.00	15,737.00	5,737.00	157
001-369-0058	DONATIONS	27,921.81	0.00	39,765.77	39,765.77	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	310.00	3,190.00-	9
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	54,552.50	19,552.50	156
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	13,445.00	6,555.00-	67
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,901.04	6,000.00	6,234.86	234.86	104
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 N0. R7240	68,040.00	0.00	68,040.00	68,040.00	0
001-369-4000	FUEL TAX REFUND	10,386.88	20,000.00	26,564.92	6,564.92	133

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001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	246,817.37	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	10,000.00	0.00	100
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	412,800.00	0.00	100
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FU	0.00	7,500,000.00	0.00	7,500,000.00-	0
	GENERAL FUND Revenue Totals	**42,325,770.61**	**53,120,650.00**	**47,496,690.98**	**5,623,959.02-**	**89**

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	48,371.65	6,528.35	88
001-511-10-2100	FICA EXPENSE	4,054.72	4,200.00	3,700.68	499.32	88
001-511-10-2200	RETIREMENT	30,515.64	29,800.00	26,435.72	3,364.28	89
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	251.75	98.25	72
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	15,575.00	12,575.00-	519
001-511-30-4000	TRAVEL & PER DIEM	6,399.80	9,100.00	4,704.81	4,395.19	52
001-511-30-4100	TELEPHONE EXPENSE	1,222.76	2,000.00	1,081.29	918.71	54
001-511-30-4110	IT LICENSING / EQUIPMENT	3,589.22	7,600.00	5,470.74	2,129.26	72
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	1,119.06	880.94	56
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	2,140.67	359.33	86
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	7,894.17	1,705.83	82
001-511-30-5500	TRAINING	2,899.00	3,525.00	2,818.00	707.00	80
	511 LEGISLATIVE- CITY COMMISSION:	**114,340.49**	**130,175.00**	**120,316.15**	**9,858.85**	**92**

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	477,632.77	640,200.00	487,604.21	152,595.79	76
001-512-10-1500	SICK LEAVE	12,434.92	0.00	15,679.66	15,679.66-	0
001-512-10-1600	VACATION PAY	37,342.72	0.00	27,881.36	27,881.36-	0
001-512-10-1800	HOLIDAY PAY	20,112.05	0.00	19,955.79	19,955.79-	0
001-512-10-2100	FICA EXPENSE	40,074.91	50,900.00	39,911.06	10,988.94	78
001-512-10-2200	RETIREMENT	146,464.87	163,700.00	141,119.16	22,580.84	86
001-512-10-2210	BENEFIT ADMIN FEES	112.50	100.00	138.00	38.00-	138
001-512-10-2300	LIFE & HEALTH INSURANCE	47,722.91	64,800.00	47,080.91	17,719.09	73
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	148,264.42	195,673.08	43
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	10,360.34	1,739.66	86
001-512-30-4100	TELEPHONE EXPENSE	3,596.69	5,500.00	2,925.45	2,574.55	53
001-512-30-4110	IT LICENSING / EQUIPMENT	22,611.54	32,600.00	28,290.14	4,309.86	87
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,806.08	4,000.00	1,718.51	2,281.49	43
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	294.92	1,000.00	29.76	970.24	3
001-512-30-4600	REPAIR & MAINTENANCE	3,937.19	7,000.00	1,099.62	5,900.38	16
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	1,049.18	1,450.82	42
001-512-30-5200	OPERATING SUPPLIES	1,143.06	9,050.00	3,188.50	5,861.50	35
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	4,700.95	1,799.05	72
001-512-30-5500	TRAINING	4,243.00	13,700.00	4,836.68	8,863.32	35
	512 EXECUTIVE- CITY MANAGER:	**1,080,974.90**	**1,362,307.50**	**987,681.62**	**374,625.88**	**72**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1200	SALARIES	361,201.77	610,800.00	399,826.22	210,973.78	65
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	13,785.03	13,785.03-	0
001-513-10-1600	VACATION PAY	23,562.56	0.00	29,502.33	29,502.33-	0
001-513-10-1800	HOLIDAY PAY	14,016.12	0.00	15,410.33	15,410.33-	0
001-513-10-2100	FICA EXPENSE	31,580.38	46,700.00	35,609.50	11,090.50	76
001-513-10-2200	RETIREMENT	62,302.99	84,600.00	68,422.34	16,177.66	81
001-513-10-2210	BENEFIT ADMIN FEES	108.00	0.00	69.00	69.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	59,127.45	97,200.00	64,900.28	32,299.72	67
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	1,006.00	9,994.00	9
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	24,441.03	3,708.97	87
001-513-30-4000	TRAVEL & PER DIEM	1,416.21	3,880.00	931.56	2,948.44	24
001-513-30-4100	TELEPHONE EXPENSE	6,385.05	7,500.00	4,045.13	3,454.87	54
001-513-30-4110	IT LICENSING / EQUIPMENT	50,721.61	93,000.00	55,539.52	37,460.48	60
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,305.08	1,600.00	305.02	1,294.98	19
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	4,281.49	7,000.00	5,467.96	1,532.04	78
001-513-30-4300	UTILITIES EXPENSE	21,465.61	30,000.00	16,466.05	13,533.95	55
001-513-30-4400	RENTAL & LEASING	1,335.51	1,500.00	1,349.48	150.52	90
001-513-30-4500	GENERAL INSURANCE	364,728.50	517,500.00	406,639.81	110,860.19	79
001-513-30-4600	REPAIR & MAINTENANCE	16,645.82	60,000.00	43,885.12	16,114.88	73
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	6,875.91	6,000.00	7,248.67	1,248.67-	121
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	4,092.56	907.44	82
001-513-30-5200	OPERATING SUPPLIES	5,327.19	13,750.00	10,975.44	2,774.56	80
001-513-30-5400	SUBSCRIPTIONS/DUES	1,653.50	2,700.00	3,226.00	526.00-	119

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-30-5500	TRAINING	1,235.00	11,500.00	3,043.00	8,457.00	26
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	247,985.66	4.34	100
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	49,972.93	43,630.00	43,625.04	4.96	100
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	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**	**2,026,754.61**	**490,265.39**	**81**
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	700,957.76	245,442.24	74
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	25,547.51	25,547.51-	0
001-516-10-1600	VACATION PAY	42,244.34	0.00	45,716.46	45,716.46-	0
001-516-10-1800	HOLIDAY PAY	27,022.07	0.00	26,609.93	26,609.93-	0
001-516-10-2100	FICA EXPENSE	60,250.88	73,200.00	61,280.25	11,919.75	84
001-516-10-2200	RETIREMENT	124,595.83	147,600.00	127,327.02	20,272.98	86
001-516-10-2210	BENEFIT ADMIN FEES	216.00	100.00	247.50	147.50-	248
001-516-10-2300	LIFE & HEALTH INSURANCE	102,287.19	145,800.00	105,783.87	40,016.13	73
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	521,974.49	358,025.51	59
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	3,443.39	10,556.61	25
001-516-30-4100	TELEPHONE EXPENSE	10,580.99	10,000.00	7,315.51	2,684.49	73
001-516-30-4110	IT LICENSING / EQUIPMENT	57,816.77	107,250.00	80,227.43	27,022.57	75
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	35,832.28	38,720.00	20,175.53	18,544.47	52
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,705.73	2,500.00	1,183.45	1,316.55	47

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4600	REPAIR & MAINTENANCE	2,456.50	5,500.00	1,729.36	3,770.64	31
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	7,584.13	37,415.87	17
001-516-30-5100	OFFICE SUPPLIES	1,797.34	7,000.00	2,067.15	4,932.85	30
001-516-30-5200	OPERATING SUPPLIES	1,610.26	7,000.00	1,633.27	5,366.73	23
001-516-30-5250	FUEL EXPENSE	617.22	1,800.00	597.49	1,202.51	33
001-516-30-5400	SUBSCRIPTIONS/DUES	3,375.39	6,000.00	2,872.65	3,127.35	48
001-516-30-5500	TRAINING	9,137.57	20,000.00	5,835.68	14,164.32	29
	516 DEVELOPMENT SERVICES:	**1,941,418.74**	**2,469,730.00**	**1,754,122.62**	**715,607.38**	**71**
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	226,397.48	62,302.52	78
001-518-10-1500	SICK LEAVE	13,478.16	0.00	14,044.08	14,044.08-	0
001-518-10-1600	VACATION PAY	12,228.74	0.00	16,117.88	16,117.88-	0
001-518-10-1800	HOLIDAY PAY	7,558.47	0.00	7,185.31	7,185.31-	0
001-518-10-2100	FICA EXPENSE	20,412.83	22,500.00	20,176.38	2,323.62	90
001-518-10-2200	RETIREMENT	37,055.73	40,400.00	36,758.01	3,641.99	91
001-518-10-2300	LIFE & HEALTH INSURANCE	37,527.08	43,200.00	33,405.08	9,794.92	77
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	7,170.99	22,829.01	24
001-518-30-3400	OTHER CONTRACTUAL SERVICES	3,293.34	6,000.00	4,777.50	1,222.50	80
001-518-30-4000	TRAVEL & PER DIEM	3,922.27	5,000.00	3,302.50	1,697.50	66
001-518-30-4100	TELEPHONE EXPENSE	8,149.81	8,500.00	8,435.71	64.29	99
001-518-30-4110	IT LICENSING / EQUIPMENT	16,564.88	23,500.00	21,314.30	2,185.70	91
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	91.86	1,908.14	5
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-518-30-5100	OFFICE SUPPLIES	148.05	1,000.00	202.78	797.22	20
001-518-30-5200	OPERATING SUPPLIES	1,629.65	6,000.00	2,284.24	3,715.76	38
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	1,775.56	28,224.44	6
	518 INFORMATION TECHNOLOGY DEPARTME	**418,122.35**	**518,500.00**	**405,427.83**	**113,072.17**	**78**
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	176,908.10	51,691.90	77
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	8,477.88	8,477.88-	0
001-519-10-1600	VACATION PAY	9,563.35	0.00	11,739.24	11,739.24-	0
001-519-10-1800	HOLIDAY PAY	7,982.57	0.00	7,476.75	7,476.75-	0
001-519-10-2100	FICA EXPENSE	16,650.45	17,600.00	16,115.40	1,484.60	92
001-519-10-2200	RETIREMENT	29,903.54	32,100.00	28,506.90	3,593.10	89
001-519-10-2210	BENEFIT ADMIN FEES	108.00	100.00	997.15	897.15-	997
001-519-10-2300	LIFE & HEALTH INSURANCE	28,594.37	32,400.00	27,110.82	5,289.18	84
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	1,712.50	13,287.50	11
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,934.30	6,650.00	5,315.37	1,334.63	80
001-519-30-4000	TRAVEL & PER DIEM	4,356.70	8,700.00	3,113.40	5,586.60	36
001-519-30-4100	TELEPHONE EXPENSE	5,256.94	5,500.00	3,649.85	1,850.15	66
001-519-30-4110	IT LICENSING / EQUIPMENT	22,291.97	45,800.00	27,023.02	18,776.98	59
001-519-30-4150	ADVERTISING/RECRUITING	5,478.39	9,500.00	5,505.98	3,994.02	58
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	308.47	500.00	461.36	38.64	92
001-519-30-4300	UTILITIES EXPENSE	1,855.04	2,300.00	1,680.54	619.46	73

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4600	REPAIR & MAINTENANCE	5,396.62	5,500.00	4,886.80	613.20	89
001-519-30-4800	EMPLOYEE PROGRAMS	16,283.95	31,440.00	26,851.02	4,588.98	85
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	746.76	1,000.00	413.43	586.57	41
001-519-30-5100	OFFICE SUPPLIES	1,059.83	1,500.00	749.33	750.67	50
001-519-30-5200	OPERATING SUPPLIES	2,813.95	3,880.00	1,979.48	1,900.52	51
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	1,940.30	279.70	87
001-519-30-5500	TRAINING	4,659.53	7,135.00	6,533.18	601.82	92
001-519-30-5501	STAFF TRAINING PROGRAMS	856.07	8,000.00	3,916.06	4,083.94	49
	519 HUMAN RESOURCE DEPARTMENT:	**373,255.80**	**465,885.00**	**373,575.55**	**92,309.45**	**80**
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	3,984,437.10	1,504,562.90	73
001-521-10-1220	UNIFORM ALLOWANCE	17,530.00	24,800.00	14,490.00	10,310.00	58
001-521-10-1250	ON CALL	12,250.00	13,000.00	11,875.00	1,125.00	91
001-521-10-1260	SHIFT DIFFERENTIAL	16,070.34	50,000.00	44,409.44	5,590.56	89
001-521-10-1300	OVERTIME	160,384.34	160,000.00	180,748.60	20,748.60-	113
001-521-10-1500	SICK LEAVE	95,324.02	0.00	111,709.09	111,709.09-	0
001-521-10-1600	VACATION PAY	146,813.98	0.00	174,018.11	174,018.11-	0
001-521-10-1700	INCENTIVE PAY	28,280.00	55,000.00	23,030.00	31,970.00	42
001-521-10-1800	HOLIDAY PAY	132,716.23	0.00	136,711.30	136,711.30-	0
001-521-10-1820	HOLIDAY PREMIUM	201,274.12	180,000.00	125,387.41	54,612.59	70
001-521-10-2100	FICA EXPENSE	338,166.96	423,400.00	368,919.85	54,480.15	87
001-521-10-2200	RETIREMENT	1,359,530.36	1,769,600.00	1,568,900.20	200,699.80	89
001-521-10-2210	BENEFIT ADMIN FEES	850.50	500.00	954.00	454.00-	191
001-521-10-2300	LIFE & HEALTH INSURANCE	519,387.49	777,600.00	538,038.81	239,561.19	69
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	0.00	0.00	45.84	45.84-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	17,088.71	34,911.29	33
001-521-30-3400	OTHER CONTRACTUAL SERVICES	78,097.01	41,200.00	49,783.73	8,583.73-	121
001-521-30-3450	CLOTHING AND UNIFORMS	11,058.53	27,000.00	17,478.17	9,521.83	65
001-521-30-3500	INVESTIGATIONS	13,180.80	17,000.00	11,362.20	5,637.80	67
001-521-30-4000	TRAVEL & PER DIEM	17,368.99	15,000.00	15,894.40	894.40-	106
001-521-30-4100	TELEPHONE EXPENSE	85,884.91	107,000.00	73,891.93	33,108.07	69
001-521-30-4110	IT LICENSING / EQUIPMENT	220,899.74	470,000.00	400,951.31	69,048.69	85
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	462.41	2,000.00	489.38	1,510.62	24
001-521-30-4300	UTILITIES EXPENSE	67,929.17	70,000.00	50,553.26	19,446.74	72
001-521-30-4400	RENTAL & LEASING	2,208.75	5,000.00	1,940.71	3,059.29	39
001-521-30-4600	REPAIR & MAINTENANCE	61,250.71	90,000.00	43,517.34	46,482.66	48
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	1,364.62	9,635.38	12
001-521-30-5100	OFFICE SUPPLIES	1,853.96	5,000.00	2,474.22	2,525.78	49
001-521-30-5200	OPERATING SUPPLIES	73,902.18	85,000.00	82,238.91	2,761.09	97
001-521-30-5250	FUEL EXPENSE	172,571.31	220,000.00	167,933.27	52,066.73	76
001-521-30-5400	SUBSCRIPTIONS/DUES	4,981.62	5,500.00	4,780.00	720.00	87
001-521-30-5500	TRAINING	26,074.73	50,000.00	25,566.47	24,433.53	51
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	450,636.97	944,900.00	327,092.26	617,807.74	35
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**	**8,726,007.49**	**2,572,992.51**	**77**
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	1,203,754.82	490,345.18	71
001-541-10-1250	ON CALL	6,500.00	6,500.00	6,000.00	500.00	92
001-541-10-1300	OVERTIME	17,197.84	15,000.00	4,530.99	10,469.01	30

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-1500	SICK LEAVE	58,161.46	0.00	48,077.38	48,077.38-	0
001-541-10-1600	VACATION PAY	79,184.96	0.00	76,451.35	76,451.35-	0
001-541-10-1800	HOLIDAY PAY	51,988.45	0.00	42,934.47	42,934.47-	0
001-541-10-1820	HOLIDAY PREMIUM	48,212.94	30,000.00	3,155.93	26,844.07	11
001-541-10-2100	FICA EXPENSE	119,242.07	130,300.00	105,666.97	24,633.03	81
001-541-10-2200	RETIREMENT	249,739.89	265,900.00	222,636.21	43,263.79	84
001-541-10-2210	BENEFIT ADMIN FEES	94.50	100.00	114.00	14.00-	114
001-541-10-2300	LIFE & HEALTH INSURANCE	231,689.99	280,800.00	181,704.58	99,095.42	65
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	219,497.19	286,061.06	43
001-541-30-3400	OTHER CONTRACTUAL SERVICES	243,839.68	735,014.34	194,008.34	541,006.00	26
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	454,941.46	485,400.00	514,673.23	29,273.23-	106
001-541-30-3450	CLOTHING AND UNIFORMS	7,051.30	9,000.00	7,165.16	1,834.84	80
001-541-30-4000	TRAVEL & PER DIEM	1,663.27	5,500.00	7,863.82	2,363.82-	143
001-541-30-4100	TELEPHONE EXPENSE	24,979.29	30,000.00	19,895.23	10,104.77	66
001-541-30-4110	IT LICENSING / EQUIPMENT	54,641.89	148,400.00	103,037.78	45,362.22	69
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	203.85	150.00	83.39	66.61	56
001-541-30-4300	UTILITIES EXPENSE	31,541.49	40,000.00	35,828.50	4,171.50	90
001-541-30-4350	VILLAGES STREET LIGHTING	1,674,318.74	1,736,625.00	1,612,297.14	124,327.86	93
001-541-30-4400	RENTAL & LEASING	15,036.86	7,580.00	75.65	7,504.35	1
001-541-30-4600	REPAIR & MAINTENANCE	67,712.48	60,000.00	58,815.52	1,184.48	98
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	15,560.27	70,000.00	40,426.66	29,573.34	58
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	1,302,223.94	697,776.06	65
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	3,403.80	2,596.20	57
001-541-30-4960	BOOT ALLOWANCE	3,318.77	4,100.00	2,168.31	1,931.69	53

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5100	OFFICE SUPPLIES	2,184.18	6,000.00	1,988.19	4,011.81	33
001-541-30-5200	OPERATING SUPPLIES	82,800.07	75,000.00	69,308.35	5,691.65	92
001-541-30-5250	FUEL EXPENSE	33,027.89	40,000.00	24,896.39	15,103.61	62
001-541-30-5400	SUBSCRIPTIONS/DUES	6,968.12	6,000.00	4,178.69	1,821.31	70
001-541-30-5500	TRAINING	15,765.07	23,000.00	13,332.41	9,667.59	58
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	161,602.92	132,897.08	55
	541 PUBLIC WORKS/STREET DEPT.	**6,725,510.95**	**8,779,027.59**	**6,350,866.61**	**2,428,160.98**	**72**
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	252,823.26	57,076.74	82
001-549-10-1300	OVERTIME	0.00	1,500.00	86.10	1,413.90	6
001-549-10-1500	SICK LEAVE	4,237.29	0.00	3,266.79	3,266.79-	0
001-549-10-1600	VACATION PAY	19,229.94	0.00	18,130.32	18,130.32-	0
001-549-10-1800	HOLIDAY PAY	9,943.95	0.00	9,413.87	9,413.87-	0
001-549-10-2100	FICA EXPENSE	22,482.93	24,100.00	21,704.52	2,395.48	90
001-549-10-2200	RETIREMENT	40,376.04	43,500.00	39,541.27	3,958.73	91
001-549-10-2210	BENEFIT ADMIN FEES	54.00	100.00	49.50	50.50	50
001-549-10-2300	LIFE & HEALTH INSURANCE	48,037.18	54,000.00	43,741.85	10,258.15	81
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	5,105.22	4,894.78	51
001-549-30-3450	CLOTHING AND UNIFORMS	2,243.35	3,500.00	2,573.59	926.41	74
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	1,717.78	1,282.22	57
001-549-30-4110	IT LICENSING / EQUIPMENT	24,974.59	72,000.00	61,909.81	10,090.19	86
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4300	UTILITIES EXPENSE	4,634.75	7,000.00	4,164.47	2,835.53	59
001-549-30-4400	RENTAL & LEASING	1,826.15	2,500.00	1,662.49	837.51	66
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	350.00	350.00	50
001-549-30-5100	OFFICE SUPPLIES	341.16	1,500.00	495.25	1,004.75	33
001-549-30-5200	OPERATING SUPPLIES	77,233.33	83,000.00	54,832.28	28,167.72	66
001-549-30-5250	FUEL EXPENSE	3,911.64	4,000.00	4,598.46	598.46-	115
001-549-30-5400	SUBSCRIPTIONS/DUES	323.00	800.00	450.49	349.51	56
001-549-30-5500	TRAINING	1,766.50	4,000.00	2,210.35	1,789.65	55
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**	**749,071.67**	**99,328.33**	**88**
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	1,141,364.57	487,435.43	70
001-572-10-1250	ON CALL	6,500.00	6,500.00	5,750.00	750.00	88
001-572-10-1300	OVERTIME	13,157.48	10,000.00	8,501.22	1,498.78	85
001-572-10-1500	SICK LEAVE	17,509.90	0.00	31,865.45	31,865.45-	0
001-572-10-1600	VACATION PAY	33,363.23	0.00	47,801.68	47,801.68-	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	29,122.68	29,122.68-	0
001-572-10-2100	FICA EXPENSE	74,869.01	125,000.00	99,545.46	25,454.54	80
001-572-10-2200	RETIREMENT	128,592.49	215,600.00	175,648.03	39,951.97	81
001-572-10-2210	BENEFIT ADMIN FEES	171.00	100.00	346.50	246.50-	346
001-572-10-2300	LIFE & HEALTH INSURANCE	167,113.35	334,800.00	229,748.24	105,051.76	69
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	44,283.00	87,612.00	34

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-3400	OTHER CONTRACTUAL SERVICES	178,648.77	205,080.00	179,211.43	25,868.57	87
001-572-30-3450	CLOTHING AND UNIFORMS	10,539.23	15,000.00	10,159.31	4,840.69	68
001-572-30-4000	TRAVEL & PER DIEM	4,970.42	4,550.00	530.44	4,019.56	12
001-572-30-4100	TELEPHONE EXPENSE	33,732.26	30,000.00	16,560.42	13,439.58	55
001-572-30-4110	IT LICENSING / EQUIPMENT	36,320.33	71,000.00	64,798.99	6,201.01	91
001-572-30-4150	ADVERTISING AND PROMOTIONS	25,388.04	25,000.00	29,455.84	4,455.84-	118
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	4.14	150.00	4.48	145.52	3
001-572-30-4300	UTILITIES EXPENSE	41,409.37	50,000.00	34,564.83	15,435.17	69
001-572-30-4400	RENTAL & LEASING	4,830.46	7,500.00	2,324.16	5,175.84	31
001-572-30-4600	REPAIR & MAINTENANCE	106,944.62	125,000.00	80,405.88	44,594.12	64
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	8,334.65	38,000.00	850.75	37,149.25	2
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,681.40	10,000.00	1,805.83	8,194.17	18
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	3,691.49	5,300.00	5,895.48	595.48-	111
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,513.18	20,000.00	17,716.12	2,283.88	89
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	166,426.40	3,573.60	98
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	120,957.82	140,000.00	164,713.84	24,713.84-	118
001-572-30-4920	YOUTH CAMPS & PROGRAMS	53,747.99	43,000.00	19,638.06	23,361.94	46
001-572-30-4960	BOOT ALLOWANCE	1,536.66	3,500.00	1,862.14	1,637.86	53
001-572-30-5100	OFFICE SUPPLIES	4,131.78	4,500.00	2,311.66	2,188.34	51
001-572-30-5200	OPERATING SUPPLIES	101,201.28	134,400.00	102,094.54	32,305.46	76
001-572-30-5250	FUEL EXPENSE	19,709.13	25,000.00	22,354.87	2,645.13	89
001-572-30-5280	LANDSCAPING	35,382.83	70,000.00	24,270.53	45,729.47	35
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	5,089.57	6,910.43	42
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	200,000.00	13,500.00	186,500.00	7
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	8,000.00	7,656.33	343.67	96

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**	**2,885,614.75**	**1,057,570.25**	**73**
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	96,243.54	31,656.46	75
001-575-10-1300	OVERTIME	317.45	0.00	3,950.80	3,950.80-	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
001-575-10-1820	HOLIDAY PREMIUM	0.00	0.00	3,569.07	3,569.07-	0
001-575-10-2100	FICA EXPENSE	5,929.29	10,000.00	7,937.94	2,062.06	79
001-575-10-2200	RETIREMENT	12,690.60	12,000.00	14,380.99	2,380.99-	120
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	20,162.16	162.16-	101
001-575-30-3450	CLOTHING AND UNIFORMS	1,038.92	1,200.00	312.92	887.08	26
001-575-30-4100	TELEPHONE EXPENSE	513.35	6,680.00	10,839.19	4,159.19-	162
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	47,354.12	12,645.88	79
001-575-30-4400	RENTAL & LEASING	1,593.64	2,500.00	1,354.55	1,145.45	54
001-575-30-4600	REPAIR & MAINTENANCE	14,563.78	50,000.00	44,680.49	5,319.51	89
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	19,485.16	10,514.84	65
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	25.00	25.00-	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**	**270,556.22**	**51,373.78**	**84**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	4,639,485.91	0.00	4,639,485.91	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	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	326,003.66	0.34	100
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	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	11,000,000.00	0.00	100
	581 Total	**17,747,524.97**	**15,826,004.00**	**15,826,003.66**	**0.34**	**100**
	GENERAL FUND Expenditure Totals	**41,822,476.40**	**53,120,650.00**	**40,475,998.78**	**12,644,651.22**	**76**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**42,325,770.61**	**47,496,690.98**
Expenditures:	**41,822,476.40**	**40,475,998.78**
Net Income:	**503,294.21**	**7,020,692.20**

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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	78.16	121.84-	39
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**	**2,158.16**	**68,541.84-**	**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**	**2,158.16**
Expenditures:	**7.53**	**2,105.32**
Net Income:	**2,907.42**	**52.84**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	19,970.12	5,000.00	10,593.47	5,593.47	212
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	427,869.00	505,000.00	561,983.00	56,983.00	111
104-382-0010	TRANSFER FROM GENERAL	247,524.97	326,004.00	326,003.66	0.34-	100
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**	**898,580.13**	**1,487,423.87-**	**37**

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	43,550.99	34,149.01	56
104-550-10-1500	SICK LEAVE	2,493.09	0.00	3,402.46	3,402.46-	0
104-550-10-1600	VACATION PAY	5,657.19	0.00	6,824.33	6,824.33-	0
104-550-10-1800	HOLIDAY PAY	1,937.68	0.00	1,846.59	1,846.59-	0
104-550-10-2100	FICA EXPENSE	4,298.01	6,000.00	4,255.19	1,744.81	71
104-550-10-2200	RETIREMENT	19,197.49	25,800.00	18,414.00	7,386.00	71
104-550-10-2300	LIFE & HEALTH INSURANCE	4,035.00	5,400.00	3,993.16	1,406.84	74
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	534,114.53	365,885.47	59
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**	**681,430.55**	**663,523.75**	**51**
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**	**681,430.55**	**1,704,573.45**	**29**

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	**695,364.09**	**898,580.13**
Expenditures:	**973,665.35**	**681,430.55**
Net Income:	**278,301.26**	**- 217,149.58**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	72.03	100.00	61.35	38.65-	61
105-369-0058	DONATIONS	32,505.00	20,000.00	34,856.00	14,856.00	174
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**	**34,917.35**	**24,082.65-**	**59**

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	4,889.71	20,110.29	20
	576 BAKER HOUSE DEPARTMENT:	**23,224.88**	**25,000.00**	**4,889.71**	**20,110.29**	**20**
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**	**4,889.71**	**54,110.29**	**8**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**32,577.03**	**34,917.35**
Expenditures:	**23,224.88**	**4,889.71**
Net Income:	**9,352.15**	**30,027.64**

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 ASSOCIATIOI	**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 Tc	**0.00**	**45.00**	**0.00**	**45.00**	**0**

106 WILDWOOD AREA HISTORICAL ASSOCIA	**Prior**	**YTD**
Revenues:	**0.00**	**0.00**
Expenditures:	**0.00**	**0.00**
Net Income:	**0.00**	**0.00**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	208,491.12	250,000.00	381,730.97	131,730.97	153
107-361-0000	INTEREST	12,295.75	5,000.00	10,362.13	5,362.13	207
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**	**392,093.10**	**1,172,906.90-**	**25**

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	1,500,000.00	0.00	100
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**	**1,500,000.00**	**13,500.00**	**99**
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**	**1,500,000.00**	**65,000.00**	**96**

107 RECREATION IMPACT FEES	**Prior**	**YTD**
Revenues:	**220,786.87**	**392,093.10**
Expenditures:	**0.00**	**1,500,000.00**
Net Income:	**220,786.87**	**1,107,906.90-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,168,712.00	1,100,000.00	1,179,432.12	79,432.12	107
108-361-0000	INTEREST	243.90	200.00	55,298.11	55,098.11	***
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**	**1,234,730.23**	**2,495,469.77-**	**33**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	405.25	0.00	333.00	333.00-	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	412,800.00	412,800.00	0.00	100
	521 LAW ENFORCEMENT IMPACT FEES:	**413,205.25**	**1,426,900.00**	**413,133.00**	**1,013,767.00**	**29**
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**	**413,133.00**	**3,317,067.00**	**11**

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	**1,168,955.90**	**1,234,730.23**
Expenditures:	**413,205.25**	**413,133.00**
Net Income:	**755,750.65**	**821,597.23**

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	116,911.23	109,911.23	***
301-382-0010	TRANSFER FROM GENERAL FUND	10,000,000.00	11,000,000.00	11,000,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,150,000.00	0.00	14,150,000.00-	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**10,146,252.74**	**25,157,000.00**	**11,316,911.23**	**13,840,088.77-**	**44**

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	100,443.11	803,156.89	11
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	1,545,500.00	180,064.80	1,365,435.20	12
301-541-60-6302	BARWICK REHAB	27,744.74	3,049,664.33	434,362.68	2,615,301.65	14
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

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	541 Total	**3,319,705.93**	**7,332,841.09**	**1,639,823.11**	**5,693,017.98**	**22**
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	3,732,003.98	4,517,996.02	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**	**3,780,508.98**	**5,794,911.02**	**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	124,585.65	80,414.35	61
	575 Total	**310,278.95**	**667,932.75**	**422,654.38**	**245,278.37**	**63**
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 FUNI	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**	**5,842,986.47**	**19,314,013.53**	**23**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**10,146,252.74**	**11,316,911.23**
Expenditures:	**14,427,357.06**	**5,842,986.47**
Net Income:	**4,281,104.32-**	**5,473,924.76**

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	4,519,436.07	1,002,773.93-	82
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	466,857.27	203,857.27	178
401-343-3510	WATER- OTHER (ON/OFF FEES)	47,624.68	33,020.00	51,455.00	18,435.00	156
401-343-3520	WATER INCOME-OTHER	30,654.94	10,000.00	34,197.02	24,197.02	342
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	9,687,083.50	2,598,856.50-	79
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	14,745.88	254.12-	98
401-343-5520	TSS/COD WASTEWATER FEES	924,272.57	1,000,000.00	720,154.60	279,845.40-	72
401-343-6100	REUSE WATER OPERATIONS	86,599.85	139,650.00	132,268.36	7,381.64-	95
401-361-0000	INTEREST EARNINGS	73,471.02	60,000.00	52,497.50	7,502.50-	88
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 FU	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**	**15,680,605.40**	**12,661,589.60-**	**55**

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	385,361.27	227,900.00	154,917.60	72,982.40	68
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	6,908.34	6,908.34-	0
401-530-10-1600	VACATION PAY	9,339.75	0.00	7,035.03	7,035.03-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-1800	HOLIDAY PAY	6,570.79	0.00	5,614.12	5,614.12-	0
401-530-10-2100	FICA EXPENSE	14,168.74	17,500.00	13,453.73	4,046.27	77
401-530-10-2200	RETIREMENT	25,489.20	31,800.00	24,316.69	7,483.31	76
401-530-10-2210	BENEFIT ADMIN FEES	54.00	100.00	28.50	71.50	28
401-530-10-2300	LIFE & HEALTH INSURANCE	43,158.74	54,000.00	30,029.42	23,970.58	56
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	1,050.00	50.00-	105
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	46,071.22	6,321.22-	116
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	357.00	143.00	71
401-530-30-4100	TELEPHONE EXPENSE	5,225.15	6,500.00	4,015.82	2,484.18	62
401-530-30-4110	IT LICENSING / EQUIPMENT	29,449.35	44,000.00	36,916.02	7,083.98	84
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	22,789.98	32,800.00	32,026.83	773.17	98
401-530-30-4300	UTILITIES EXPENSE	18,030.52	20,000.00	14,785.40	5,214.60	74
401-530-30-4400	RENTAL & LEASING	1,452.74	1,500.00	1,349.38	150.62	90
401-530-30-4500	GENERAL INSURANCE	364,728.50	512,000.00	402,413.51	109,586.49	79
401-530-30-4600	REPAIR & MAINTENANCE	12,510.66	28,100.00	11,233.54	16,866.46	40
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,323.98	23,000.00	19,619.23	3,380.77	85
401-530-30-5100	OFFICE SUPPLIES	319.39	1,000.00	686.06	313.94	69
401-530-30-5200	OPERATING SUPPLIES	5,112.87	11,100.00	4,129.02	6,970.98	37
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	1,560.00	440.00	78
	530 PHYSICAL ENVIRONMENT/ADMIN:	**1,036,296.48**	**1,087,150.00**	**848,616.63**	**238,533.37**	**78**
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	1,045,169.71	90,730.29	92

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1250	ON CALL	12,500.00	19,500.00	13,000.00	6,500.00	67
401-533-10-1300	OVERTIME	21,386.54	17,000.00	20,453.86	3,453.86-	120
401-533-10-1500	SICK LEAVE	28,839.67	0.00	28,367.16	28,367.16-	0
401-533-10-1600	VACATION PAY	40,119.73	0.00	47,303.93	47,303.93-	0
401-533-10-1700	INCENTIVE PAY	2,800.00	0.00	2,800.00	2,800.00-	0
401-533-10-1800	HOLIDAY PAY	32,545.10	0.00	36,496.44	36,496.44-	0
401-533-10-1820	HOLIDAY PREMIUM	13,164.90	10,000.00	5,052.14	4,947.86	51
401-533-10-2100	FICA EXPENSE	83,090.59	88,100.00	91,698.11	3,598.11-	104
401-533-10-2200	RETIREMENT	201,136.72	158,800.00	170,842.26	12,042.26-	108
401-533-10-2210	BENEFIT ADMIN FEES	90.00	100.00	85.50	14.50	86
401-533-10-2300	LIFE & HEALTH INSURANCE	161,499.68	210,600.00	156,461.83	54,138.17	74
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	71,205.24	183,794.76	28
401-533-30-3400	OTHER CONTRACTUAL SERVICES	265,382.40	332,700.00	108,707.98	223,992.02	33
401-533-30-3450	CLOTHING AND UNIFORMS	7,918.39	11,000.00	6,929.89	4,070.11	63
401-533-30-4000	TRAVEL & PER DIEM	10,428.47	8,000.00	5,234.53	2,765.47	65
401-533-30-4100	TELEPHONE EXPENSE	37,875.97	40,000.00	32,622.98	7,377.02	82
401-533-30-4110	IT LICENSING / EQUIPMENT	29,091.71	40,000.00	34,083.33	5,916.67	85
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	716.95	3,500.00	287.30	3,212.70	8
401-533-30-4300	UTILITIES EXPENSE	209,754.94	230,000.00	181,338.77	48,661.23	79
401-533-30-4400	RENTAL & LEASING	3,171.87	9,000.00	2,939.43	6,060.57	33
401-533-30-4600	REPAIR & MAINTENANCE	182,204.86	220,000.00	143,044.29	76,955.71	65
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	102.50	6,000.00	807.19	5,192.81	13
401-533-30-4960	BOOT ALLOWANCE	2,200.84	4,000.00	2,103.58	1,896.42	53
401-533-30-5100	OFFICE SUPPLIES	1,494.65	6,500.00	1,984.27	4,515.73	31
401-533-30-5200	OPERATING SUPPLIES	145,708.49	200,000.00	161,989.27	38,010.73	81
401-533-30-5220	WATER METERS	0.34	360,000.00	165,304.26	194,695.74	46

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5250	FUEL EXPENSE	42,646.62	50,000.00	57,586.38	7,586.38-	115
401-533-30-5260	CHEMICALS	535,599.92	530,000.00	505,008.19	24,991.81	95
401-533-30-5270	LABORATORY SAMPLES	38,546.00	40,000.00	45,583.00	5,583.00-	114
401-533-30-5400	SUBSCRIPTIONS/DUES	6,148.55	7,000.00	1,365.40	5,634.60	20
401-533-30-5500	TRAINING	11,176.85	12,500.00	8,091.30	4,408.70	65
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	99,772.55	691,010.24	368,580.18	322,430.06	53
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	265,289.97	959,189.23	22
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	13,866.07	840.00	835.19	4.81	99
401-533-70-7306	FDOT 301 WIDENING	0.00	4,500,000.00	227,250.00	4,272,750.00	5
	533 WATER DEPARTMENT:	**3,984,959.45**	**11,086,999.44**	**4,492,005.76**	**6,594,993.68**	**41**
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	1,595,069.83	695,430.17	70
401-535-10-1250	ON CALL	19,500.00	19,500.00	17,750.00	1,750.00	91
401-535-10-1300	OVERTIME	44,327.95	25,000.00	21,257.97	3,742.03	85
401-535-10-1500	SICK LEAVE	55,031.04	0.00	52,733.70	52,733.70-	0
401-535-10-1600	VACATION PAY	72,826.37	0.00	67,273.14	67,273.14-	0
401-535-10-1700	INCENTIVE PAY	5,100.00	0.00	4,350.00	4,350.00-	0
401-535-10-1800	HOLIDAY PAY	51,628.40	0.00	55,666.70	55,666.70-	0
401-535-10-1820	HOLIDAY PREMIUM	35,694.26	20,000.00	8,023.81	11,976.19	40
401-535-10-2100	FICA EXPENSE	135,261.64	177,200.00	139,435.35	37,764.65	79
401-535-10-2200	RETIREMENT	242,050.89	321,200.00	253,980.25	67,219.75	79
401-535-10-2210	BENEFIT ADMIN FEES	531.00	500.00	610.50	110.50-	122
401-535-10-2300	LIFE & HEALTH INSURANCE	254,213.92	415,800.00	257,355.67	158,444.33	62

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-10-2500	UNEMPLOYMENT COMPENSATION	782.88	0.00	0.00	0.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	47,733.00	66,000.00	72,590.99	6,590.99-	110
401-535-30-3100	PROFESSIONAL SERVICES	71,764.78	188,375.00	70,904.78	117,470.22	38
401-535-30-3400	OTHER CONTRACTUAL SERVICES	795,385.88	1,100,000.00	872,493.07	227,506.93	79
401-535-30-3450	CLOTHING AND UNIFORMS	10,042.90	11,000.00	9,222.72	1,777.28	84
401-535-30-4000	TRAVEL & PER DIEM	14,852.23	16,000.00	11,182.42	4,817.58	70
401-535-30-4100	TELEPHONE EXPENSE	29,733.61	30,000.00	22,733.96	7,266.04	76
401-535-30-4110	IT LICENSING / EQUIPMENT	32,680.60	55,000.00	50,118.39	4,881.61	91
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,830.83	3,000.00	1,803.88	1,196.12	60
401-535-30-4300	UTILITIES EXPENSE	498,504.29	570,000.00	412,136.53	157,863.47	72
401-535-30-4400	RENTAL & LEASING	27,964.44	50,000.00	10,240.94	39,759.06	20
401-535-30-4600	REPAIR & MAINTENANCE	668,955.73	782,000.00	536,855.75	245,144.25	69
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	13,640.36	5,000.00	203.10	4,796.90	4
401-535-30-4940	LANDFILL DISPOSAL FEES	161,300.52	235,000.00	140,257.52	94,742.48	60
401-535-30-4960	BOOT ALLOWANCE	3,182.55	5,000.00	2,131.28	2,868.72	43
401-535-30-5100	OFFICE SUPPLIES	5,976.71	7,500.00	6,157.45	1,342.55	82
401-535-30-5200	OPERATING SUPPLIES	217,690.06	275,000.00	225,092.43	49,907.57	82
401-535-30-5250	FUEL EXPENSE	91,632.69	120,000.00	66,538.96	53,461.04	55
401-535-30-5260	CHEMICALS	278,173.23	350,000.00	229,693.93	120,306.07	66
401-535-30-5270	LABORATORY SAMPLES	328,945.00	320,000.00	233,700.00	86,300.00	73
401-535-30-5400	SUBSCRIPTIONS/DUES	2,016.59	6,500.00	1,354.21	5,145.79	21
401-535-30-5500	TRAINING	8,279.08	16,000.00	11,765.67	4,234.33	74
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	174,164.07	897,146.00	502,366.87	394,779.13	56
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

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	238,192.92	421,807.08	36
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:	**6,741,940.32**	**9,684,810.42**	**6,798,510.50**	**2,886,299.92**	**70**
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	362,637.00	3.00	100
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	26,065.58	8,785.58-	151
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**	**1,261,048.36**	**576,508.36-**	**184**
	UTILITY FUND Expenditure Totals	**15,096,513.02**	**28,342,195.00**	**93,557,745.48**	**65,215,550.48-**	**330**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

401 UTILITY FUND	Prior	YTD
Revenues:	31,229,385.22	15,680,605.40
Expenditures:	15,096,513.02	93,557,745.48
Net Income:	16,132,872.20	77,877,140.08-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

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	114,843.79	99,843.79	766
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**	**4,614,843.79**	**140,584,680.21-**	**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	266.44	266.44-	0
402-536-60-6912	RIB SITE EXPANSION	0.00	4,650,000.00	145,856.50	4,504,143.50	3
402-536-60-6913	MILL PARK PROJECT - R-12 PUMP STATION	0.00	5,017,105.00	2,584,772.03	2,432,332.97	52
402-536-60-6914	MLK REUSE PUMP STATION	0.00	760,000.00	95,970.00	664,030.00	13
402-536-70-7353	WWTP PROJECT	65,075.46	121,931,801.31	42,248,212.97	79,683,588.34	35
	536 Total	**65,075.46**	**132,358,906.31**	**45,075,077.94**	**87,283,828.37**	**34**
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**	**45,075,077.94**	**110,124,446.06**	**29**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	22,635,865.25	4,614,843.79
Expenditures:	11,205,418.46	45,075,077.94
Net Income:	11,430,446.79	40,460,234.15-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 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	23.63	23.63-	0
403-552-30-4980	DEPRECIATION EXPENSE	4,885.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	**4,885.00**	**1,000.00**	**23.63**	**976.37**	**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	10,000.00	0.00	100
	581 INDUSTRIAL PARK:	**10,000.00**	**10,000.00**	**10,000.00**	**0.00**	**100**
	INDUSTRIAL FUND Expenditure Totals	**14,885.00**	**44,000.00**	**10,023.63**	**33,976.37**	**23**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**126.48**	**1.58**
Expenditures:	**14,885.00**	**10,023.63**
Net Income:	**14,758.52-**	**10,022.05-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	7.97	0.00	1,343.86	1,343.86	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**	**1,343.86**	**78,056.14-**	**1**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.00	200.00	300.00	100.00-	150
	533 Total	**360.00**	**200.00**	**300.00**	**100.00-**	**150**
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**	**300.00**	**79,100.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**7.97**	**1,343.86**
Expenditures:	**360.00**	**300.00**
Net Income:	**352.03-**	**1,043.86**

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 CONNECTI	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 CONNECTIOI	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 FUNI	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 T	**362.18**	**154,050.00**	**154,057.68**	**7.68-**	**100**

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

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	1,406,538.20	481,401.80-	74
408-361-0000	INTEREST EARNED	529.22	100.00	63,484.50	63,384.50	***
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**	**1,470,022.70**	**2,022,357.30-**	**42**

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	332.41	332.41-	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	595,686.39	524,287.42	53
	533 Total	**1,099,371.32**	**1,289,973.81**	**596,018.80**	**693,955.01**	**46**
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	226,911.69	1.69-	100
408-582-70-7207	SRF INTEREST - OXFORD WTP	31,101.63	29,120.00	29,117.91	2.09	100
	582 Total	**31,101.63**	**256,030.00**	**256,029.60**	**0.40**	**100**
	WATER SDC FEES Expenditure Totals	**3,566,356.92**	**3,492,380.00**	**852,048.40**	**2,640,331.60**	**24**

408 WATER SDC FEES	**Prior**	**YTD**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

Revenues:	**814,809.22**	**1,470,022.70**
Expenditures:	**3,566,356.92**	**852,048.40**
Net Income:	**2,751,547.70-**	**617,974.30**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	2,164,144.31	3,271,270.00	3,208,104.81	63,165.19-	98
409-361-0000	INTEREST EARNED	1,095.45	500.00	100,430.63	99,930.63	***
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**	**3,308,535.44**	**4,003,234.56-**	**45**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	400.92	0.00	335.11	335.11-	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	1,554,950.00	49,551.54	1,505,398.46	3
409-535-60-6316	PRISON FM PROJECT	0.00	250,000.00	80,376.56	169,623.44	32
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	88,265.00	1,735.00	98
	535 Total	**70,527.51**	**2,652,524.26**	**219,727.29**	**2,432,796.97**	**8**
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 FUNI	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	4,614.25	5.75	100
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	851.97	1.97-	100

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	582 Total	**1,215.32**	**75,590.00**	**75,585.02**	**4.98**	**100**
	WASTEWATER SDC FEES Expenditure Totals	**11,750,103.53**	**7,311,770.00**	**295,312.31**	**7,016,457.69**	**4**

409 WASTEWATER SDC FEES	**Prior**	**YTD**
Revenues:	**2,165,239.76**	**3,308,535.44**
Expenditures:	**11,750,103.53**	**295,312.31**
Net Income:	**9,584,863.77 -**	**3,013,223.13**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	117.10	100.00	9.74	90.26-	10
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**	**9.74**	**52,140.26-**	**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	5.46	5.46-	0
	521 LAW ENFORCEMENT TRUST:	**0.00**	**0.00**	**5.46**	**5.46-**	**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**	**5.46**	**52,144.54**	**0**

601 LAW ENFORCEMENT FUND	**Prior**	**YTD**
Revenues:	**117.10**	**9.74**
Expenditures:	**0.00**	**5.46**
Net Income:	**117.10**	**4.28**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING SEPTEMBER 14 2026

Grand Totals	Prior	YTD
Revenues:	111,438,199.12	86,451,446.21
Expenditures:	99,293,935.58	188,865,114.73
Net Income:	12,144,263.54	102,413,668.52-

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Villages of Southern Oaks Right-of-Way Deed Unit No. 267**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

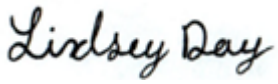
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City has been granted the following rights-of-way for ownership. The Villages Community Development District No. 16 will maintain the rights-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibility will be granted to the City for all the road rights-of-way within the following subdivision:

- Villages of Southern Oaks Unit No. 267

DATED: 8/19/2026



Lindsey Day
Assistant Planner, Development Services

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 13th day of August, 2026, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 267**, per the Plat recorded in Plat Book 24, Pages 25 and 25A, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways and tracts, including and not limited to islands and cul-de-sacs located within the roadways and tracts, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

Carolyn Pruett-Isbill, Chair,
Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 13th day of August, 2026, by Carolyn Pruett-Isbill, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 16, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Jennifer Farlow
Commission Number: HH 712987
Commission Expires: 11/1/29

JENNIFER LYNN FARLOW
MY COMMISSION # HH 712987
EXPIRES: November 1, 2029

COPY - 2.00
Rec - 18.50
DOC - .70
21.20

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

Erin C Munz, Sumter County Clerk of Court
Inst: 202660036929 Date: 07/22/2026 Time: 8:44AM
Page 1 of 2 B: 5181 P: 60 By: SD
Doc Stamp-Deed: 0.70

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 17th day of July, 2026, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Midleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 267**, per the Plat recorded in Plat Book 24, Pages 25 and 25A, inclusive, Public Records of Sumter County, Florida.

Reserving therefrom unto Grantor and its assigns, and each of their successors, tenants and invitees, all easements, rights, and other privileges reserved by Grantor on the Plat referenced above (the "Plat"), and **subject to** all restrictions imposed against such lands on the Plat.

This Quitclaim Deed is given for the purpose of conforming the real property records of Sumter County to the Plat Book records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

Erin C Munz, Sumter County Clerk of Court
Inst: 202660036929 Date: 07/22/2026 Time: 8:44AM
Page 2 of 2 B: 5181 P: 61 By: SD
Doc Stamp-Deed: 0.70

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: Zoey Devine McNeil
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

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

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

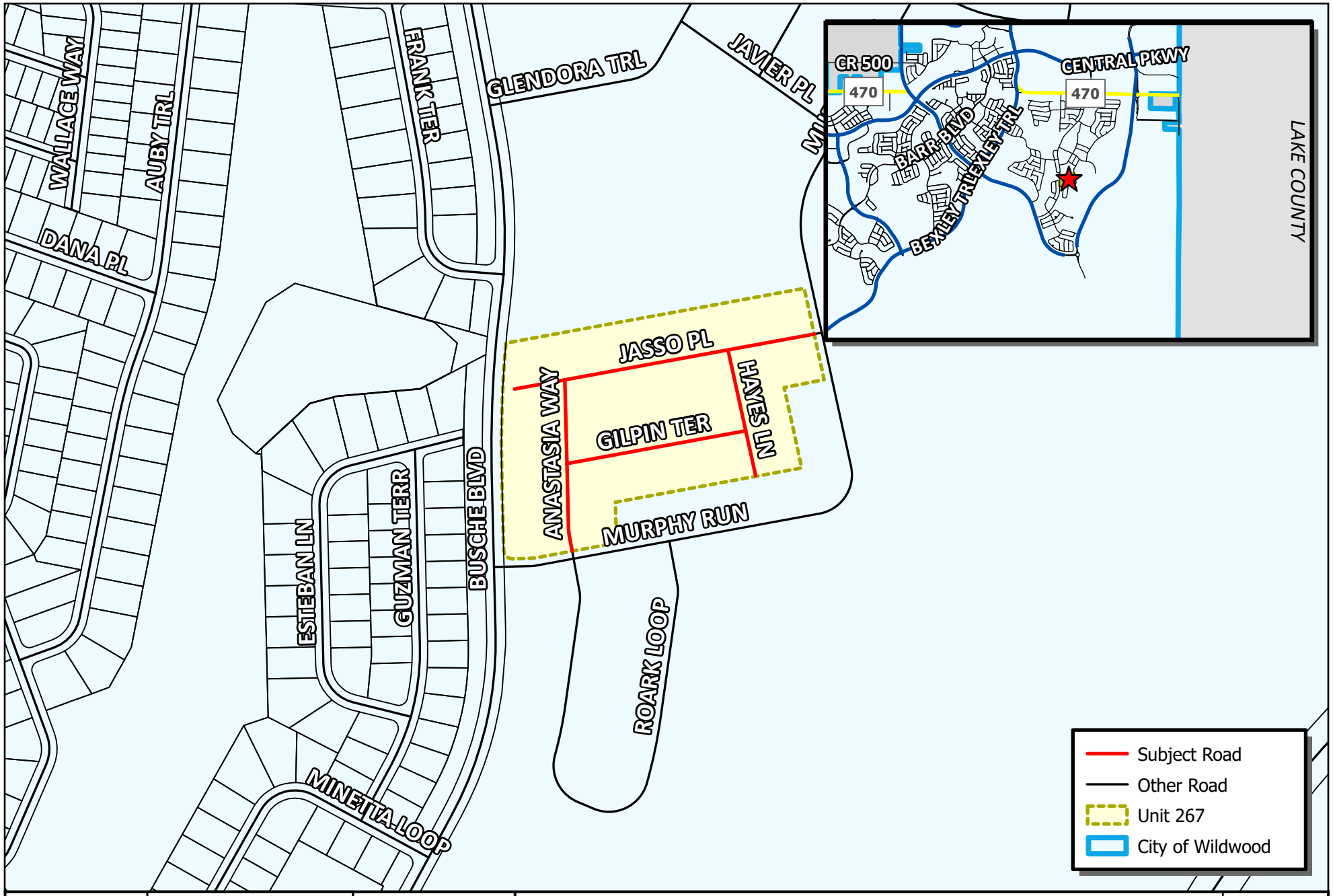
By: _____
Brandon Matulka, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17th day of July, 2026, by Brandon Matulka, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

Notary Public – State of Florida
Print Name: Zoey Devine McNeil
My Commission Expires: _____
My Commission Number: _____

ZOEY DEVINE MCNEIL
Commission # HH 668718
Expires June 25, 2027



WILDWOOD FLORIDA EST. 1877

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

N

Feet
0 70 140 280

RIGHT OF WAY DEED

VOSO - UNIT 267

#26-1523

MAP 1AV

LOCATION MAP

APR 2026

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request for Extension (SP) 25-0055 Tri-County Heart**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking an extension from the City Commission of an approved Site Plan on parcel G16M004 for 25-0055 Tri-County Heart. The site will consist of a five-thousand and ninety-eight (5,098) square foot medical building with associated infrastructure. The site plan approval was issued September 22, 2025, to the applicant and current property owner, Jose Rivera Gonzalez, Manager for Gratus RE Holdings, LLC. The property is experiencing a change in ownership that has delayed the start of construction. Staff has been advised that the closing will take place on September 29, and construction is anticipated to begin within 60 days of the final closing.

Case number 25-0055 was considered by the City Commission on Monday, September 22, 2025, and was approved. The applicant has requested a one-year extension. If approved, the extension will take effect September 22, 2026, and expire on September 22, 2027.



DATED: August 19, 2026
McKenna Page
Planner II, Development Services

August 19, 2026

Wildwood City Commission
City of Wildwood
Wildwood, Florida

RE: Request for Extension of Approval – Tri-County Heart
Permit No. A25-0055 SP

Dear Mayor and Members of the Wildwood City Commission:

On behalf of **Gratus RE Holdings LLC**, the property owner, we respectfully request an extension of the current approval associated with the Tri-County Heart project, Permit No. **A25-0055 SP**.

Gratus RE Holdings LLC made the decision to sell the property and should close at the end of September.

The owner intends to transfer the existing permit and approvals to the new owner upon completion of the sale. In the meantime, we respectfully request an extension so that the current approval does not expire during this transition.

The prospective new owner intends to develop the property **in accordance with the site plan and project as originally designed and permitted**, with no anticipated changes to the approved development.

We appreciate the City Commission's consideration of this request and respectfully ask that the approval period for Permit No. A25-0055 SP be extended to allow sufficient time to complete the sale and transfer the existing approvals to the new owner.

Thank you for your consideration and continued assistance with this project.

Sincerely,

GRATUS RE HOLDINGS LLC

By: _____
Name: Jose Rivera Gonzalez
Title: Manager

BROWNWOOD HOLDINGS, LLC

1627 SW 1ST AVE
SUITE 200
OCALA, FL 34471
(352)239-0916

August 18, 2026

City of Wildwood Planning

Attn: McKenna Page

100 N Main Street

Wildwood, FL 34785

Via: Email to: mpage@wildwood-fl.gov

Re: Approval Packet# A25-0055 SP Tri-County Heart

To Whom It May Concern:

We are in the process of acquiring the above-mentioned property and are requesting the permit be extended for a period of six months so that we may complete closing and get the construction project restarted. If you need any additional information, please contact us at (352)239-0916. Your assistance in this matter is greatly appreciated.

Sincerely,

Renuka Kuchakulla

Renuka R. Kuchakulla

Brownwood Holding, LLC

August 19, 2026

Brownwood Holdings, LLC
Subject: Loan Pre-Approval

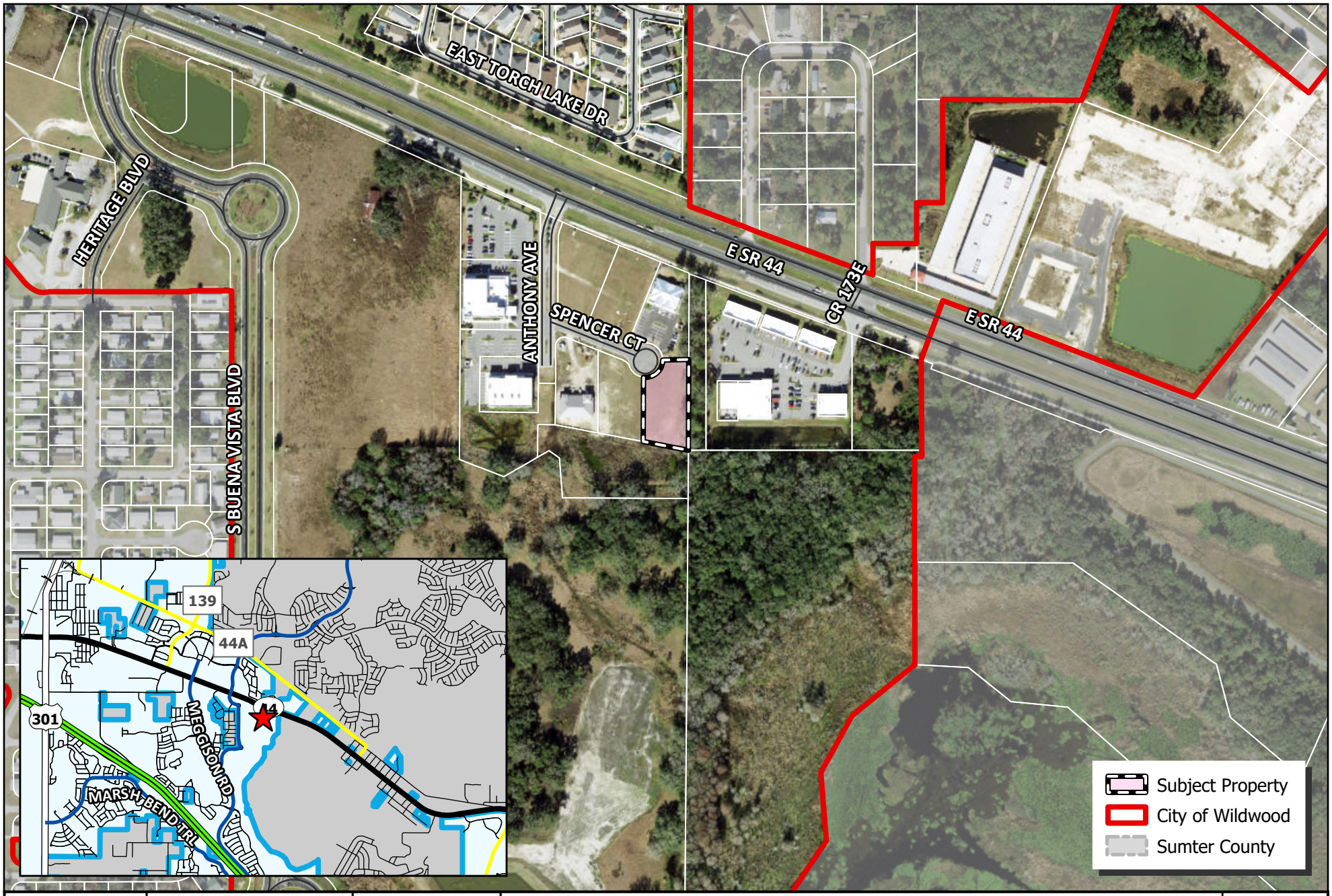
To Whom it May Concern:

Please allow this letter to serve as verification that our above referenced client, Brownwood Holdings, LLC, has been approved for sufficient funding to acquire property currently under contract – a vacant commercial Lot 4 of Wildwood Commons Professional Park.

If you have any questions, or need further information, please contact me directly at 352-812-0209.

Thank you,

Nick Blaser
President
Cogent Bank of North Central Florida



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0.01 0.02 0.03 0.04 Miles	PJ #A25-0055 **TRI-COUNTY HEART** PARCEL G16M004	**MAP 1B** **LOCATION MAP** **MAR 2025**

TRI COUNTY HEART

WILDWOOD , FLORIDA

UTILITY OWNERSHIP

WATER SERVICE – CITY OF WILDWOOD (UP TO METER ONLY)
SEWER – PRIVATE SEPTIC TANK
STORM – PRIVATE (POA MASTER STORMWATER SYSTEM)
ROADS – NOT APPLICABLE
STREET LIGHTS – NOT APPLICABLE
ELECTRIC – SUMTER ELECTRIC COOP (SECO)
GAS – NOT APPLICABLE
CABLE – SPECTRUM
PHONE – CENTURYLINK
SOLID WASTE – WASTE MANAGEMENT

LEGAL DESCRIPTION

LOT 4, WILDWOOD COMMONS PROFESSIONAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 10 AND 10-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY WADE SURVEYING, INC., DATED 2/16/2021.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
4. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, SUMTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND ALL OTHER APPLICABLE CODES.
5. ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS. TEMPORARY SEEDING AND MULCHING SHALL FOLLOW IMMEDIATELY FOR AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF SEVEN (7) CALENDAR DAYS OR LONGER.
6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF WILDWOOD WATER MAIN (IF APPLICABLE).
9. ALL WATER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
10. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE WILDWOOD UTILITY DEPARTMENT AND THE CITY ENGINEER TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE. CONTRACTOR SHALL BRING UP-TO-DATE PLANS TO THE MEETING.
11. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.

SHEET INDEX

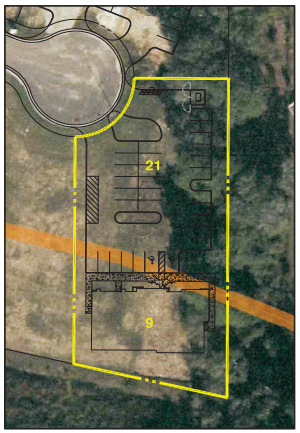
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
C5.4	DETAILS
C5.5	DETAILS

Required Permitting

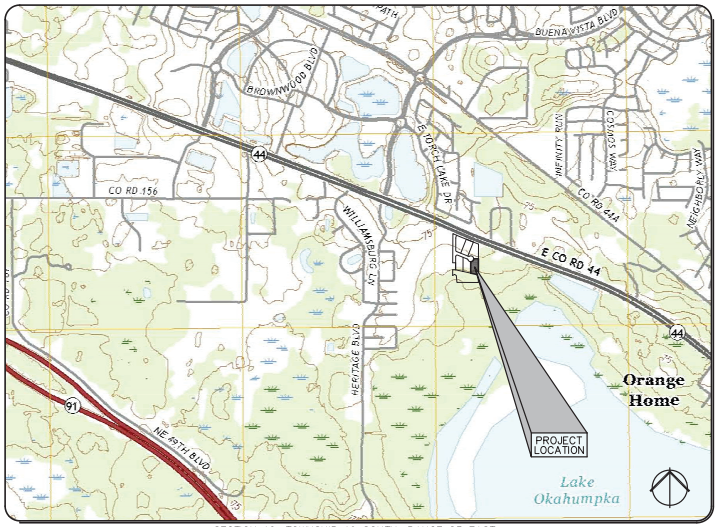
Agency	*Status*
CITY OF WILDWOOD	PENDING
SWFWMD	ISSUED 1/21/2022
FDOT	N/A
DEP WATER	N/A
DEP NPDES	N/A

Soils Map Legend

Map Unit Symbol	*Map Unit Name*
9	PAISLEY FINE SAND, BOULDERY SUBSURFACE
21	EAUGALLIE FINE SAND, BOULDERY SUBSURFACE



NORTH **SOILS MAP**
SCALE: N.T.S.



SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST

NORTH **LOCATION PLAN**
SCALE: 1"=1,000'

1,000 500 0 1,000
1 inch =1,000 ft.
GRAPHIC SCALE

SITE DATA

TOTAL PROJECT AREA = 31,697 sq.ft. (0.73 ac.)

20% MINIMUM OPEN SPACE
75% MAXIMUM ISR
0.5 MAXIMUM FAR

PROPOSED IMPERVIOUS AREA = 20,055 sq.ft. (0.46 ac.)
PERCENT IMPERVIOUS AREA = 63.3% < 75%
OPEN SPACE = 36.7% > 20%

ZONING = "C-3"
FUTURE LAND USE = COMMERCIAL

FLOOD ZONE = "X"

EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = MEDICAL OFFICE

PROPOSED BUILDING SQUARE FOOTAGE = 5,098 sq.ft.
FLOOR AREA RATIO (FAR) = 0.15 < 0.5

BUILDING HEIGHT = 25' (SINGLE STORY)
PROJECTED NUMBER OF EMPLOYEES = 10

BUILDING CONSTRUCTION TYPE = V-B
MINIMUM REQUIRED FIRE FLOW = 2000 GPM FOR 2 HOURS

BUILDING SHALL BE EQUIPPED WITH A QUICK RESPONSE FIRE SPRINKLER SYSTEM AND THUS THE REQUIRED FIRE FLOW IS REDUCED TO 600 GPM

PARKING REQUIRED = 1 per 175 sq.ft. = 30 spaces

PARKING PROVIDED = 30 spaces

SETBACKS: FRONT = 25'
SIDE = 15'
REAR = 15'

WATER – CITY OF WILDWOOD
SEWER – SEPTIC TANK

SOILS PER SCS: EAUGALLIE FINE SAND

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

OWNER / APPLICANT

Jose Rivera Gonzalez, Manager
Gratus Re Holdings, LLC
20460 Sugarloaf Mountain Road
Clermont, Florida 34715
Phone (305) 968-3706
Email: Jose @ tc - heart .com

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7412

SURVEYOR

Doug Wade
Wade Surveying, Inc.
1608 Tracy Avenue
Lady Lake, Florida 32159
Phone (352) 753-6511
Fax (352) 753-0374

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115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
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FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1991

REV #5	
REV #4	
REV #3	REVISED PER WILDWOOD 6/16/25
REV #2	UPDATE PLAN FOR RE-PERMITTING 1/23/25
REV #1	REVISED PER WILDWOOD 1/11/22

Digitally signed by Keith E Riddle
Date: 2025.06.23 10:19:47 -04'00'

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=1,000'
DATE: 11/16/2021
PROJECT NO: 21.11

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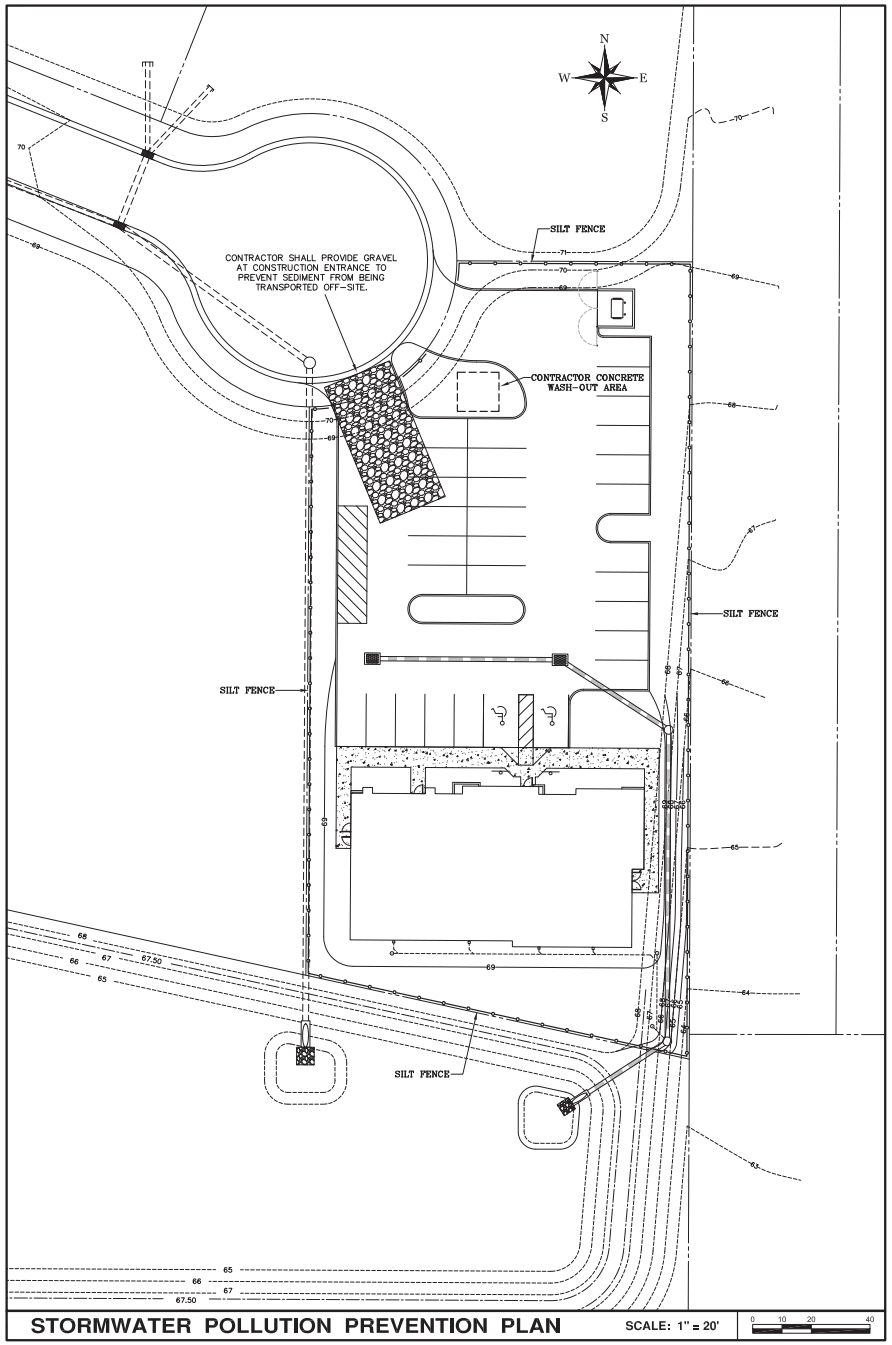
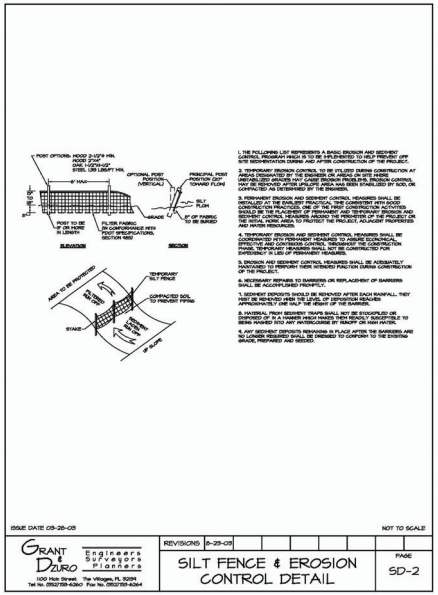
COVER SHEET

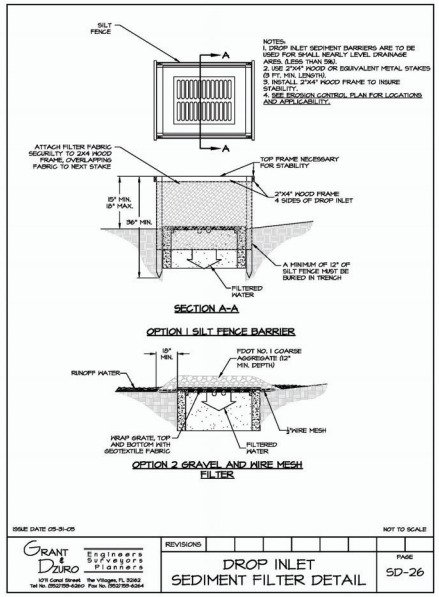
TRI COUNTY HEART
WILDWOOD FLORIDA

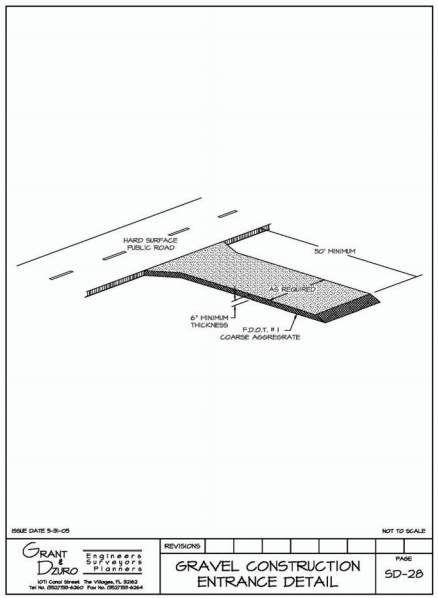
SHEET NO.
C1.1

FILE\ 21.11\Tri County Heart Lot 4 .WC









THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDEP NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "F" INLETS.

FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL LIMEROCK BASE IS FINISHED AND PRIMED.

ALL SWFWMD METHODS / DETAILS SHALL MEET FDEP BEST MANAGEMENT PRACTICES.

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keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1994

REV #5
REV #4
REV #3
REV #2 REVISED PER WILDWOOD 6/19/25
REV #1 UPDATE PLAN FOR RE-PERMITTING 1/23/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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SCALE: 1"=20'
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PROJECT NO: 21.11

STORMWATER POLLUTION PREVENTION PLAN

TRI COUNTY HEART
WILDWOOD
FLORIDA

SHEET NO.
C1.2

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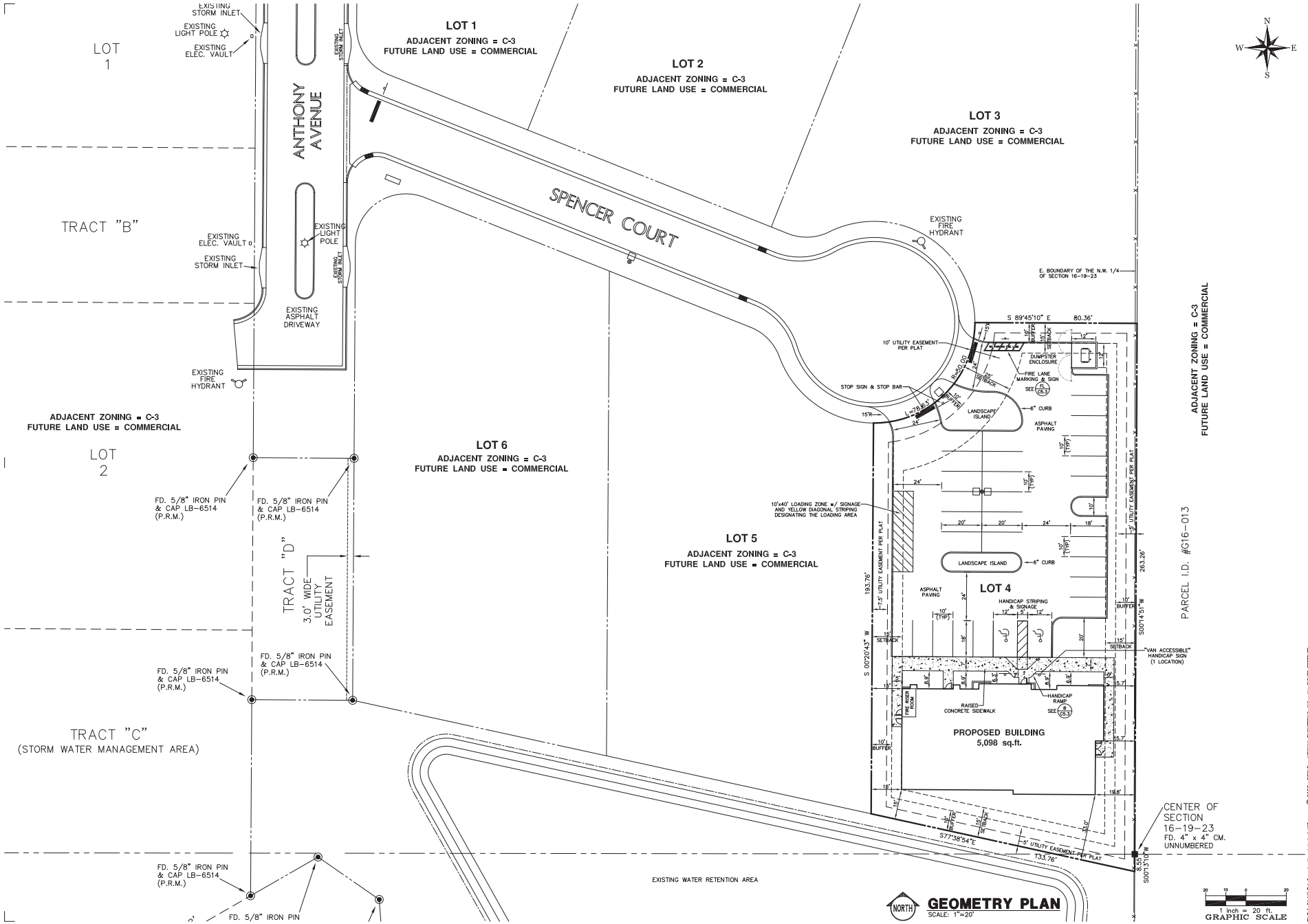

GEOMETRY PLAN
SCALE: 1"=20'

1 inch = 20 ft.
GRAPHIC SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
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REV #1	REVISED PER WILDWOOD 1/11/22

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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DATE: 11/16/2021
PROJECT NO: 21.11

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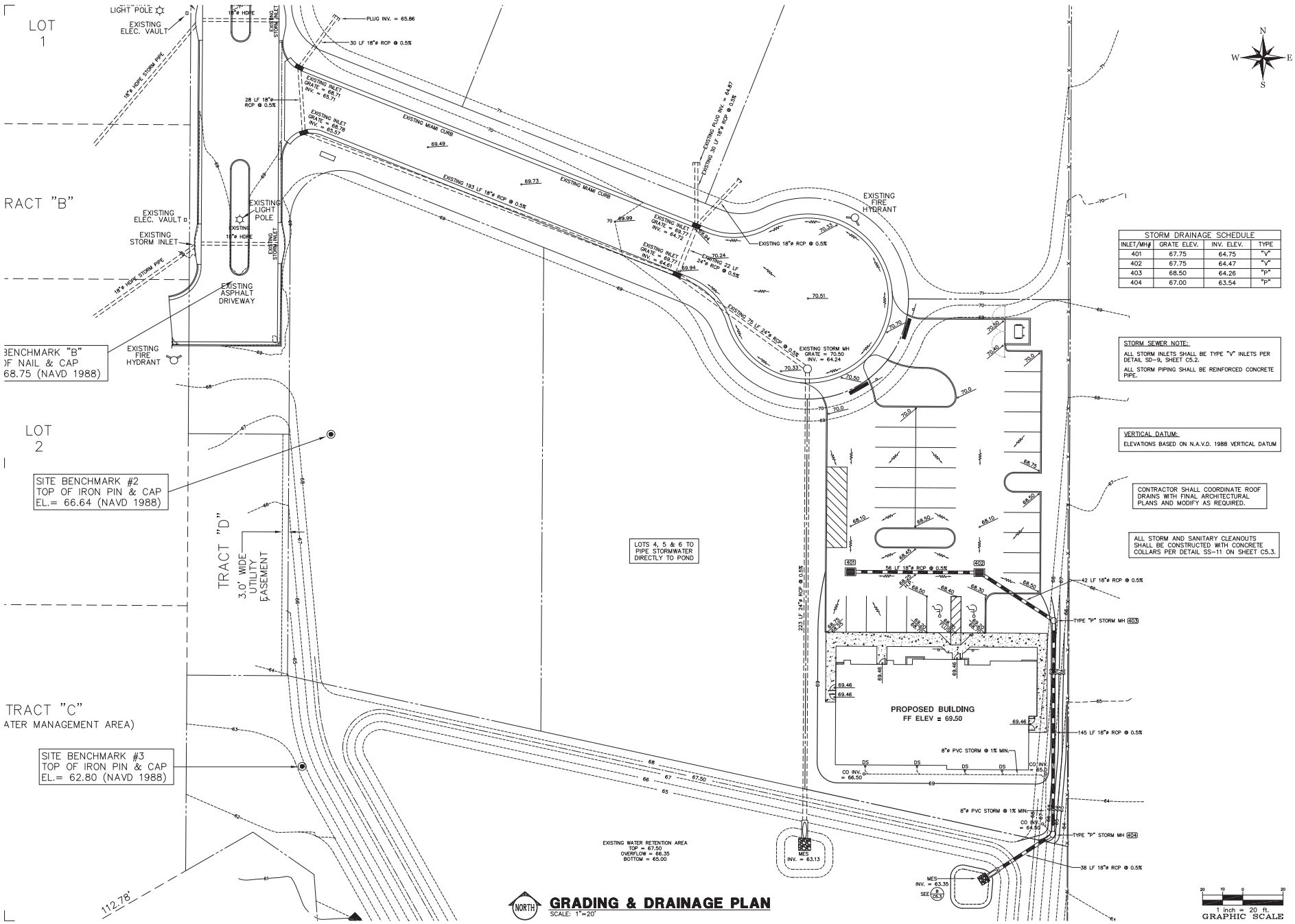
GEOMETRY PLAN

TRI COUNTY HEART
WILDWOOD FLORIDA

SHEET NO.
C2.1

FILE\ 21.11\Tri County Heart Lot 4 WC



STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
401	67.75	64.75	"V"
402	67.75	64.47	"V"
403	68.50	64.26	"P"
404	67.00	63.54	"P"

STORM SEWER NOTE:

ALL STORM INLETS SHALL BE TYPE "V" INLETS PER DETAIL SD-9, SHEET C5.2.

ALL STORM PIPING SHALL BE REINFORCED CONCRETE PIPE.

VERTICAL DATUM:

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

CONTRACTOR SHALL COORDINATE ROOF DRAINS WITH FINAL ARCHITECTURAL PLANS AND MODIFY AS REQUIRED.

ALL STORM AND SANITARY CLEANOUTS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS PER DETAIL SS-11 ON SHEET C5.3.

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REV #4
REV #3 REVISED PER WILDWOOD 6/19/25
REV #2 UPDATE PLAN FOR RE-PERMITTING 1/23/25
REV #1

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PROFESSIONAL ENGINEER
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DATE: 11/16/2021
PROJECT NO. 21.11

GRADING & DRAINAGE PLAN

TRI COUNTY HEART
WILDWOOD FLORIDA

SHEET NO.
C3.1

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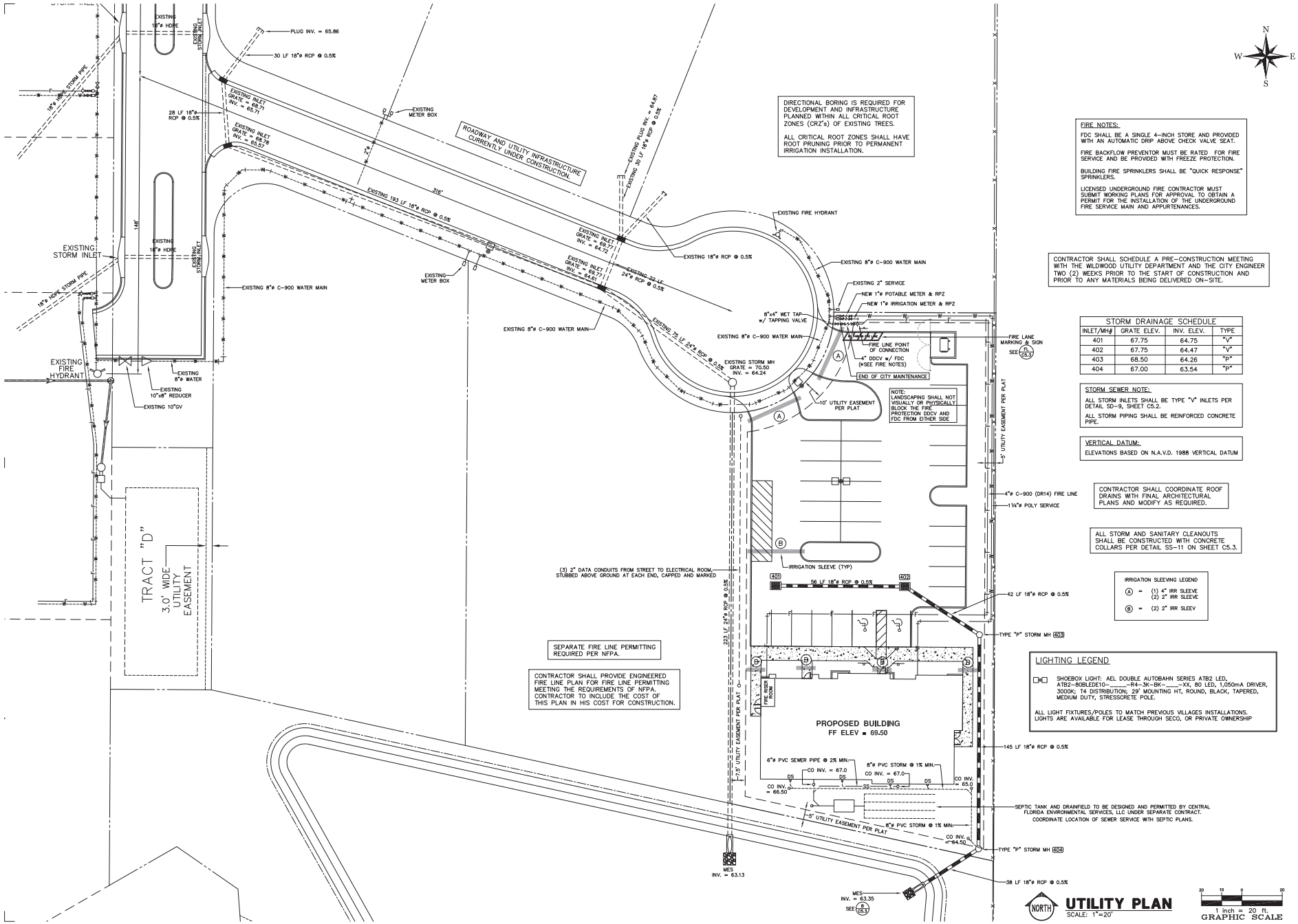

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REV #2 UPDATE PLAN FOR RE-PERMITTING 1/23/25
REV #1 REVISED PER WILDWOOD 1/11/22

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

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UTILITY PLAN
TRI COUNTY HEART
WILDWOOD FLORIDA

SHEET NO.
C4.1

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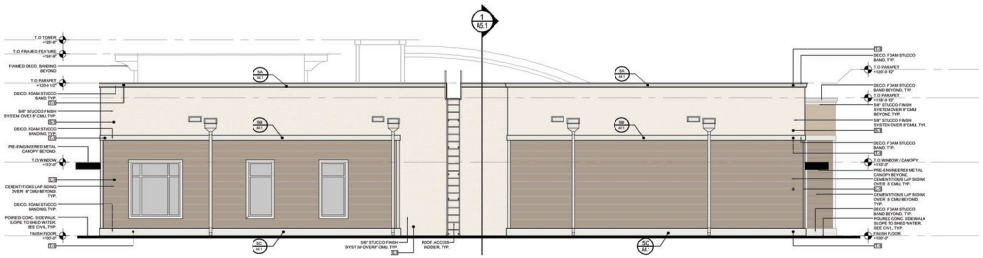
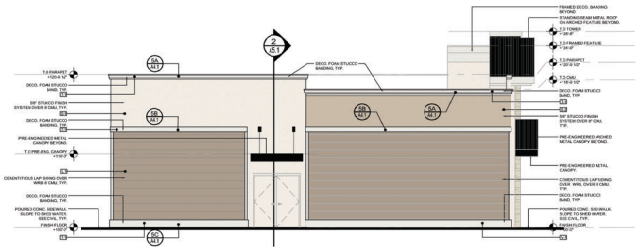
FILE:\ 21.11\Tri County Heart Lot 4 WC

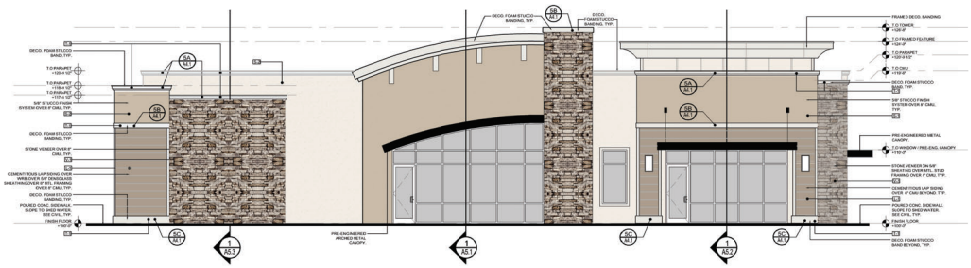


1 A4.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

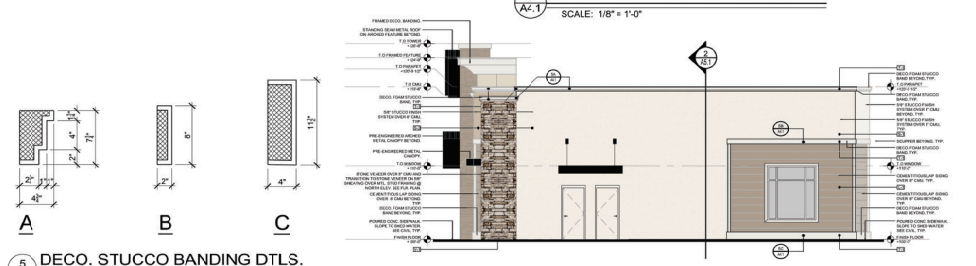
EXTERIOR FINISH SCHEDULE		
COLOR	DESCRIPTION	COLOR (BASIS OF DESIGN)
	S-1 STUCCO	SW 6147 PANDA WHITE
	S-2 STUCCO	SW 9110 MALAGA
	T-1 TRIM	SW 3204 SNOWBOUND
	L-1 LAP SIDING	SW 6173 TERRA COTTA DREDGE
	V-1 STONE VENEER	BLOOMAGO STONE CLIFFSTONE WHITESAWN
	C-1 PRE-ENGINEERED METAL CANOPY	BLACK



2 A4.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A4.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

5 A4.1 DECO. STUCCO BANDING DTLS.
1-1/2" = 1'-0"

POWELL STUDIO
ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
7-3 W. MONTROSE STREET • CLERMONT, FLORIDA 34711
PH: (352) 874-2340 • FAX: (877) 680-7183
www.powellstudioarch.com
AA# 26002236

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OWNER:

OWNER / PROJECT:

Tri-County HEART INSTITUTE
A NEW MEDICAL OFFICE BUILDING
WILDWOOD, FLORIDA

PROFESSIONAL SEAL:

PROJECT NO: PSA 2024-24.00

REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE: FEBRUARY 5, 2025

ELEVATIONS

A4.1

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request for Extension (SP) 2407-003 SoLiv Wildwood**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

SP 2407-003 SoLiv at Wildwood approval expired on September 4, 2026. The applicant seeks an extension until May 2, 2029, from the City Commission of an approved Site Plan, on parcels G05-157, G05-148, G05M001, G05-151, and G05-134, for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces.

SP 2407-003 was originally approved by the City Commission on July 14, 2025. The applicant has reached out to the City of Wildwood to formally express their intent to exercise provisions under section 252.363, Florida Statutes. In the submitted letter, the property owner's attorney, Robert Batsel, explains that Florida law automatically tolls and extends development orders when the Governor declares a state of emergency for a natural disaster. Executive Order 26-33 declared a major state of emergency in Florida due to extreme winter weather, drought, and wildfire risks, authorizing emergency measures to protect agriculture and public safety, issued on February 9, 2026. With that, Florida Statute 252.363 (2025) tolls and extends the duration of certain permits and development authorizations during a Governor-declared natural emergency, adding 24 months (up to a 48-month total cap) to the remaining permit period. If approved, the extension will take effect September 14, 2026, and expire on May 2, 2029.

DATED: 9/4/2026

Lindsey Day

Lindsey Day
Assistant Planner, Development Services

GBHM | GOODING, BATSEL, HARTLEY & MACKAY
ATTORNEYS AT LAW

Vie Electronic Mail

Melanie D. Strickland, AICP, CPM
Development Services Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785
dsdinfo@wildwood-fl.gov
mstrickland@wildwood-fl.gov

Re: Site Plan Development Order, Project No. SP 2407-003 (SoLiv Wildwood, LLC); Statutory Tolling and Extension of Term Under Section 252.363, Florida Statutes

Dear Mrs. Strickland:

As you know, we have the pleasure of representing SoLiv Wildwood, LLC, the owner of the ±24.732-acre parcel located at the northwest corner of Powell Road and Huey Street and the holder of the above-referenced Development Order. The purpose of this letter is to set forth our client's position as to the current term and expiration date of the Development Order, which has been tolled and extended by operation of law, and to provide the City with written notice of our client's intent to exercise those statutory rights.

The Development Order

The City of Wildwood issued Development Order, Project No. SP 2407-003, on September 5, 2025, to applicant David Roache on behalf of property owner SoLiv Wildwood, LLC. The Development Order authorizes construction of a 371-unit multifamily community and associated amenities and infrastructure, and provides that it "is effective for one year with construction to begin from the issuance of the City approval." Absent tolling, the one-year term would have run through September 5, 2026.

Section 252.363, Florida Statutes

Section 252.363(1)(a), Florida Statutes, provides that "[t]he declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration," and that "the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period." The first category of authorization enumerated in the statute is "[t]he expiration of a development order issued by a local government." § 252.363(1)(a)1., Fla. Stat. The Development Order is such an authorization, and the property is not subject to any of the exclusions set forth in section 252.363(1)(d).

The Operative Emergency Declaration

By Executive Order 26-33, entered February 9, 2026, the Governor declared a major state of emergency arising from prolonged freezing temperatures, statewide drought conditions, and widespread wildfire activity — a natural emergency within the meaning of section 252.363. Sumter County is expressly

named among the counties covered by that declaration, and the subject property lies within Sumter County. Executive Order 26-33 has been renewed without lapse by Executive Orders 26-80 (April 10, 2026), 26-114 (June 8, 2026), 26-117 (June 11, 2026), and 26-163 (August 7, 2026), and by its terms is presently scheduled to remain in effect through October 6, 2026, unless further extended. The emergency declaration has not terminated as of the date of this letter.

Our client further notes, and reserves all rights with respect to, the emergency declarations entered in Executive Orders 24-156, 24-208, and 24-214, each of which likewise includes Sumter County and each of which has been renewed by subsequent executive orders through the present date. While I believe that the plain language of the statute would result in these Executive Orders tolling the Development Order throughout its term, I have not researched this point and do not believe it is necessary at this time. However, we will do so and report back prior to the termination of the tolling under the Executive Orders referenced above, if necessary.

Resulting Term and Expiration Date

One hundred fifty-seven (157) days of the Development Order's one-year term elapsed between issuance on September 5, 2025, and the entry of Executive Order 26-33 on February 9, 2026, leaving two hundred eight (208) days of the term remaining. That 208-day remainder has been tolled since February 9, 2026, and will continue to be tolled for the duration of the emergency declaration. Accordingly, the Development Order will not expire on September 5, 2026.

Upon termination of the emergency declaration, the 208-day remainder will resume running, and the Development Order will then be extended an additional 24 months pursuant to section 252.363(1)(a). If the emergency declaration terminates on October 6, 2026, as presently scheduled, the tolled remainder of the original term will run through on or about May 2, 2027, and the Development Order will remain in effect through on or about May 2, 2029. Each further renewal of the emergency declaration will extend those dates on a day-for-day basis. We will confirm the final dates with the City once the declaration terminates.

Notice of Intent to Exercise Tolling and Extension

Section 252.363(1)(b) requires the holder of a permit or other authorization to notify the issuing authority, in writing and within 90 days after termination of the emergency declaration, of its intent to exercise the tolling and extension granted by the statute, and to identify the specific permit or authorization qualifying for extension. Because the emergency declaration remains in effect, that 90-day period has not yet begun to run. Out of an abundance of caution, however, this letter constitutes written notice that SoLiv Wildwood, LLC intends to exercise the tolling and extension provided by section 252.363 as to the following authorization:

> *City of Wildwood Development Order, Project No. SP 2407-003, issued September 5, 2025, for the ±24.732-acre property at the northwest corner of Powell Road and Huey Street, Section 5, Township 19 South, Range 23 East, Sumter County, Florida.*

We will supplement this notice within 90 days after the emergency declaration terminates.

Governing Regulations

Consistent with section 252.363(2), the Development Order as extended remains governed by the laws, administrative rules, and ordinances in effect when it was issued. We respectfully request that the City confirm in writing that its records have been updated to reflect the tolled term of Development Order SP 2407-003 as described above. Please contact me if the City reads the statute differently or if additional information would be helpful, in which case we will be happy to discuss.

As always, we know you are too busy and certainly appreciate your attention.

Sincerely,

Robert W. Batsel, Jr.

Robert W. Batsel, Jr.
Gooding, Batsel, Hartley & MacKay, PLLC

cc: Mr. Jason McHugh, City Manager
Mr. Joshua Bills, City Attorney
Ms. Wendy Then, AICP, CFM, Assistant Development Services Director

P:\RWB\Southern Waters Capital - Wildwood\Correspondence\Wildwood SP2407-003 Tolling of Dev Order.docx

CITY OF WILDWOOD
DEVELOPMENT ORDER
PROJECT NUMBER SP 2407-003

The City of Wildwood hereby finds that, after a review of the development plans, the proposed development is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and Land Development Regulations. This Development Order is issued this 5th day of September 2025, to applicant, David Roache, on behalf of Property Owner, SoLiv Wildwood, LLC. The property is generally located at the NW corner of Powell Road and Huey Street:

DESCRIPTION: Parcels G0S-157, G0S-148, G05M001, G05-151, AND G0S-134

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST SUBDIVISION - UNIT ONE, AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE OFFICIAL RECORDS OF SUMTER COUNTY FLORIDA AND RUNNING

THENCE SOUTH 00°01'22" EAST ALONG THE EAST LINE OF EAST SUBDIVISION - UNIT ONE, 420.09 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK "D" EAST SUBDIVISION - UNIT ONE;

THENCE NORTH 89°57'11" WEST, ALONG THE NORTH LINE OF LOTS 9-12, BLOCK "D", EAST SUBDIVISION - UNIT ONE, 213.14 FEET;

THENCE ALONG THE EAST LINE OF LOT 2 AND ITS EXTENSION NORTH 00°01'22" EAST, 140.49 FEET TO THE CENTERLINE OF BOOKER T. STREET;

THENCE ALONG SAID NORTH LINE OF LOT 2 AND ITS EXTENSION NORTH 89°57'11" WEST, 116.56 FEET TO A POINT ON THE CENTERLINE OF LIBERTY STREET AND BOOKER T. STREET;

THENCE ALONG SAID CENTERLINE OF LIBERTY STREET SOUTH 00°01'22" EAST , 140.49 FEET TO THE EASTERLY EXTENSON OF THE NORTH LINE OF LOT 12 , BLOCK "C", EAST SUBDIVISION - UNIT ONE;

THENCE NORTH 89°57'11" WEST,

ALONG THE NORTH LINE OF LOTS 7-12, BLOCK "C", EAST SUBDIVISION - UNIT ONE, LOTS 7-12, BLOCK "H" & LOTS 11 & 12, BLOCK "G" EAST SUBDIVISION - UNIT 2 (AS RECORDED IN PLAT BOOK 1, PAGE 142 OF THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.) A DISTANCE OF 765.62 FEET TO THE EASTERLY LINE OF EAST SUBDIVISION - UNIT 2;

THENCE ALONG SAID EASTERLY LINE NORTH 00°01'32" EAST, 60.24 FEET;

THIS APPROVAL IS SUBJECT TO THE CITY'S RECEIPT OF ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.

THENCE SOUTH 89°56'32” EAST, 9.19 FEET TO THE WEST LINE OF THE EAST HALF OF LOT 2, BLOCK "G", THE EAST SUBDIVISION - UNIT 2;

THENCE NORTH 00°04'19” WEST ALONG THE WEST LINE OF THE EAST HALF OF LOT 2, BLOCK "G" AND THE WEST LINE OF THE EAST HALF OF LOTS 2 & 11 OF BLOCK "F" OF THE EAST SUBDIVISION - UNIT 2, 359.85 FEET TO THE NORTH LINE OF THE EAST SUBDIVISION - UNIT 2;

THENCE SOUTH 89°57'11” EAST ALONG THE NORTH LINE OF THE EAST SUBDIVISION - UNITS 1 & 2 1086.39 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING LOT 1 OF SOUTHERN WATERS, A REPLAT OF EAST SUBDIVISON UNITS 1 & 2

AND

COMMENCING AT THE NORTHEAST CORNER OF THE EAST SUBDIVISION - UNIT 1 AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE OFFICIAL RECORDS OF SUMTER COUNTY FLORIDA AND RUNNING

THENCE ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTH 326 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTH 00°01'22" WEST, 97.28 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE ALONG SAID SOUTH LINE NORTH 89°54'24" EAST, 1275.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF POWELL ROAD ;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'55" WEST, 328.05 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE ALONG SAID NORTH LINE SOUTH 89°51'13" WEST, 612.82 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE ALONG SAID WEST LINE SOUTH 00°09'29" EAST, 329.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HUEY STREET (COUNTY ROAD 144), SAID LINE ALSO BEING THE SOUTH LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE ALONG SAID SECTION LINE NORTH 89°58'30" WEST, 662.82 FEET TO THE EAST LINE OF SAID EAST SUBDIVSION - UNIT 1 AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA;

THENCE FOLLOWING SAID EASTERLY LINE NORTH 00°01'22" WEST, 559.79 FEET

TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 24.732 ACRES, MORE OR LESS

This Development Order authorizes the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will feature 162 one-bedrooms, 155 two-bedrooms and 54 three-bedrooms. The project will provide twenty-five (25) Florida ADA-accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway for approved plans associated with project number SP 2407-003.

Development plans were received on May 2, 2025, and were approved on July 14, 2025, by the City Commission. This Development Order is effective for one year with construction to begin from the issuance of the City approval. The Engineer of record is Kaiwen Lu, P.E. with ATWELL, LLC whose principal address is 7413 Alford Avenue, Middleton, FL 34762. N. Magnolia Avenue, Suite 1350, Orlando, FL 32801.

Notes:

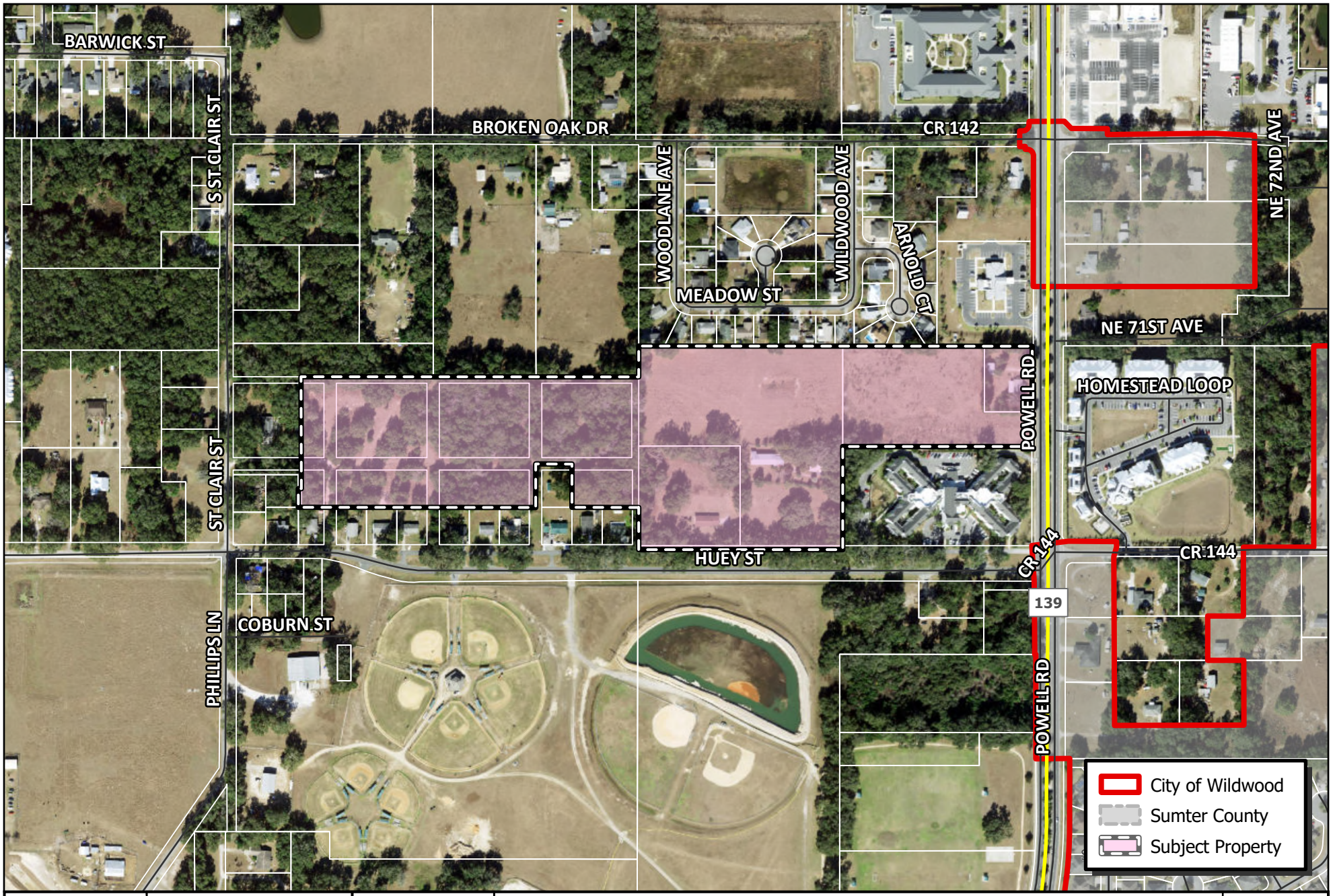
- Disclaimer in accordance with House Bill 7019: Portions of the property lies within Flood Zone X as per FEMA FIRM MAP 12119C0132D, Dated 9/27/2013.
- Approval of the site plan does not approve any sign or its location; a separate sign application and fee is required.



09/05/2025
DATE

Melanie D. Strickland, AICP, CPM
Development Services Director
City of Wildwood

THIS APPROVAL IS SUBJECT TO THE CITY'S RECEIPT OF ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.



WILDWOOD
EST. 1877
FLORIDA

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

N

US Feet
0 35 70 140

SP 2407-003

SOLIV AT WILDWOOD

PARCELS G05-134, G05-148, G05-151, G05-157 & G05M001

MAP 1B

LOCATION MAP

JUL 2024

MAJOR SITE PLAN FOR
SOLIV AT WILDWOOD

ERP APP ID/PERMIT NO: 891530/43047705.000

1419 HUEY STREET
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

TAX PARCEL(S): G05-134, G05-148, G05-151, G05-157 & G05M001



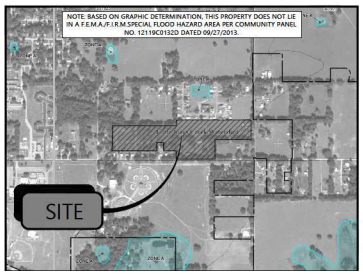
AERIAL MAP
1" = 1000'



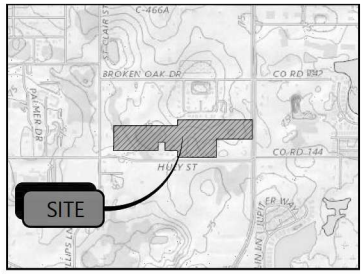
VICINITY MAP
1" = 1000'



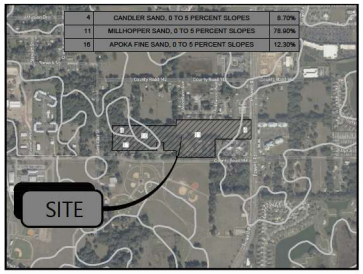
WETLAND MAP
1" = 1000'



FEMA MAP
1" = 1000'



USGS QUAD MAP
1" = 1000'



SOIL MAP
1" = 1000'

LEGAL DESCRIPTION

PARCEL G05-148:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-157

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-151:

1 ACRE SQUARE IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION KNOWN AS PARCEL 110 PURSUANT TO THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2155, PAGE 256 DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00°22'17" WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 665.37 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89°35'10" WEST ALONG AFOREMENTIONED NORTH LINE 6.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'59" WEST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 139 FOR 208.71 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF SAID SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89°35'10" WEST ALONG SAID SOUTH LINE FOR 44.48 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00°22'17" EAST ALONG SAID PARALLEL LINE FOR 208.71 FEET TO SAID NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°35'10" EAST ALONG SAID NORTH LINE FOR 43.85 FEET TO THE POINT OF BEGINNING.

PARCEL G05M001:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G05-134:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

STATEMENT OF INTENDED USE

SOLIV AT WILDWOOD PROPOSES A 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT COMPOSED OF A COMBINATION OF ONE TYPE A BUILDING AND EIGHT TYPE B BUILDINGS (SEE TABLE BELOW) WITH AN AMENITY CENTER INCLUDING A POOL, DOG PARK, PICKLEBALL COURTS, AND A YOGA LAWN.

BUILDING INFORMATION

Unit	Description	NRSF	Building Type A Unit Count					Building Type B Unit Count				
			Level 1	Level 2	Level 3	Level 4	(1)BLDG-A	Level 1	Level 2	Level 3	(8)BLDG-B	Total
One Bedroom Units												
A1	1 Bed / 1 Bath	758	22	20	20	20	82	0	0	0	0	82
A2	1 Bed / 1 Bath	832	3	3	3	3	12	0	0	0	0	12
A4	1 Bed / 1 Bath	754	0	0	0	0	0	4	2	2	64	64
A5	1 Bed / 1 Bath	712	1	1	0	0	2					2
A6	1 Bed / 1 Bath	818	1	1	0	0	2					2
Total 1 Br Units		763	27	25	23	23	98	4	2	2	64	162
		743										
Two Bedroom Units												
B1	2 Bed / 2 Bath	1,072	5	8	8	8	29	0	0	0	0	29
B1-B	2 Bed / 2 Bath	1,148	4	4	4	4	16	0	0	0	0	16
B1-C	2 Bed / 2 Bath	1,227	1	1	1	1	4	0	0	0	0	4
B2	2 Bed / 2 Bath	1,294	2	2	2	2	8	0	0	0	0	8
B3	2 Bed / 2 Bath	1,330	4	4	4	4	16	0	0	0	0	16
B4	2 Bed / 2 Bath	1,006	0	0	0	0	0	0	2	2	32	32
B5	2 Bed / 2 Bath	1,161	0	0	0	0	0	2	2	2	48	48
B6	2 Bed / 2 Bath	1,358	0	0	1	1	2	0	0	0	0	2
Total 2 Br Units		1,142	16	19	20	20	75	2	4	4	80	155
		1,124										
Three Bedroom Units												
C1	3 Bed / 2 Bath	1,807	1	1	2	2	6	0	0	0	0	6
C2	3 Bed / 2 Bath	1,458	0	0	0	0	0	2	2	2	48	48
Total 3 Br Units		1,472	1	1	2	2	6	2	2	2	48	54
		1,472										
Totals			44	45	45	45	179	8	8	8	192	371

DEVELOPMENT TEAM

OWNER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

APPLICANT / DEVELOPER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVE., SUITE 1350
ORLANDO, FL 32801
PHONE: (704) 351-5227
CONTACT: DAVID GASTEL, P.E.

SURVEYOR
BOWMAN
5404 CYPRESS CENTER DR., SUITE 140
TAMPA, FL 33609
PHONE: (813) 474-7424
CONTACT: MAX R. GEORGE, PSM

UTILITY PROVIDERS

WATER & SEWER
CITY OF WILDWOOD
711 HUEY ST
WILDWOOD, FL 34785
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NOTE:
THE APPLICANT, SOLIV WILDWOOD, LLC, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, RETENTION PONDS, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY.

THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION ON CONCURRENCY REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE EXACT OR TO BE INDICATIVE OF ALL UNDERGROUND UTILITIES EXISTING IN THE AREA. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE MEANS, METHODS OF THE WORK OF ANY WORKER'S STRUCTURES, OR OF ANY OTHER PERSONS.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
COVER SHEET

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
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4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

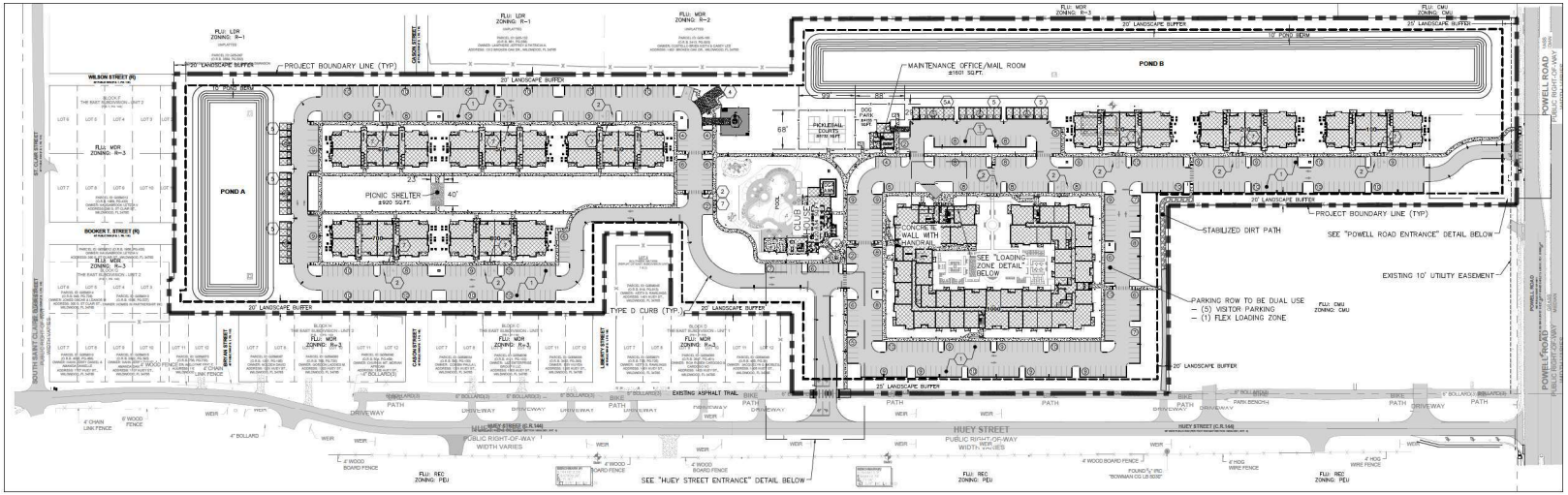
REVISIONS

Digitally signed by Kaleen Lu
Reason: Kaleen Lu, State of Florida, Professional Engineer, License No. 89454.
This item has been digitally signed and sealed by Kaleen Lu on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Contact info: klu@atwell-group.com
Date: 2025.06.25 18:40:57-04'00'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C000

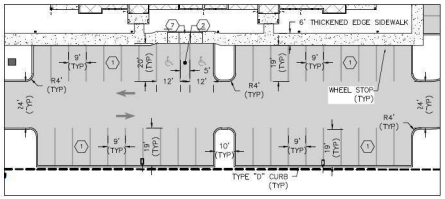
CAD FILE: 1019-COVER

NOT-ISSUED-FOR-CONSTRUCTION



PLAN LEGEND

	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
(X)	PARKING COUNT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STABILIZED DIRT PATH
	PROPOSED PAVERS
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	CURB RAMP

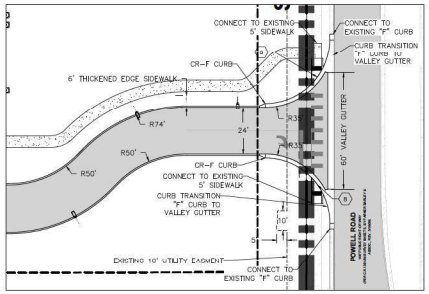


TYPICAL PARKING DETAIL

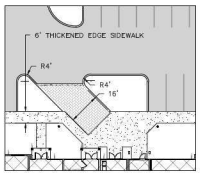
PARKING NOTES:
1. ALL PARKING STALLS ABUTTING SIDEWALK SHALL INCLUDE WHEEL STOPS
2. ALL RADII ALONG PARKING STALLS AND PARKING ISLANDS SHALL MEASURE 4' AT EDGE OF PAVEMENT
3. PARKING ISLANDS SHALL MEASURE 10' FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN NOTES

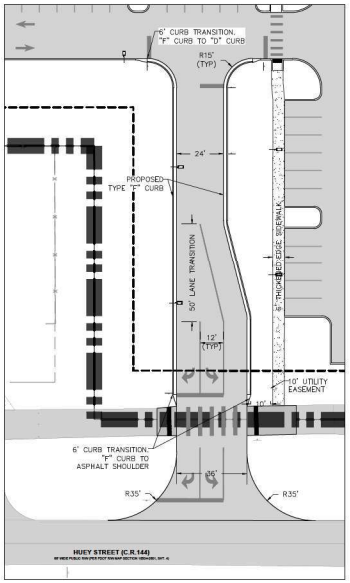
1. ALL RADII AT INTERNAL INTERSECTIONS AND ALONG DRIVELANES SHALL MEASURE 15' INTERNAL RADIUS AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001 AND THE LATEST EDITION OF THE MUTCD
3. ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACCORDING FDOT INDEX 522-001
4. ALL CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT INDEX 522-002



POWELL ROAD ENTRANCE



LOADING ZONE DETAIL



HUEY STREET ENTRANCE

DATA TABLE

1. PARCEL IDENTIFICATION NUMBER
   G05-157, G05-148, G05M001, G05-151, & G05-134
2. LAND USE DESIGNATION
   HDR (HIGH-DENSITY RESIDENTIAL)
3. ZONING INFORMATION
   a. ZONING CLASSIFICATION:
      R-6 (RESIDENTIAL HIGH DENSITY)
   b. SETBACKS - LDR TABLE 3-4:
      30-FEET FRONT SETBACK
      15-FEET REAR SETBACK
      25-FEET MINIMUM BUILDING SEPARATION
4. REQUIRED BUFFER WIDTHS - DDS CHAPTER 2 (HVH):

NORTH:	20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
EAST:	0' (ABUTTING RESIDENTIAL)
SOUTH:	20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
WEST:	0' (ABUTTING RESIDENTIAL)

   a. LANDSCAPE BUFFER REQUIREMENTS - DDS CHAPTER 2 (HVB):

POWELL ROAD:	25'
HUEY STREET:	25'

5. BUILDING HEIGHTS:

a.	BUILDINGS 100-800:	44.52 FT (3 STORIES)
b.	BUILDING 1000:	53.81 FT (4 STORIES)
c.	CLUBHOUSE:	22.13 FT (1 STORY)

6. PROJECTED NUMBER OF EMPLOYEES: 3
7. OVERLAY ZONES
   DOWNTOWN DISTRICT
8. GROSS SITE ACREAGE OF ALL INITIAL AND ANTICIPATED PARCELS, AND IF DIFFERENT, THE ACREAGE OF THE DEVELOPMENT AREA, TO THE NEAREST HUNDREDTH OF AN ACRE
   +- 24.732 AC.
9. EXISTING AND PROPOSED USES

EXISTING:	VACANT
PROPOSED:	MULTIFAMILY RESIDENTIAL, 371 UNITS

10. LISTING OF SITE COVERAGE (IN SQUARE FOOTAGE, ACREAGE AND PERCENTAGE):
    a. EXISTING AND PROPOSED BUILDING COVERAGE BY INTENDED USE WITH GROSS FLOOR AREA AND LEASABLE/INTERIOR AREA

EXISTING:	21,578 SF	0.50 AC	0.02%
PROPOSED:	156,816 SF	3.60 AC	14.55%

    b. EXISTING AND PROPOSED GROSS IMPERVIOUS AREA

EXISTING:	22,568 SF	0.52 AC	0.02%
PROPOSED:	306,227 SF	7.03 AC	28.42%

    c. PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO OR RESIDENTIAL DENSITY
       RESIDENTIAL DENSITY: 371 UNITS / 24.73 AC = 15 DWELLING UNITS/ACRE
    d. EXISTING AND PROPOSED NATURAL OPEN SPACE, IMPROVED OPEN SPACE, OPEN WATER, AND WETLANDS

EXISTING:	1,077,574 SF	24.74 AC	100%
REQUIRED:	393,020 SF	9.02 AC	25%
PROPOSED:	614,632 SF	14.11 AC	57.03%

10. NUMBER OF REQUIRED AND PROVIDED PARKING SPACES

REQUIRED:	557
PROVIDED:	940 (614 SURFACE SPACES PLUS 35 GARAGE SPACES)
ADA SPACES:	25 (12' x 20')

11. PROJECTED DAILY TRIP GENERATION AND A.M./P.M. PEAK HOUR TRAFFIC VOLUME (PER TIA)
    1,723 NET NEW DAILY TRIPS
    152 AM NET NEW TRIPS
    145 PM NET NEW TRIPS
12. FEMA FLOOD ZONE DESIGNATION:
    ZONE X, PER FEMA MAP 12119C0132D DATED 9/17/2013.

SITE PLAN KEYNOTES

1	9'X19' PARKING STALL (TYP)
2	12'X20' ADA PARKING STALL
3	LIFT STATION (SEE DETAILS SHEET C712)
4	TRASH COMPACTOR (SEE DETAILS SHEET C700)
5	GARAGE PARKING (TYP)
5A	ADA GARAGE PARKING (TYP)
6	CR-A CURB RAMP (TYP) PER FDOT INDEX 522-002
7	CR-C CURB RAMP (TYP) PER FDOT INDEX 522-002
8	CR-F CURB RAMP (TYP) PER FDOT INDEX 522-002

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY PLAN, DRAWING, OR SPECIFICATION IS APPROXIMATE AND NOT GUARANTEED OR VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL SITE PLAN

DATE: 03/30/2024

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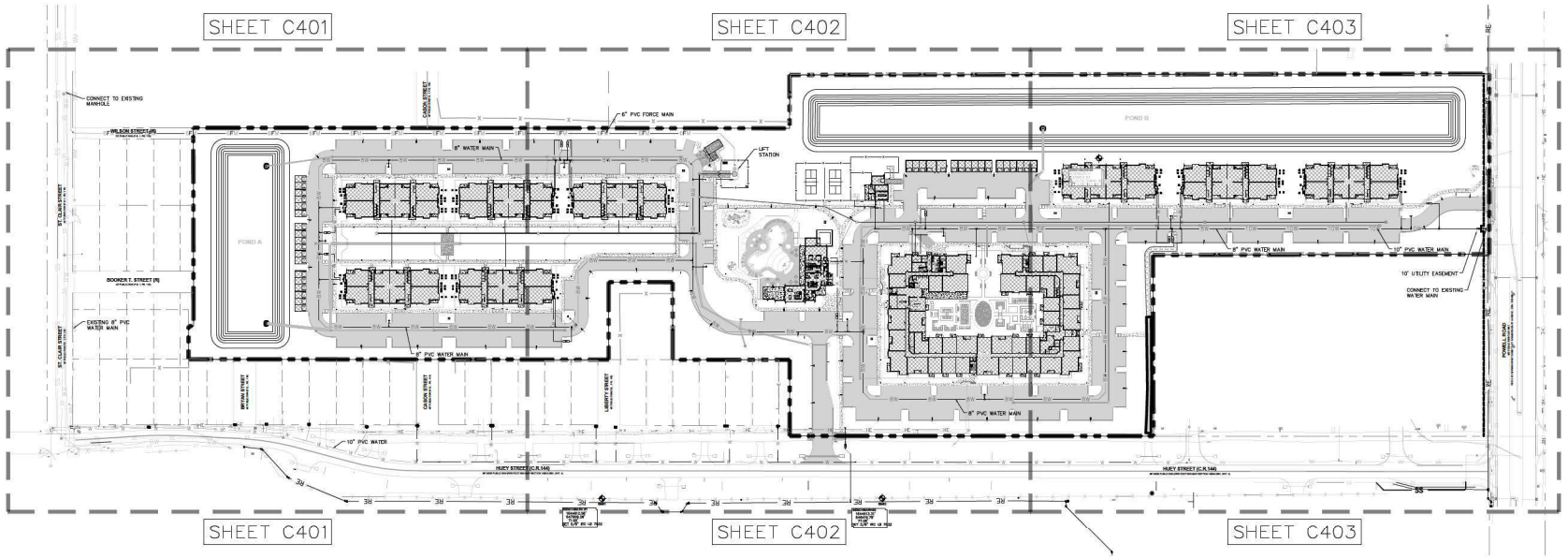
4	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: DD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C200

CAD FILE: 103x42(b) OVERALL SITE PLAN



UTILITY NOTES

1. ALL FIRE LINE BACKFLOW PREVENTERS SHALL HAVE AUTOMATIC FREEZE PROTECTION. SEE DETAILS BELOW.

PLAN LEGEND

	PROJECT BOUNDARY LINE
	MATCHLINE

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL UTILITY PLAN

DATE: 03/30/2024

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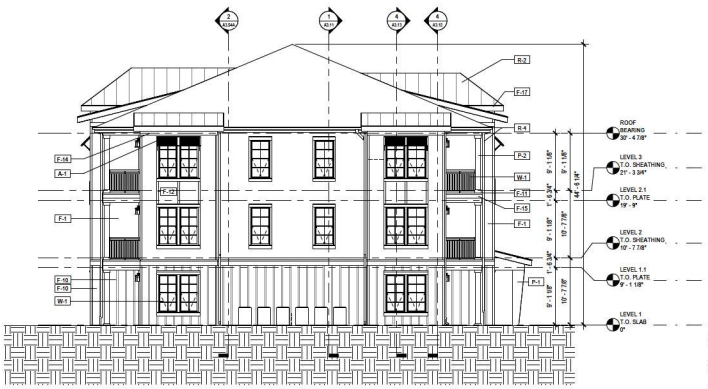
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

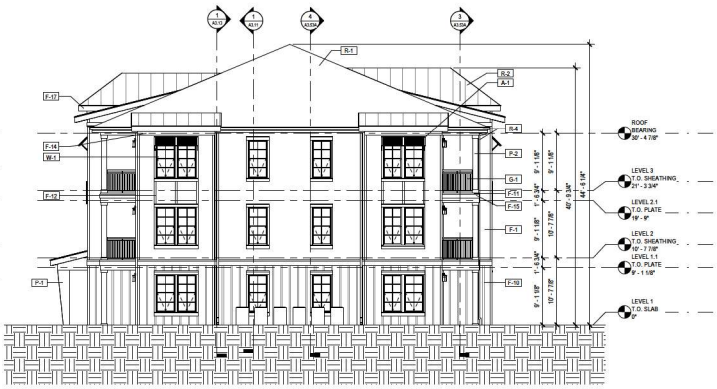
0 50' 100'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C400

CAD FILE: 1019\C400 OVERALL UTILITY PLAN



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
13. ALL EXERIOR LAP SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW766 GREY CLOUDS
14. ALL LAP SIDING IN BREEZEWAYS UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7666 FLEUR DE SEL
15. ALL TRIM AT SIDING PAINT COLOR SW766 GREY CLOUDS & COASTAL GRAY SHALL BE TRIM PAINT COLOR SW7062 ROCK BOTTOM
16. ALL BOARD AND BATTEN SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7666 FLEUR DE SEL
17. ALL TRIM AT SIDING PAINT COLOR SW 7666 FLEUR DE SEL SHALL BE TRIM PAINT COLOR SW7666 FLEUR DE SEL
18. ALL JAMB & SILL TRIM SHALL BE 5/4"x4" U.N.O.
19. ALL WINDOW AND DOOR HEAD TRIM SHALL BE 5/4"x6" U.N.O.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
F-17	FASCIA BOARD
F-10	FIBER CEMENT BATTEN
F-1	FIBER CEMENT PANEL/BOARD AND BATTEN 1
F-11	FIBER CEMENT TRIM 1X3
F-12	FIBER CEMENT TRIM 1X4
F-14	FIBER CEMENT TRIM 1X8
F-15	FIBER CEMENT TRIM 1X9
P-1	POST
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
O-2	UNGLAZED OPENING - OPEN TO BREEZEWAY
G-1	VINYL GUARDRAIL
W-1	WHITE VINYL WINDOW W/ SURROUND, TYP (F.C SURROUND AT LAP, PANEL AND BOARD & BATTEN)
P-2	WRAPPED COLUMN

ISSUE DATE: 2024-08-29

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WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0284
DRAWN: ZS
CHECKED: AS

BUILDING B ELEVATIONS

A2.21

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



4 PLAN EAST ELEVATION
1/8" = 1'-0"



3 PLAN NORTH ELEVATION
1/8" = 1'-0"



2 PLAN WEST ELEVATION
1/8" = 1'-0"



1 PLAN SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
10. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR LIGHT INSTALLATION WITH SIGNAGE AS NECESSARY.
12. INSTALL EXTERIOR LIGHTING FIXTURES AT ELEVATIONS SHOWN, SEE ELECTRICAL DRAWINGS FOR CONNECTION REQUIREMENTS.
13. ACCESSIBLE ROUTES - COORDINATE FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
14. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.

FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
B-1	BEAM, SEE STRUCTURAL
B-2	FAUX BRICK FIREPLACE
F-1	FIBER CEMENT PANELBOARD AND BATTEN 1
F-10	FIBER CEMENT BATTEN
F-11	FIBER CEMENT TRIM 1X3
F-14	FIBER CEMENT TRIM 1X8
P-1	POST
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
R-4	ROOF GUTTER & DS, DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-1	WHITE VINYL WINDOW W SURROUND, TYP IF.C SURROUND AT LAP, PANEL AND BOARD & BATTEN)
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE

ISSUE DATE: 08-29-2024

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0254
DRAWN: MD
PROJ MGR: AS
CHECKED: AS

CLUBHOUSE ELEVATIONS

A2.31

08-29-2024 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

MAIL BUILDING DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR SIZE			DOOR				LABEL DOOR & FRAME	FRAME						DETAILS				REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING		TYPE	MATERIAL	FINISH	GLAZING	SIDELITE	TRANSOM	HEAD	JAMB	THRESHOLD	HARDWARE SET	
LEVEL 1																				
1.M	MAINTENANCE	3' - 0"	8' - 0"	1 3/4"	SS															
2.M	MAINTENANCE	6' - 0"	7' - 0"	1 3/4"	RS															
3.M	MAIL	3' - 0"	6' - 8"	1 3/8"	434															
4.M	OFFICE	3' - 0"	6' - 8"	1 3/8"	434															
5.M	TOILET	3' - 0"	6' - 8"	1 3/8"	434															

ATTIC VENTILATION SCHEDULE

LEVEL	AREA NAME	ATTIC AREA SF	REQUIRED NET FREE VENTED AREA SI	50% REQUIRED NET FREE VENTED AREA SI	VENTING HIGH (40% - 50% OF TOTAL)									LOW VENTS (BALANCE OF TOTAL)						LOW VENTS (BALANCE OF TOTAL)	% LOW	ADEQUATE LOW VENTING
					RIDGE VENTS			BOX VENTS			TOTAL PROVIDED HIGH VENTING SI	% HIGH	ADEQUATE HIGH VENTING	SOFFIT VENTS			OFF-RIDGE VENTS			TOTAL PROVIDED LOW VENTING SI		
					PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI	QUANTITY	TOTAL PROVIDED SI				PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI/LF	LF	TOTAL PROVIDED SI			
ROOF	ROOF AREA	1769 SF	849	424	18	23' -0"	414	0	0	0	414	49	YES	5	181' -0"	905	0	0'	0	905	107	NO [HIGH]

ROOF DRAINAGE SCHEDULE

LOCATION	ROOF DATA				RAINFALL DATA		DOWNSPOUT DATA							GUTTER DATA				REMARKS
	ROOF AREA	ROOF PITCH	ROOF PITCH FACTOR	ADJUSTED AREA	RAINFALL INTENSITY PER IPC APPENDIX B	REQ'D GPM	DS TYPE	NOMINAL SIZE	ACTUAL SIZE	DS CAPACITY (GPM EACH) PER IPC TABLE 1106.3	REQ'D NUMBER OF DS	DS SHOWN	TOTAL DS CAPACITY (GPM)	ADEQUATE DS	WIDTH	MIN. DEPTH	GUTTER CAPACITY PER IPC TABLE 1106.6	ADEQUATE GUTTERS	
ROOF AREA	1769 SF	6" / 12"	1.1	1945 SF	4.5	8249	RECT	4	3.93	192	1	6	1152.00	YES	5' - 0"	5" - 0"	260	YES	

ROOF PLAN LEGEND

- GUTTER AND DOWNSPOUT
- SERVICE WALKPAD WITH ADD. LAYER OF TPO
- CONDENSER UNIT, 3'0"X28"X28" MOUNTING PAD UNDER EACH
- RIDGE VENT
- POD ROOF VENT
- 6:12 ROOF PITCH
- OUTSIDE FACE OF STUD, BELOW
- RD ROOF DRAIN
- SD SECONDARY ROOF DRAIN
- FIRE WALL
- 1-HOUR RATED ROOF ACCESS
- ATTIC DRAFTSTOPPING

ROOF PLAN NOTES

1. FLASH ALL ROOF PENETRATIONS PER MANUFACTURERS' REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
2. ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
3. COPING TO INCLUDE CONTINUOUS CLEAT AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
4. SEE A8.X SERIES SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
5. NO ROOF PENETRATIONS TO OCCUR WITHIN 4' FEET HORIZONTAL AT EACH SIDE OF TERMINATION OF 2-HOUR FIRE WALLS.
6. TPO TO BE MECHANICALLY FASTENED.
7. MAINTAIN 12" MINIMUM FROM END OF HIP/RIDGE VENT TO ROOF EDGE/INTERSECTION.
8. PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E96 ON THE WARM SIDE OF THE ATTIC INSULATION.
9. USE 5" PREFINISHED ALUMINUM GUTTERS AND 3" X 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLEYS TO DIRECT OVERFLOW.
10. ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
11. ALL ROOF PITCHES SHALL BE 6:12 UNLESS OTHERWISE NOTED.
12. ATTIC ACCESS, 22" X 36" MINIMUM W/ INSULATION ON TOP OF ACCESS PANEL.
13. PROVIDE DRAFTSTOPPING WITH MINIMUM OF 3/8" OSB TO SUBDIVIDE THE ATTIC INTO SPACES OF 3,000 SQUARE FEET MAXIMUM AREAS, TYPICAL.
14. PROVIDE SELF-CLOSING, 24" X 84" MINIMUM, UNLESS NOTED OTHERWISE, ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHERE SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
15. PROVIDE 3/4" PLYWOOD WALK FROM ATTIC ACCESS TO DRAFT STOP PANEL(S) FOR INSPECTION ACCESS, TYP.
16. PROVIDE VALLEY FLASHING 18" UP EACH SLOPED FACE
17. DOWNSPOUTS TO BE TIED IN TO SUB-SURFACE DRAINAGE SYSTEM; REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
18. CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS WITH MEP DRAWINGS.

BUILDING PLAN NOTES

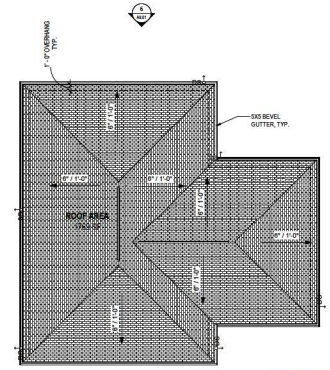
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
2. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
3. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
4. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
5. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL AND SHEAR WALL LOCATIONS.
6. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
7. AT LOCATIONS WHERE 2HR UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE WALL RATING WILL BE REQUIRED TO EXTEND TO FURTHEST EXTERIOR WALL.
8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.
11. SEE UNIT PLANS FOR ALL INTERIOR DIMENSIONS.

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALL IS AS SPECIFIED.
10. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
12. INSTALL EXTERIOR LIGHTING FIXTURES AT ELEVATIONS SHOWN. SEE ELECTRICAL DRAWINGS FOR CONNECTION REQUIREMENTS.
13. ACCESSIBLE ROUTES - COORDINATE FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
14. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.

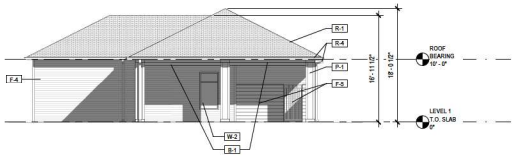
FINISH SCHEDULE

TAG	MATERIAL
F-3	REAR: SEE STRUCTURAL
F-4	FIBER CEMENT LAP SIDING 1
F-5	PET WASH ENCLOSURE AND GATE; MATERIAL BY OWNER
O-1	OVERHEAD DOOR
P-1	POST
P-2	WRAPPED COLUMN
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE



Add lap siding to finish palette

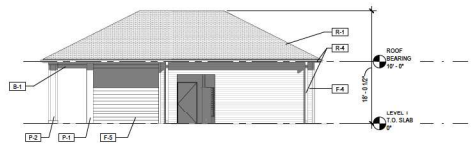
2 ROOF PLAN
1/8" = 1'-0"



6 PLAN NORTH ELEVATION
1/8" = 1'-0"



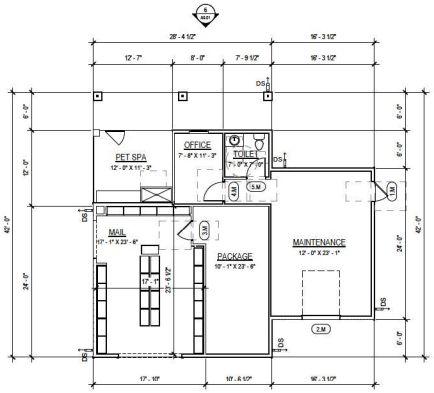
4 PLAN EAST ELEVATION
1/8" = 1'-0"



5 PLAN WEST ELEVATION
1/8" = 1'-0"



3 PLAN SOUTH ELEVATION
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"

ISSUE DATE: 2024-08-29

THESE PLANS ARE DESIGNED AND PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ANY REDESIGN MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS ARE PRESERVED.

REVISIONS

HUEY ST WILDWOOD - MAIL BUILDING

WILDWOOD, FLORIDA

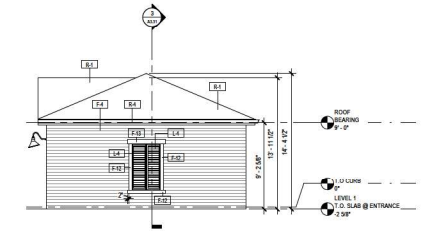
BSB DESIGN
www.bsbdesign.com
5401 W. Kennedy Blvd., Suite 743
Tampa, Florida 33609
(813) 280-4457

JOB NO: 24-0254 PROJ MGR: [PM]
DRAWN: [MDL] CHECKED: [QC]

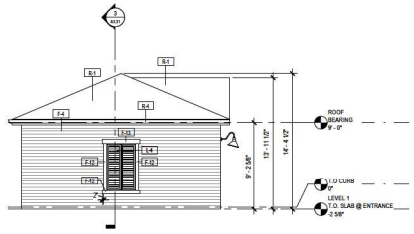
2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

MAIL BUILDING PLANS, ELEVATIONS AND DOOR INFORMATION

A9.01



4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
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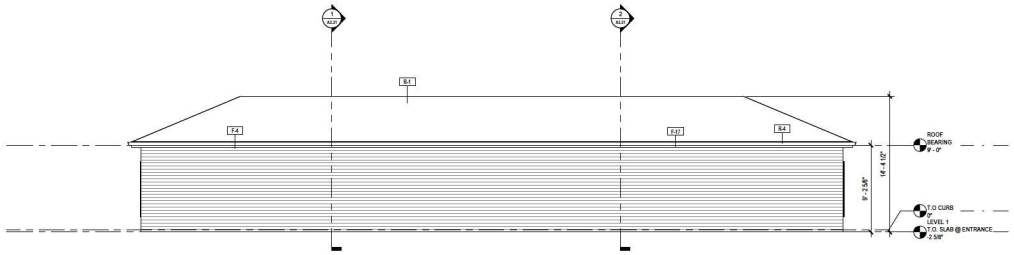
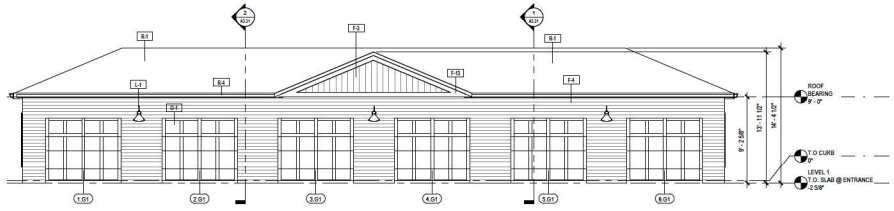
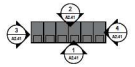


2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

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FINISH SCHEDULE

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F-3	FIBER CEMENT VERTICAL SIDING 1
F-4	FIBER CEMENT LAP SIDING 1
F-12	FIBER CEMENT TRIM 1X4
F-13	FIBER CEMENT TRIM 1X6
F-17	FASCIA BOARD
L-1	LIGHT FIXTURE 1, REF ELECTRICAL DRAWINGS
L-4	LOUVER
O-1	OVERHEAD DOOR
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL

ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
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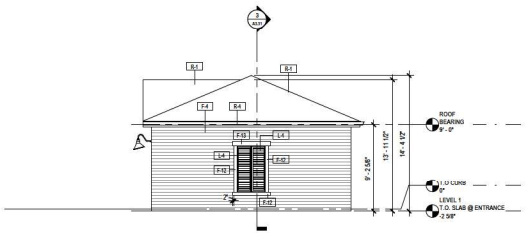
JOB NO: 24-0254
DRAWN: AK
CHECKED: ML

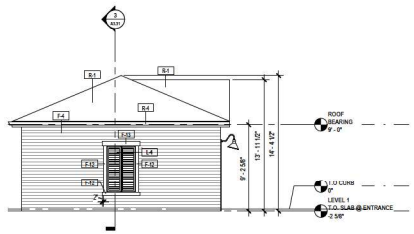
TYPICAL GARAGE ELEVATIONS

A2.41

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
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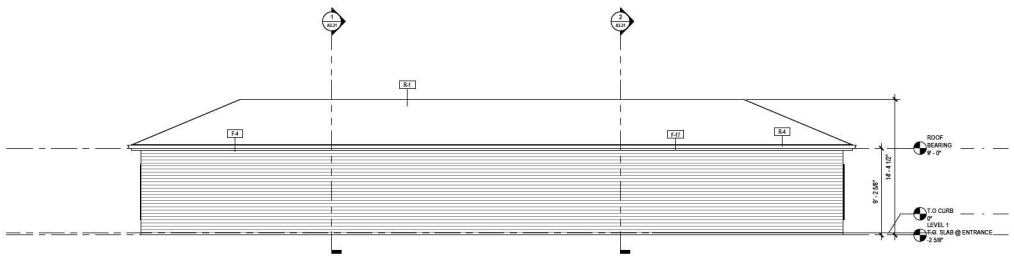

2 REAR ELEVATION
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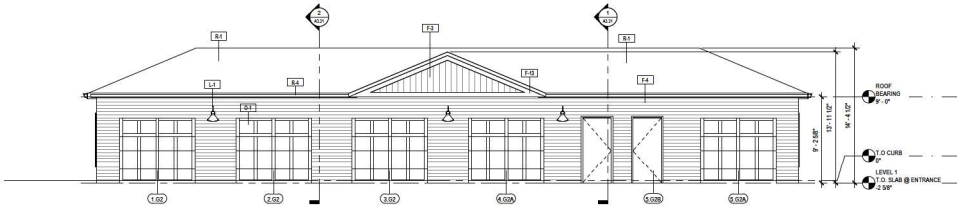
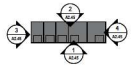


1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

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11. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
12. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN [illegible] EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
13. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

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ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

BSB DESIGN
www.bsbdesign.com
JOB NO: 24-0254
DRAWN: AK CHECKED: ML

ACCESSIBLE GARAGE ELEVATIONS

A2.45

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Temporary Construction Easement Agreement - Millennium Park**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

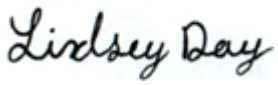
HISTORY/FACTS/ISSUES:

The construction of the Millennium Park reuse line requires temporary access to Parcel G05-121, owned by Denise Warnock.

The attached temporary easement agreement allows city staff and/or contractors to enter the property for purposes of construction activity on adjacent city-owned and maintained utilities. Construction activities may include vehicular or pedestrian access, ingress, egress, material storage, and other general construction purposes.

Termination of the agreement will occur upon completion of construction and will be recorded in the public record.

DATED: 8/19/2026



Lindsey Day
Assistant Planner, Development Services

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("Agreement") is entered into as of the _ day of September 2026 ("Effective Date"), by and between Denise E. Warnock ("Grantors"), whose mailing address 4855 CR 466A, Wildwood, Florida 34785, and the CITY OF WILDWOOD, Florida, a Florida Municipal Corporation ("Grantee"), whose mailing address is
100 North Main Street, Wildwood, Florida 34785. Grantor and Grantee may each be referred to in this Agreement as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Grantor is the owner of that certain real property located in Sumter County, Florida designated as Parcel ID No. G05-121 ("Grantor Property");

WHEREAS, Grantee owns and maintains certain utilities located adjacent to Grantor Property;

WHEREAS, Grantee is constructing certain improvements in relation to its utility system ("Improvements");

WHEREAS, Grantor desires to grant a temporary construction easement in favor of Grantee for purposes of the construction of the Improvements.

NOW, THEREFORE, Grantor and Grantee do hereby agree as follows:

I. **Recitals.** The Recitals stated above are true and correct, and their terms and provisions are incorporated herein for all purposes.

2. **Grant of Easement.** Grantor hereby grants to Grantee and Grantee's assigns, agents, employees, contractors, subcontractors, and vendors, a temporary, non-exclusive construction easement on, over and across the area as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Temporary Construction Easement Area") for vehicular and pedestrian access, ingress, egress, materials storage, and general construction purposes, as reasonably necessary for Grantee to construct the Improvements ("Easement"). Promptly after the completion of any work, and except for the Improvements related to the City's utilities, Grantee shall return the surface of the Temporary Construction Easement Area to as nearly as practicable the condition which existed prior to the commencement of such work.

3. **Subject to Existing Matters.** The Easement is conveyed subject to all other easements, licenses and conveyances of record prior to the Effective Date and is further subject to the rights of Grantor to use the Temporary Construction Easement Area at any time, in any

manner, and for any purpose, provided, however, that such use by Grantor shall not restrict, be inconsistent or materially interfere with nor prevent the full utilization by Grantee of the rights and privileges granted herein.

4. **Termination of Easement.** Upon Grantee's completion of the construction of the Improvements, Grantee and the Grantor will execute and record a termination of this Agreement, whereupon this Agreement and the Easement granted herein will terminate.

5. **Liens.** Grantee will keep the Grantor Property free and clear of all liens and encumbrances arising from the exercise by Grantee of its rights under this Agreement.

6. **Damage/Destruction.** In the event that the Grantor Property is damaged in whole or in part by Grantee's exercise of its rights granted herein, Grantee shall repair any damage at Grantee's expense.

7. **No Dedication.** No special right of access by the general public to any portion of the Temporary Construction Easement Area is conveyed by this Agreement. Nothing contained in this Agreement shall be deemed to be a gift or dedication to the general public for any use or purpose whatsoever.

8. **Waiver.** No waiver of any of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

9. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof, and this Agreement will be construed in all respects as if such invalid or unenforceable provision were omitted.

I 0. **Successors/ Assigns.** This Agreement and the terms and provisions hereof will run with the land and bind and inure to the benefit of the Parties and their respective legal representatives, and their successors and assigns.

11. **Non-Exclusive.** The easement rights granted herein are non-exclusive in nature.

12. **Entire Agreement and Modification.** This Agreement constitutes the entire agreement between the Parties as to the subject matter of this Agreement. No amendment or modification of this Agreement shall be binding unless in writing and executed by Grantor and Grantee. of the State of Florida. Venue for any legal proceedings brought pursuant to this Agreement shall be exclusively in Sumter County, Florida.

13. **Governing Law.** This Agreement shall be interpreted under and governed by the laws of the State of Florida. Venue for any legal proceedings brought pursuant to this Agreement shall be exclusively in Sumter County, Florida.

14. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year set forth above.

GRANTOR:

Witness Signature

Lindsey Day
Print/Typed Witness Name

Witness Signature

Melanie Strickland
Print/Typed Witness Name

Denise E. Warnock

STATE OF FLORIDA
COUNTY OF SUMTER
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this _13_ day of August 2026, by Denise E. Warnock, who is personally known to me or who produced their Florida driver's license as identification.

My Commission Expires: 4/5/27

Notary Public State of Florida
Lindsey Day
My Commission HH 733344
Expires 4/5/2027

Notary Public Signature

Lindsey Day
Print/Type Name of Notary

Commission No. 733344

GRANTEE:

Witness Signature

Print/Typed Witness Name

City of Wildwood, a municipal corporation

By: _____
Ed Wolf, Mayor

(Corporate Seal)

_____

Witness Signature

_____

Print/Typed Witness Name

ATTEST: _____

Jessica Barnes, City Clerk

STATE OF FLORIDA
COUNTY OF SUMTER

Sworn to and subscribed before me by means of □ physical presence or □ online notarization, this __ day of September 2026, by Ed Wolf, who is personally known to me, or who produced their Florida driver's license as identification.

My Commission Expires: _____

_____

Notary Public Signature

_____

Print/Type Name of Notary

Commission No. _____

SKETCH:
MILLENNIUM PARK
REUSE TEMPORARY
CONSTRUCTION
EASEMENT

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

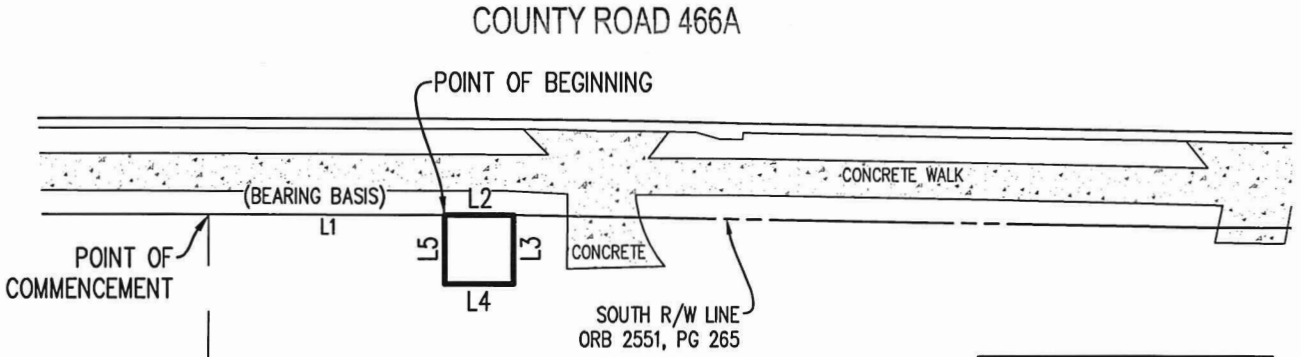
EXHIBIT " A "
SHEET 1 OF 1

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE EAST 61.22 FEET OF THE WEST 461.22 FEET OF THE NORTH 1/4 OF THE NE1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, WITH THE SOUTH RIGHT-OF-WAY LINE OF CR 466A AS RECORDED IN OFFICIAL RECORDS BOOK 2551, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN S89°58'06"E A DISTANCE OF 51.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°58'06"E, 15.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S00°01'54"W, 15.00 FEET; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE RUN N89°58'06"W, 15.00 FEET; THENCE N00°01'54"E, 15.00 FEET TO THE POINT OF BEGINNING.

NORTH
0 20 40
1 inch = 40 feet



WEST LINE OF THE EAST 61.22' OF THE WEST 461.22' OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 5-19-23

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S89°58'06"E	51.55'
L2	S89°58'06"E	15.00'
L3	S00°01'54"W	15.00'
L4	N89°58'06"W	15.00'
L5	N00°01'54"E	15.00'

LEGEND:
LB = LICENSED BUSINESS
R/W = RIGHT-OF-WAY
L# = LINE TABLE NUMBER
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 6/10/26
KAYE M. JAMESON - FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

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.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466A HAS A BEARING OF S89°58'06"E.

JOB SP2026.01854

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\VIGN-VILLAGES PROJECTS\V19-R23\SECTION 5\VHA - MILLENNIUM PARK\VHA TEMP CONSTRUCTION EASEMENT SP2026.01854\BNDY&TOPO\DWG\MILLENNIUM PARK TCE SD.DWG, 11 8.5 X 11, 6/10/2026 1:09 PM, BY: JHURST
----- : CFB_Survey_Standard.ctb

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-0520 (SP) Chick-Fil-A Wildwood**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

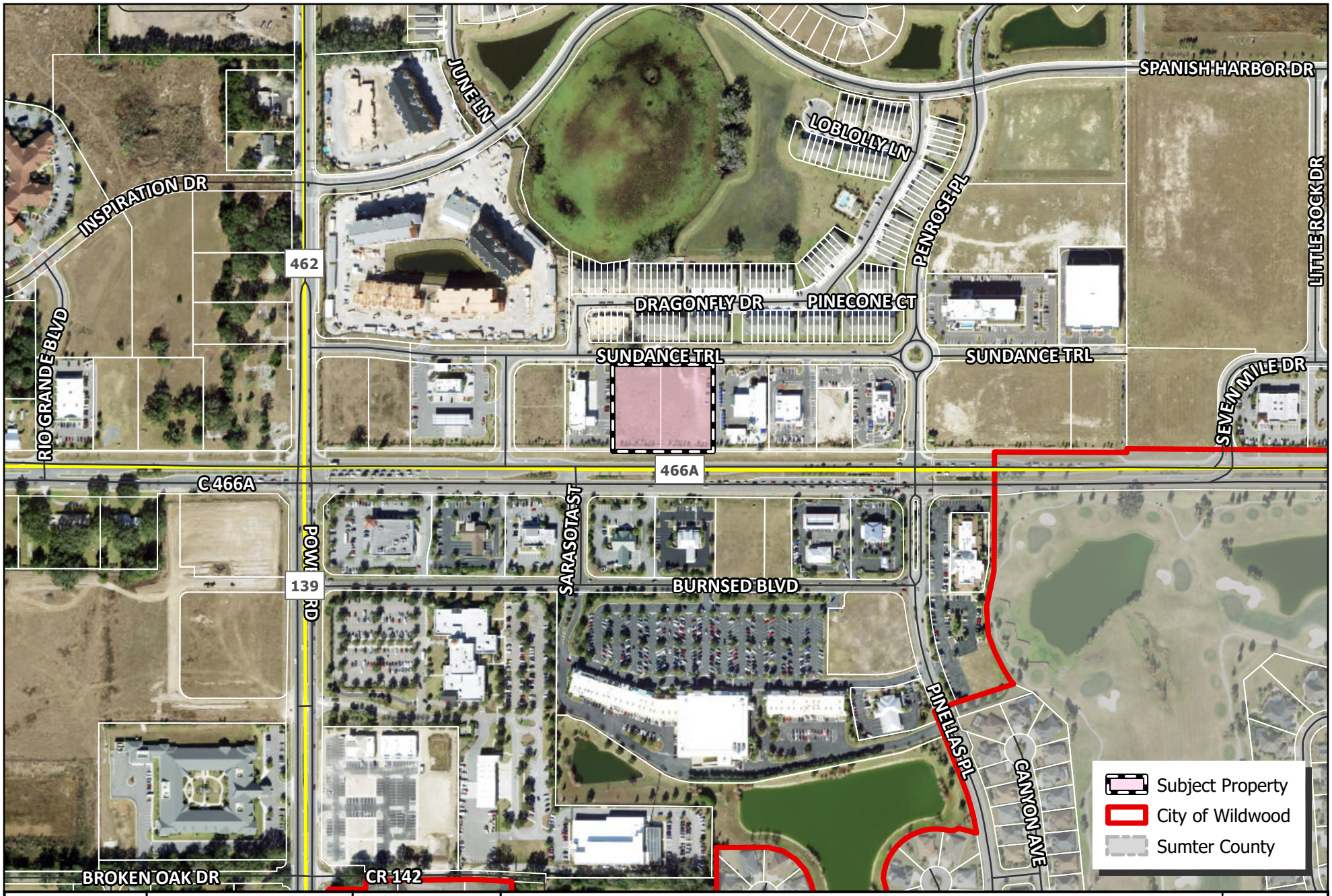
Case Number	26-0520 - Chick-Fil-A Wildwood
Owner	Dade City Properties LLC
Applicant	Andres Mizrahi P.E., Bowman
Acreage	2.09 +/-
Property Location	The subject property is generally located on the south side of Sundance Trail, and approximately 600 feet from the Penrose Place and Sundance Trail roundabout.
Parcel Number	G04N251 & G04N252
Date	September 2, 2026

The applicant is seeking approval from the City Commission for a five-thousand two-hundred and eighteen (5,218) square foot Chick-Fil-A restaurant, 73 parking spaces, dumpster enclosure, landscaping, and associated infrastructure improvements on 2.09 acres MOL, per the attached plans.

Project 26-0520 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



McKenna Page
Planner II, Development Services



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

N
US Feet
0 95 190 380

#26-0520

CHICK-FIL-A WILDWOOD

PARCELS G04N251 & G04N252

MAP 1B

LOCATION MAP

FEB 2026

SITE DEVELOPMENT PLANS FOR

WILDWOOD
CHICK-FIL-A

PARCEL ID: G04N251 & G04N252

STORE #06185

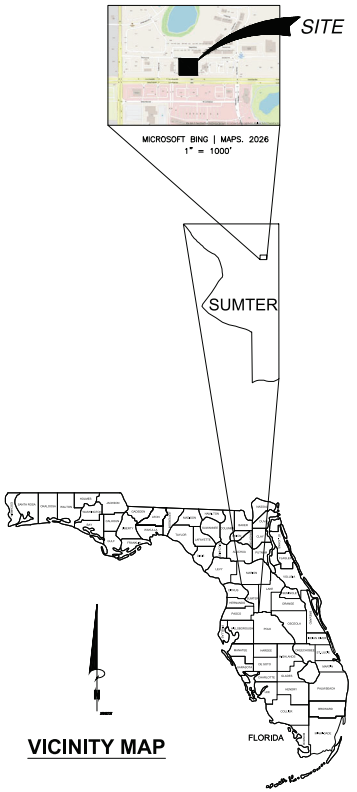
5231 SUNDANCE TRL
WILDWOOD, FL 34785
SECTION 04, TOWNSHIP 19 SOUTH, RANGE 23 EAST

SOIL MAP:



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Candler sand, 0 to 5 percent slopes	0.0	1.2%
13	Tavares fine sand, 0 to 5 percent slopes	2.1	98.8%
Totals for Area of Interest		2.1	100.0%



VICINITY MAP

INTENDED USE

THE SUBJECT PROPERTY IS PROPOSED TO BE DEVELOPED AS A CHICK-FIL-A QUICK-SERVICE RESTAURANT WITH DRIVE-THROUGH SERVICE, INCLUDING ASSOCIATED PARKING, INTERNAL CIRCULATION, LANDSCAPING, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES, IN ACCORDANCE WITH APPLICABLE LOCAL REGULATIONS.

LEGAL DESCRIPTION (TITLE COMMITMENT NO. FL252504024JC/250884ATL)

PROPOSED CFA PARCEL PER SURVEYOR

LOT 251, BEAUMONT PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 13, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LOT 252, BEAUMONT PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 13, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

GENERAL NOTES

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

FLOOD ZONE NOTE

THE LANDS BOUND BY THIS SURVEY LIE WITHIN FLOOD ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 12119C0132D, EFFECTIVE DATE: 09/27/2013.

DATUM NOTE

1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION,WEST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING THE TRIMBLE R-10 WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
2. THE BASIS OF BEARING REFERS TO A PLAT BEARING OF N 89°53'05" W ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 466A AS RECORDED IN BEAUMONT PHASE I IN PLAT BOOK 18, PAGE 13K, SUMTER COUNTY AND MEASURE AS N89°53'05"W.
3. THE ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM "NAVD 88" AND WERE CONVERTED FROM "NGVD 29" AND ARE BASED UPON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) PUBLISHED BENCHMARK:

POINT NAME: "80501001"
DESCRIPTION: " 3-1/2" FDOT BRASS DISK, STAMPED DSPNC 80501 001 "
N: 1649100.28'
E: 644258.64'
ELEV.: 62.93' (N.G.V.D. 29).
-0.90
62.03' (N.A.V.D. 88)
CONVERSION WAS PERFORMED USING THE NGS (NCAT) HTTPS://GEODESY.NOAA.GOV/NCAT/

AGNECY PERMITS

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT (43043580.020)
APPROVED

CONTACTS

OWNER:
DADE CITY PROPERTIES LLC
12062 W MARLIN COURT,
HOMOSASSA, FL 34448
(727) 742-6446
EOHANRA332@AOL.COM

TENANT:
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
PHONE: (404) 765-8000

ENGINEER:
BOWMAN CONSULTING
1301 INTERNATIONAL PKWY, SUITE 530,
SUNRISE, FL 33323
ANDRES MIZRAHI
(954) 884-5262
AMIZRAHI@BOWMAN.COM

SURVEYOR:
BOWMAN CONSULTING
5404 CYPRESS CENTER DRIVE
SUITE 140, TAMPA, FL 33609
NICHOLAS MESSINA JR.
FLORIDA PROFESSIONAL
SURVEYOR AND MAPPER
REGISTRATION NO. 6559
(772) 210-4620

WATER & SEWER:
CITY OF WILDWOOD
JASON MARTIN
(352) 330-1346
JMARTIN@WILDWOOD-FL.GOV

GAS:
TECO ENERGY
CHEYENNE THOMPSON
(813) 917-6165
CTHOMPSON2@TECOENERGY.COM

ELECTRIC:
SECO ENERGY
ANDARA MCGILL
(352)-603-9630
ANDARA.MCGILL@SECOENERGY.COM

TELEPHONE/CABLE:
LUMEN DISTRIBUTION SERVICES
CURTISS GRAY
(352) 537-6005
CURTISS.GRAY@LUMEN.COM

OPERATION & MAINTENANCE OF IMPROVEMENTS:
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
PHONE: (404) 765-8000

HEALTH DEPARTMENT
DEPT OF BUSINESS AND
PROFESSIONAL REGULATIONS
DIVISION OF HOTELS AND
RESTAURANTS
1940 NORTH MONROE STREET
TALLAHASSEE, FL 32399-1011
DHR.PLANREVIEW@MYFLORIDALICENSE.COM

EROSION CONTROL
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
NPDES STORMWATER PROGRAM
866.336.6312
NPDES-STORMWATER@DEP.STATE.FL.US

WASTE MANAGEMENT
WASTE MANAGEMENT
8708 NE 44TH DRIVE
WILDWOOD, FL 34785
T: 866.684.3142
C: 352.266.8391

Sheet List Table

Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	EXISTING CONDITIONS PLAN
C-1.2	DEMOLITION PLAN
C-2.0	SITE PLAN
C-2.1	STACKING EXHIBIT
C-2.2	FIRE TRUCK PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-3.1	EROSION CONTROL PLAN - PHASE I
C-3.2	EROSION CONTROL PLAN - PHASE II
C-3.3	EROSION CONTROL DETAILS
C-4.0	CFA STANDARD DETAILS
C-4.1	CFA STANDARD DETAILS
C-4.2	CFA STANDARD DETAILS
C-4.3	CFA STANDARD DETAILS
C-5.0	SITE AND DRAINAGE DETAILS
PS-1.0	UTILITY PLAN
PS-1.1	UTILITY DETAILS
PS-1.2	UTILITY DETAILS
PS-1.3	UTILITY DETAILS

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman
Certificate of Authorization License No. 30302
1301 International Pkwy,
Suite 530, Sunrise, FL 33323
Phone: (954) 314-6181
www.bowman.com
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Seal

This item has been digitally signed and sealed by Andres Mizrahi, P.E. on the date adjacent to this seal

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LICENSE No. 92421 STATE OF FLORIDA

ANDRES MIZRAHI, P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185

BUILDING TYPE / SIZE: P14-LS-BASE
RELEASE: 10/22/2025

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 010014-01-288
PRINTED FOR PERMIT
DATE 7/7/2026
DRAWN BY JL

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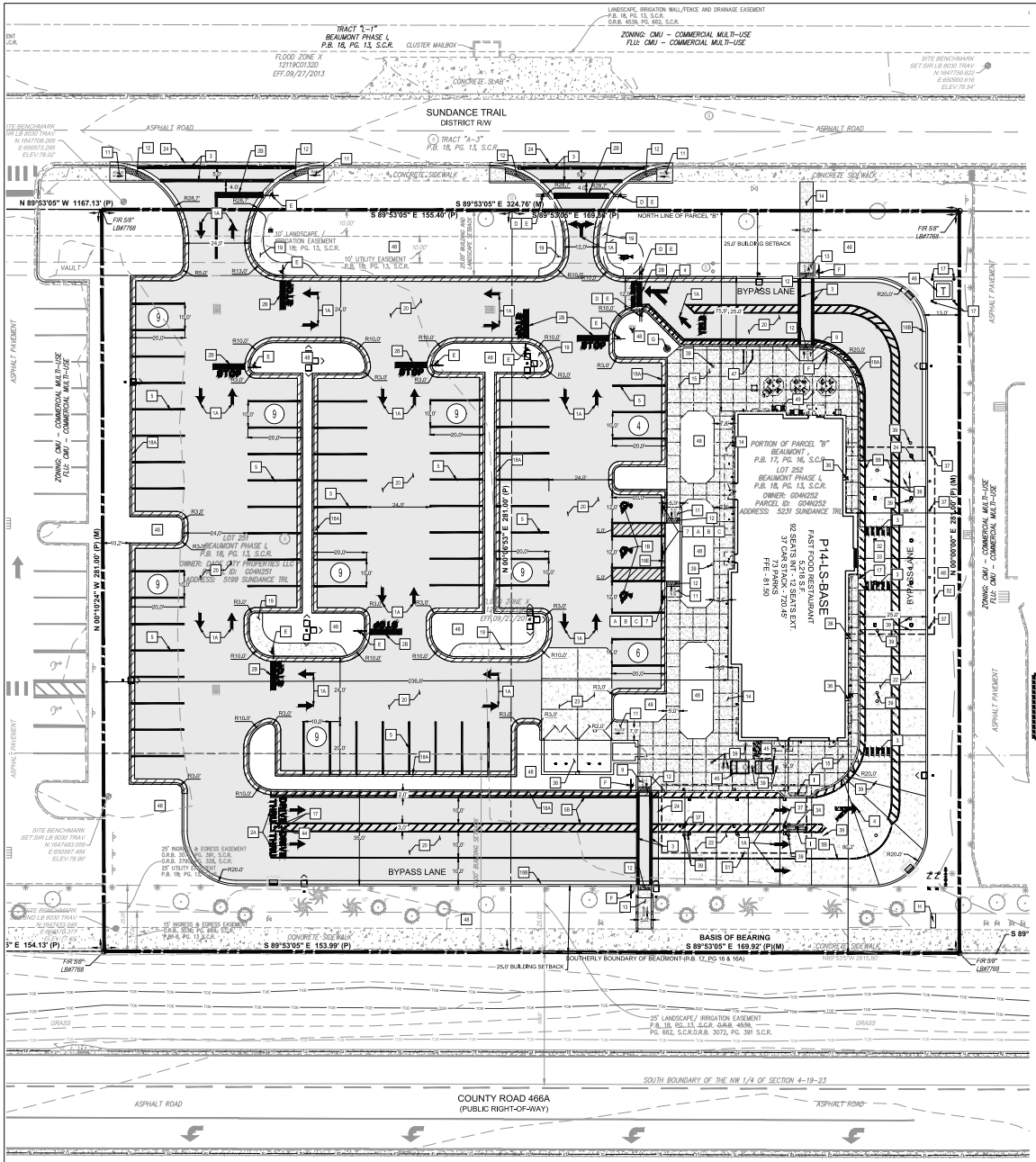
SHEET
COVER SHEET

SHEET NUMBER
C-1.0

PERMIT

FILE PATH: V:\010014 - Chick-fil-A\010014-01-288 ENG - CFA Wildwood FSU #06185\Engineering Plans\Sheets\C0-000A-Cover Sheet.dwg 7/7/2026
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-4.0)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-4.0)
2A DRIVE–THRU GRAPHICS (2A C-4.0)
2B STOP BAR GRAPHIC (2B C-4.0)
3 CROSSWALK MARKINGS (3 C-4.0)
4 MULTI–LANE DIRECTIONAL GRAPHICS (4 C-4.0)
5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-4.0)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 SOLID PLASTIC WHEEL STOP (6 C-4.0)
7 BOLLARD MOUNTED SIGN (7 C-4.0)
8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS) (8 C-4.0)
9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (9 C-4.0)
10 RETURNED CURB HANDICAP RAMP (10 C-4.0)
11 SIDEWALK ACCESSIBLE RAMP (1 C-4.1)
12 DETECTABLE WARNING DEVICE (2 C-4.1)
13 TYPICAL ADA RAMP & HANDRAIL (3 C-4.1)
14 CONCRETE SIDEWALK (4 C-4.1)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-4.1)
16 ENTRY DOOR FROST SLAB DETAIL (6 C-4.1)
17 CONCRETE BOLLARD (7 C-4.1)
18 CONCRETE CURB & GUTTER (8 C-4.1)
18A SPILLING CURB & GUTTER
18B CATCHING CURB & GUTTER
18C DEPRESSED SPILLING CURB & GUTTER
18D DEPRESSED CATCHING CURB & GUTTER
18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
18G MOUNTABLE CURB & GUTTER
19 LANDSCAPE & IRRIGATION PROTECTOR (9 C-4.1)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-4.2)
21 BUTT JOINT (2 C-4.2)
22 CONCRETE PAVEMENT DRIVE–THRU LANE (3 C-4.2)
23 CONCRETE APRON AT TRASH ENCLOSURE (4 C-4.2)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE–THRU LANES) (5 C-4.2)
25 CONCRETE PAVEMENT SECTIONS (6 C-4.2)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-4.2)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-4.2)
28 CONTRACTION JOINT (9 C-4.2)
29 KEYED CONSTRUCTION JOINT (10 C-4.2)
30 LONGITUDINAL BUTT JOINT (11 C-4.2)
31 EXPANSION JOINT (12 C-4.2)
32 DRIVE–THRU PLAN – FLUSH WITH FFE (1 C-4.3)
33 DRIVE–THRU ISOMETRIC (2 C-4.3)
34 DRIVE–THRU ORDER POINT ISLAND (3 C-4.3)
35 MENU BOARD LOOP DETECTION SYSTEM (4 C-4.3)
36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (5 C-4.3)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-4.3)
38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
39 CLEAN–OUT (OUTSIDE OF BUILDING) (8 C-4.3)
40 THICKENED PAVEMENT @ STRUCTURES (9 C-4.3)
41 STORM STRUCTURE WEEP HOLE DETAILS (10 C-4.3)
42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
43 BUILDING DOWNSPOUT CONNECTION
44 DRIVE–THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 BIKE RACK
48 LANDSCAPED AREA
49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
50 CONCRETE PAD FOR OPTIONAL CASH STATION
51 FREE–STANDING ORDER POINT CANOPY
52 FREE–STANDING OUTSIDE MEAL DELIVERY CANOPY

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7–8; 12" X 18" (TYP.)
B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7–8P; 6" X 12" (TYP.)
D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5–1; 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE) R1–1; 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA MONUMENT OR PYLON SIGN
I DIGITAL DRIVE–THRU MENU BOARDS

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

LEGEND

PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. SIDEWALK	EX. SANITARY MANHOLE
PROP. CONC. PAVEMENT	EX. STORM MANHOLE
PROP. TYPE "F" CURB	EX. DRAINAGE GRATE INLET
PROP. PARKING STRIPE	EX. ELECTRIC BOX
PROP. HANDICAP MARKING	EX. LIGHT POLE
PROP. CURB INLET	EX. UG. FIBER OPTIC MARKER
PROP. CATCH BASIN	EX. FIBER OPTIC VAULT
PROP. WATER METER	EX. IRRIGATION BOX
PROP. BACKFLOW PREVENTER	EX. IRRIGATION VALVE
PROP. FIRE HYDRANT	EX. WATER VALVE
PROP. FIRE DEPARTMENT CONNECTION (FDC)	EX. SPRINKLER
PROP. DOUBLE DECKER CHECK VALVE (DDCV)	EX. WATER METER
PROP. GREASE TRAP	EX. FIRE HYDRANT
PROP. SEWER CLEANOUT	EX. SIGN
PROP. LIGHT POLE	EX. TREES

811 KNOW WHAT'S BELOW. CALL OR CLICK BEFORE YOU DIG. www.sunshine811.com

SITE SUMMARY

JURISDICTION	CITY OF WILDWOOD
ZONING	CMU - COMMERCIAL MULTI USE
FLU	CMU - COMMERCIAL MULTI USE
USE	COMMERCIAL
PARCEL ID	G04N251 & G04N252
LOT	
SIZE	91,138 SF (2.09 AC.)
HEIGHT	21'-4"
STORIES	ONE STORY BUILDING
SEATING	92 INTERIOR, 12 EXTERIOR
OCCUPANCY LOAD:	168
EMPLOYEES PER SHIFT	20
BUILDING	
SIZE	5,218 S.F.
PARKING	
SIZE	10' X 20'
FIRE FLOW	
BUILDING CONSTRUCTION TYPE	TYPE V-B (SPRINKLERED)
REQUIRED FIRE FLOW	500 GPM (REDUCED BY 75% PER NFPA 1142-3.2.1) MINIMUM REQUIRED = 1000 GPM
FLOW DURATION	2 HOURS
AVAILABLE FIRE FLOW	1,724 GPM @ 20 PSI (TEST DATE: 5/26/2026)

PARKING CALCULATIONS

USE	QTY	RATIO	REQUIRED
RESTAURANT	5,218 SF	1 SPACE PER 120 SF GFA. (LDR 6.8(G))	44
STANDARD PARKING PROVIDED			70
HANDICAP PARKING REQUIRED			3
HANDICAP PARKING PROVIDED			3
TOTAL PARKING PROVIDED			73

CHICK-FIL-A SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL AFFECTED AREA	91,138	2.09	100
PROP. PERVIOUS AREA	23,572	0.54	25.9
PROP. IMPERVIOUS AREA	67,566	1.55	74.1
PROP. BUILDING AREA	5218	0.12	5.7
PROP. PAVEMENT AREA	62,348	1.43	68.4

BUILDING SETBACKS			LANDSCAPE BUFFERS		
SETBACKS	REQUIRED	PROVIDED	SETBACKS	REQUIRED	PROVIDED
NORTH	25'-0"	75'-9"	NORTH	25'-0"	25'-0"
SOUTH	75'-0"	81'-2"	SOUTH	25'-0"	25'-0"
EAST	N/A	38'-5"	EAST	N/A	12'-0"
WEST	N/A	236'-4"	WEST	N/A	10'-2"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

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LICENSED No. 92421 STATE OF FLORIDA

ANDRES MORAHI, P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185

BUILDING TYPE / SIZE: P14-LS-BASE
RELEASE: 10/22/2025

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-288
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SHEET
SITE PLAN

SHEET NUMBER
C-2.0

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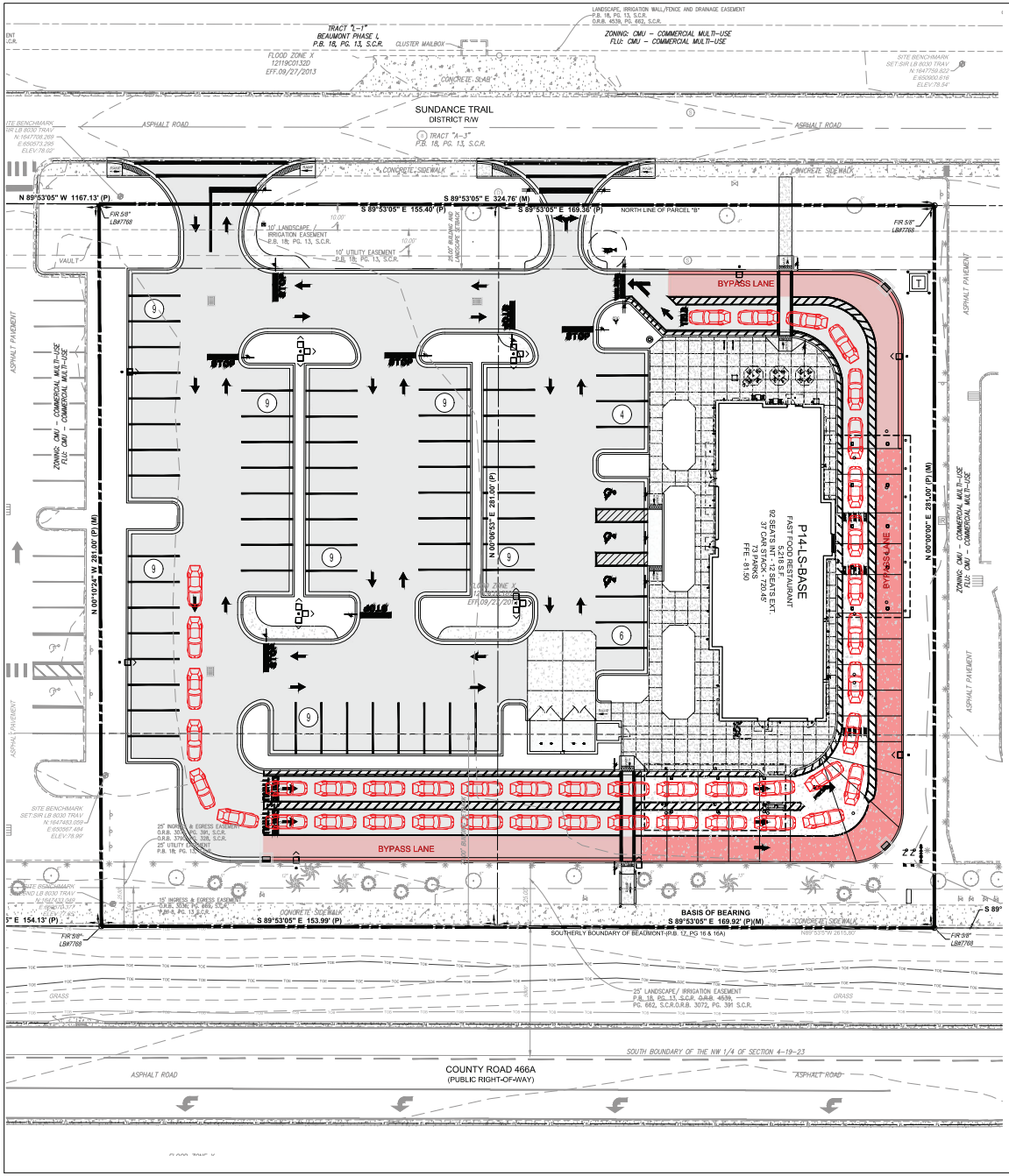

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LEGEND

PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. SIDEWALK	EX. SANITARY MANHOLE
PROP. CONC. PAVEMENT	EX. STORM MANHOLE
PROP. TYPE "F" CURB	EX. DRAINAGE GRATE INLET
PROP. PARKING STRIPE	EX. ELECTRIC BOX
PROP. HANDICAP MARKING	EX. LIGHT POLE
PROP. CURB INLET	EX. UG. FIBER OPTIC MARKER
PROP. CATCH BASIN	EX. FIBER OPTIC VAULT
PROP. WATER METER	EX. IRRIGATION BOX
PROP. BACKFLOW PREVENTER	EX. IRRIGATION VALVE
PROP. FIRE HYDRANT	EX. WATER VALVE
PROP. FIRE DEPARTMENT CONNECTION (FDC)	EX. SPRINKLER
PROP. DOUBLE DECKER CHECK VALVE (DDCV)	EX. WATER METER
PROP. GREASE TRAP	EX. FIRE HYDRANT
PROP. SEWER CLEANOUT	EX. SIGN
PROP. LIGHT POLE	EX. TREES

N

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

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07/07/2026

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FLORIDA REG. NO. 92421

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185

BUILDING TYPE / SIZE: P14-LS-BASE
RELEASE: 10/22/2025

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-288
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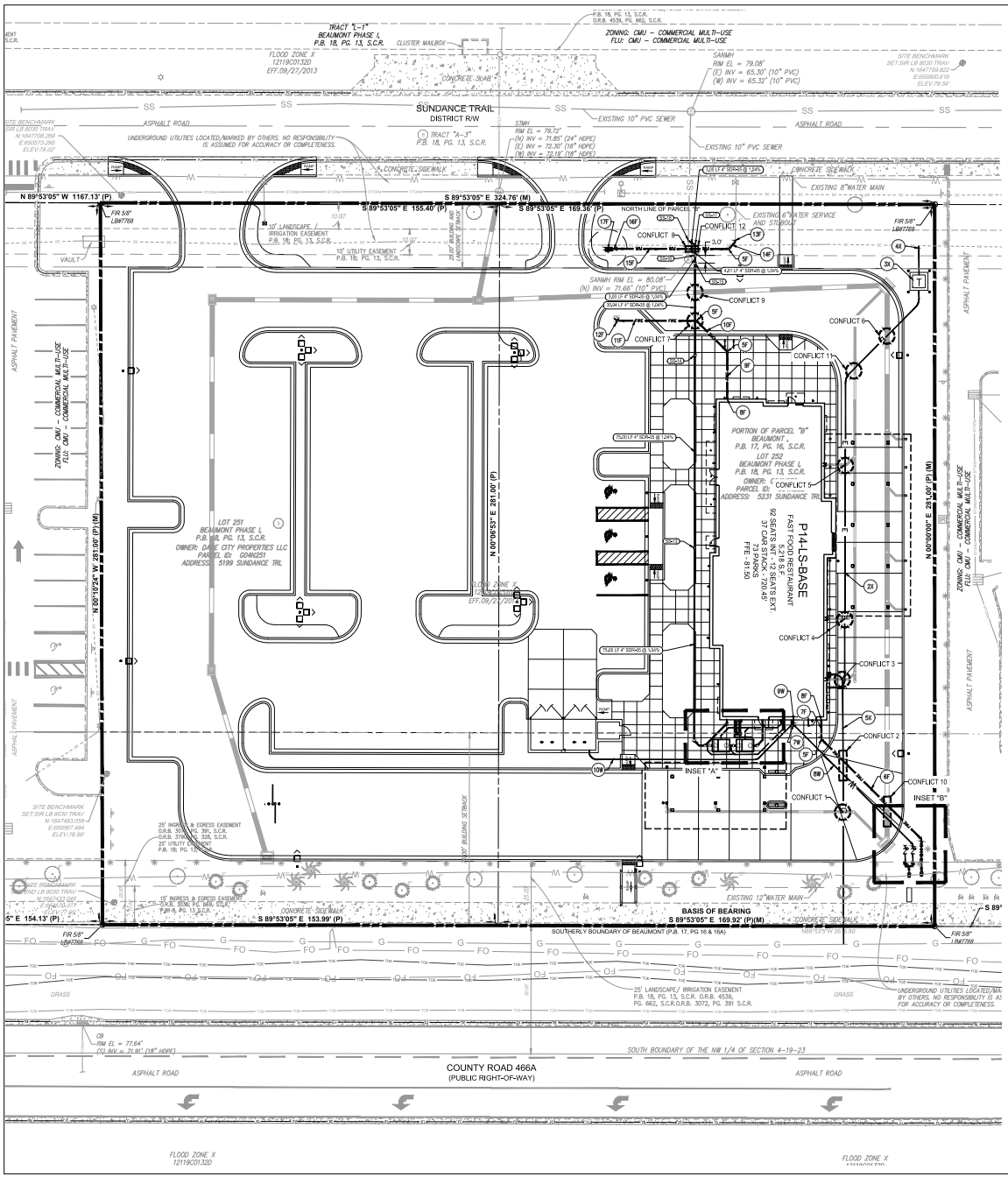

WATER SERVICE

- 1W — CONNECT TO EXISTING 12" WATER MAIN W/ TAPPING SADDLE & CORP STOP (CONTRACTOR TO VERIFY EX. SIZE, DEPTH, & LOCATION PRIOR TO CONNECTION)
- 2W — CONST. 1 LF OF 2" PVC WATER SERVICE
- 3W — CONST. 2" X 1" TEE
- 4W — CONST. 90° BEND
- 5W — CONST. 1" WATER METER & BACKFLOW PREVENTER FOR IRRIGATION (SEE IRRIGATION PLANS FOR CONTINUATION). END OF CITY MAINTENANCE (PUBLIC)
- 6W — CONST. 1.5" WATER METER & BACKFLOW PREVENTER FOR POTABLE WATER SERVICE. END OF CITY MAINTENANCE (PUBLIC)
- 7W — CONST. 2" 45° BEND
- 8W — CONST. 63.5 LF OF 2" PVC WATER SERVICE
- 9W — CONST. WATER SERVICE BLDG. CONNECTION
- 10W — CONST. 91.5 LF OF 2" WATER SERVICE TO DUMPSTER

FIRE SERVICE

- 1F — CONNECT TO EXISTING 12" WATER MAIN W/ TAPPING SADDLE & CORP STOP (CONTRACTOR TO VERIFY EX. SIZE, DEPTH, & LOCATION PRIOR TO CONNECTION)
- 2F — CONST. 2.5 LF OF 6" DIP FIRE SERVICE. END OF CITY MAINTENANCE (PUBLIC)
- 3F — CONST. 6" DOUBLE DETECTOR CHECK VALVE (DDCV)
- 4F — CONST. 2 LF OF 6" DIP FIRE SERVICE
- 5F — CONST. 6" 45° BEND
- 6F — CONST. 53.8 LF OF 6" DIP FIRE SERVICE
- 7F — CONST. 6.7 LF OF 6" DIP FIRE SERVICE
- 8F — CONST. FIRE SERVICE BLDG. CONNECTION
- 9F — CONST. 17.7 LF OF 6" DIP FIRE SERVICE
- 10F — CONST. 15.5 LF OF 6" DIP FIRE SERVICE
- 11F — CONST. 30.3 LF OF 6" DIP FIRE SERVICE
- 12F — CONST. 4" SINGLE STORZ (F.D.C.)
- 13F — CONNECT TO EXISTING 6" WATER SERVICE W/ 45° BEND
- 14F — CONST. 2.3 LF OF 6" DIP FIRE SERVICE
- 15F — CONST. 46.3 LF OF 6" DIP FIRE SERVICE
- 16F — CONST. 6" GATE VALVE
- 17F — CONST. FIRE HYDRANT W/ 7.5 CLEARANCE

MISCELLANEOUS

- 1X — PROP. 3" SEWER VENT LINES
- 2X — PROP. 134 LF SECONDARY ELECTRIC SERVICE
- 3X — PROP. TRANSFORMER
- 4X — PROP. PRIMARY ELECTRIC SERVICE
- 5X — PROP. GAS SERVICE

LEGEND

PROP. TYPE "F" CURB	PROPERTY LINE
PROP. PARKING STRIPE	EX. SANITARY MANHOLE
PROP. HANDICAP MARKING	EX. STORM MANHOLE
PROP. TYPE 9 CURB INLET	EX. DRAINAGE GRATE INLET
PROP. TYPE C INLET	EX. ELECTRIC BOX
PROP. STORM SEWER	EX. LIGHT POLE
PROP. WATER SERVICE	EX. UG. FIBER OPTIC MARKER
PROP. WATER METER	EX. FIBER OPTIC VAULT
PROP. BACKFLOW PREVENTER	EX. IRRIGATION BOX
PROP. FIRE HYDRANT	EX. IRRIGATION VALVE
PROP. FIRE DEPARTMENT CONNECTION (FDC)	EX. WATER VALVE
PROP. DOUBLE DECKER CHECK VALVE (DDCV)	EX. SPRINKLER
PROP. SANITARY SEWER	EX. WATER METER
PROP. GREASE TRAP	EX. FIRE HYDRANT
PROP. SEWER CLEANOUT	EX. SIGN
PROP. GAS SERVICE	EX. SANITARY SEWER
PROP. ELECTRIC SERVICE	EX. STORM
PROP. LIGHT POLE	EX. ELECTRIC
	EX. COMMUNICATION
	EX. WATER
	EX. ROAD FLOW
	EX. TREES

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SANITARY SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE TYPE	PIPE INVERTS
SS-1	GREASE LINE BLDG CONNECTION	OUT (S) = 77.50
SS-2	45° BEND	IN (N) = 77.42 OUT (SW) = 77.42
SS-3	SEWER CLEANOUT	IN (NE) = 77.39 OUT (W) = 77.39
SS-4	1,250 GALLON GREASE TRAP	IN (E) = 77.34 OUT (W) = 77.17
SS-5	SEWER CLEANOUT	IN (E) = 77.12 OUT (W) = 77.12
SS-6	1,250 GALLON GREASE TRAP	IN (E) = 77.07 OUT (W) = 76.90
SS-7	SEWER CLEANOUT	IN (E) = 76.85 OUT (W) = 76.85
SS-8	WYE W/ CLEANOUT	IN (E) = 76.83 IN (NE) = 76.83 OUT (W) = 76.83
SS-9	SEWER CLEANOUT	OUT (SW) = 76.96 IN (N) = 76.26
SS-10	SANITARY LINE BLDG CONNECTION	OUT (S) = 76.26
SS-11	45° BEND	IN (E) = 76.01 OUT (NW) = 76.01
SS-12	2-WAY SWEEP FITTING SV10 INSPECTION PORT	IN (SE) = 76.78 OUT (N) = 76.78
SS-13	SEWER CLEANOUT	IN (S) = 76.00 OUT (N) = 76.00
SS-14	SEWER CLEANOUT W/ VERTICAL BEND	IN (S) = 75.22 OUT (N) = 72.26
SS-15	SEWER CLEANOUT W/ BACKWATER VALVE PER CITY DETAIL S-02	IN (S) = 71.69 OUT (N) = 71.69
SS-16	SEWER CLEANOUT, END OF CITY MAINTENANCE (PUBLIC)	IN (S) = 71.66 OUT (N) = 71.66
SS-17	45° BEND	IN (S) = 71.62 OUT (NW) = 71.62
SS-18	CONNECT TO EXISTING 10" PVC W/ WYE CONNECTION	IN (S) = 71.59 OUT (N) = 71.59 IN (SE) = 71.59

INSET "A"

SCALE: 1"=5'

INSET "B"

SCALE: 1"=10'

UTILITY CONFLICTS

CONFLICT 1
GAS SERVICE TO PASS UNDER STORM W/ A MIN. CLEARANCE OF 12"
B.O.P. STORM = 75.83

CONFLICT 2
GAS SERVICE TO PASS OVER WATER SERVICE & FIRE SERVICE W/ A MIN. CLEARANCE OF 12"

CONFLICT 3
GAS SERVICE & SECONDARY ELECTRIC SERVICE TO PASS OVER STORM W/ A MIN. CLEARANCE OF 12"
T.O.P. STORM = 76.64

CONFLICT 4
SECONDARY ELECTRIC SERVICE TO PASS OVER STORM W/ A MIN. CLEARANCE OF 12"
T.O.P. STORM = 76.40

CONFLICT 5
SECONDARY ELECTRIC SERVICE TO PASS OVER STORM W/ A MIN. CLEARANCE OF 12"
T.O.P. STORM = 75.80

CONFLICT 6
SECONDARY ELECTRIC SERVICE TO PASS OVER STORM W/ A MIN. CLEARANCE OF 12"
T.O.P. STORM = 74.60

CONFLICT 7
FIRE SERVICE TO PASS OVER SANITARY SEWER W/ A MIN. CLEARANCE OF 12"
T.O.P. SEWER = 72.26

CONFLICT 8
FIRE SERVICE TO PASS OVER SANITARY SEWER W/ A MIN. CLEARANCE OF 12"
T.O.P. SEWER = 72.12

CONFLICT 9
STORM TO PASS OVER SANITARY SEWER W/ A MIN. CLEARANCE OF 6"
T.O.P. SEWER = 72.15
B.O.P. STORM = 72.66

CONFLICT 10
STORM TO PASS UNDER FIRE SERVICE & WATER SERVICE W/ A MIN. CLEARANCE OF 12"
T.O.P. STORM = 75.24

CONFLICT 11
SECONDARY ELECTRIC SERVICE TO PASS OVER STORM W/ A MIN CLEARANCE OF 12"
T.O.P. STORM = 75.57

CONFLICT 12
FIRE SERVICE TO PASS OVER SANITARY SEWER W/ A MIN. CLEARANCE OF 12"
T.O.P. SEWER = 71.97

UTILITY NOTES

1. WATER AND SANITARY SEWER AS–BUILTS TO BE SUBMITTED IN SHAPE FILES CONTAINING COORDINATES AND DESCRIPTIONS.
2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIFTEEN FEET FROM ANY FIRE HYDRANT. NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROJECTED UTILITY LINES.

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

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07/07/2026

ANDRES MIZRAHI, P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185

BUILDING TYPE / SIZE: P14-LS-BASE
RELEASE: 10/22/2025

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-288
PRINTED FOR	PERMIT
DATE	7/7/2026
DRAWN BY	JL

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SHEET
UTILITY PLAN

SHEET NUMBER
PS-1.0

SOUTHEAST LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water park test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch), or as otherwise approved by Owners Rep.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the owners rep within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

A. PLANTING REQUIREMENTS

REQUIRED — Trees: 2" Cal, 8' Hgt; use trees from the official tree species list
Shrubs: 3 Gal, min 30" Hgt and form a solid evergreen screen within (1) year

B. VEHICULAR AREA PLANTING

REQUIRED
1. 10% of the parking lot paved area must be landscape area
   20,296 SF x 10% = 2,030 SF of landscape area required
2. (1) canopy tree and (3) shrubs per 25 parking spaces
   74 parking spaces / 25 parking spaces x 1 canopy tree = 3 canopy trees required
   74 parking spaces / 25 parking spaces x 3 shrubs = 9 shrubs required

PROVIDED
1. Landscape area = 2,400 SF of landscape area provided
2. (4) Winged Elm = 4 canopy trees provided
   (9) Coontie = 9 shrubs provided

C. LANDSCAPE BUFFER AREAS

REQUIRED 1. (3) canopy trees, (5) understory trees, and a continuous shrub row per 100 LF of street frontage
Sundance Trail: (324 LF - 49 LF of driveway) / 100 LF x 3 canopy trees = 8 canopy trees required
(324 LF - 49 LF of driveway) / 100 LF x 5 understory trees = 14 understory trees required
County Road 466A: 324 LF / 100 LF x 3 canopy trees = 10 canopy trees required
324 LF / 100 LF x 5 understory trees = 16 understory trees required

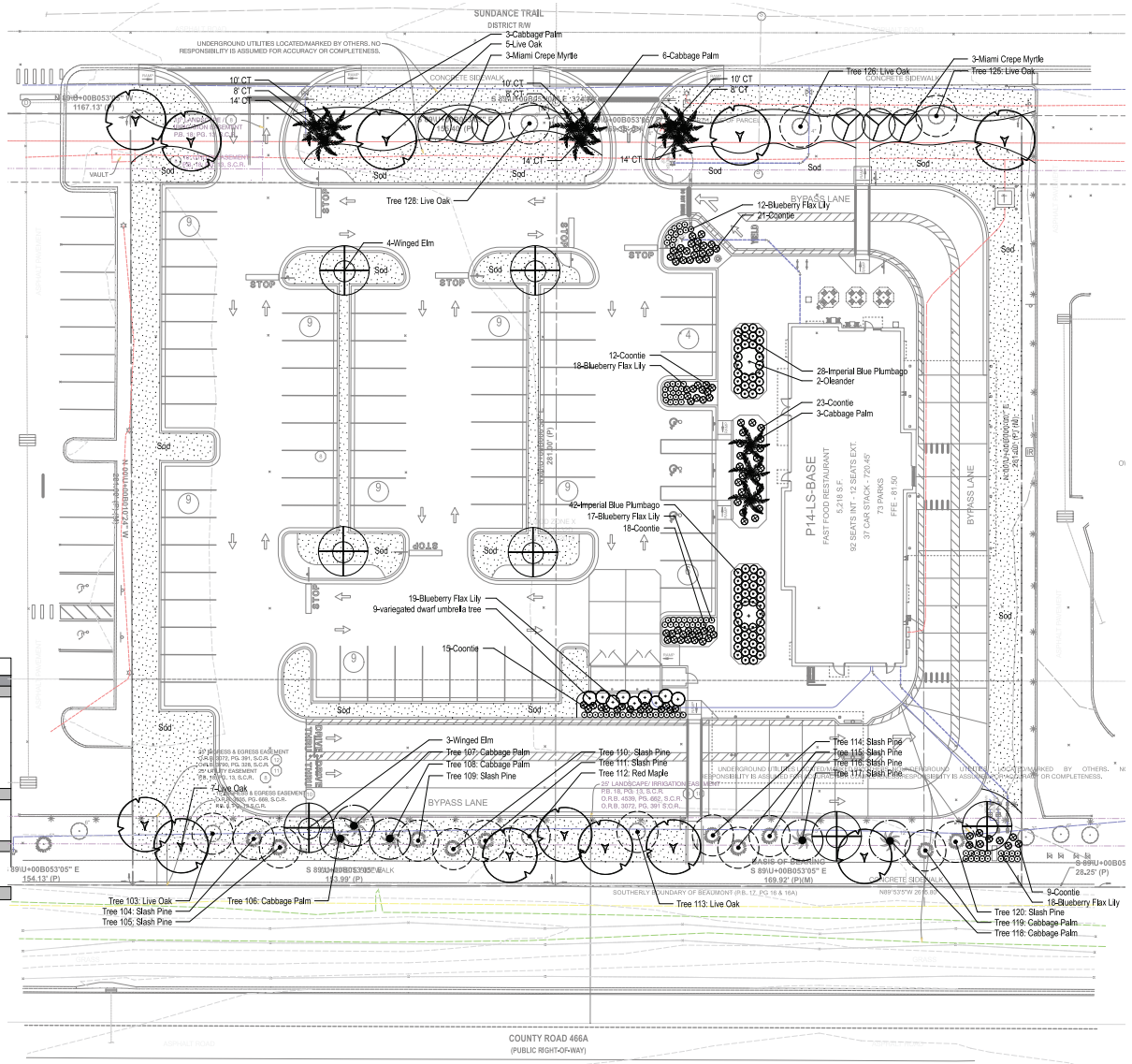
PROVIDED 1. Sundance Trail: (5) Live Oak, (3) Existing Tree = 8 canopy trees provided
(9) Cabbage Palm, (6) Crepe Myrtle = 15 understory trees provided
County Road 466A: (7) Live Oak, (3) Winged Elm, (13) Existing Trees = 23 canopy trees provided
** Existing trees count toward the understory tree requirement
(5) Existing Palm = 5 understory trees provided

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
		Trees			
	6	Lagerstroemia indica 'Miami'	Catawba Crepe Myrtle	8' Hgt.	FL #1, multi-trunk
	12	Quercus virginiana	Live Oak	2" Cal.; 10'Hgt.	FL #1, B & B
	12	Sabal palmetto	Cabbage Palm	8'-14' CT	FL #1, CT as shown
	7	Ulmus alata	Winged Elm	2" Cal.; 10' Hgt.	FL #1, B & B
		Shrubs			
	70	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	24" Hgt.	FL #1
	9	Schefflera arboricola 'Trinette'	variegated dwarf umbrella tree	36" Hgt.	
	98	Zamia pumila	Coontie	12" Hgt.	
		Groundcovers			
	84	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	17,664	Paspalum notatum	Bahia Grass	SF; Sod	See general landscape notes & accessories specifications.
		Other			

EXISTING TREE LIST

Tree #	Tree	DBH
103	Live Oak	7
104	Slash Pine	5
105	Slash Pine	5
106	Cabbage Palm	12
107	Cabbage Palm	12
108	Cabbage Palm	12
109	Slash Pine	6
110	Slash Pine	6
111	Slash Pine	6
112	Red Maple	5
113	Live Oak	6
114	Slash Pine	5
115	Slash Pine	6
116	Slash Pine	6
117	Cabbage Palm	13
118	Cabbage Palm	12
119	Slash Pine	7
120	Slash Pine	7
125	Live Oak	5
126	Live Oak	4
128	Live Oak	6



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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MLD STUDIO
Landscape Architecture
51 old canton street
alpharetta, ga 30009
770.442.8171

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DN: c=US, o=MLD Studio, dnQualifier=A01410C00000198334 59E6700040182, cn=Aaron D Neitzke
Date: 2026.06.03 09:02:27 -04'00'

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU# 06185

REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION
1	3/26/26	MB	new site plan/comments
2	4/2/26	MB	new site plan
3	6/2/26	MB	comments

MLD PROJECT #	2026016
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SHEET

PERMIT

Landscape Plan

SHEET NUMBER

L-101



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION

PROJECT DATA

Prototype Edition:	LS
Exterior Finish Type:	TOWER BRICK
Wall Framing Type:	WOOD STUD
Kitchen Type:	CENTERLINE 3.0
Water Filtration Type:	TYPE D+B
Industrialized Construction:	YES
Number of Parking Spaces:	71
Number of Accessible Parking Spaces:	3
Cross Parking:	YES
Menu Board - Interior:	YES
Menu Board - Interior - Count:	4
Menu Board - Interior - Type:	DIGITAL
Menu Board - Walk-up:	NO
Menu Board - Walk-up - Count:	0
Menu Board - Walk-up - Type:	N/A
Menu Board - Order Point:	YES
Menu Board - Order Point - Count:	4
Menu Board - Order Point - Type:	DIGITAL
Planned Classification:	BASE

Playground	LARGE
Restroom	BASE
Landscaping Type	STANDARD
LEED Rating	NOT CERTIFIED
Drive Thru Stack Count:	#
Drive Thru Number of Approach Lanes:	2
Drive Thru Number of Ordering Lanes:	2
Drive Thru Number of Fulfillment Lanes:	1
Drive Thru Dedicated Bypass Lane:	YES
Drive Thru Door:	YES
Canopy Structure:	STEEL
Canopy Type - Order Point:	DOUBLE
Canopy Type - Meal Delivery:	DOUBLE
Seat Count - Interior:	92
Seat Count - Exterior:	16
Number of Walk-up Windows:	0
Number of Registers:	4
Building Area Square Footage:	5033

DESIGN APPROVAL

SUP SD DD CD

- NOT APPROVED - REVISE AND RESUBMIT
- APPROVED AS NOTED - REVISE AND RESUBMIT
- APPROVED FOR DESIGN INTENT

INITIAL: DATE:

PROJECT NOTES

EXTERIOR FINISHES

BR-3 BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-6 BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

EC-1 PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-19 EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1 STOREFRONT
COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	<varies>	1' - 0"	0' - 0"	No
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		14				

DISCLAIMER:
THE PANORAMA IS FOR THE PROTOTYPICAL TEMPLATE AND MAY NOT REPRESENT SITE SPECIFIC CHANGES.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

GPD GROUP, INC.
AR103576
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

CHICK-FIL-A WILDWOOD

5231 SUNDANCE TRAIL
WILDWOOD, FL 34785

FSR#06185

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: 25.10
PRINTED FOR
DESIGN DEVELOPMENT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2025223.25
DATE 04/06/26
DRAWN BY Author

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SHEET
DESIGN OVERVIEW

SHEET NUMBER
X-900

4/6/2026 3:46:17 PM Autodesk Docs://FL_06185_Wildwood FSU_2025.10_FSR06185_Wildwood FSU_ARC.rvt
XX-LS-06185-X-900-DESIGN OVERVIEW

City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Chick-Fil-A Wildwood

PROJECT NUMBER: TBD

1. Briefly describe your waiver request:

   Exemption from required loading zone for restaurant uses

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:

   Chapter 6, Section 6.6 (Loading Area: Table 6-12)

3. Please provide the justification for your waiver request:

   Chick-fil-A restaurant operations differ from traditional restaurant uses. Deliveries are conducted via scheduled key-drop service during off-hours, typically in the early morning prior to the restaurant opening to the public, allowing delivery vehicles to access the site without conflicting with customer traffic. Deliveries do not require a dedicated loading zone during business hours.

Name (print): Andres Mizrahi Date: 01/30/26

Signature:

FOR OFFICE USE ONLY

☑ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other:

8.14.26

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
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PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Chick-Fil-A Wildwood

PROJECT NUMBER: A26-0520

1. Briefly describe your waiver request:

The Applicant is requesting a Technical Waiver from the requirement of providing vehicular interconnectivity between adjacent outparcels, as outlined in the Community Design District Standards, Chapter 1(C)(5)(c), for the proposed Chick-fil-A development within the Beaumont Planned Development.
The intent of the interconnectivity standard is to promote safe and convenient vehicular circulation between parcels while minimizing unnecessary trips to the public roadway network. While this objective is acknowledged, the proposed connection between the subject parcel and the adjacent Sunbelt property would not achieve this intent and may instead create operational and safety conflicts due to the specific characteristics of the proposed use and site layout.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:

Community Design District Standards, Chapter 1(C)(5)(c)

3. Please provide the justification for your waiver request:

The proposed Chick-fil-A includes a high-volume drive-thru with dedicated stacking lanes designed to manage peak-hour traffic. The internal circulation is intentionally designed to separate drive-thru queues from parking and delivery movements to maintain safe and efficient operations. Allowing cross-access traffic to enter from the adjacent parcel would introduce uncontrolled turning movementsand create conflict points with queued vehicles. Both parcels have direct and sufficient access to Sundance Trail and function independently without the need for interparcel connectivity. The specific cross-access proposed to be eliminated is located at the southwest corner of the subject site. This modification is not currently reflected on the submitted plans, but the Applicant is requesting this waiver to allow for removal of that connection as the project moves forward. Updated plans reflecting this change will be provided in subsequent submittals. Given these considerations, eliminating this connection will better support safe on-site circulation, reduce potential vehicular conflicts, and maintain efficient access via the existing public roadway network.

Name (print): Andres Mizrahi Date: 02-13-2026

Signature:

FOR OFFICE USE ONLY

☑ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other:

8.19.26

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, September 1, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for 5,218 square foot Chick-Fil-A restaurant, 73 parking spaces, dumpster enclosure, landscaping, and associated infrastructure improvements on 2.09 acres MOL. The subject property is generally located on the south side of Sundance Trail, and approximately 600 feet from the Penrose Place and Sundance Trail roundabout

Case Number: 26-0520 (SP) Chick Fil A Wildwood

Applicant(s): Andres Mizrahi P.E., Bowman

Owner(s): Dade City Properties, LLC

Parcel(s): G04N251 & G04N252

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: September 1, 2026

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Proclaim September 17-23, 2026, as Constitution Week**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation as requested by the John Bartram Chapter, National Society Daughters of the American Revolution (NSDAR), proclaiming September 17–23 as Constitution Week. Members of the group will be in attendance at the meeting to receive the proclamation.

Proclamation

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and,

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and,

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through the 23rd as Constitution Week.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the week of September 17–23, 2026, be, and is hereby proclaimed as

CONSTITUTION WEEK

and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 14th day of September 2026.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Ordinance for Non-Agriculture Florida-Friendly Use of Fertilizers on Urban Landscapes**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This ordinance is part of an effort by the City of Wildwood to reduce nutrient runoff to surface waters and leaching into groundwater through such policies as, but not limited to, stormwater management, water conservation, increased on-site sewage treatment and disposal systems (OSTDS) standards, conversion from septic systems to central sewage treatment, public education, and development standards as set forth in the City of Wildwood Land Development Regulations.

Each local government, as defined in Section 373.802(3), Florida Statutes, is required to adopt an ordinance pursuant to Section 403.9337, Florida Statutes.

It has been established that leaching and runoff of nutrients from improper or excess fertilization and/or irrigation practices can contribute to nitrogen and phosphorus pollution in the City of Wildwood stormwater and drainage conveyances, springs, lakes, and other natural water bodies. Additionally, the type of chemical and physical fertilizer characters, amount applied, timing of application, and the method of application of that fertilizer have a large impact on the potential for creating pollution. Therefore, the City Commission, after the appropriate publication of notice of its intention to consider these proposed regulations, has determined that in consideration of the health, safety and welfare of its citizens, it is in the best interest of the City of Wildwood, Florida, to approve this ordinance.

The enclosed ordinance has been reviewed and approved by the City Attorney. Staff recommends approval of Ordinance O2026-24.

Development Services Department

ORDINANCE NO. O2026-24

AN ORDINANCE REGULATING THE NON-AGRICULTURAL USE OF FERTILIZERS CONTAINING NITROGEN AND / OR PHOSPHORUS WITHIN THE CITY OF WILDWOOD, FLORIDA; ESTABLISHING FINDINGS OF FACT; PROVIDING SHORT TITLE; PROVIDING PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY WITHIN THE CITY OF WILDWOOD; SPECIFYING FERTILIZER CONTENT AND APPLICATION RATE; PROHIBITING FERTILIZER ON IMPERVIOUS SURFACES; PROHIBITING FERTILIZER APPLICATION IN FERTILIZER FREE ZONES; SPECIFYING MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATERIAL; PROVIDING FOR EXEMPTIONS; REQUIRING TRAINING, REGISTRATION AND LICENSING OF COMMERCIAL APPLICATORS; PROVIDING FOR ENFORCEMENT AND PENALTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is part of an effort by the City of Wildwood to reduce nutrient runoff to surface waters and leaching into ground water through such policies as, but not limited to, stormwater management, water conservation, increased onsite sewage treatment and disposal systems (OSTDS) standards, conversion from septic systems to central sewage treatment, public education, and development standards as set forth in the City of Wildwood Land Development Regulations; and

WHEREAS, each local government, as defined in Section 373.802(3), Florida Statutes, that has not adopted an ordinance pursuant to Section 403.9337, Florida Statutes, by July 1, 2017, shall develop, enact, and implement an ordinance pursuant to that section; and

WHEREAS, Section 403.9337, Florida Statutes, also expressly allows local governments to adopt additional or more stringent standards than the model ordinance after taking certain enumerated actions, and many local governments throughout the state have done so; and

WHEREAS, leaching and runoff of nutrients from improper or excess fertilization and/or irrigation practices can contribute to nitrogen and phosphorus pollution in the City of Wildwood stormwater and drainage conveyances, springs, lakes, and other natural water bodies; and

WHEREAS, nitrogen and phosphorus pollution in the City of Wildwood stormwater and drainage conveyances, lakes and natural water bodies leads to overgrowth of vegetation in these water bodies; and

WHEREAS, the Final Basin Management Action Plan (herein referred to as the "Action Plan") for the Implementation of Total Maximum Daily Loads adopted by the Florida Department of Environmental Protection in the Silver Springs Basin Management Area for Silver Springs, Silver Springs Group, and Upper Silver River prepared by the Division of Environmental Assessment and Restoration, is the first springs in Sumter County/City of Wildwood area to have an action plan including steps to preserve the quality of the springs; and

WHEREAS, the type of chemical and physical fertilizer characters, amount applied, timing of application, and the method of application of that fertilizer have a large impact on the potential for creating pollution; and

WHEREAS, the amount of fertilizer applied should be the minimum necessary for the turf and landscape to meet initial establishment and maintenance needs; and

WHEREAS, it is generally recognized that many Florida soils are naturally high in phosphorus; and

WHEREAS, it has been recognized by soil science professionals that the use of slow release nitrogen sources may minimize harmful nitrate leaching under certain conditions; and

WHEREAS, nitrogen from slow release sources is more likely to be used by plants and less likely to leach or wash away in stormwater runoff from heavy rainfall events or over-irrigation; and

WHEREAS, the Commission, after the appropriate publication of notice of its intention to consider this Ordinance, has determined that in consideration of the health, safety and welfare of its citizens, it is in the best interests 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. SHORT TITLE. This ordinance shall be known and referred to as the City of Wildwood Ordinance for Non-Agriculture Florida-Friendly Use of Fertilizers on Urban Landscapes.

SECTION 2. AUTHORITY. This ordinance is adopted by the City of Wildwood, Florida under its home rule powers; its police powers to protect the public health, safety, and welfare; under powers pursuant to the authority granted by Section 166.048, Florida Statutes in order to implement and enforce the standards, rules, and regulations set forth herein.

SECTION 3. FINDINGS. As a result of the findings in the Action Plan and the requirements of Section 403.9337, Florida Statutes, the City of Wildwood City Commission determined that the use of fertilizers on Non-Agriculture lands within the City of Wildwood create a particularly high risk to contributing to adverse effects on surface and/or ground water by impairing surface waters with excessive nutrients and by impairing surface and groundwater aquifers with increased levels of nitrogen and phosphorus. Accordingly, the City of Wildwood City Commission finds it appropriate to regulate the use of fertilizer on urban landscapes as provided herein. Additionally, the City of Wildwood City Commission finds that additional management measures are required using as a guideline the most recent edition of the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries* (2020), as may be amended or revised from time to time.

Secondary and cumulative effects related to excess nutrients, such as algal blooms and seagrass impacts have been observed in and on water bodies in the City of Wildwood. Collectively, these water bodies are an asset that is critical to the environmental, recreational, cultural, and economic well-being of the City of Wildwood residents and the health of the public.

SECTION 4. PURPOSE AND INTENT. The intent of this ordinance is to establish minimum standards for the City of Wildwood to: regulate the proper use of Fertilizers by any Applicator; require proper training of Commercial and Institutional Fertilizer Applicators; establish training and licensing requirements; establishes a Prohibited Application Period; and specify allowable fertilizer application rates and methods, fertilizer-free zones, low maintenance zones and exemptions. This ordinance requires the use of Best Management Practices, which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers. Overgrowth of algae and vegetation hinder the effectiveness of flood attenuation provided by natural and constructed stormwater and drainage conveyances. Regulation of nutrients, including both phosphorus and nitrogen contained in fertilizer, will help improve and maintain water and habitat quality.

SECTION 5. APPLICABILITY. This ordinance shall be applicable to and shall regulate any and all Applicators of fertilizer and areas of application of fertilizer within the area of the City of Wildwood, Florida, unless such Applicator is specifically exempted by the terms of this ordinance from the regulatory provisions of this ordinance. This ordinance shall be prospective only, and shall not impair any existing contracts.

SECTION 6. DEFINITIONS. For this Article, the following terms shall have the meanings set forth in this section unless the context clearly indicates otherwise.

(a) “Application” or “Apply” means the actual physical deposit of fertilizer to turf or landscape plants.

(b) “Applicator” means any Person who applies fertilizer on turf and/or

Landscape Plants in Sumter County, Florida.

(c) “Best Management Practices” means turf and landscape practices or combination of practices based on research, field-testing, and expert review, determined to be the most effective and practicable on-location means, including economic and technological consideration, for improving water quality, conserving water supplies and protecting natural resources.

(d) “City Manager or designee” means the City of Wildwood City Manager, or designee by the City Manager to administer and enforce the provisions of this Article.

(e) “Commission” or “Governing Board” means the City of Wildwood City Commission, Florida.

(f) “Code Enforcement Officer, Official, or Inspector” means any designated employee or agent of the City of Wildwood whose duty it is to enforce codes and ordinances enacted by the City of Wildwood.

(g) “Commercial Fertilizer Applicator,” means any person who applies fertilizer for payment or other consideration to property not owned by the person applying the fertilizer or the employer of the applicator. It is provided, however, that, in accordance with section 482.1562(9), Florida Statutes, this classification shall not apply to yard workers who apply fertilizer only to individual residential properties using fertilizer and equipment provided by the residential property owner or resident.

(h) “Fertilize,” “Fertilizing,” or “Fertilization” means the act of applying fertilizer to turf, specialized turf, or landscape plant.

(i) “Fertilizer” means any substance or mixture of substances that contains one or more recognized plant nutrients and promote plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil.

(j) “Florida-friendly landscaping” means quality, low maintenance landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost and minimizing the use of irrigation, pesticides, and fertilizers.

(k) “Guaranteed Analysis” means the percentage of plant nutrients or measures of neutralizing capability claimed to be present in a fertilizer.

(l) “Institutional Applicator” means any Person, other than a private, non-commercial or commercial Applicator (unless such definitions also apply under the circumstances), that applies fertilizer for the purpose of maintaining turf and/or landscape plants. Institutional Applicators shall include, but shall not be limited to, owners, managers or employees of public lands, schools, parks, religious institutions, utilities, industrial or business sites and any residential properties maintained in condominium and/or common ownership.

(m)“Landscape Plant” means any native or exotic tree, shrub, or groundcover (excluding turf).

(n) “Low Maintenance Zone” means an area a minimum of ten (10) feet wide adjacent to watercourses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

(o) “Pasture” means land used for livestock grazing that is managed to provide feed value.

(p) “Person” means any natural Person, business, corporation, limited liability company, partnership, limited partnership, association, club, organization, and/or any group of people acting as an organized entity.

(q) “Prohibited Application Period” means the period each year beginning on June 1 and ending September 30.

(r) “Saturated Soil” means a soil in which the voids are filled with water. Saturation does not require flow. For the purposes of this ordinance, soils shall be considered saturated if standing water is present or the pressure of a person standing on the soil causes the release of free water.

(s) “Slow Release Nitrogen,” means nitrogen in a form which delays its availability for plant uptake and use after application, or which extends its availability to the plant longer than a reference rapid or quick release product. This may also be referred to as controlled release nitrogen, timed release nitrogen, slowly available nitrogen, or water insoluble nitrogen.

(t) “Specialized Turf Manager” means a Person responsible for fertilizing or directing the fertilization of a golf course or athletic field.

(u) “Turf,” “Sod,” or “Lawn” means a piece of grass-covered soil held together by the roots of the grass.

(v) “Urban Landscape” means pervious areas on residential, commercial,

industrial, institutional, highway rights-of-way, or other nonagricultural lands that are planted with turf or horticultural plants. For the purposes of this section, agriculture has the same meaning as in Section 570.02, Florida Statutes.

SECTION 7. TIMING OF FERTILIZER APPLICATION.

(a) No Applicator shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during the Prohibited Application Period, or to saturated soils.

(b) Additional restrictions outside of the restricted period. No applicator shall apply fertilizers containing nitrogen or phosphorus:

i. During any period for which the National Weather Service has issued any of the following advisories for any portion of Sumter County:

1. A flood watch or warning, a tropical storm watch or warning, or a hurricane watch or warning; or

2. Rain greater than or equal to two inches in a 24-hour period is forecasted.

ii. Before seeding or sodding a site.

iii. For the first 60 days after seeding or sodding, except when hydro-seeding or sprigging for temporary or permanent erosion control in an emergency situation, such as a wildfire, or in accordance with the Stormwater Pollution Prevention Plan for that site.

SECTION 8. FERTILIZER CONTENT AND APPLICATION RATES.

(a) Fertilizers applied to turf and/or landscape plants within the City of Wildwood shall be applied in accordance with directions provided by Rule 5E-1.003(2), Florida Administrative Code, *Labeling Requirements for Urban Turf Fertilizers,* as may be amended or revised from time to time.

(b) Fertilizer containing nitrogen shall not be applied before seeding or sodding a site and shall not be applied for the first 30 days after seeding or sodding, except when hydro-seeding for temporary or permanent erosion control in an emergency (e.g., wildfire, etc.) or in accordance with the Stormwater Pollution Prevention Plan for that site.

(c) Nitrogen or phosphorus fertilizer may not be applied to turf or landscape plants except as provided above unless a soil or tissue deficiency has been verified by an approved test by the University of Florida Institute of Food

and Agricultural Sciences (UF/IFAS) Soil Testing Laboratory or other accredited laboratory.

SECTION 9. APPLICATION PRACTICES & IMPERVIOUS SURFACES.

(a) Spreader deflector shields are required when fertilizing via rotary (broadcast) spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.

(b) Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces.

(c) Any fertilizer applied, spilled, or deposited, intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable.

(d) Any fertilizer released on an impervious surface must be immediately contained and either legally applied to turf or any other legal site, or returned to the original or other appropriate container.

(e) In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

SECTION 10. FERTILIZER FREE ZONES. Fertilizer shall not be applied within ten (10) feet of any pond, stream, watercourse, lake, canal, or wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code) or from the top of a seawall, unless a deflector shield, drop spreader, or liquid applicator with a visible and sharply defined edge, is used, in which case a minimum of 3 feet shall be maintained. Notwithstanding the foregoing provisions, newly planted or renovated turf or landscaping may be fertilized in this Zone for the first sixty (60) days beginning 30 days after being planted or renovated, provided fertilizer application complies with *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries* (2020), as may be amended or revised from time to time.

SECTION 11. LOW MAINTENANCE ZONES. A voluntary ten (10) foot low maintenance zone is strongly recommended, but not mandated, from any pond, stream, water course, lake, wetland or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent Wildood Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. No mowed or cut vegetative material may be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over-spray of aquatic weed products in this zone. Care must be taken to ensure erosion of the surface soil does not occur. Excessive erosion may be a greater pollution hazard than occasional proper applications of fertilizer.

SECTION 12. MANAGEMENT OF GRASS CLIPPINGS & VEGETATIVE MATTER. In no case shall grass clippings, vegetative material, and/or vegetative debris be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways. Any material that is accidentally so deposited shall be immediately removed to the maximum extent practicable.

SECTION 13. EXEMPTIONS. The provisions set forth above in this Ordinance shall not apply to:

(a) Golf courses and athletic fields. For all golf courses, the provisions of the Florida Department of Environmental Protection (FDEP) document, "*BMPs for the Enhancement of Environmental Quality on Florida Golf Courses, September 2012*," as may be amended and revised from time to time, shall be followed when applying Fertilizer to golf courses and athletic fields. All other Specialized Turf Managers shall use their best professional judgment to apply the concepts and principles embodied in the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries* (2020), as may be amended and revised from time to time, and the instructions in *Rule 5E-1.003(2), Florida Administrative Code*, while maintaining the health and function of their Turf and Landscape Plants.

(b) Bona fide farm operations as defined in the Florida Right to Farm Act, Section 823.14, Florida Statutes.

(c) Other properties not subject to or covered under the Florida Right to Farm Act that have Pastures used for grazing livestock.

(d) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.

SECTION 14. TRAINING.

(a) All commercial and institutional Applicators of Fertilizer within the City of Wildwood shall abide by and successfully complete the six-hour training program in the "*Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries*" offered by the Florida Department of Environmental Protection through the University of Florida Extension "*Florida-Friendly Landscape*™" program, or an approved equivalent.

(b) Private, non-commercial Applicators are encouraged to follow the recommendations of the University of Florida IFAS *Florida Yards and Neighborhoods* program when applying fertilizers.

SECTION 15. LICENSING OF COMMERCIAL APPLICATORS. All commercial

Applicators of Fertilizer within the City of Wildwood shall have, and carry in their possession at all times, evidence of certification by the Florida Department of Agriculture and Consumer Services as a Commercial Fertilizer Applicator per 5E-14.117(18) Florida Administrative Code when applying fertilizer. All businesses applying fertilizer to turf or landscape plants (including but not limited to residential lawns, commercial properties, and multi-family and condominium properties) must ensure that at least one employee has a "*Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries*" training certificate.

SECTION 16. ENFORCEMENT. This chapter shall be enforced in the manner provided herein and in Section 1-7 of the City of Wildwood Code of Ordinances by the special master. Funds generated by penalties imposed under this section shall be used by the City of Wildwood for the administration and enforcement of F.S. § 403.9337, and the corresponding sections of this chapter, and to further water conservation and nonpoint pollution prevention activities.

SECTION 17. CODIFICATION. The codifier of the City of Wildwood Code of Ordinances, shall codify the substantive amendments to the City of Wildwood Code contained in Sections 5-16 of this Ordinance as provided therein, and shall not codify any other sections not designated for codification.

SECTION 18. ORDINANCES REPEALED. All ordinances or parts of ordinances that are in conflict with the ordinance are hereby repealed.

SECTION 19. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 20. EFFECTIVE DATE. This ordinance shall take effect upon its final approval by the City Commission of the City of Wildwood, Florida.

SECTION 21. 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: O2026-24 Ordinance for Non-Agriculture Florida-Friendly Use of Fertilizers on Urban Landscapes

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3139 - CP - 7310 CR 213**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3139
Ordinance Number	O2026-37
Owner/Applicant	Audrey N. Riche
Property Location	The subject property is generally located on the east side of CR 213, approximately 0.19 miles south of the intersection of CR 213 and C 44A.
Parcel	F01-025
Date	September 1, 2026

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a rezoning request 26-3142-RZ (Ordinance O2026-38).

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 Residential Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(b) The proposed land use amendment would allow for the placement of a new mobile home on 0.5-acre MOL. Policy 1.1.1(b) is intended to support a mix of residential and some commercial 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 Residential Mixed Use (City). Policy 1.1.1(b) supports the proposed land use change, which is intended to accommodate a mix of residential and some commercial uses. The maximum intensity is 0.3 Floor Area Ratio (FAR) or 60% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 6,534 square feet. The applicant will be required to submit a zoning clearance prior to placing the mobile home on the property to make sure it meets the criteria of the proposed land use.

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

The proposed amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along CR 213. Utilities are available to the site on CR 213. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” As the existing mix of land use designations are mainly Medium Density residential (MDR) and Residential Mixed Use (RMU), an addition of Residential Mixed Use (RMU) 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. An exemption to environmental survey was approved as the site has been previously developed.

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

Transportation: The property has access off of CR 213. 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: City water and sewer are available to the subject property. The applicant is working with City Utilities to connect to water and sewer.

Schools: The residence is anticipated to generate approximately 0.286 school-age children. The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board’s Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-37.



Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-37

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

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

Parcel F01-025
Audrey N. Riche
0.5 Acres +/-

LEGAL DESCRIPTION:

Begin 987 feet South of the Northeast corner of the NE 1/4 of the SE 1/4; run South 105 feet, West 210 feet, North 105 feet, East 210 feet to the Point of Beginning, LESS Road Right-of-Way. Section 1, Township 19 South, Range 22 East.

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

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

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

#26-3139

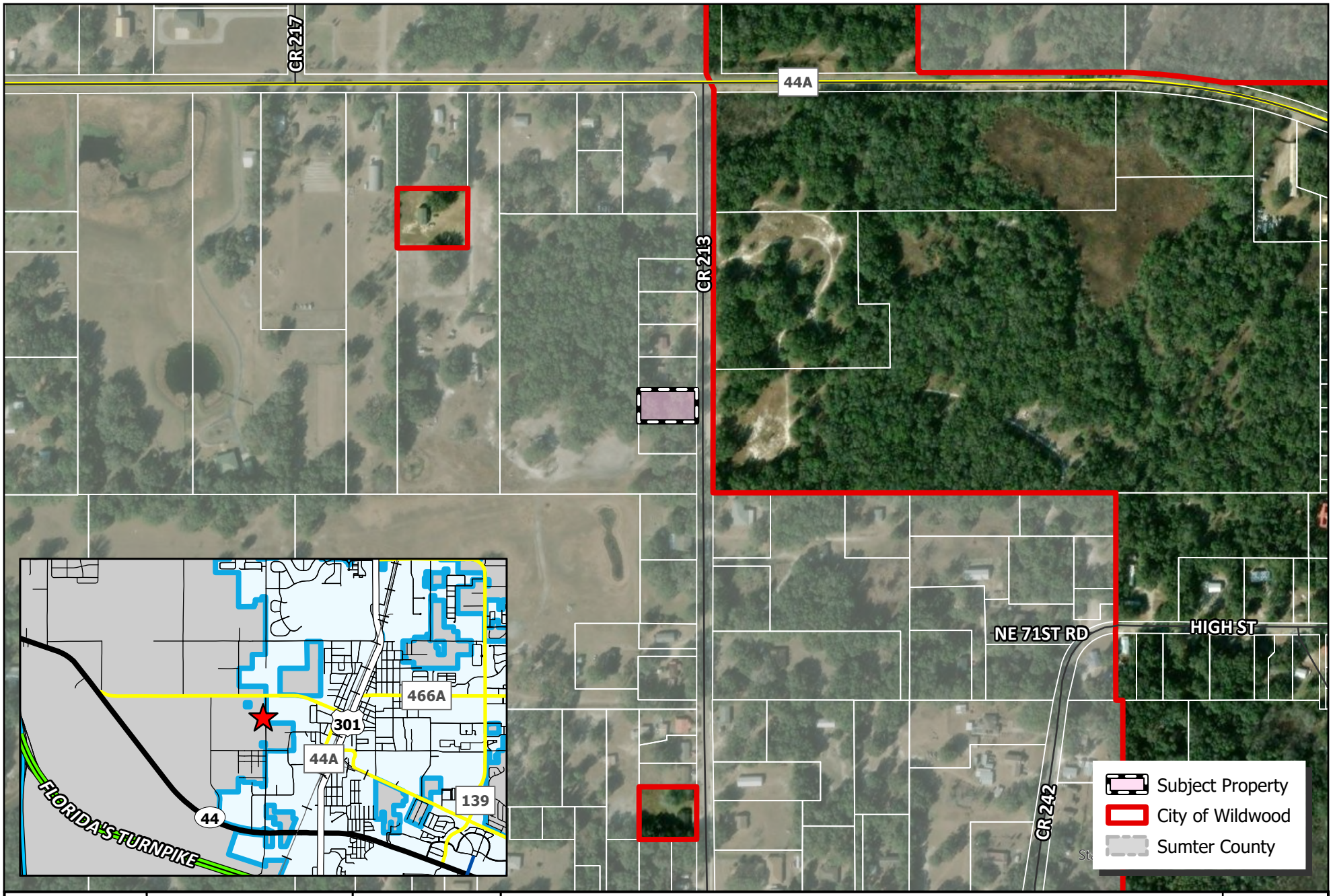
7310 CR 213

PARCEL F01-025

MAP 1A

LOCATION MAP

AUG 2026



WILDWOOD FLORIDA EST. 1877

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www.wildwood-fl.gov

N
US Feet
0 95 190 380

#26-3139

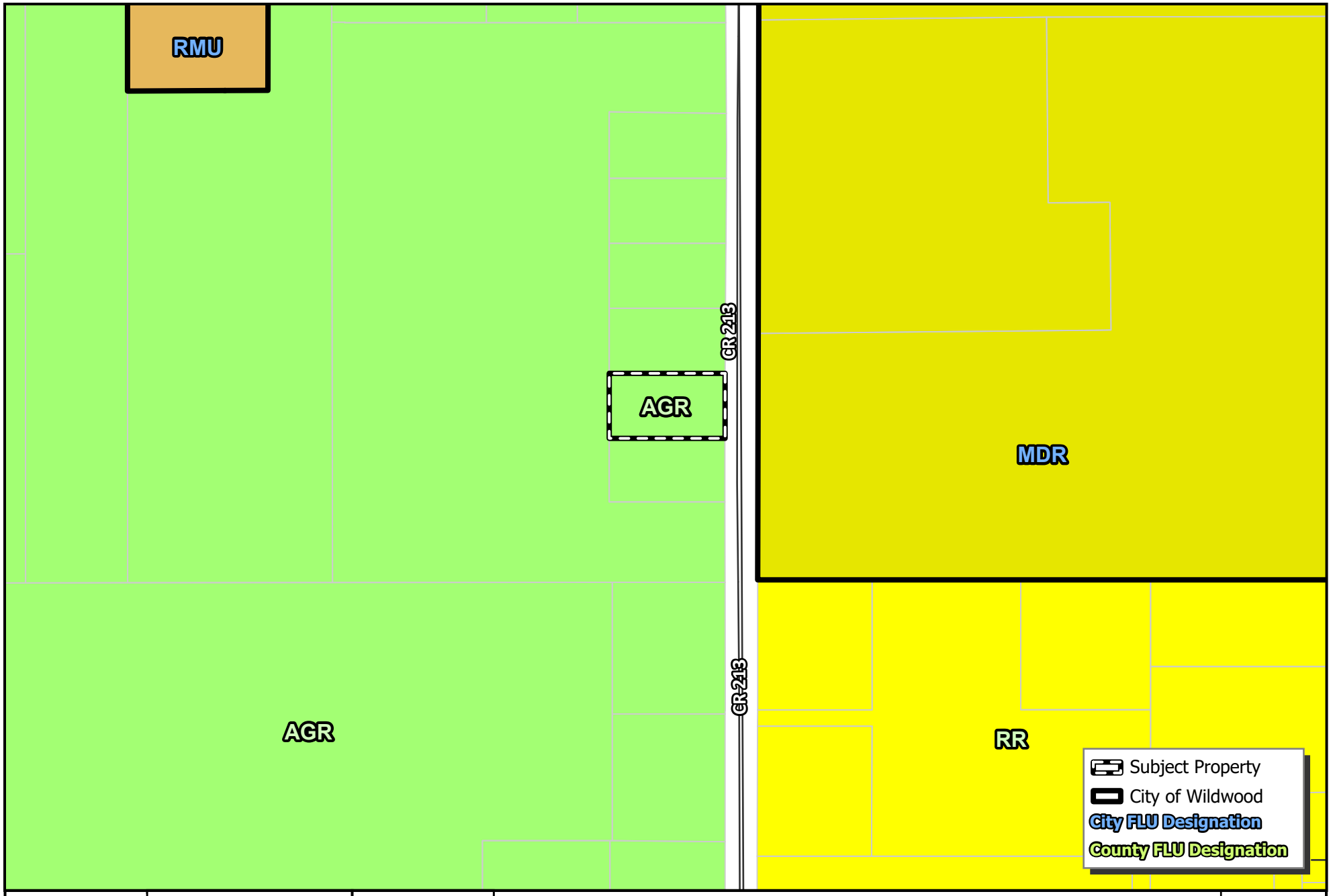
7310 CR 213

PARCEL F01-025

MAP 1B

LOCATION MAP

AUG 2026



EST. 1877 WILDWOOD FLORIDA

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www.wildwood-fl.gov

N

US Feet
0 45 90 180

#26-3139

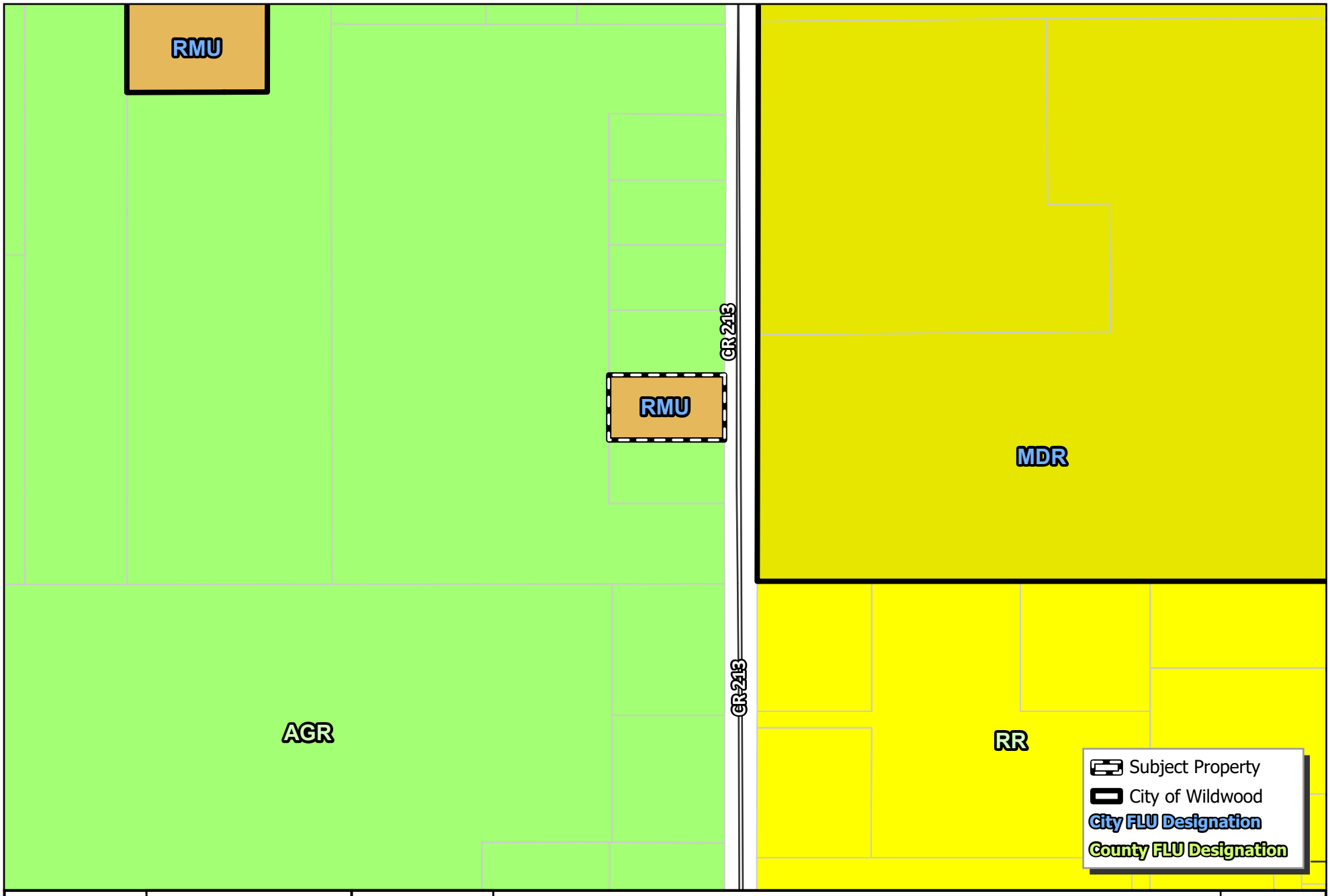
7310 CR 213

PARCEL F01-025

MAP 2A

EXISTING LAND USE

AUG 2026



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
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Wildwood, FL 34785
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www.wildwood-fl.gov

N
US Feet
0 45 90 180

#26-3139

7310 CR 213

PARCEL F01-025

MAP 2B

PROPOSED LAND USE

AUG 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:O2026-37

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 law[1] 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, September 1st, 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 Residential Mixed Use (City) on 0.5 acres MOL. The subject property is generally located on the east side of CR 213, approximately 0.19 miles south of the intersection of CR 213 and C 44A.

Case Number: 26-3139 – SSCPA – 7310 CR 213

Owner/Applicant: Audrey N. Riche

Parcel: F01-025

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3142 - RZ - 7310 CR 213**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3142
Ordinance Number	O2026-38
Owner/Applicant	Audrey N. Riche
Property Location	The subject property is generally located on the east side of CR 213, approximately 0.19 miles south of the intersection of CR 213 and C 44A.
Parcel	F01-025
Date	September 1, 2026

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from R6C (Sumter County) to RMU (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3139-CP (O2026-37).

ANALYSIS: The applicant is proposing a new mobile home on the property.

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

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

The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use (RMU) 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 RMU zoning designation will serve as a transition in this area to serve city residents.

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

<u>Schools:</u> The residential development is proposed to add 0.286 students to Wildwood Schools. The school district advises that capacity is available.

<u>Potable Water & Sewer:</u> There is an existing 8” water main and a 12” sewer line along CR 213.

<u>Streets:</u> The property has access off of CR 213. 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.

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

Development pressure has been increasing in the city as a result of the growth. A mixed-use housing development is necessary to house the workers in the local community.

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

The property has access off of CR 213. 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.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6C (Sumter County)
SOUTH	R6C (Sumter County)
EAST	R-3 (City)
WEST	RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance to the city prior to development. The zoning clearance will need to follow requirements established in

the City’s Land Development Regulations and the Design District Standards.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-38, subject to the approval of O2026-37, which establishes a future land use appropriate for the proposed zoning.



Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-38

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

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

Parcel F01-025
Audrey N. Riche
0.5 Acres +/-

LEGAL DESCRIPTION:

Begin 987 feet South of the Northeast corner of the NE 1/4 of the SE 1/4; run South 105 feet, West 210 feet, North 105 feet, East 210 feet to the Point of Beginning, LESS Road Right-of-Way. Section 1, Township 19 South, Range 22 East.

This property is to be reclassified from R6C (Sumter County) to RMU (City).

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

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

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

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

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



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

#26-3142

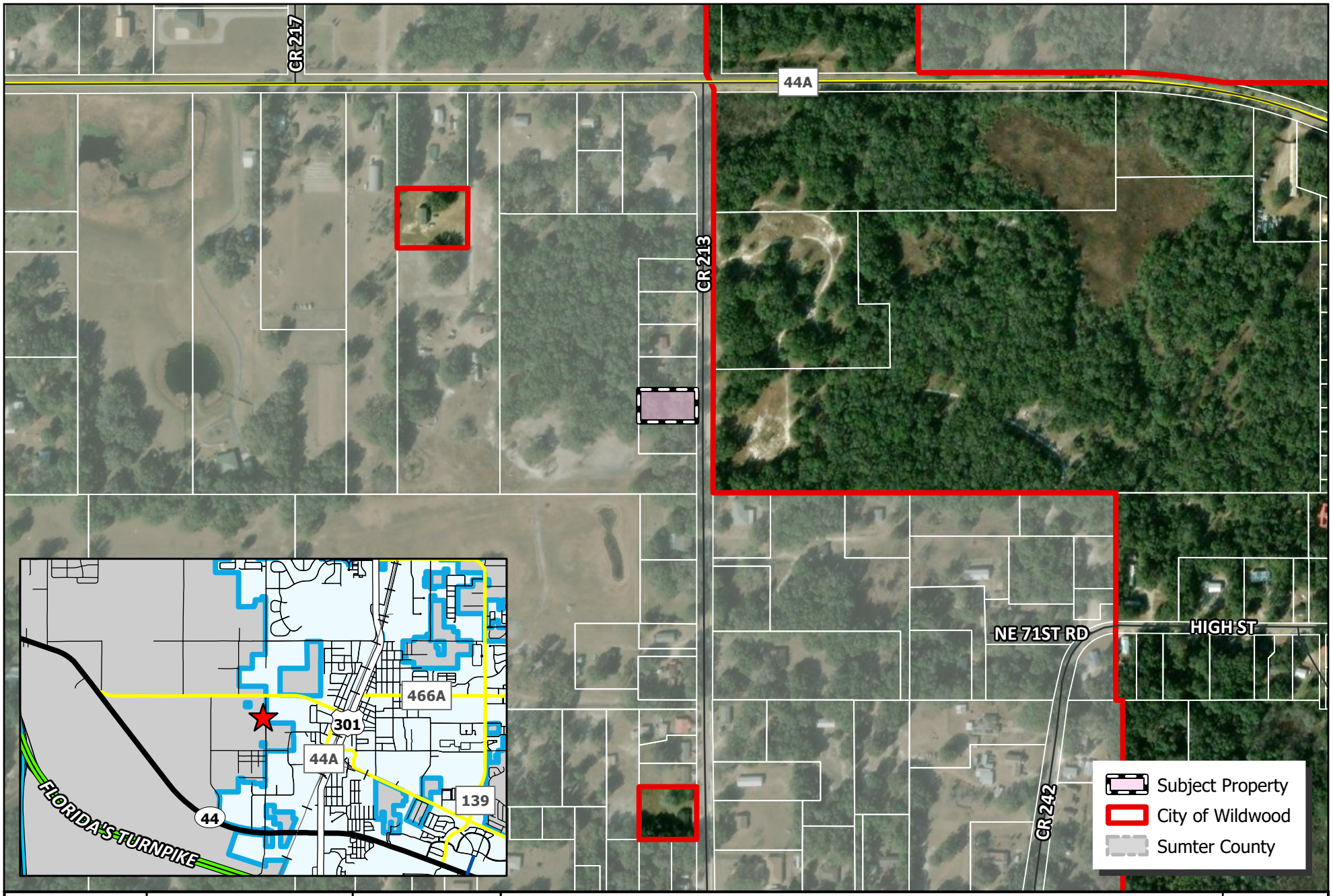
7310 CR 213

PARCEL F01-025

MAP 1A

LOCATION MAP

AUG 2026



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www.wildwood-fl.gov

N
US Feet
0 95 190 380

#26-3142

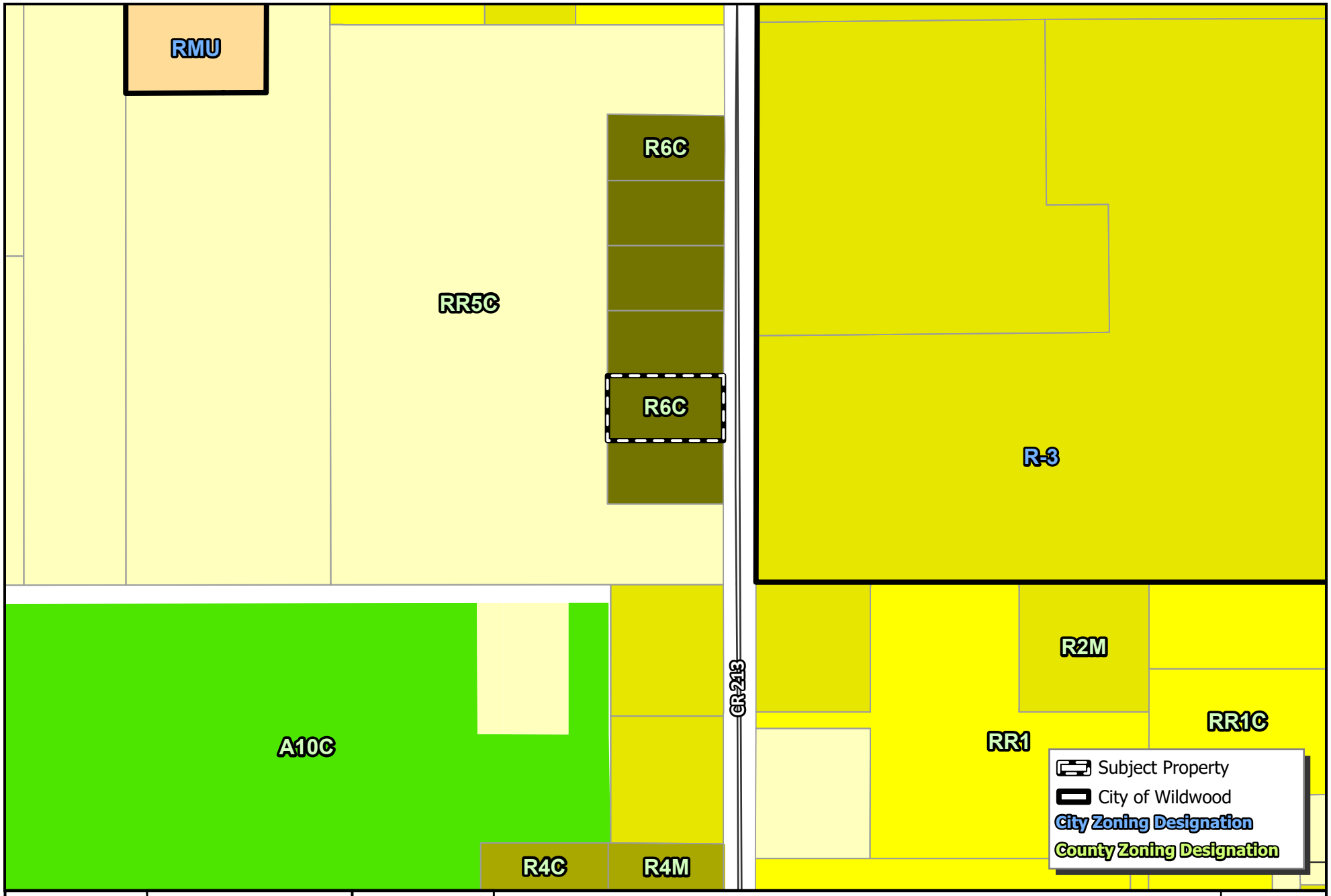
7310 CR 213

PARCEL F01-025

MAP 1B

LOCATION MAP

AUG 2026



WILDWOOD FLORIDA EST. 1877

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US Feet
0 45 90 180

#26-3142

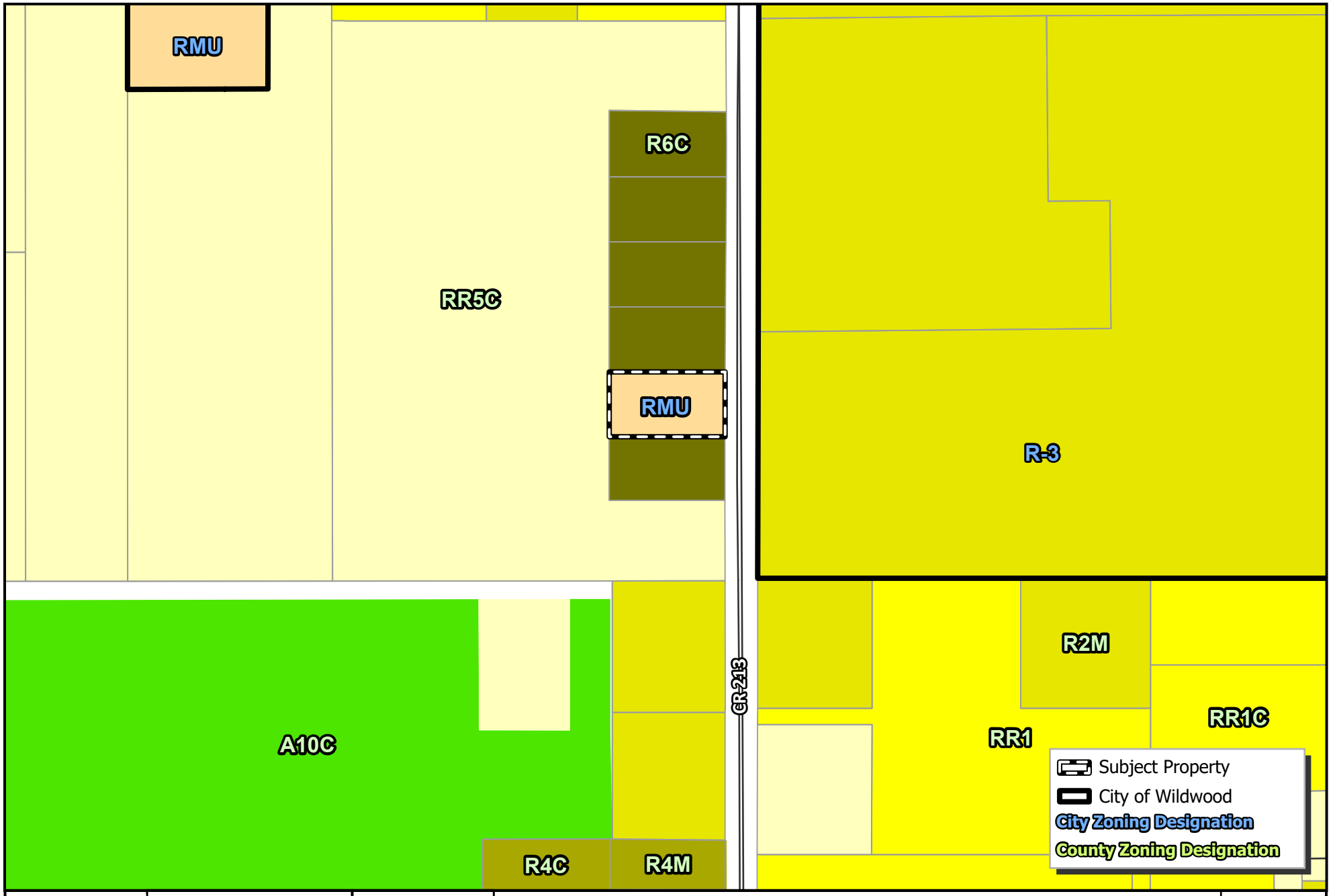
7310 CR 213

PARCEL F01-025

MAP 3A

EXISTING ZONING

AUG 2026



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 45 90 180

#26-3142

7310 CR 213

PARCEL F01-025

MAP 3B

PROPOSED ZONING

AUG 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: O2026-38

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 law[1] 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, September 1st, 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 R6C (Sumter County) to RMU (City) on 0.5 acres MOL. The subject property is generally located on the east side of CR 213, approximately 0.19 miles south of the intersection of CR 213 and C 44A.

Case Number: 26-3142 - RZ

Owner/Applicant: Audrey N. Riche

Parcel: F01-025

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: September 1st, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3441 - CP - AD Wildwood, LLC**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3441
Ordinance Number	O2026-43
Owner/Applicant	AD Wildwood, LLC
Property Location	The subject property is generally located on the east side of CR 217, approximately 0.09 miles northeast of the intersection of CR 217 and C 44A.
Parcel	F01-100
Date	August 26, 2026

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a rezoning request 26-3442 – RZ (O2026-44).

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 Low Density Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) The proposed land use amendment would allow for the construction of a new single-family detached residential development, on 13.28-acre MOL. Policy 1.1.1(a) is intended to support a mix of residential uses.

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

the comprehensive plan;

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agriculture (Sumter County) to Low Density Residential (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR) and a maximum density of 4 dwelling units per acre. The maximum FAR for the development is 578,476.8 square feet and the maximum number of dwelling units is 53 units.

(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 subject property is located along CR 217. Utilities are available to the site on the east side of the property. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations are mainly Low Density residential (LDR) and Medium Density Residential (MDR), an addition of Low Density Residential (LDR) 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. An environmental survey was conducted by Clymer Farner Barley, Inc. in December 2025. Per the survey, eleven (11) active gopher tortoise burrows were identified on site as well as 10 abandoned burrows. To date, the applicant has completed the tortoise relocation with the Florida Fish and Wildlife Conservation Commission. The applicant will be required at the platting stage to provide an updated environmental impact analysis as well as the proper documentation of the tortoise relocation.

(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 CR 217 with a proposed full-access driveway. Kimley-Horn and Associates reviewed traffic projections within the area, on behalf of the City, in which it was recommended that staff obtain 100 ft of right of way (ROW) on CR 209. The applicant has agreed to dedicate approximately 65 feet of ROW along the eastern portion of the property during the platting stage for the future expansion of CR 209 from C 44A to NE 30th St. County Road 209 is to be reclassified as a regionally significant roadway in which the extension will serve as an alternate route to alleviate the increasing capacity issues on N US 301.

Potable Water & Sewer: City water and sewer are available to the subject property. There is an existing 12” water main, 16” force main, and 16” reuse line to the east side of the property. The applicant will work with the utilities department to connect to water and sewer.

Schools: The applicant has submitted a School Impact Statement noting that the proposed development generates approximately 17 school-aged children. The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-43.



Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-43

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

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

Parcel F01-100
AD Wildwood, LLC
13.28 Acres +/-

LEGAL DESCRIPTION:

LOT 2, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA,

THENCE N 89°44'08" E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE S 1/2 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST,

THENCE S 89°59'41" E A DISTANCE OF 16.59 FEET,

THENCE S 00°01'12" W A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 00°01'12" W A DISTANCE OF 430.00 FEET,

THENCE S 89°44'20" W A DISTANCE OF 1345.81 FEET TO THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4,

THENCE N 00°04'56" E ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, N 89°44'20" E A DISTANCE OF 1345.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST,

THENCE N 89°44'08" E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 27.86 FEET,

THENCE S 00°01'12" W A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 00°01'12" W A DISTANCE OF 430.00 FEET,

THENCE S 89°44'20" W A DISTANCE OF 28.79 FEET, TO THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4,

THENCE N 00°04'56" E ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET,

THENCE N 89°44'20" E A DISTANCE OF 28.33 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from Agriculture (Sumter County) to Low Density Residential (City).

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

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



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

N

US Feet
0 187.5 375 750

#26-3441

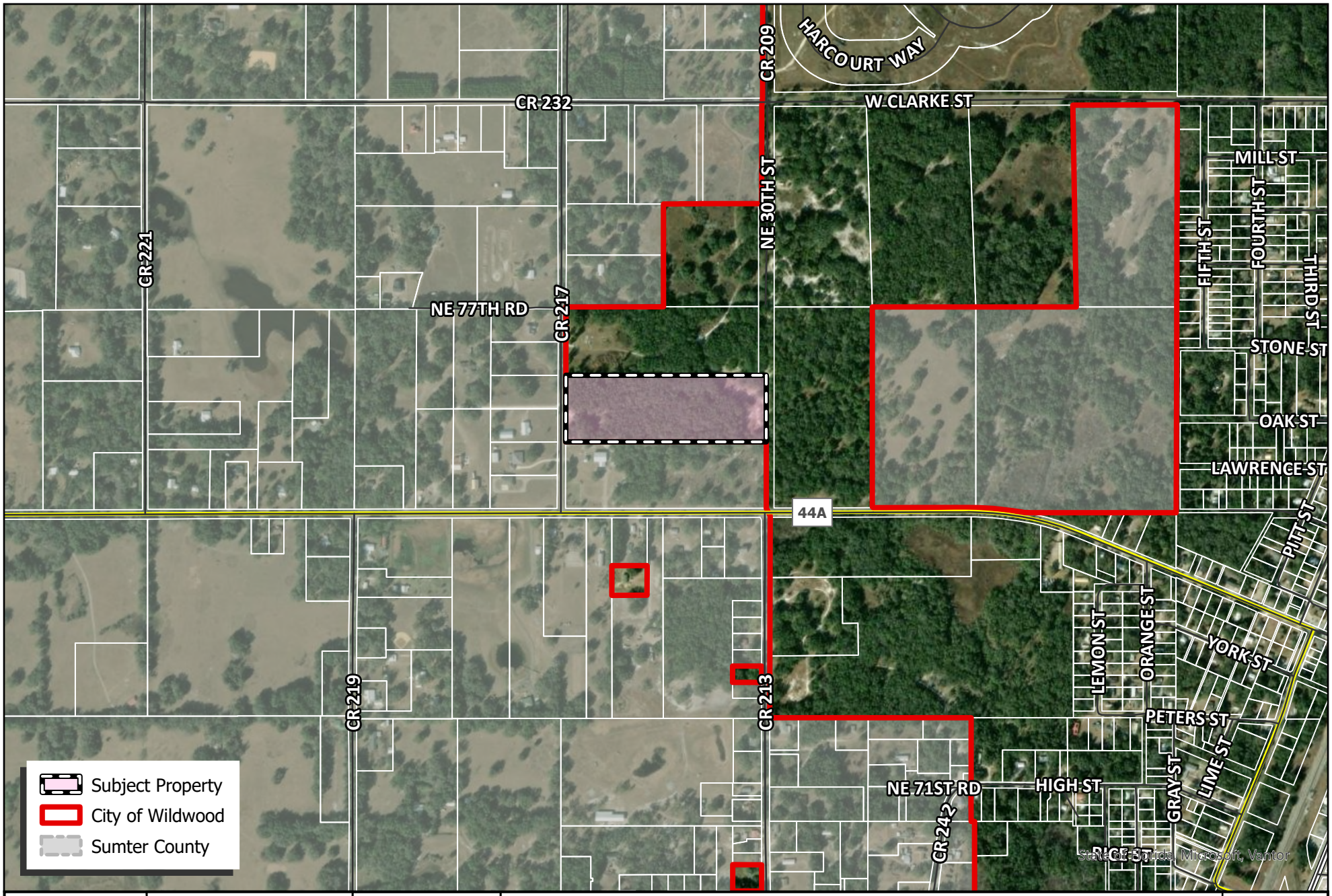
AD WILDWOOD, LLC

PARCEL F01-100

MAP 1A

LOCATION MAP

AUG 2026



CITY OF WILDWOOD
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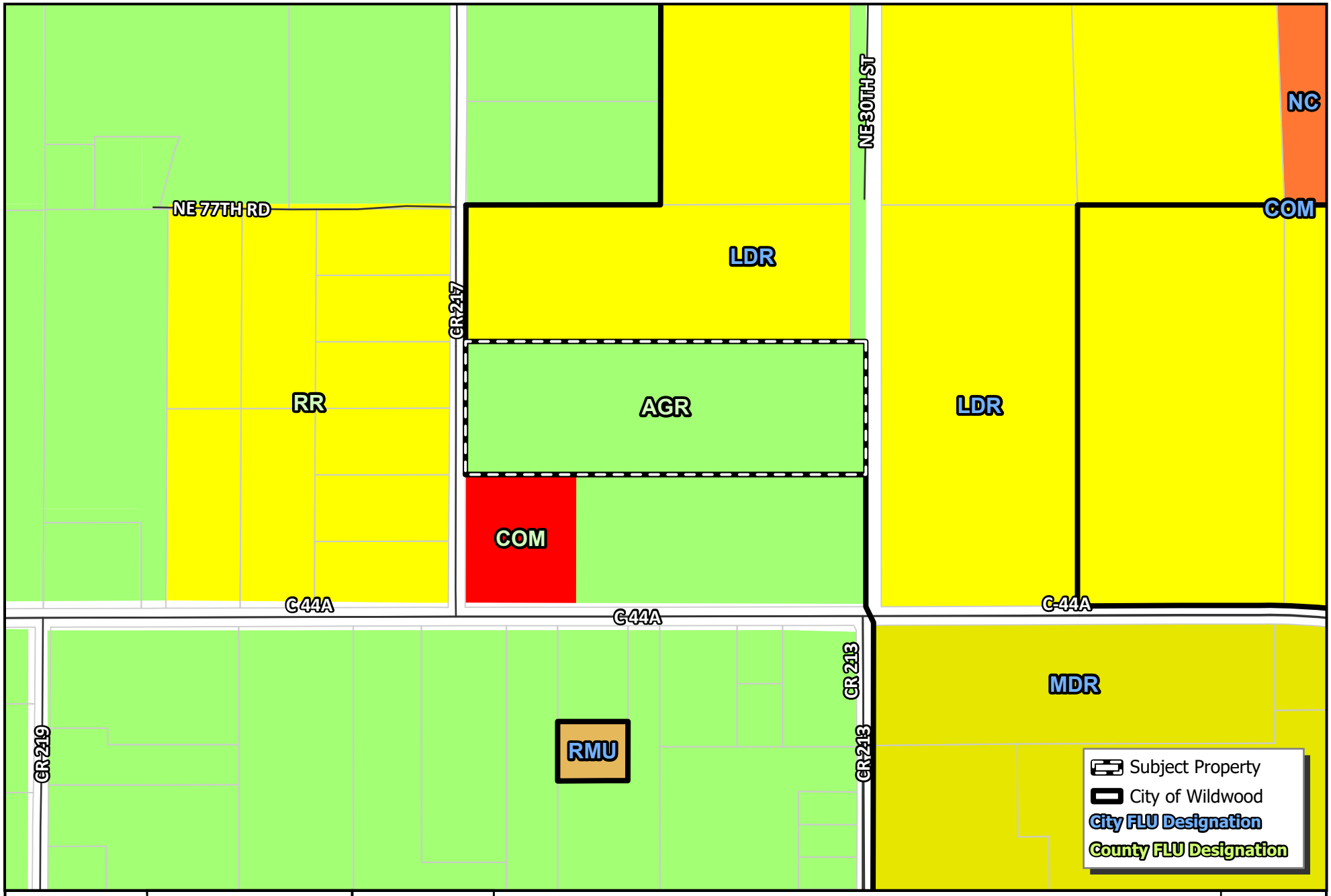
N
US Feet
0 195 390 780

#26-3441

AD WILDWOOD, LLC

PARCEL F01-100

MAP 1B
LOCATION MAP
AUG 2026



WILDWOOD FLORIDA EST. 1877

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US Feet
0 90 180 360

#26-3441

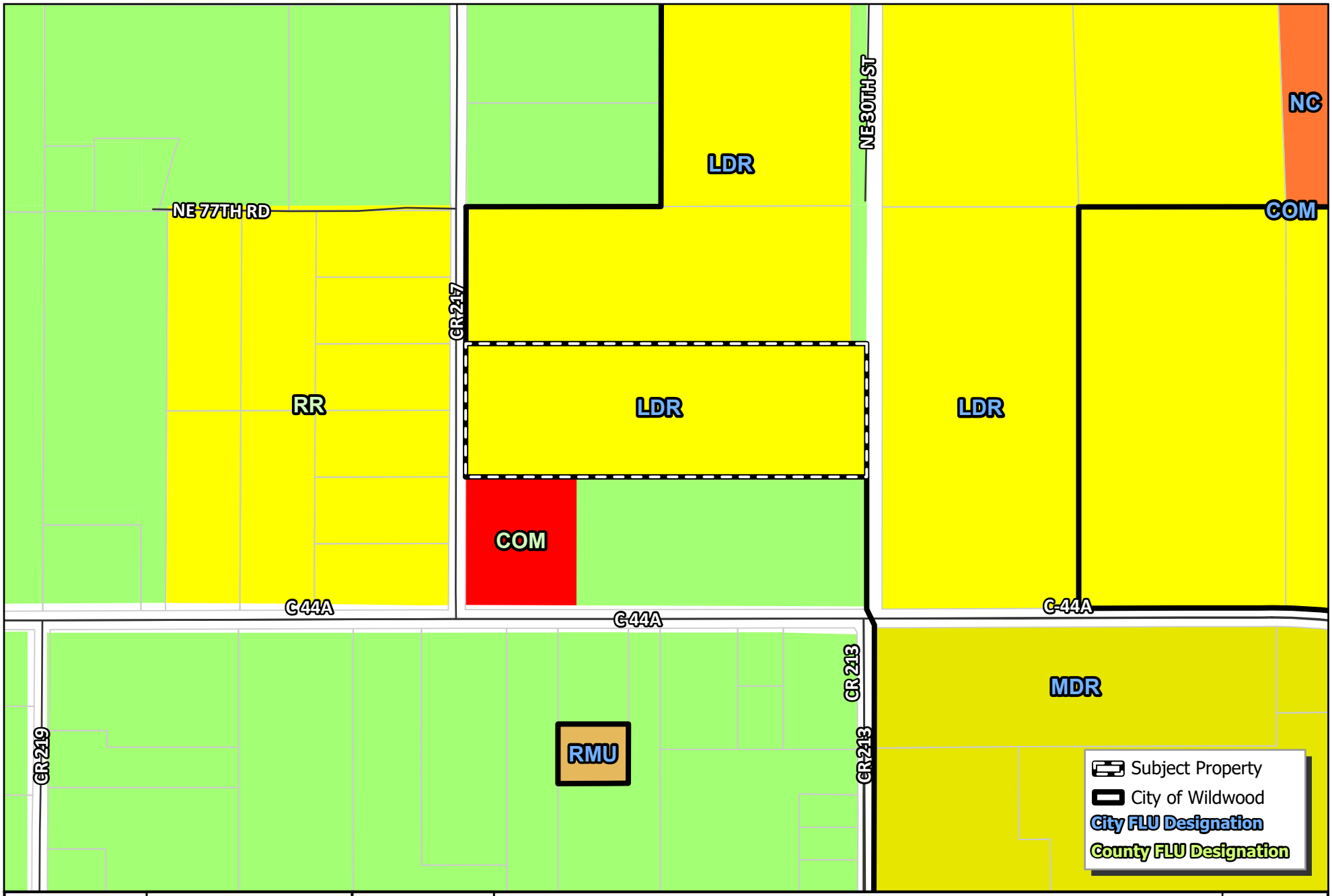
AD WILDWOOD, LLC

PARCEL F01-100

MAP 2A

EXISTING LAND USE

AUG 2026



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 90 180 360

#26-3441

AD WILDWOOD, LLC

PARCEL F01-100

MAP 2B

PROPOSED LAND USE

AUG 2026

Kimley»Horn

May 29, 2024

Ms. Wendy Then, AICP CFM
Assistant Director, Development Services Department
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: ***Future Traffic Projections CR 209 from SR 44 to CR 466***
Kimley-Horn Job Number 142173000

Dear Ms. Then:

At the request of the City of Wildwood (the City), Kimley-Horn reviewed future traffic projections on CR 209, from SR 44 to CR 466. The purpose of the review was to provide input on the needed right of way width to complete the missing section of roadway from CR 44A to CR 232.

Existing traffic data published by the Florida Department of Transportation (FDOT) was obtained for CR 209. Transportation modeling software was used to estimate the growth in traffic along CR 209 from background traffic, planned developments along CR 209 that were provided by the City, and completing the missing connection of the roadway. Our analysis found that the projected daily traffic volume on CR 209 within the planning horizon and considering the developments under review or approved by the City of Wildwood, is less than the service volume of a two-lane roadway (14,000 vehicles per day).

A more detailed traffic analysis will be performed during the Preliminary Engineering Report to identify turn lane needs and traffic control at the intersections along the corridor. It is recommended that the City plan for 100 feet of right-of-way on CR 209. This will allow for a 2-lane roadway with sidewalks to be constructed initially but will also provide flexibility for a 4-lane roadway if needed in the future due to continued development on and around the CR 209 corridor.

An exhibit showing the study area, future developments, and a two-lane and four-lane typical section within the proposed 100-foot right-of-way is provided as an attachment.

Please contact me if you have any questions.

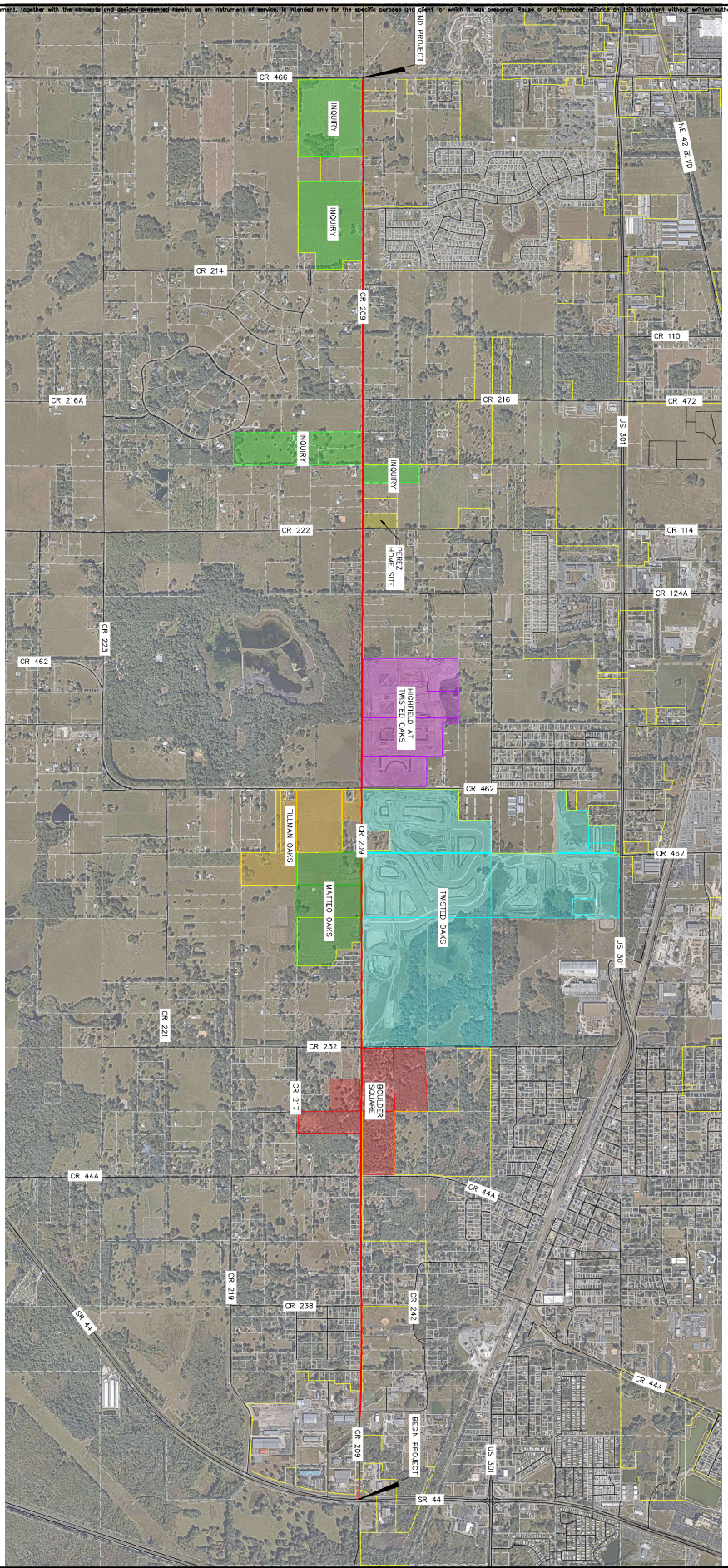
Sincerely,
KIMLEY-HORN

Amber L. Gartner, P.E.
ALG/sab

Attachments – Aerial Exhibit

K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0290 - CR 209\doc\Lwt240529alg - CR 209.docx

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

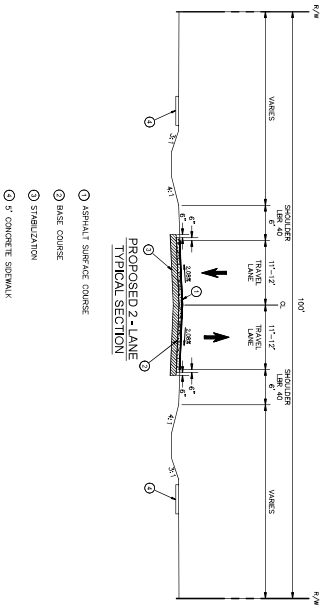


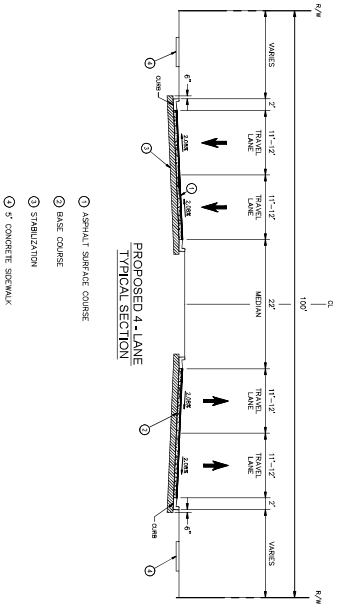
LEGEND
CITY LIMITS

NOTES:
TOTAL LENGTH: 29,124 FT.
TOTAL LENGTH: 5.516 MILES

GRAPHIC SCALE IN FEET
0 500 1000 2000

NORTH





SHEET NUMBER
EX-01

AERIAL EXHIBIT

SUMTER COUNTY FLORIDA

CR 209
PRELIMINARY ENGINEERING
STUDY SCOPE LIMITS
CITY OF WILDWOOD

KHA PROJECT	
DATE	MAY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	
CHECKED BY	

Kimley»Horn

©2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM, REGISTRY 35106

No.	REVISIONS	DATE

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: O2026-43

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 law[1] 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, September 1st, 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 Low Density Residential (City) on 13.28 acres MOL. The subject property is generally located on the east side of CR 217, approximately 0.09 miles northeast of the intersection of CR 217 and C 44A.

Case Number: 26-3441 – AD Wildwood

Applicant/Owner: AD Wildwood, LLC

Parcel: F01-100

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: September 1st, 2026

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3442 - RZ - AD Wildwood, LLC**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3442
Ordinance Number	O2026-44
Owner/Applicant	AD Wildwood, LLC
Property Location	The subject property is generally located on the east side of CR 217, approximately 0.09 miles northeast of the intersection of CR 217 and C 44A.
Parcel	F01-100
Date	August 26, 2026

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3441 – CP (O2026-43).

ANALYSIS: The applicant is proposing a single-family detached subdivision consisting of approximately 50 units.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to R-1 should be granted based on the following criteria:

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

The proposed rezoning to R-1 is consistent with the proposed Future Land Use Map designation of Low Density Residential (LDR) 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 R-1 zoning

designation is compatible within the area to serve city residents as the properties to the north and east are zoned as residential uses.

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

<u>Schools:</u> The applicant has submitted a School Impact Statement noting that the proposed development generates approximately 17 school-aged children. The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The city has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

<u>Potable Water & Sewer:</u> There is an existing 12" water main, 16" force main, and 16" reuse line to the east side of the property. The applicant will work with the utilities department to connect to water and sewer.

<u>Streets:</u> The property has access off of CR 217 with a proposed full-access driveway. Kimley-Horn and Associates reviewed traffic projections within the area, on behalf of the City, in which it was recommended that staff obtain 100 ft of right of way (ROW) on CR 209. The applicant has agreed to dedicate approximately 65 feet of ROW along the eastern portion of the property during the platting stage for the future extension of CR 209 from C 44A to NE 30th St. County Road 209 is to be reclassified as a regionally significant roadway in which the extension will serve as an alternate route to alleviate the increasing capacity issues on N US 301.

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

The applicant states the proposed change is necessary due to the changing conditions in the surrounding area, specifically due to the approval of the Boulder Square development directly adjacent to the parcel.

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

Sumter County Public Works has approved a TIA for this project showing access off of CR 217 with a proposed full-access driveway. Kimley-Horn and Associates reviewed traffic projections within the area, on behalf of the City, in which it was recommended that staff obtain 100 ft of right of way (ROW) on CR 209. The applicant has agreed to donate approximately 65ft of ROW along the eastern portion of the property during the platting stage for the future extension of CR 209 from C 44A to NE 30th St. CR 209 is to be reclassified as a regionally significant roadway in which the extension will serve as an alternate route to alleviate the increasing capacity issues on N US 301. Staff will work with the applicant during the platting stage to relocate the entrance of the development from CR 217 to CR 209.

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

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

properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-1 (City)
SOUTH	CL & RR5C (County)
EAST	R-1 (City)
WEST	RR1C (County)

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

The Planning and Zoning Board/Special Magistrate recommends approval for Ordinance O2026-44, subject to the approval of O2026-43, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-44

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

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

Parcel F01-100
AD Wildwood, LLC
13.28 Acres +/-

LEGAL DESCRIPTION:

LOT 2, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA,

THENCE N 89°44'08" E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE S 1/2 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST,

THENCE S 89°59'41" E A DISTANCE OF 16.59 FEET,

THENCE S 00°01'12" W A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 00°01'12" W A DISTANCE OF 430.00 FEET,

THENCE S 89°44'20" W A DISTANCE OF 1345.81 FEET TO THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4,

THENCE N 00°04'56" E ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, N 89°44'20" E A DISTANCE OF 1345.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST,

THENCE N 89°44'08" E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 27.86 FEET,

THENCE S 00°01'12" W A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 00°01'12" W A DISTANCE OF 430.00 FEET,

THENCE S 89°44'20" W A DISTANCE OF 28.79 FEET, TO THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4,

THENCE N 00°04'56" E ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET,

THENCE N 89°44'20" E A DISTANCE OF 28.33 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from A10C (Sumter County) to R-1 (City).

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

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

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

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

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

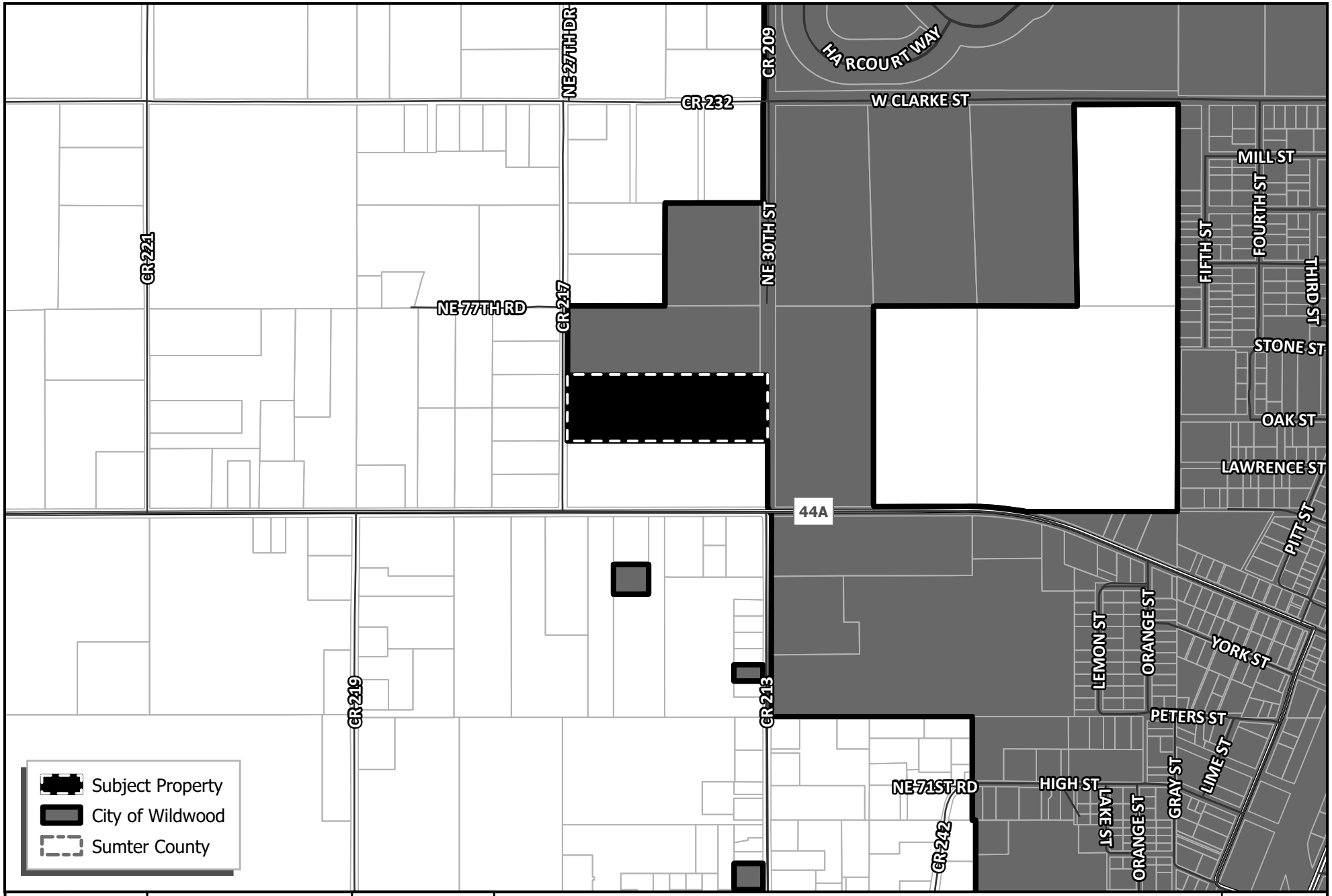
First Reading: _____

Second Reading: _____

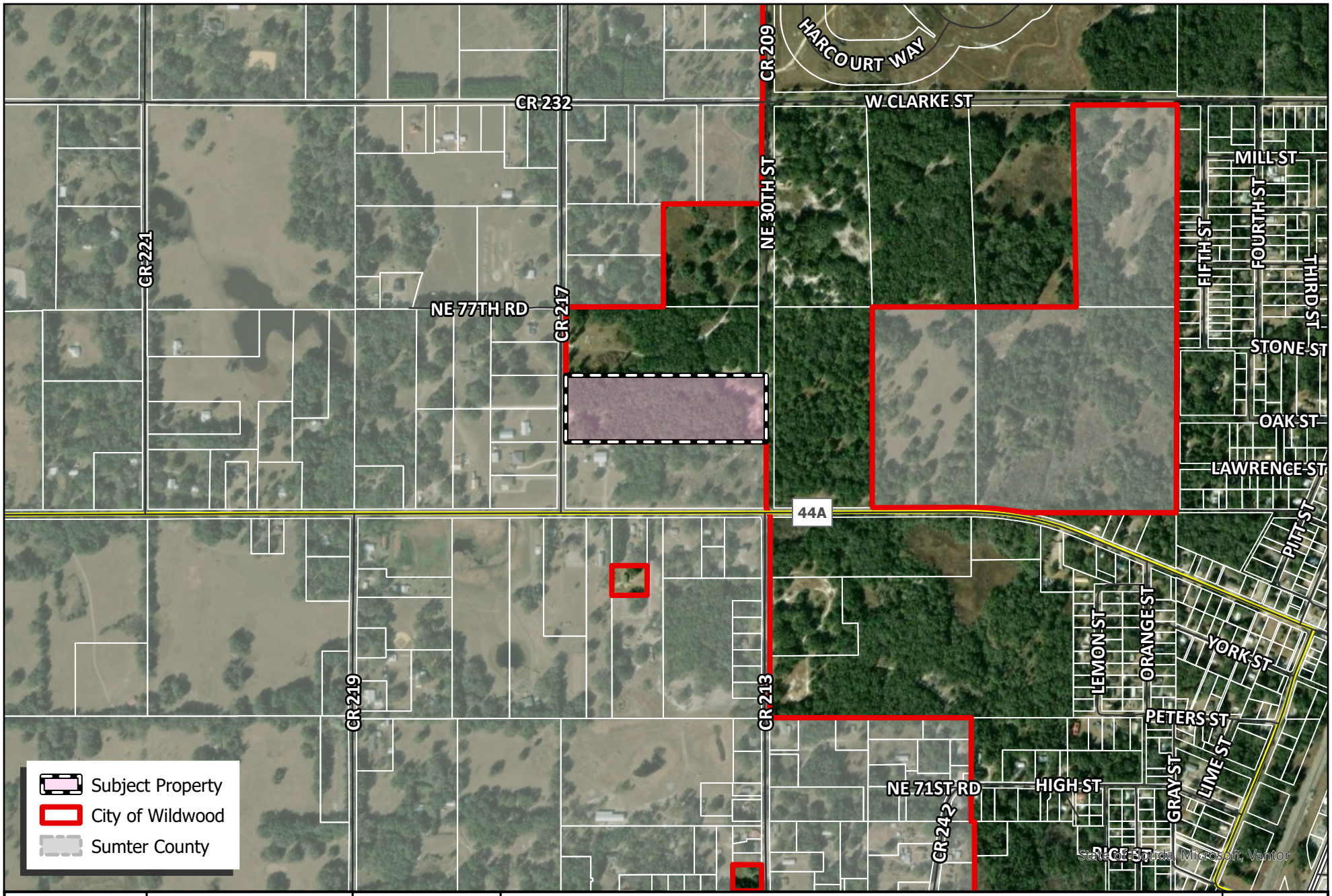
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750	#26-3442 **AD WILDWOOD, LLC** PARCEL F01-100	**MAP 1A** **LOCATION MAP** **AUG 2026**



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100 North Main Street
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N
US Feet
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#26-3442

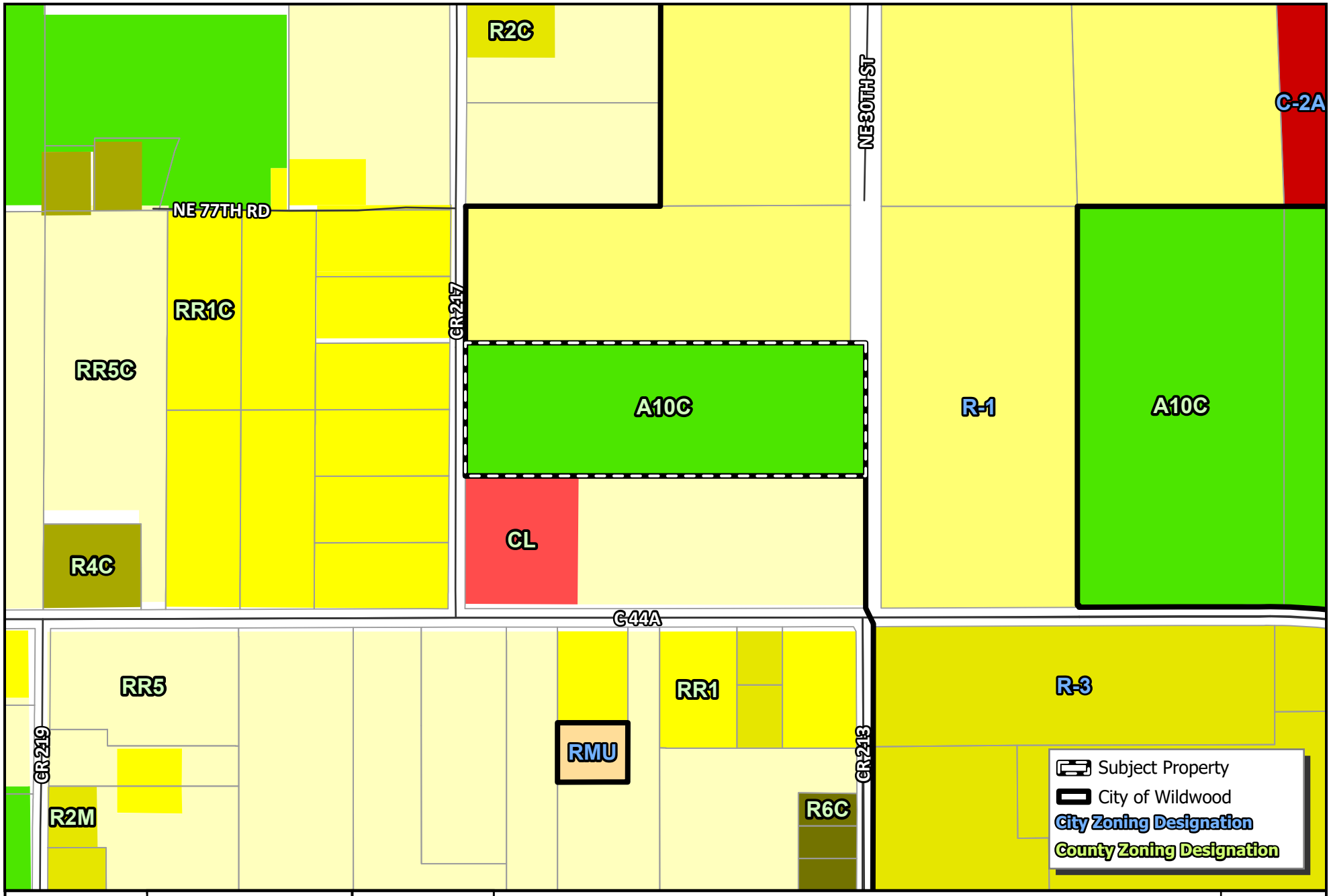
WILDWOOD 50-UNIT SUBDIVISION

PARCEL F01-100

MAP 1B

LOCATION MAP

AUG 2026



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#26-3442

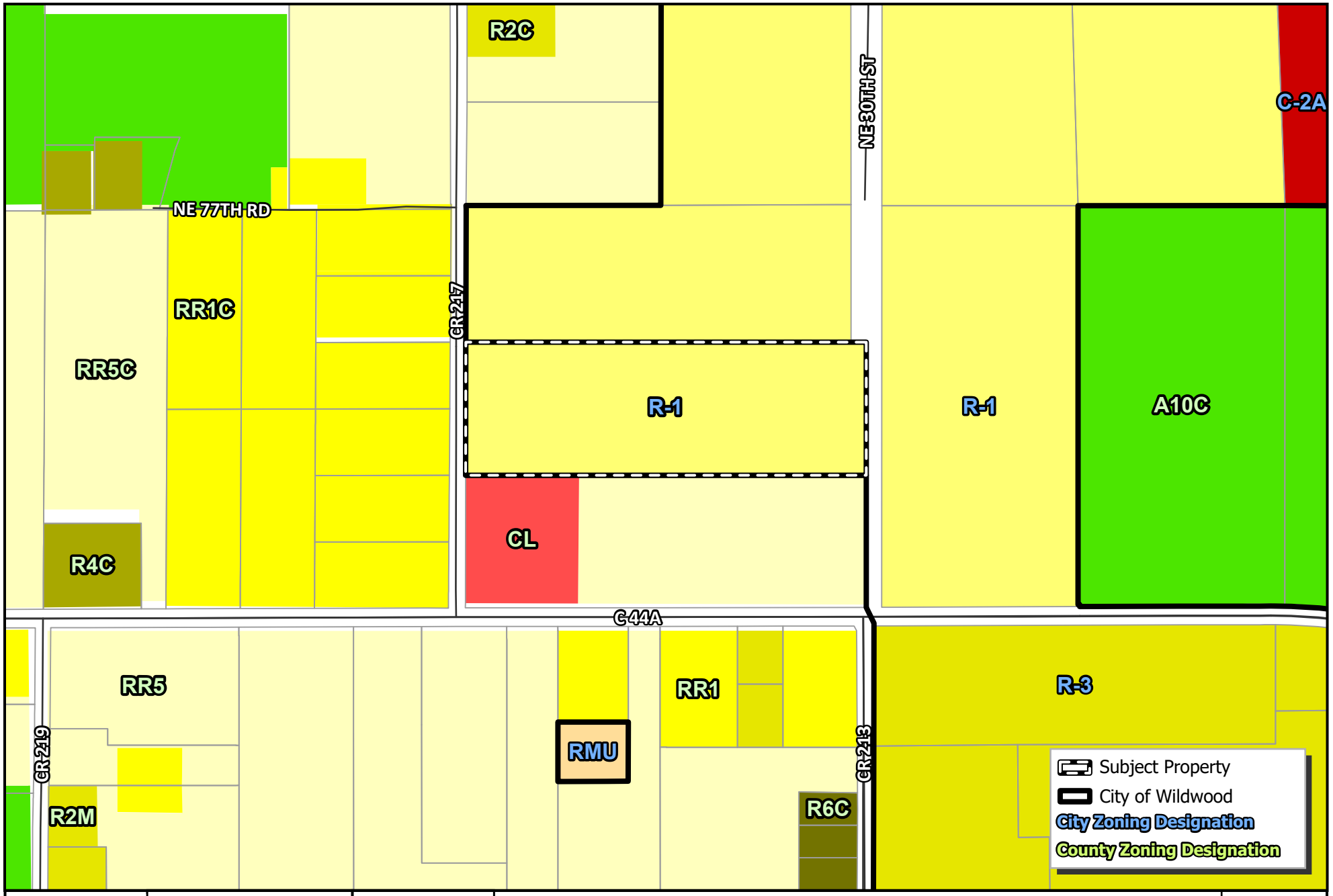
AD WILDWOOD, LLC

PARCEL F01-100

MAP 3A

EXISTING ZONING

AUG 2026



WILDWOOD FLORIDA EST. 1877

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US Feet
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#26-3442

AD WILDWOOD, LLC

PARCEL F01-100

MAP 3B

PROPOSED ZONING

AUG 2026

Kimley»Horn

May 29, 2024

Ms. Wendy Then, AICP CFM
Assistant Director, Development Services Department
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: ***Future Traffic Projections CR 209 from SR 44 to CR 466***
Kimley-Horn Job Number 142173000

Dear Ms. Then:

At the request of the City of Wildwood (the City), Kimley-Horn reviewed future traffic projections on CR 209, from SR 44 to CR 466. The purpose of the review was to provide input on the needed right of way width to complete the missing section of roadway from CR 44A to CR 232.

Existing traffic data published by the Florida Department of Transportation (FDOT) was obtained for CR 209. Transportation modeling software was used to estimate the growth in traffic along CR 209 from background traffic, planned developments along CR 209 that were provided by the City, and completing the missing connection of the roadway. Our analysis found that the projected daily traffic volume on CR 209 within the planning horizon and considering the developments under review or approved by the City of Wildwood, is less than the service volume of a two-lane roadway (14,000 vehicles per day).

A more detailed traffic analysis will be performed during the Preliminary Engineering Report to identify turn lane needs and traffic control at the intersections along the corridor. It is recommended that the City plan for 100 feet of right-of-way on CR 209. This will allow for a 2-lane roadway with sidewalks to be constructed initially but will also provide flexibility for a 4-lane roadway if needed in the future due to continued development on and around the CR 209 corridor.

An exhibit showing the study area, future developments, and a two-lane and four-lane typical section within the proposed 100-foot right-of-way is provided as an attachment.

Please contact me if you have any questions.

Sincerely,
KIMLEY-HORN

Amber L. Gartner, P.E.
ALG/sab

Attachments – Aerial Exhibit

K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0290 - CR 209\doc\Lwt240529alg - CR 209.docx

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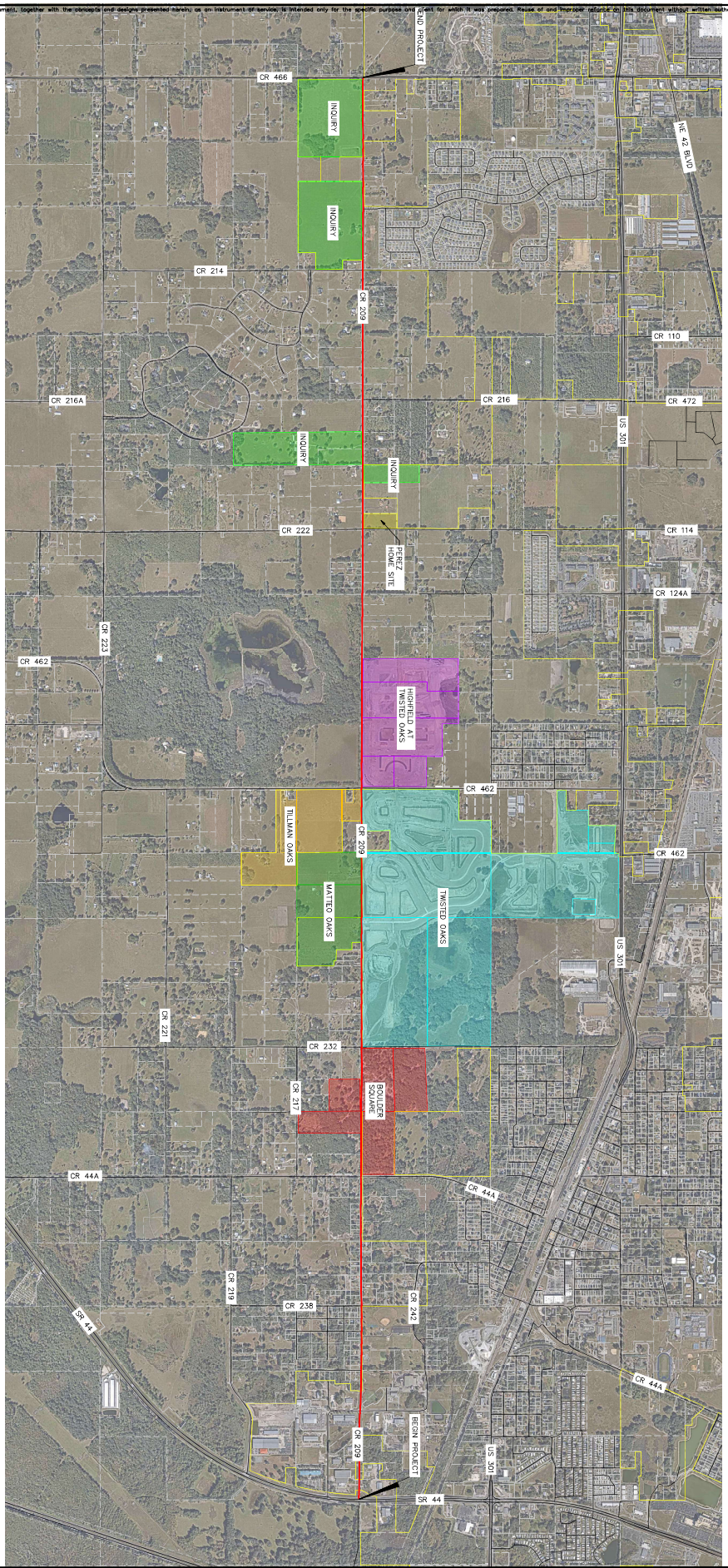


LEGEND

CITY LIMITS

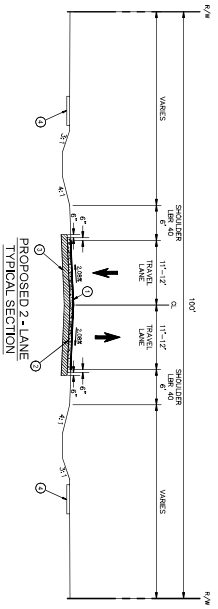
NOTES:

TOTAL LENGTH: 29,124 FT.
TOTAL LENGTH: 5.516 MILES

GRAPHIC SCALE IN FEET
0 1000 2000

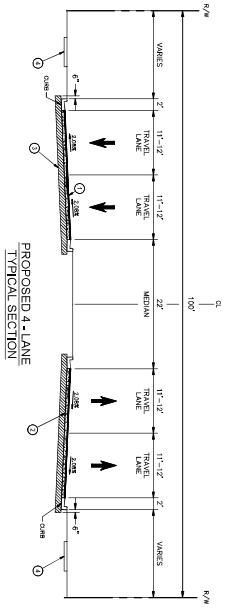
NORTH

PROPOSED 2-LANE TYPICAL SECTION



① 5" CONCRETE SIDEWALK
② STABILIZATION
③ BASE COURSE
④ ASPHALT SURFACE COURSE

PROPOSED 4-LANE TYPICAL SECTION



① 5" CONCRETE SIDEWALK
② STABILIZATION
③ BASE COURSE
④ ASPHALT SURFACE COURSE

SHEET NUMBER EX-01	AERIAL EXHIBIT SUMTER COUNTY FLORIDA	CR 209 PRELIMINARY ENGINEERING STUDY SCOPE LIMITS CITY OF WILDWOOD	KHA PROJECT DATE MAY 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY CHECKED BY	Kimley»Horn ©2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM, REGISTRY 35106	No. REVISIONS DATE

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: O2026-44

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 law[1] 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, September 1st, 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 A10C (Sumter County) to R-1 (City) on 13.28 acres MOL. The subject property is generally located on the east side of CR 217, approximately 0.09 miles northeast of the intersection of CR 217 and C 44A.

Case Number: 26-3442 – AD Wildwood

Applicant/Owner: AD Wildwood, LLC

Parcel: F01-100

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: September 1st, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 26-3152 (CP) UPTON

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3152 (CP) UPTON
Ordinance Number	O2026-45
Owner(s) / Applicants(s)	Mike and Gail Upton and Valerie Watson
Property Location	The subject property is generally located approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.
Parcel	G16DA006
Date	September 2, 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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a rezoning request (RZ) 26-3153 (O2026-46).

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 Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) is intended to support a mix of residential uses.

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

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

comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of residential uses. The maximum density is ten (10) dwelling units per acre with a maximum intensity of 0.3 FAR (Floor Area Ratio). The existing structure will remain and is in line with this policy of the Comprehensive Plan.

(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 subject property is located within an established subdivision, with no further plans for development. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” The proposed amendment conforms with the existing land uses in the surrounding 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 site has already been developed, and the existing home will remain.

(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 Hancock Drive, a privately owned and maintained roadway. The applicant has applied for an exemption for the Traffic Impact Analysis (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 currently serviced by City utilities and will not result in significant impact to the City’s utility system.

Schools: Sumter County School Board has not notified the City of any concern with the current available capacity. Since this project consists of one (1) existing mobile home, it is unlikely this will have a significant impact on the surrounding schools’ capacity.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-45 from the City Commission.



McKenna Page
Planner II, Development Services

ORDINANCE NO. O2026-45

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

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

Parcel G16DA006
UPTON MICHAEL J & GAIL ELIZABETH & WATSON VALERIE
0.14 Acres +/-

LEGAL DESCRIPTION:

Lot 6, Block A, Hearty Host Lake Resort, Unit 2, according to the Plat thereof as recorded in Plat Book 4, page(s) 62 and 62-A, of the Public Records of Sumter County, Florida.

1982 IMPE 316768A and 316769B

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

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

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

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

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

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

be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way 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

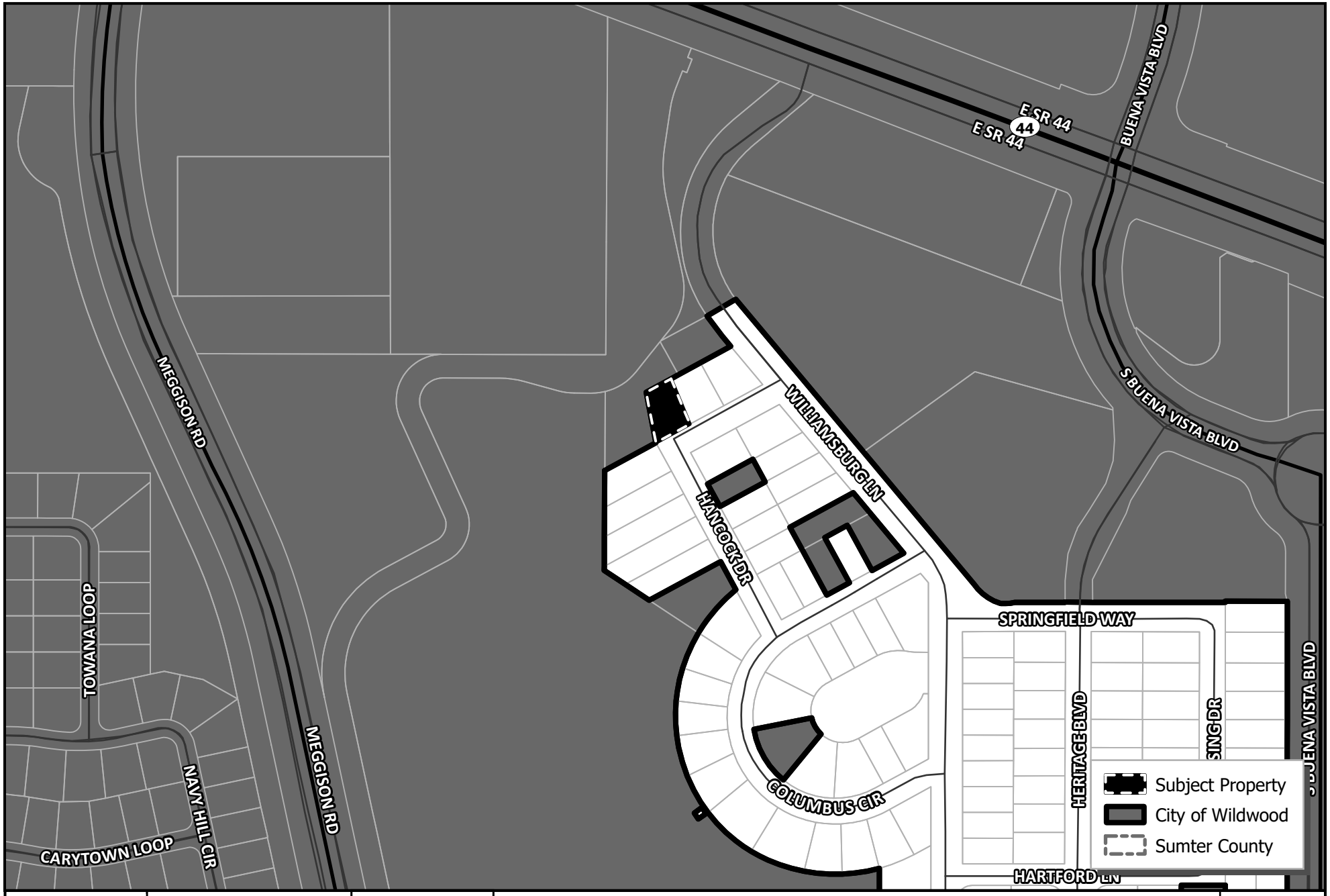
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

#26-3152

UPTON

PARCEL G16DA006

MAP 1A

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877

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

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US Feet
0 55 110 220

#26-3152

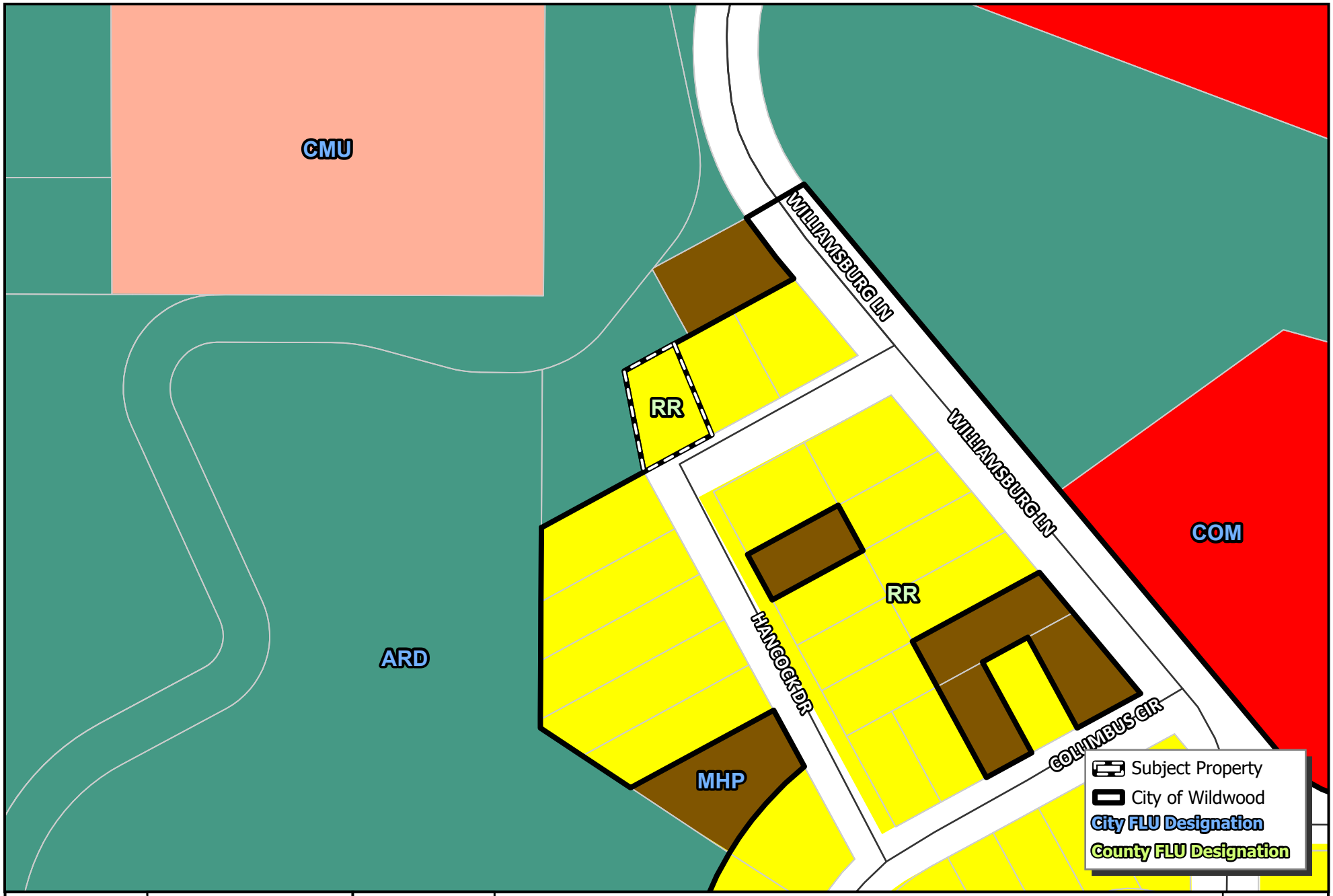
UPTON

PARCEL G16DA006

MAP 1B

LOCATION MAP

JUL 2026



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US Feet
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#26-3152

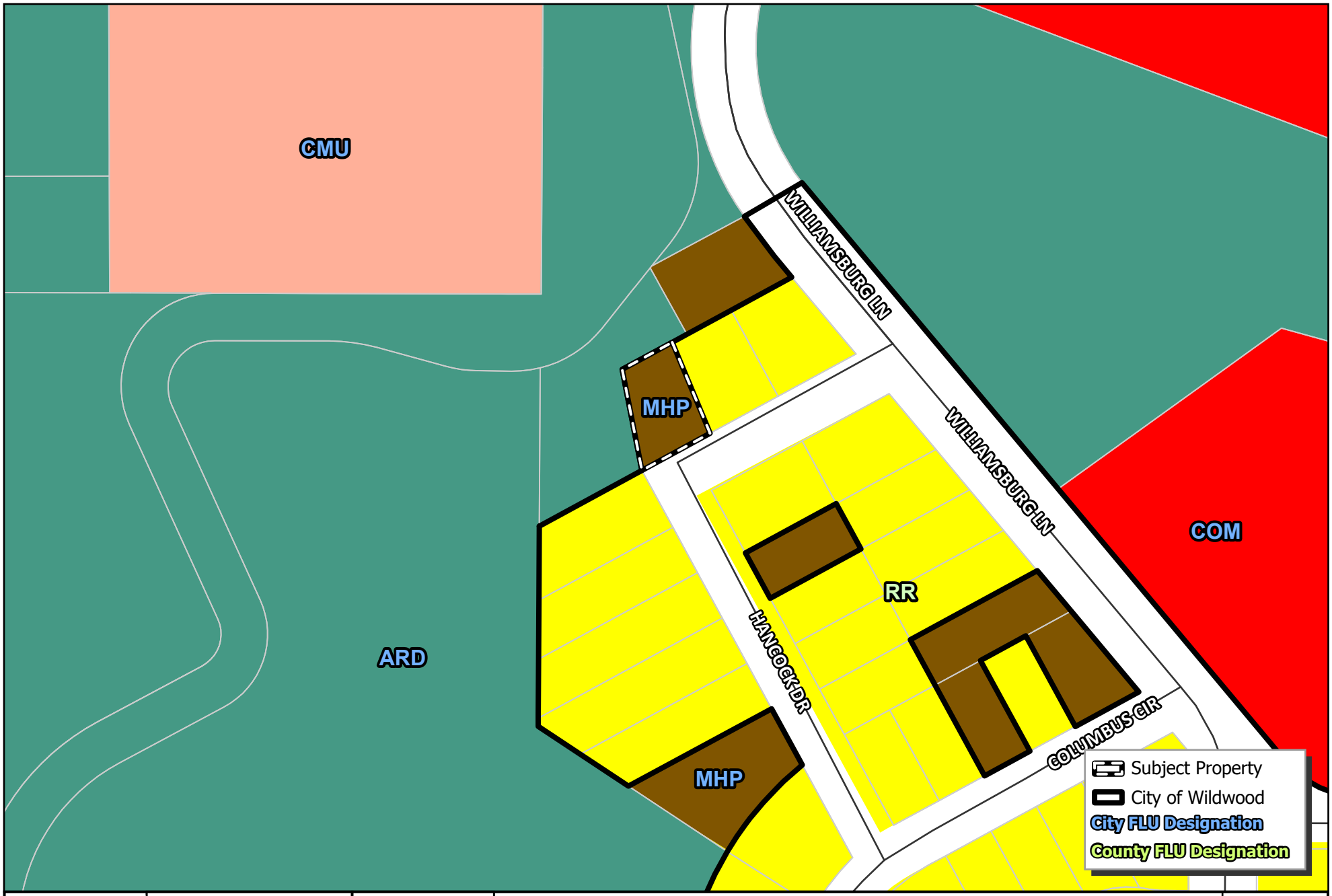
UPTON

PARCEL G16DA006

MAP 2A

EXISTING LAND USE

JUL 2026



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 25 50 100	#26-3152 **UPTON** PARCEL G16DA006	MAP 2B PROPOSED LAND USE JUL 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: O2026-45

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 law[1] 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, September 1, 2026, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City) on 0.14 acres MOL. The subject property is generally located approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.

Case Number: 26-3152 (SSCPA) Upton

Applicant(s): Mike and Gail Upton and Valerie Watson

Owner(s): Mike and Gail Upton and Valerie Watson

Parcel(s): G16DA006

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 26-3153 (RZ) UPTON

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3153 (RZ) UPTON
Ordinance Number	O2026-46
Owner(s) / Applicant(s)	Mike and Gail Upton and Valerie Watson
Property Location	The subject property is generally located approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.
Parcel	G16DA006
Date	September 2, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RPUD (County) to MHP (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment (CP) 26-3152 (O2026-45).

ANALYSIS: The applicants are not proposing any further development of the site at this time, they just wish to be within the City of Wildwood municipal boundaries.

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

(a) Whether the proposed change is consistent with the comprehensive plan; The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8(c).

(b) The existing land use pattern of the surrounding area; The land use pattern of the surrounding area is residential throughout the Wildwood Country Resort neighborhood, with

some commercial development along SR 44. The proposed MHP zoning designation is consistent with surrounding developments and because the site's existing conditions will remain, there will be no impacts to surrounding parcels.

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

Schools: Sumter County School Board has not notified the City of any concern with the current available capacity. Since this project consists of one (1) existing mobile home, it is unlikely this will have a significant impact on the surrounding schools' capacity.

Potable Water & Sewer: The subject property is already serviced by City water and sewer. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy."

Streets: The applicant has been exempted from required Traffic Impact Analysis, as the site's existing conditions do not generate more than 50 daily trips. Sumter County has issued an exemption for the subject property.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary; Due to the subject parcel's location within the Joint Planning Area (JPA), the applicant has applied for annexation. It is necessary that staff process the Comprehensive Plan Amendment and Rezoning applications to establish an appropriate City future land use designation and zoning district.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety; The applicant is not proposing any further development of the site at this time, and has received an exemption from the TIA submittal as a result of the existing conditions not changing. The site's current conditions do not generate 50 or more trips a day.

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	C-3 (City)
SOUTH	Hancock Drive Private Roadway / RPUD (Sumter County)
EAST	RPUD (Sumter County)
WEST	C-3 (City)

At this time, no further development of the site is anticipated. However, if the rezoning is approved, the applicant will be required to submit a zoning clearance application to the City prior to construction of any accessory structures. The zoning clearance will need to follow requirements established in the City's Land Development Regulations and the Design District Standards.

The Planning and Zoning Board/Special Magistrate recommends approval for Ordinance O2026-46, subject to the approval of O2026-45, which establishes a future land use appropriate for the proposed zoning.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-46

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

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

Parcel G16DA006
UPTON MICHAEL J & GAIL ELIZABETH & WATSON VALERIE
0.14 Acres +/-

LEGAL DESCRIPTION:

Lot 6, Block A, Hearty Host Lake Resort, Unit 2, according to the Plat thereof as recorded in Plat Book 4, page(s) 62 and 62-A, of the Public Records of Sumter County, Florida.

1982 IMPE 316768A and 316769B

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

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

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

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

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

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

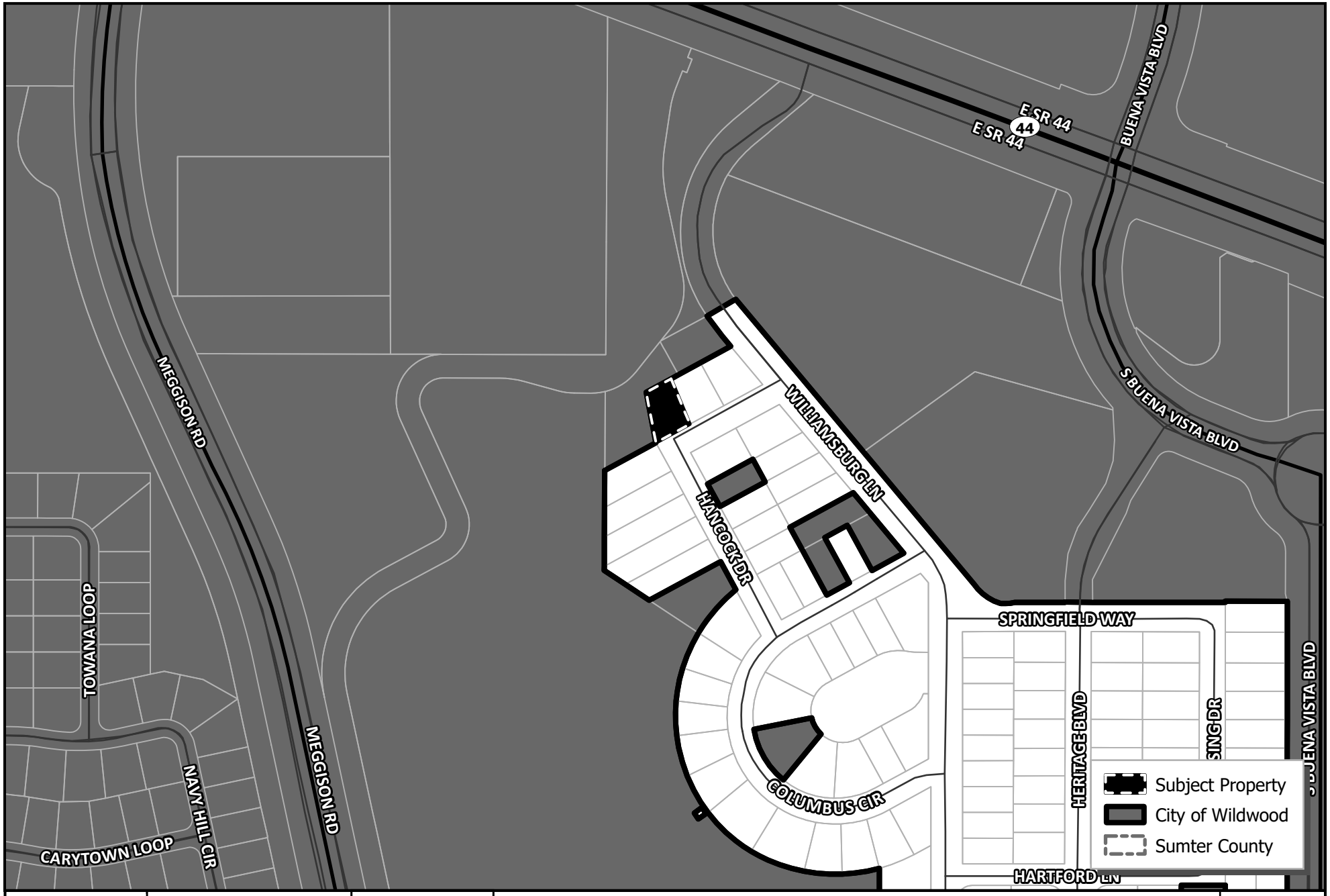
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
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www.wildwood-fl.gov

N

US Feet
0 55 110 220

#26-3153

UPTON

PARCEL G16DA006

MAP 1A

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877

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N
US Feet
0 55 110 220

#26-3153

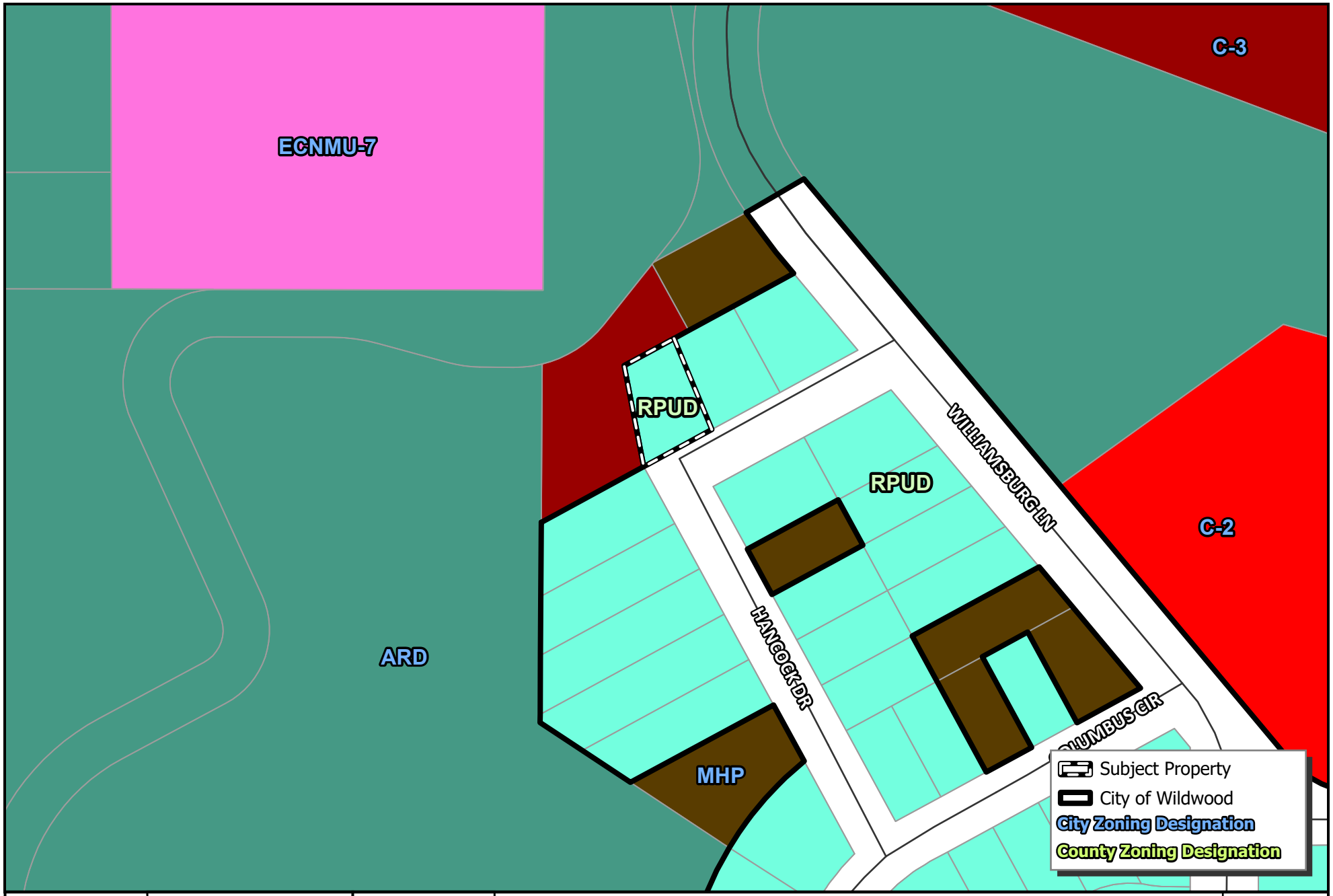
UPTON

PARCEL G16DA006

MAP 1B

LOCATION MAP

JUL 2026



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N
US Feet
0 25 50 100

#26-3153

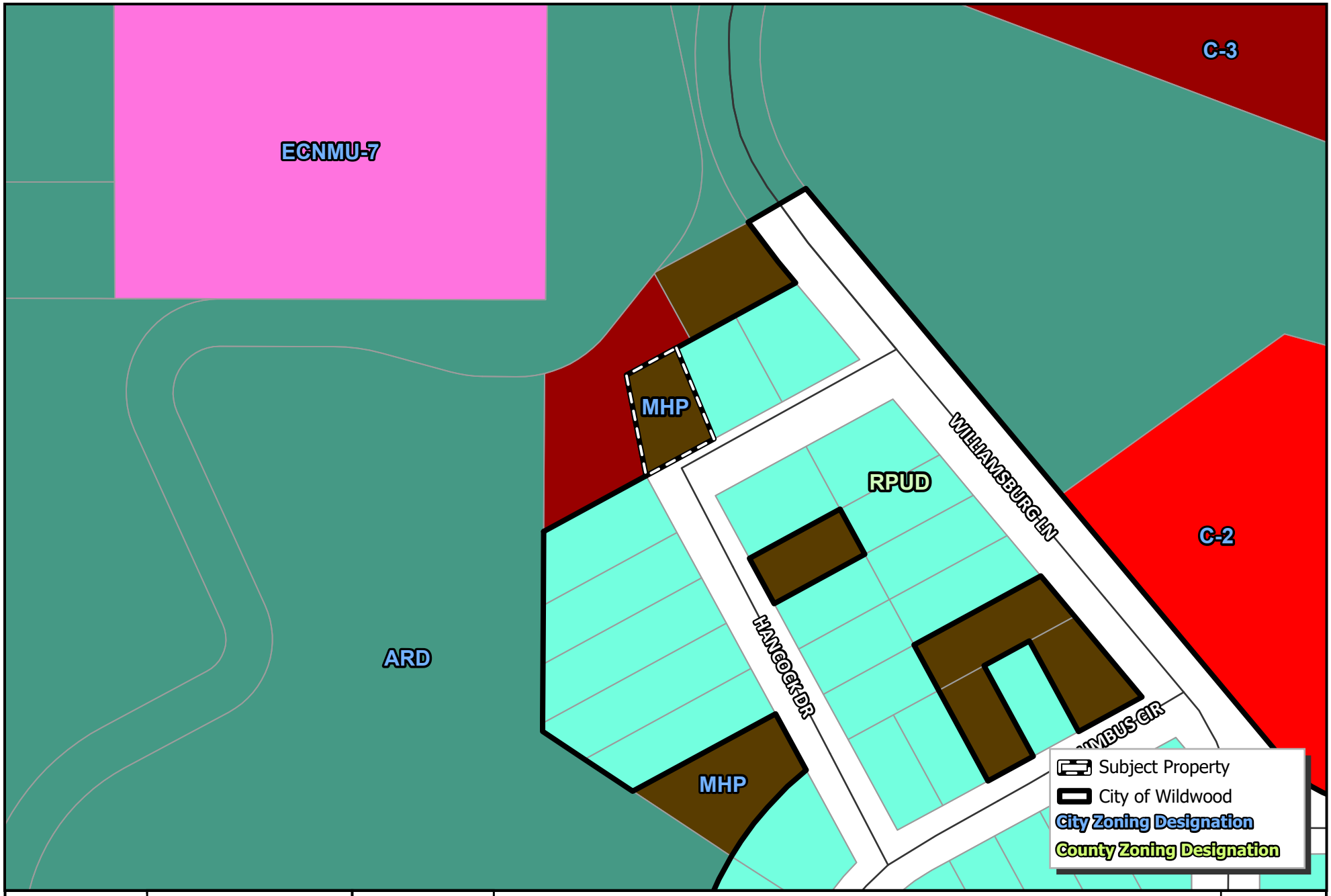
UPTON

PARCEL G16DA006

MAP 3A

EXISTING ZONING

JUL 2026



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N
US Feet
0 25 50 100

#26-3153

UPTON

PARCEL G16DA006

MAP 3B

PROPOSED ZONING

JUL 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:O2026-46

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 law[1] 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, September 1, 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 RPUD (Sumter County) to MHP (City) on 0.14 acres MOL. The subject property is generally located approximately 0.18 miles southwest of the intersection of E SR 44 and S Buena Vista Boulevard.

Case Number: 26-3152 (RZ) Upton

Applicant(s): Mike and Gail Upton and Valerie Watson

Owner(s): Mike and Gail Upton and Valerie Watson

Parcel(s): G16DA006

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3377 (CP) Sandalwood Lane Lot 5**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3377 (CP) Sandalwood Lane Lot 5
Ordinance Number	O2026-47
Owner/Applicant	Matthew Floeter
Property Location	The subject property is located on Sandalwood Lane approximately 0.28 miles west of the Morse Boulevard and Warm Springs Avenue roundabout.
Parcel	G26AP005
Date	September 2, 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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a rezoning request 26-3378 (RZ) Sandalwood Lane Lot 5 (O2026-48).

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 Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan Policy 1.1.1(a) The proposed land use amendment would allow for the construction of a new manufactured home in compliance with City Standards, on 0.138 acre MOL. Policy 1.1.1(a) is intended to support a mix of residential uses, specifically mobile home parks.

(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 Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate this type of residential development. The maximum intensity is 0.3 Floor Area Ratio (FAR) with a density of 10 dwelling units per acre. The proposed development is intended to consist of one dwelling unit.

(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 subject property is located along Sandalwood Lane, with utilities available to the site. Policy 1.2.1 states, “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations are mainly Rural Residential and Recreation within Sumter County, and some Mobile Home Park throughout the Continental Country Club neighborhood, an addition of Mobile Home Park 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 proposed development of one mobile home will occur in a previously developed subdivision.

(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 Sandalwood Lane. The applicant has applied for an exemption from the required Traffic Impact Analysis due to the project not generating 50 or more trips per day. Sumter County Public Works has approved the TIA exemption.

Potable Water & Sewer: The project will be serviced by the available City water and sewer services.

Schools: The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board’s Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance

O2026-47.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-47

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

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

Parcel G26AP005
MATTHEW R. FLOETER
0.138 +/-

LEGAL DESCRIPTION:

LOT 5. BLOCK "P", TIMBERWOODS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 54, 54-A THROUGH 54-E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

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

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

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

in no way 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

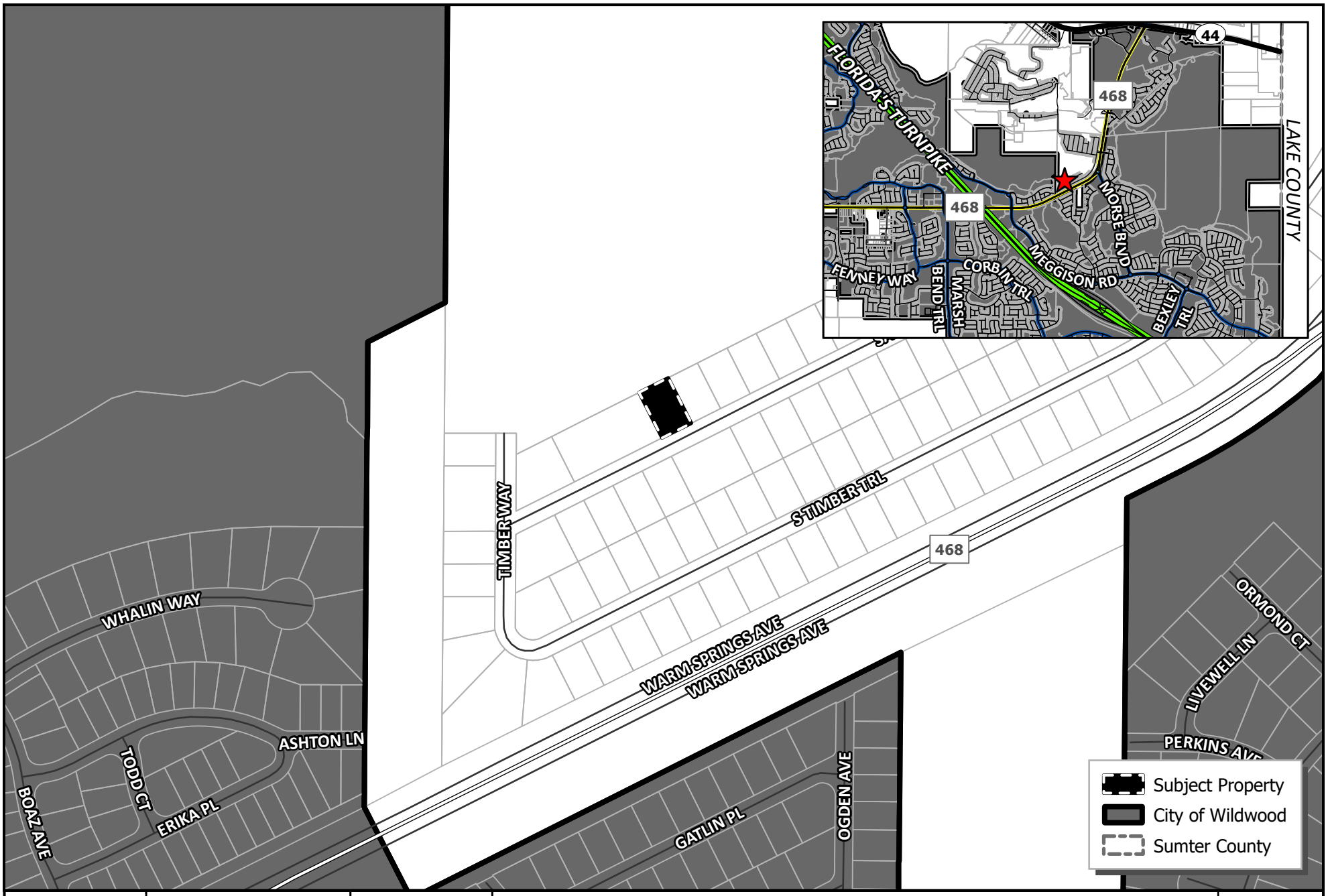
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

#26-3377

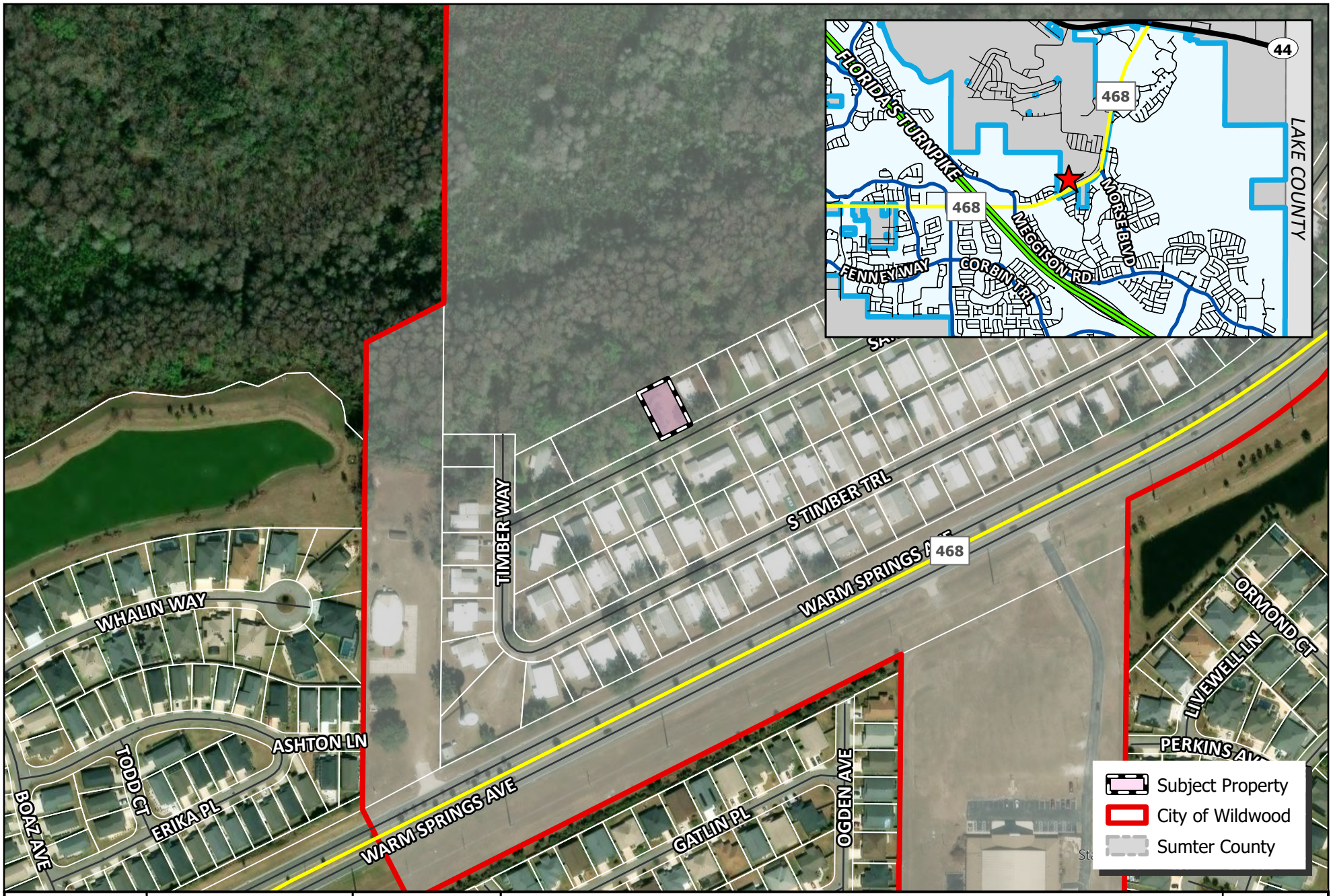
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1A

LOCATION MAP

AUG 2026



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N

US Feet
0 55 110 220

#26-3377

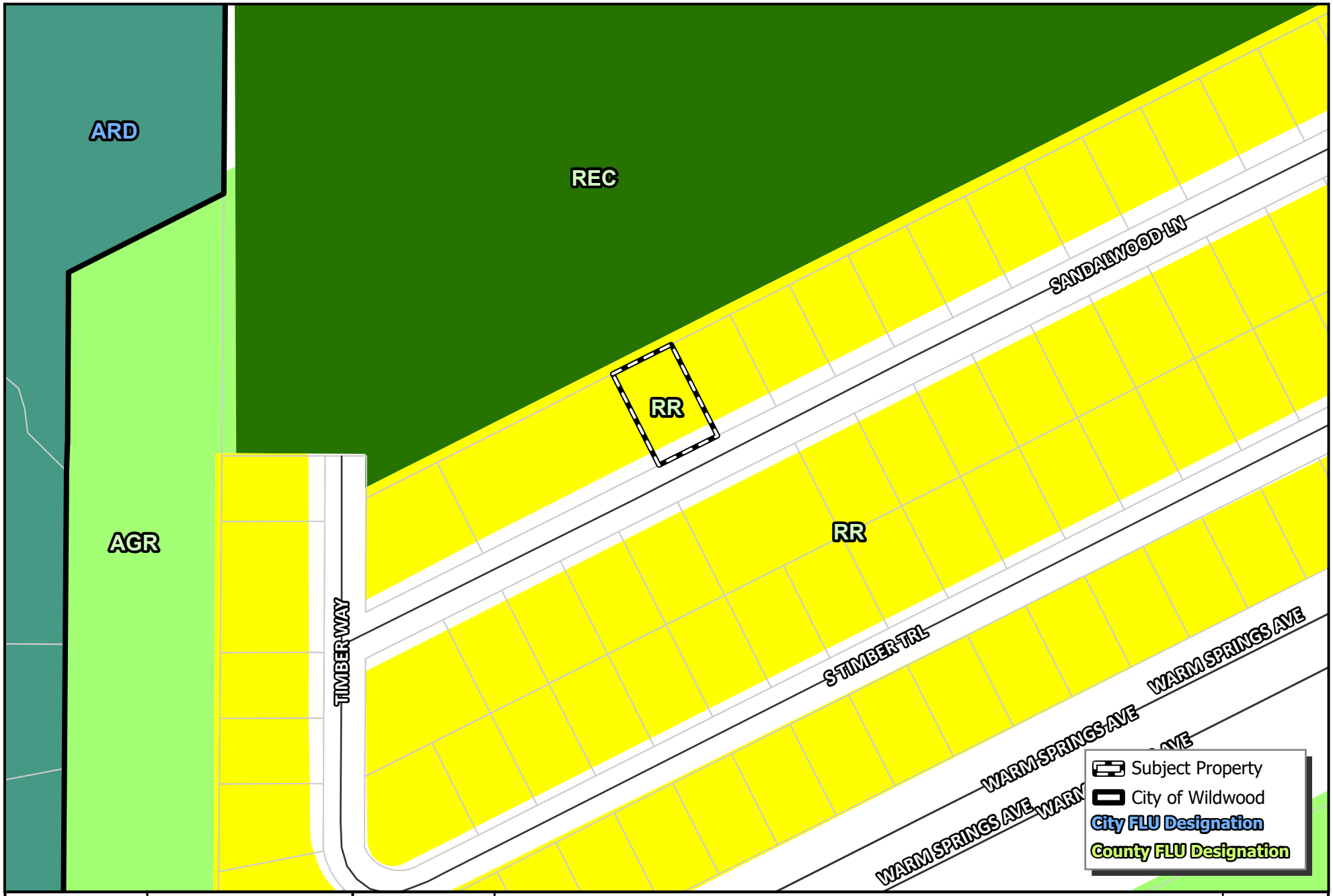
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1B

LOCATION MAP

AUG 2026



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 25 50 100

#26-3377

SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 2A

EXISTING LAND USE

AUG 2026



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
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Wildwood, FL 34785
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www.wildwood-fl.gov

N
US Feet
0 25 50 100

#26-3377

SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 2B

PROPOSED LAND USE

AUG 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:O2026-47

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 law[1] 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, September 1, 2026, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City) on 0.138 acres MOL. The subject property is generally located on Sandalwood Land, approximately 0.28 miles west of the Morse Boulevard and Warm Springs Avenue roundabout.

Case Number: 26-3377 (CP) Sandalwood Lane Lot 5

Applicant(s): Matthew Floeter

Owner(s): Matthew Floeter

Parcel(s): G26AP005

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3378 (RZ) Sandalwood Lane Lot 5**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3378 (RZ) Sandalwood Lane Lot 5
Ordinance Number	O2026-48
Owner/Applicant	Matthew Floeter
Property Location	The subject property is located on Sandalwood Lane approximately 0.28 miles west of the Morse Boulevard and Warm Springs Avenue roundabout.
Parcel	G26AP005
Date	Seeptember 2, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3377 (CP) Sandalwood Lane Lot 5 (O2026-47).

ANALYSIS: The applicant is proposing the construction of a single manufactured home on the subject property. This type of development would be consistent with surrounding parcels in the existing subdivision.

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.(c).

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

The land use pattern of the surrounding area is residential. The proposed MHP zoning

designation will provide consistency with other parcels within the City's jurisdiction throughout this existing subdivision.

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

<u>Schools:</u> The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

<u>Potable Water & Sewer:</u> The proposed development will be serviced by City water and sewer services.

<u>Streets:</u> The property has access off of Sandalwood Lane. The applicant has applied for an exemption from the required Traffic Impact Analysis due to the project not generating 50 or more trips per day. Sumter County Public Works has since approved the TIA exemption.

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

The applicant has applied for MHP zoning to maintain consistency with the proposed Mobile Home Park future land use. The zoning amendment is necessary due to the parcel's recent annexation into the City of Wildwood.

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

The proposed development will not generate 50 or more daily trips. Because of this, Sumter County has approved an exemption to the traffic impact analysis requirement.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR1C (Sumter County)
SOUTH	Sandalwood Lane (Private ROW) & R6M (Sumter County)
EAST	R6M (Sumter County)
WEST	R6M (Sumter County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance to the City prior to development. The zoning clearance will need to follow requirements established in the City's Land Development Regulations and the Design District Standards.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-48, subject to the approval of O2026-47, which establishes a future land use appropriate for the proposed zoning.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-48

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

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

Parcel G26AP005
MATTHEW R. FLOETER
0.138 +/-

LEGAL DESCRIPTION:

LOT 5. BLOCK "P", TIMBERWOODS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 54, 54-A THROUGH 54-E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

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

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

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

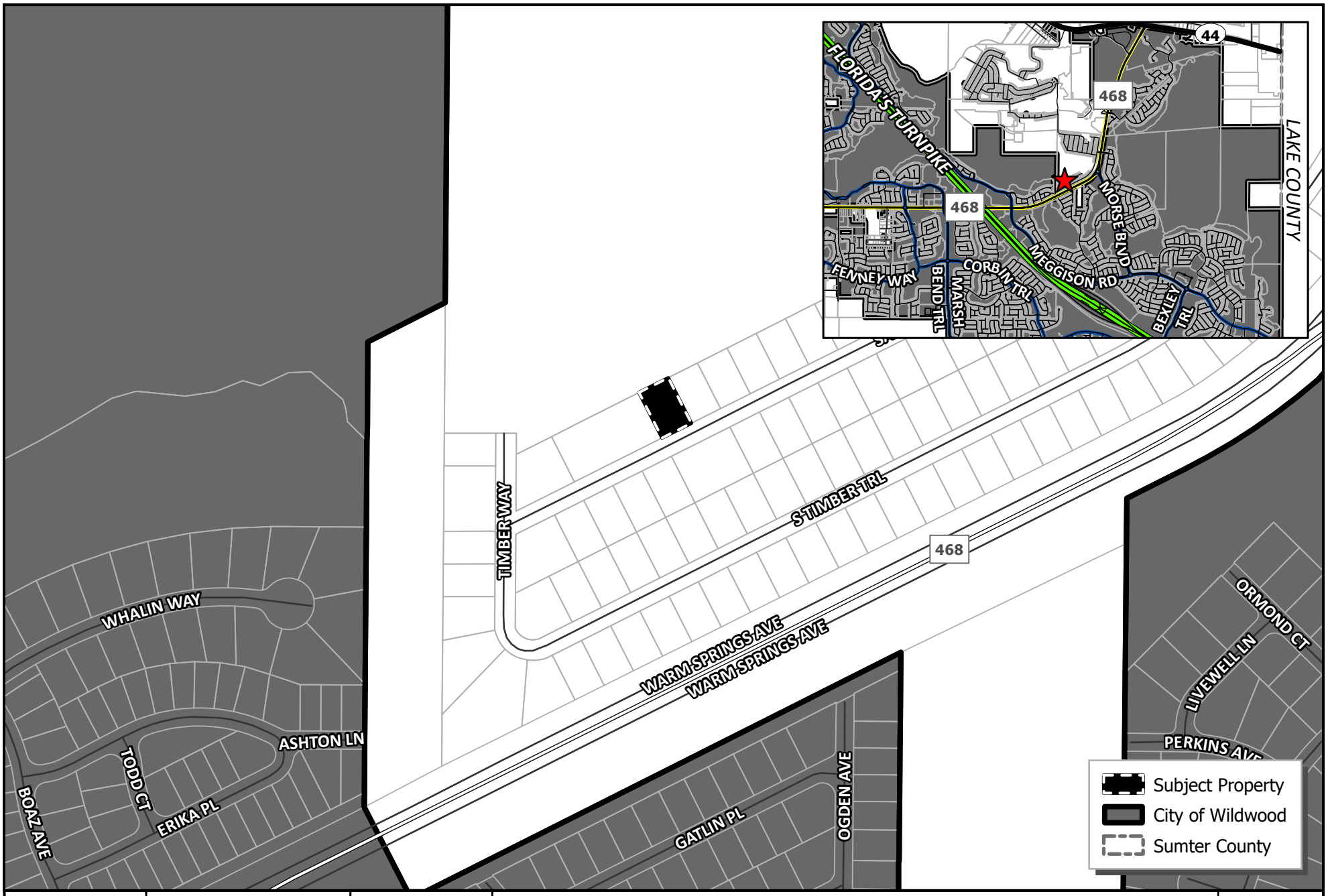
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

#26-3378

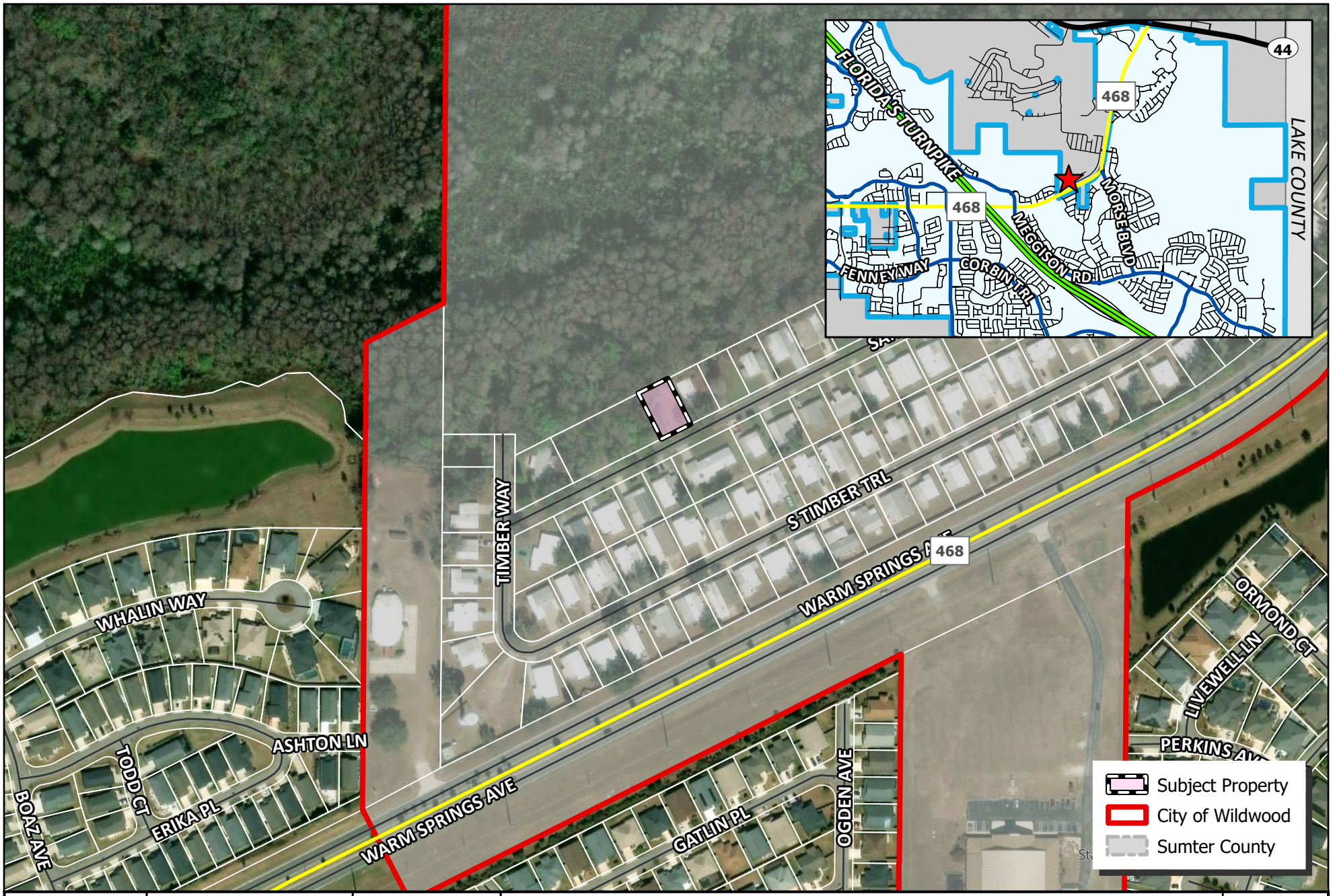
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1A

LOCATION MAP

AUG 2026



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N

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0 55 110 220

#26-3378

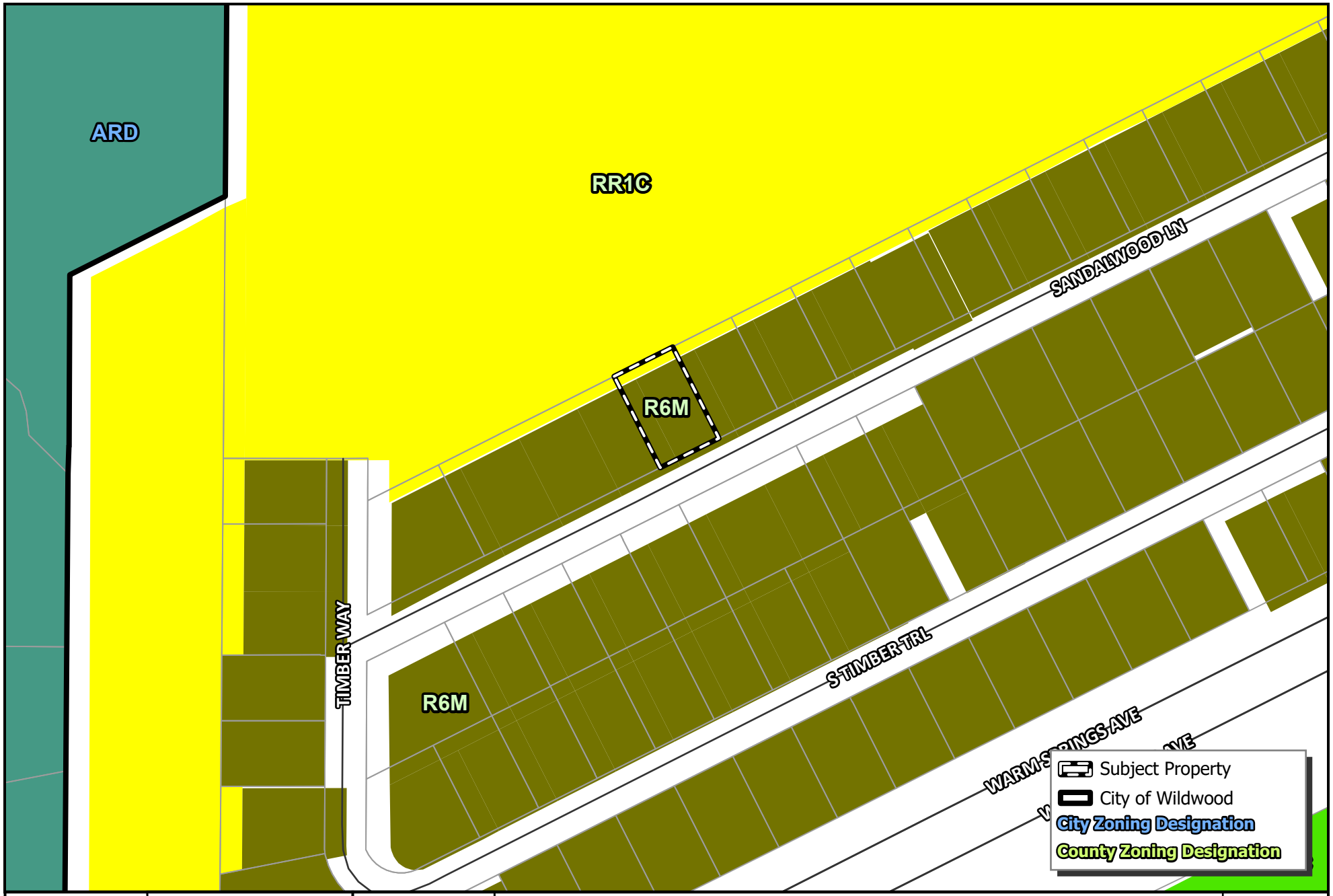
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 1B

LOCATION MAP

AUG 2026



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US Feet
0 25 50 100

#26-3378

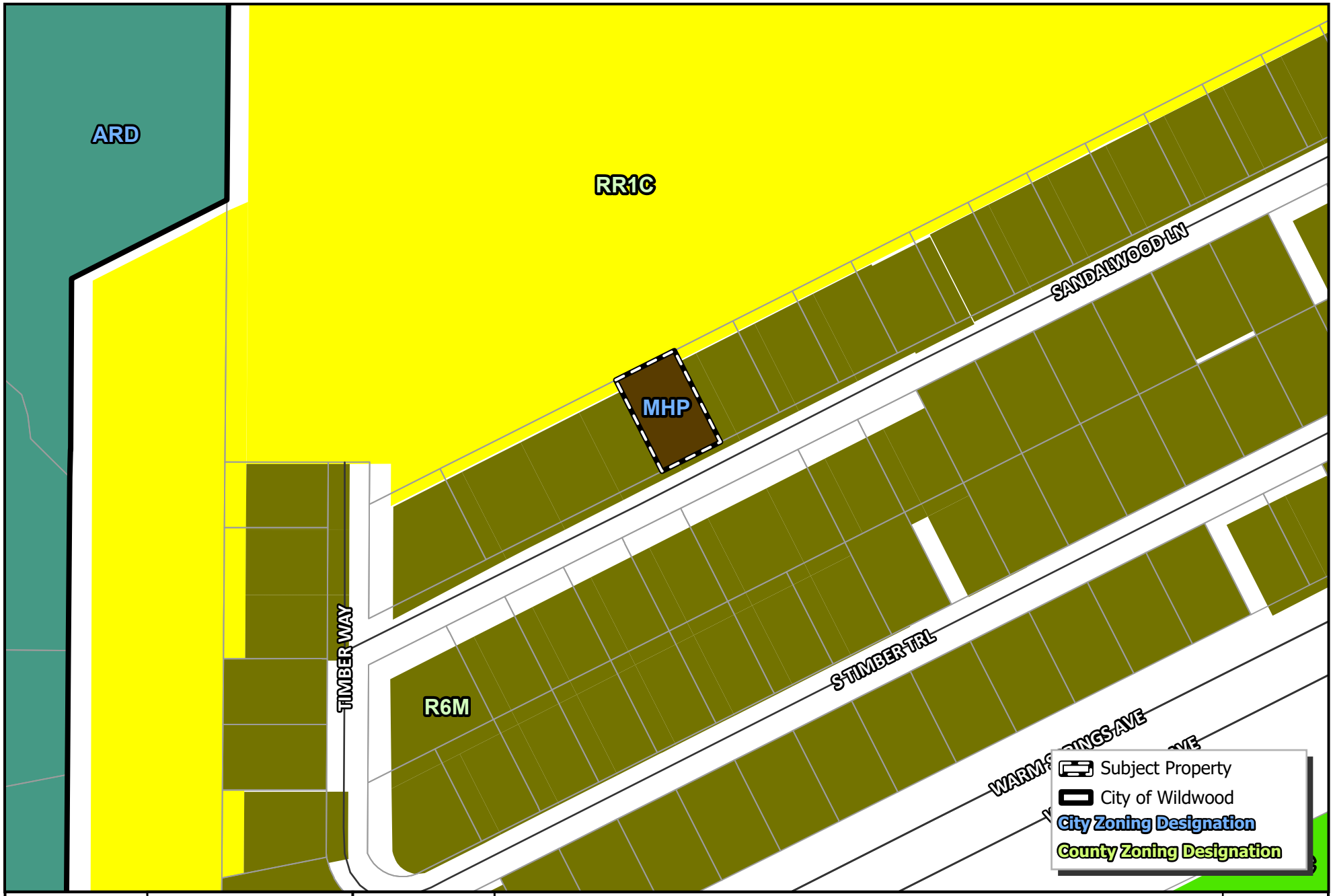
SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 3A

EXISTING ZONING

AUG 2026



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www.wildwood-fl.gov

N
US Feet
0 25 50 100

#26-3378

SANDALWOOD LANE LOT 5

PARCEL G26AP005

MAP 3B

PROPOSED ZONING

AUG 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: O2026-48

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 law[1] 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, September 1, 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 R6M (Sumter County) to MHP (City) on 0.138 acres MOL. The subject property is generally located on Sandalwood Lane approximately 0.28 miles west of the Morse Boulevard and Warm Springs Avenue roundabout.

Case Number: 26-3378 (RZ) Sandalwood Lane Lot 5

Applicant(s): Matthew Floeter

Owner(s): Matthew Floeter

Parcel(s): G26AP005

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3207 (CP) 7078 Sewer Connect**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3207 (CP) 7078 Sewer Connect
Ordinance Number	O2026-49
Owner	Proud Properties LLC
Applicant	Jose Martinez
Property Location	The subject property is located on CR 213, approximately 400 feet north of the intersection of CR 213 and 238.
Parcel	F01-048
Date	September 2, 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 Medium Density Residential (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a rezoning request 26-3720 (RZ) 7078 Sewer Connect (O2026-50).

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 Medium Density Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) The proposed land use amendment would continue to support the existing residential use and structure on the

property.

(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 Medium Density Residential (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate single-family attached and detached residential uses at a moderate density. The maximum intensity is 0.3 Floor Area Ratio (FAR) with a maximum density of 9 units per acre. The subject property is currently developed as a single-family attached residential use, with the existing duplex structure planned to remain. No increase in existing density or intensity is proposed at this time.

(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 subject property is located along CR 213 with utilities available to the site on the west side of CR 213. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations are mainly Medium Density Residential (MDR) and Residential Mixed Use (RMU), the proposed Medium Density Residential land use 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 property currently accommodates a single-family attached structure, with no additional development proposed at this time. The applicant would like to connect to the now available City sewer system on CR 213. Construction activities to be completed in reference to this utility connection will not impact any surrounding environmental systems. The applicant was exempt from providing an environmental assessment due to the property being 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 subject property has access off of CR 213. The site currently does not produce 50 or more trips per day and has no plans for further development to increase the current trip production. Due to this, Sumter County Public Works has approved an exemption to the Traffic Impact Analysis.

Potable Water & Sewer: The subject property is connected to the City’s water services, and has the intent to connect the property to the available sewer line on CR 213. The applicant will

work with the City to facilitate adequate connection.

Schools: The residential development is proposed to add approximately 1 student to Wildwood Schools. The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-49.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-49

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

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

Parcel F01-048
PROUD PROPERTIES LLC
0.32 Acres +/-

LEGAL DESCRIPTION:

COMMENCE 210 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 420 FEET, WEST 210 FEET, SOUTH 420 FEET, EAST 210 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY ON THE EAST SIDE AND LESS THE NORTH 174.55 FEET THEREOF AND LESS THE SOUTH 169.85 FEET.

This property is to be reclassified from Agriculture (Sumter County) to Medium Density Residential (City).

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

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

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

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the

same are hereby repealed.

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

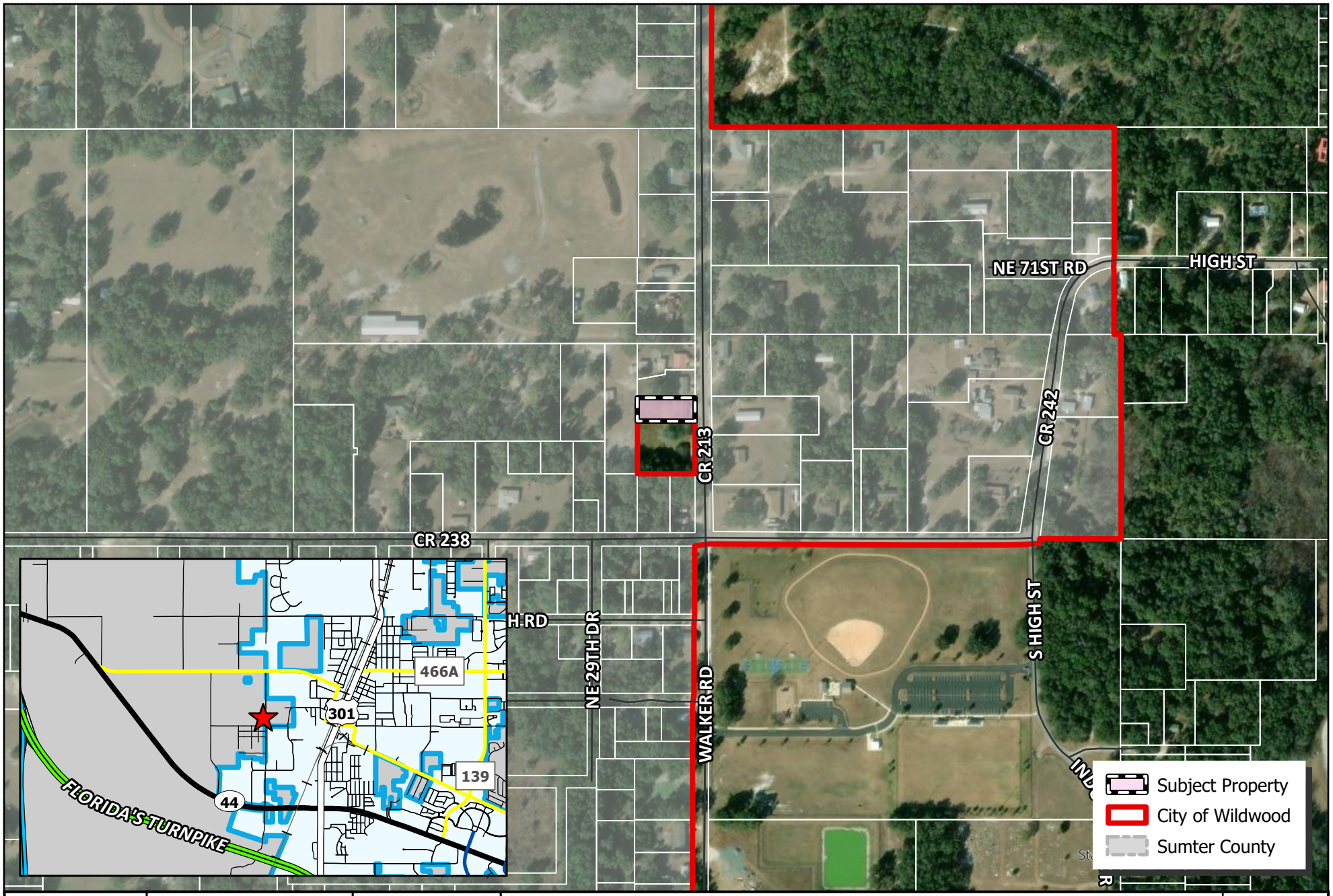
N
US Feet
0 90 180 360

#26-3207

7078 SEWER CONNECT

PARCEL F01-048

MAP 1A
LOCATION MAP
JUL 2026



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#26-3207

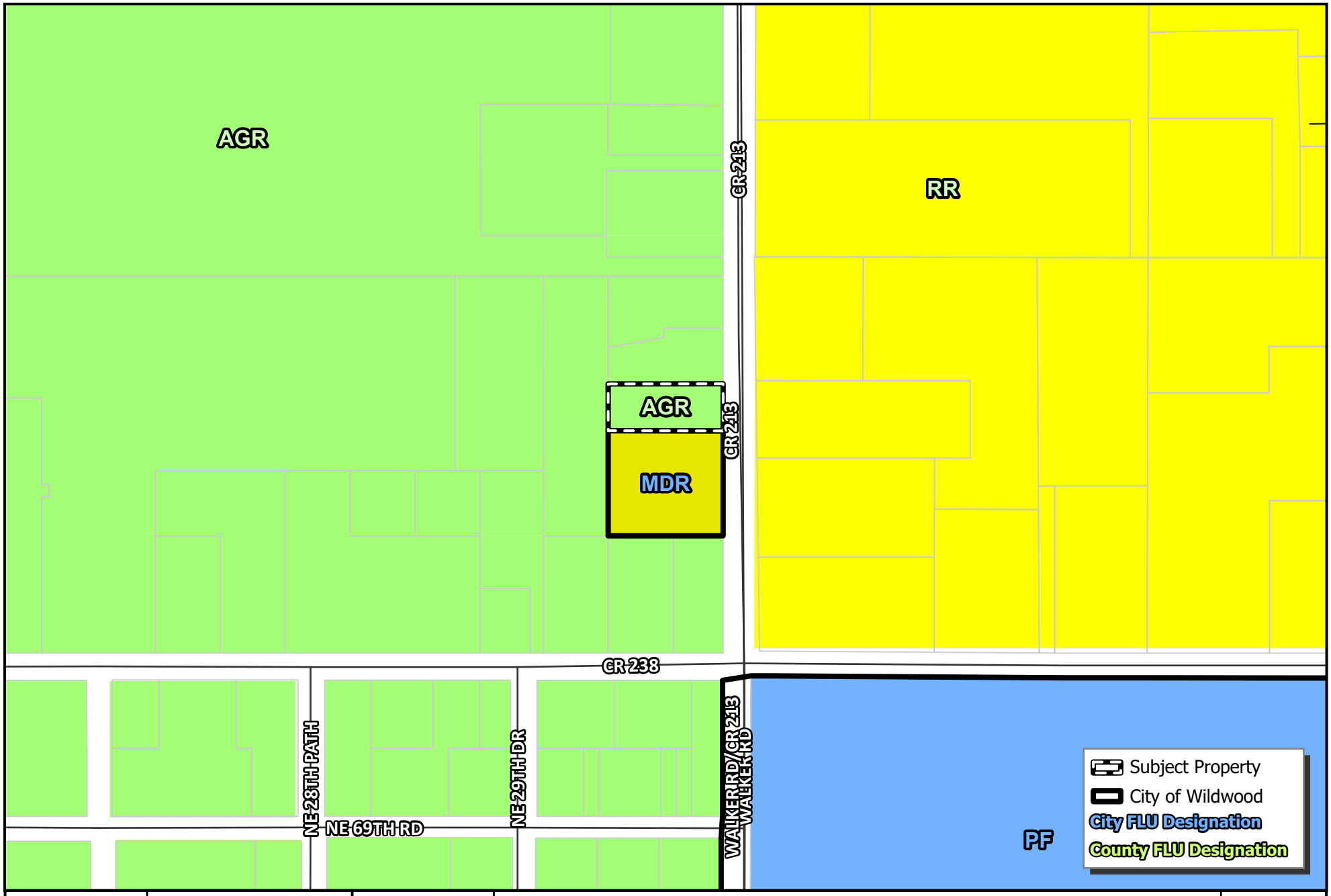
7078 SEWER CONNECT

PARCEL F01-048

MAP 1B

LOCATION MAP

JUL 2026



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0 45 90 180

#26-3207

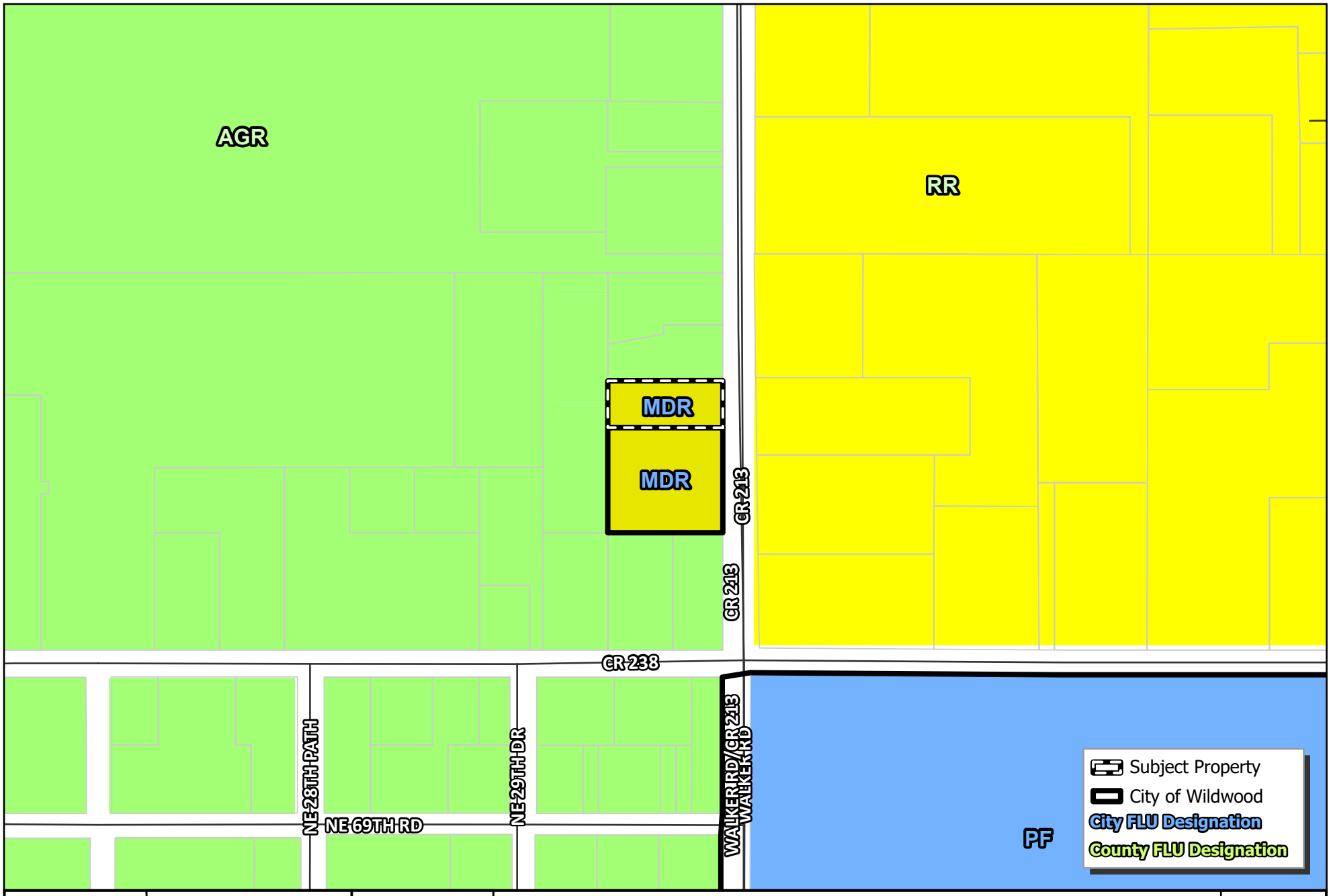
7078 SEWER CONNECT

PARCEL F01-048

MAP 2A

EXISTING LAND USE

JUL 2026



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US Feet
0 45 90 180

#26-3207

7078 ANNEX SEWER CONNECT

PARCEL F01-048

MAP 2B

PROPOSED LAND USE

JUL 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: O2026-49

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 law[1] 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, September 1, 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 Medium Density Residential (City) on 0.32 acres MOL. The subject property is generally located on CR 213, approximately 400 feet north of the intersection of CR 213 and 238..

Case Number: 26-3207 (CP) 7078 Sewer Connect

Applicant(s): Jose Martinez

Owner(s): Proud Properties LLC

Parcel(s): F01-048

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3270 (RZ) 7078 Sewer Connect**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3270 (RZ) 7078 Sewer Connect
Ordinance Number	O2026-50
Owner	Proud Properties, LLC
Applicant	Jose Martinez
Property Location	The subject property is located on CR 213, approximately 400 feet north of the intersection of CR 213 and CR 238.
Parcel	F01-048
Date	September 2, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to R-2 (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3207 (CP) 7078 Sewer Connect (O2026-49).

ANALYSIS: The applicant will be working with the City to connect the existing structure to the now available sanitary sewer service along CR 213. A diverse mix of housing types is encouraged to provide a diverse housing inventory throughout the City.

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

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

The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.(a).

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

The land use pattern of the surrounding area is residential and community services. The proposed R-2 zoning district will accommodate the existing structure and use on the property while remaining compatible with surrounding districts.

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

Schools: The residential development is proposed to add approximately 1 student to Wildwood Schools. The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

Potable Water & Sewer: The subject property is currently connected to the City's water services, and has the intent of connecting the property to the available sewer line on CR 213. The applicant will work with the City to facilitate adequate connection.

Streets: The subject property has access off of CR 213. The site currently does not produce 50 or more trips per day and has no plans for further development to increase the current trip production. Due to this, Sumter County has approved an exemption to the Traffic Impact Analysis.

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

The subject property has submitted a voluntary annexation application. The associated land use amendment and zoning change processes are necessary for the City assigned future land use and zoning to be consistent.

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

The site currently does not produce 50 or more trips per day, and with no plans for further development, Sumter County Public Works has approved an exemption to the Traffic Impact Analysis submittal.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R4C (Sumter County)
SOUTH	R4C (Sumter County)

EAST	CR 213 (ROW) RR5C (Sumter County)
WEST	R6C and R2M (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan or zoning clearance to the City prior to connection to utilities. The site plan or zoning clearance will need to follow requirements established in the City's Land Development Regulations and the Design District Standards.

The Planning and Zoning Board/Special Magistrate recommends approval for Ordinance O2026-50, subject to the approval of O2026-49, which establishes a future land use appropriate for the proposed zoning.



McKenna Page

Planner II, Development Services

ORDINANCE NO. O2026-50

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

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

Parcel F01-048
PROUD PROPERTIES LLC
0.32 Acres +/-

LEGAL DESCRIPTION:

COMMENCE 210 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 420 FEET, WEST 210 FEET, SOUTH 420 FEET, EAST 210 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY ON THE EAST SIDE AND LESS THE NORTH 174.55 FEET THEREOF AND LESS THE SOUTH 169.85 FEET.

This property is to be reclassified from R4C (Sumter County) to R-2 (City).

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

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

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

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

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

be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way 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



WILDWOOD FLORIDA EST. 1877

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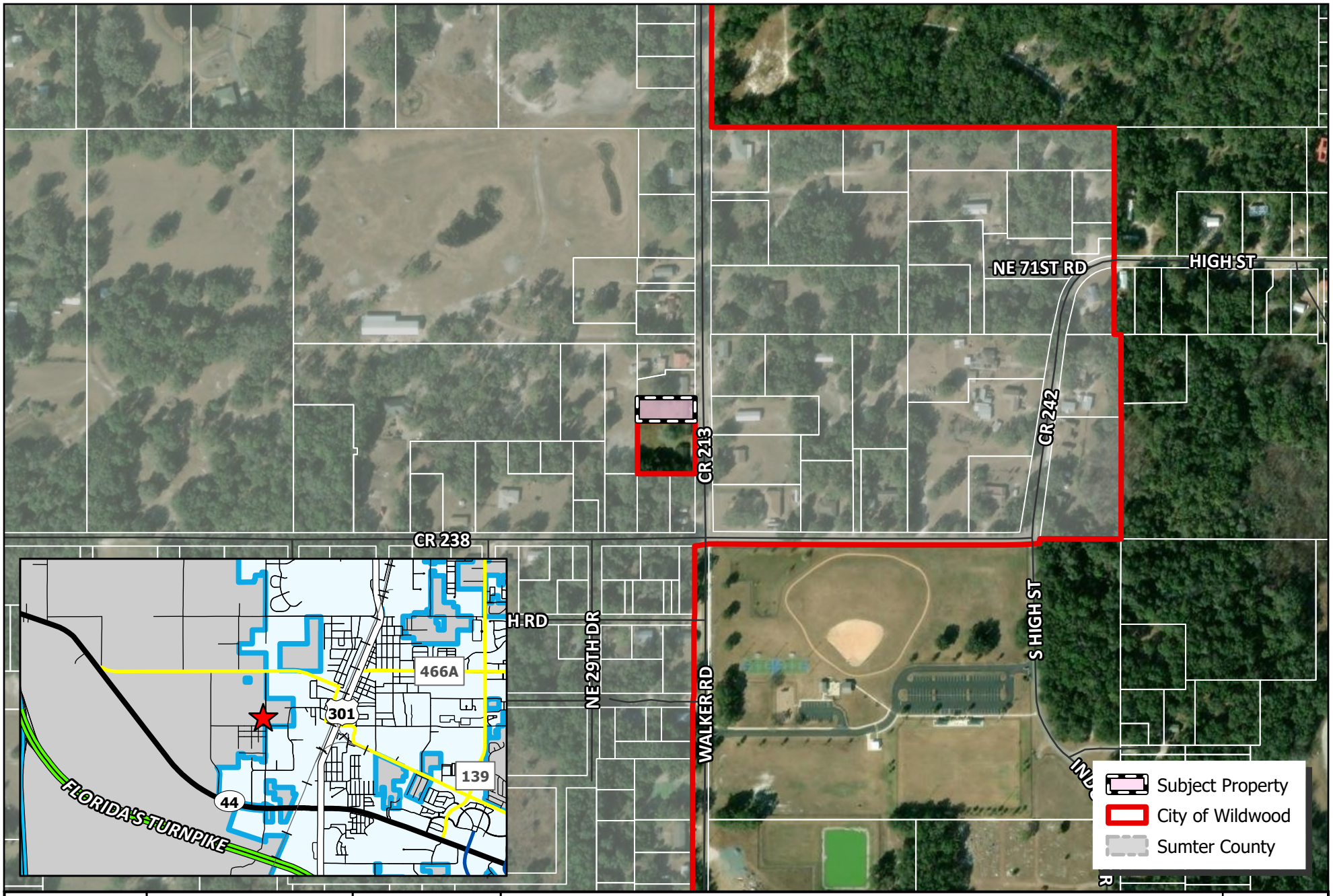
N
US Feet
0 90 180 360

#26-3270

7078 SEWER CONNECT

PARCEL F01-048

MAP 1A
LOCATION MAP
JUL 2026



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N

US Feet
0 95 190 380

#26-3270

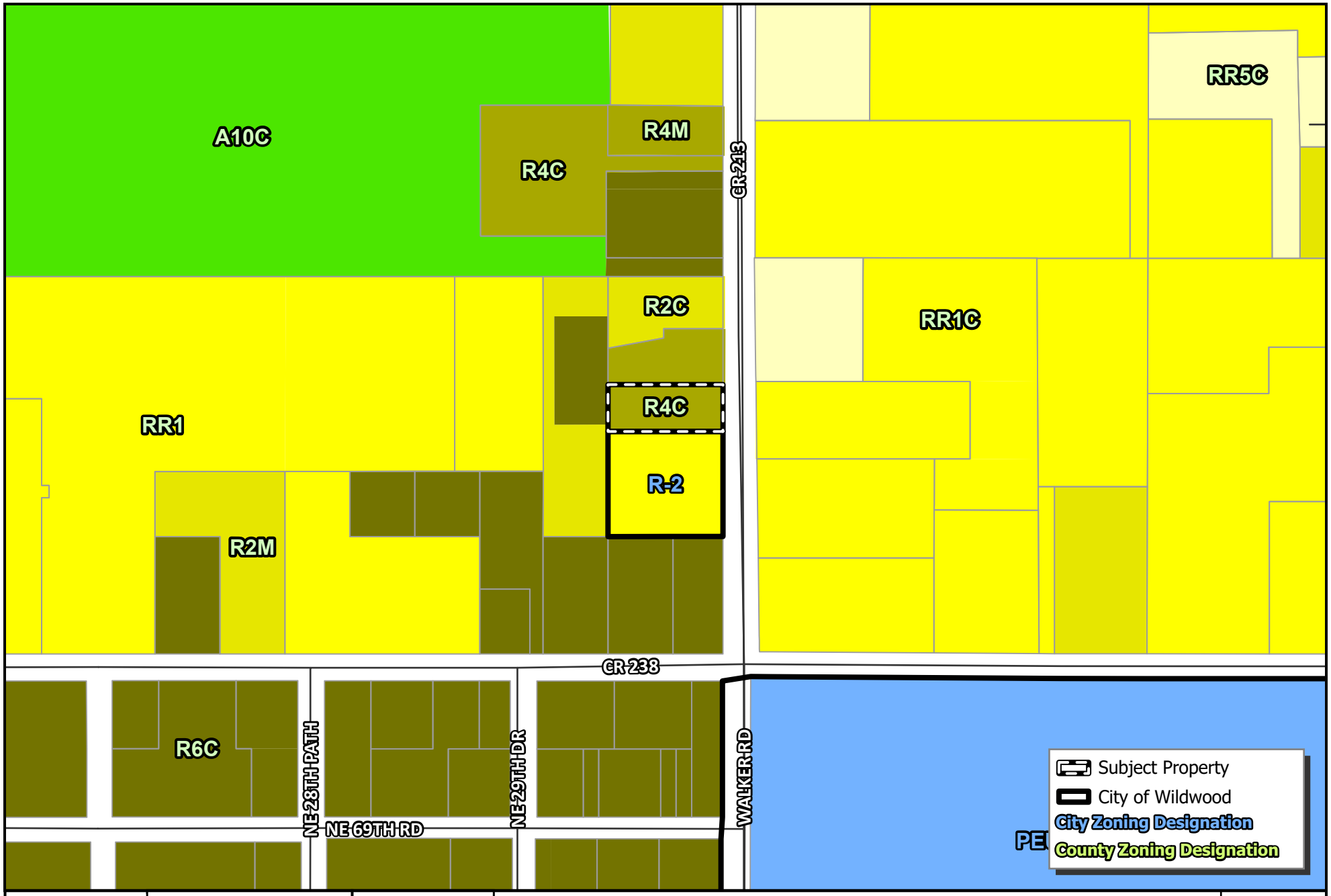
7078 SEWER CONNECT

PARCEL F01-048

MAP 1B

LOCATION MAP

JUL 2026



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N

US Feet
0 45 90 180

#26-3270

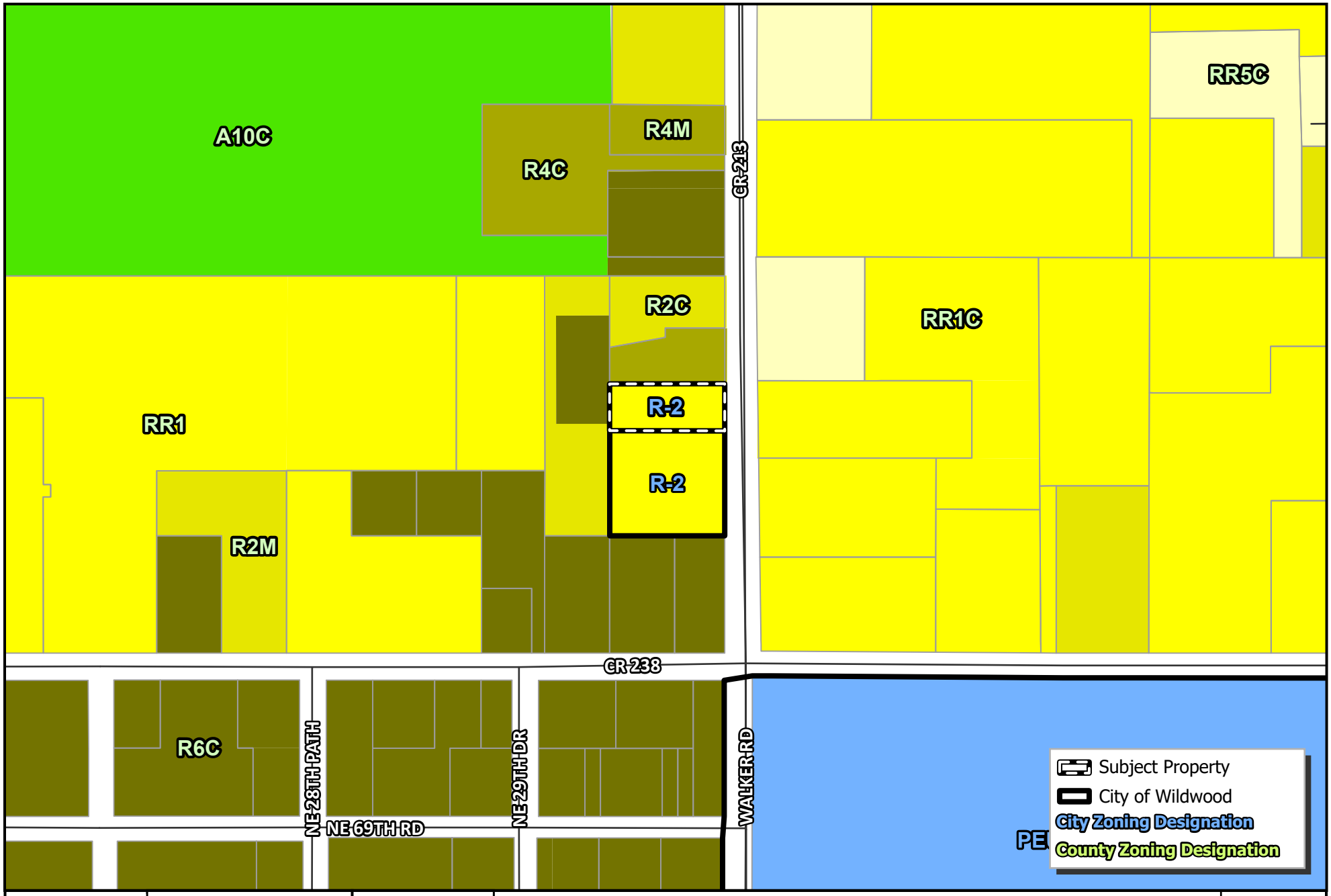
7078 SEWER CONNECT

PARCEL F01-048

MAP 3A

EXISTING ZONING

JUL 2026



WILDWOOD FLORIDA EST. 1877

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Wildwood, FL 34785
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N

US Feet
0 45 90 180

#26-3270

7078 SEWER CONNECT

PARCEL F01-048

MAP 3B

PROPOSED ZONING

JUL 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: O2026-50

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 law[1] 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, September 1, 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 R4C (Sumter County) to R-2 (City) on 0.32 acres MOL. The subject property is generally located on CR 213, approximately 400 feet north of the intersection of CR 213 and CR 238.

Case Number: 26-3270 (RZ) 7078 Sewer Connect

Applicant(s): Jose Martinez

Owner(s): Proud Properties LLC

Parcel(s): F01-048

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: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3264 (RZ) Canan Lakes**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-3264 - RZ - Canan Lakes (Ordinance O2026-53)
Applicant/Owner(s)	ACM Orlando Properties, LLC, Applicant/Property Owner
Acreage	144.89 +/- MOL
Property Location	The subject property encompasses multiple parcels and is located approximately 0.15 miles west and 300 feet south of the intersection of County Road 466 and County Road 209.
Parcel(s)	C13-003, C13-017, C13-019, C13-039, C13-126 and C13-127
Date	September 8, 2026

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood) for parcels listed above on 144.89 acres MOL. This request is accompanied by large scale comp. plan amendment request LSCPA 26-3261 (Ordinance O2026-52).

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Low Density Residential and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the properties to the south and west of the subject property consists of

various residential densities within the City and County along with agricultural land use in the County. The eastern properties include agricultural land uses in the County and commercial land uses in the City. The proposed R-2 zoning designation will serve as a transition in this area to serve city residents.

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

Schools: The proposed project is expected to generate 190 school-year-aged children for the Sumter County School District, with a breakdown of 88 elementary school-aged children, 43 middle school-aged children, and 59 high school-aged children. The school district has advised there is capacity available.

The Sumter County School District has committed to monitoring capacity levels and implementing appropriate measures, such as expanding existing facilities or constructing new schools, to meet increasing capacity demands. The City has been coordinating with the School Board's Facilities Department to ensure they are aware of proposed residential developments that may impact the number of elementary, middle, and high school seats needed to serve our communities.

Potable Water & Sewer: City water and sewer are available to the subject property along the western boundary of CR 209 with a 12-inch water line and a 12-inch sanitary sewer main. With utilities being available, this is consistent with Policy 1.2.1. "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present." The applicant/owner will work with the City's utility department at the improvement/site plan stage to connect to City water and sewer to be in line with Policy 4.1.2. Policy 4.1.2 states that "the replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards." There is plant capacity for this development; however, the applicant will be required to do field verification to assess physical utility line capacity and/or extension requirements to serve the development.

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

The proposed future land use of Low Density Residential requires compatible zoning. This zoning request for R-2 is compatible with the requested future land use and adjacent parcel zoning.

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

A traffic impact analysis (TIA) was conducted by Kimley-Horn and was accepted by Sumter County Public Works Department on June 19, 2026. The study revealed that the existing zoning allows for up to 636 dwelling units as the maximum density while the new proposed future land use allows for a total of 580 dwelling units, which yields a net change of 56 dwelling units. The proposed development is expected to generate a total of 4,946 daily trips, 394 AM peak hour trips and 485 PM peak hour trips. Access to the subject property is proposed from CR 466, a major collector road, and CR 209, a minor collector road; both of which are county maintained roads. County Road 209 is to be reclassified as a regionally significant roadway in which the extension will serve as an alternate route to alleviate the increasing capacity issues on N US 301. A Major Traffic Impact Analysis will be submitted separately for the site plan and driveway connection permit reviews to Sumter County Public Works and the City of Wildwood.

The TIA showed that the traffic volumes on the segment of CR 466 and CR 101 and Morse Blvd. exceed the adopted LOS standard prior to the addition of Project Traffic; the segment of C 466 from the project driveway to CR 209 is expected to exceed the adopted service volume of the roadway segment; under the proposed FLU no additional segments are expected to exceed the adopted service volumes; and overall the proposed development is anticipated to generate fewer trips than the maximum development potential for the proposed future land use of Low Density Residential. This is consistent with Policy 2.3.3 in that the City shall rely on the Level of Service (LOS) Standards to ensure that acceptable traffic conditions are maintained. When subsequent TIA studies are submitted for the site plan, the City will identify any future right-of-way needs and acquire those rights-of-way in accordance with Policy 2.1.2.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	ROW CR 466, AC10, RR5C, & RR1 (County)
SOUTH	ROW CR 214, R-2 (City), RR1C (County)
EAST	ROW CR 209, C-3 & R-2 (City), R2M (County)
WEST	AC10, RR1C & RR5C (County)

If the rezoning is approved, the applicant will be required to submit an improvement plan to the City prior to development. The improvement plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Developer's Agreements that may be needed to ensure proper traffic mitigation measures and costs.

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2026-53. The transmittal of the large-scale comprehensive plan amendment Ordinance O2026-52 that accompanies this rezoning will be sent to Florida Commerce for State review. Ordinance O2026-53 is expected to have its adoption public hearing tentatively on October 26, 2026, concurrent with the large-scale comprehensive plan amendment Ordinance O2026-52.

DATED: 9/8/2026

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2026-53

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 C13-003, C13-017, C13-019, C13-039, C13-126, and C13-127
ACM ORLANDO PROPERTIES LLC
Acres +/- 144.89

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N00°04'11"E A DISTANCE OF 613.74 FEET;

THENCE DEPARTING SAID EAST LINE RUN N89°55'49"W A DISTANCE OF 27.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4774, PAGE 420, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LANDS WITH THE FOLLOWING THREE (3) COURSES: RUN S89°56'17"W A DISTANCE OF 24.52 FEET;

THENCE N03°39'32"W A DISTANCE OF 349.48 FEET;

THENCE N00°03'43"W A DISTANCE OF 9.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY BY DEED LANDS RUN S89°48'15"W A DISTANCE OF 788.16 FEET;

THENCE N00°08'19"W A DISTANCE OF 283.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CR 466 PER RIGHT-OF-WAY MAP BOOK 4, PAGE 237, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;

THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°27'47"W A DISTANCE OF 412.74 FEET;

THENCE S89°49'08"W A DISTANCE OF 56.48 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE RUN S00°01'10"W A DISTANCE OF 1248.41 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13;

THENCE S00°01'41"E A DISTANCE OF 331.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13;

THENCE ALONG THE SOUTH LINE THEREOF RUN N89°55'53"E A DISTANCE OF 1307.05 FEET, MORE OR LESS, TO THE MAINTAINED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 209;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 945 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR C-466, AND LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET, SOUTH 390 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING,

AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:

THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 5:

THE WEST 1/2 OF SOUTHEAST 1/4, LESS THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from AC10 (Sumter County) and R-5 (City of Wildwood to R-2 (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

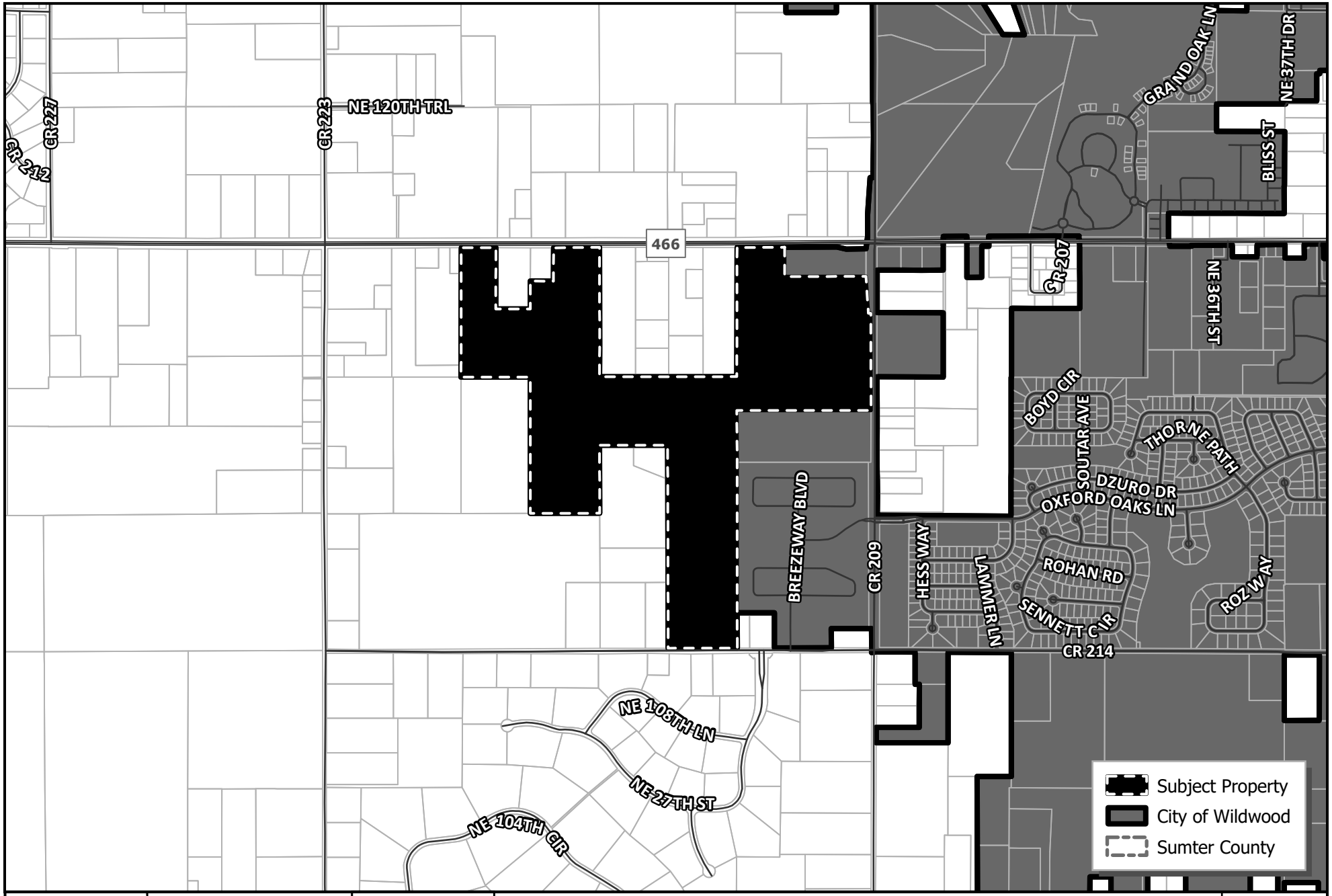
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 270 540 1,080	#26-3264 **CANAN LAKES** PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127	**MAP 1A** **LOCATION MAP** **JUL 2026**

Business Impact Estimate

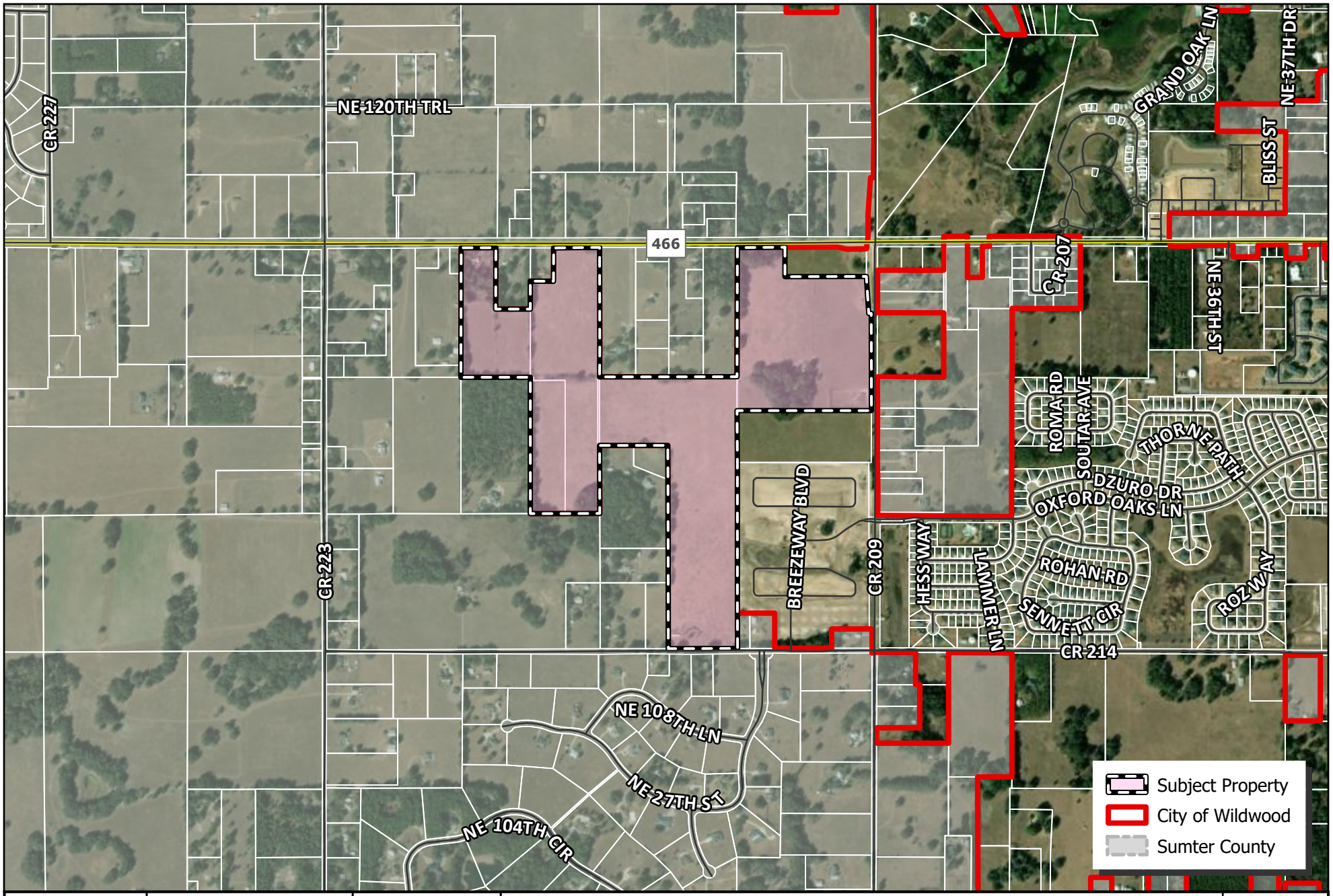
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-53

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 law[1] 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.



WILDWOOD FLORIDA EST. 1877

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

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US Feet
0 285 570 1,140

#26-3264

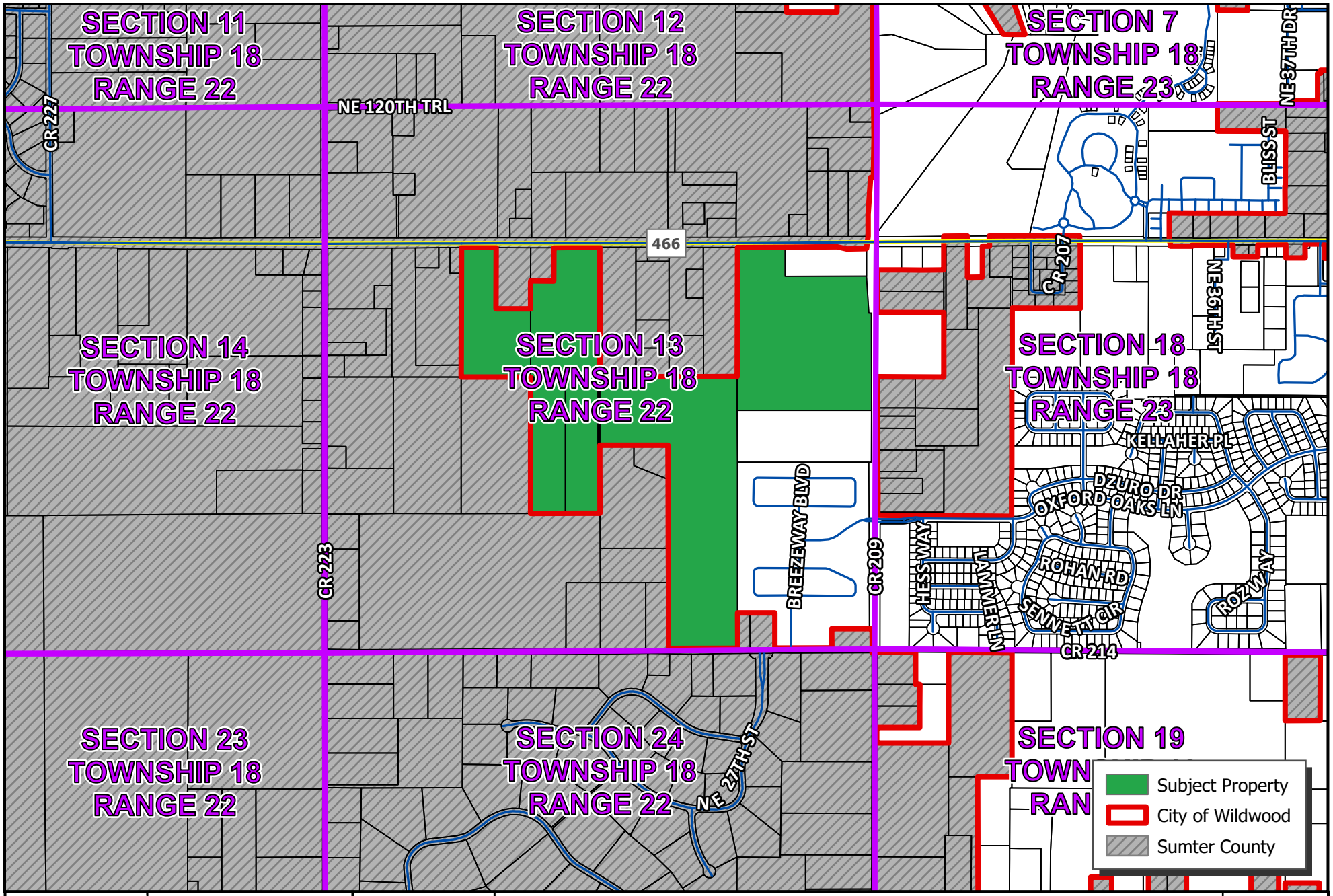
CANAN LAKES

PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127

MAP 1B

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877

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

#26-3264

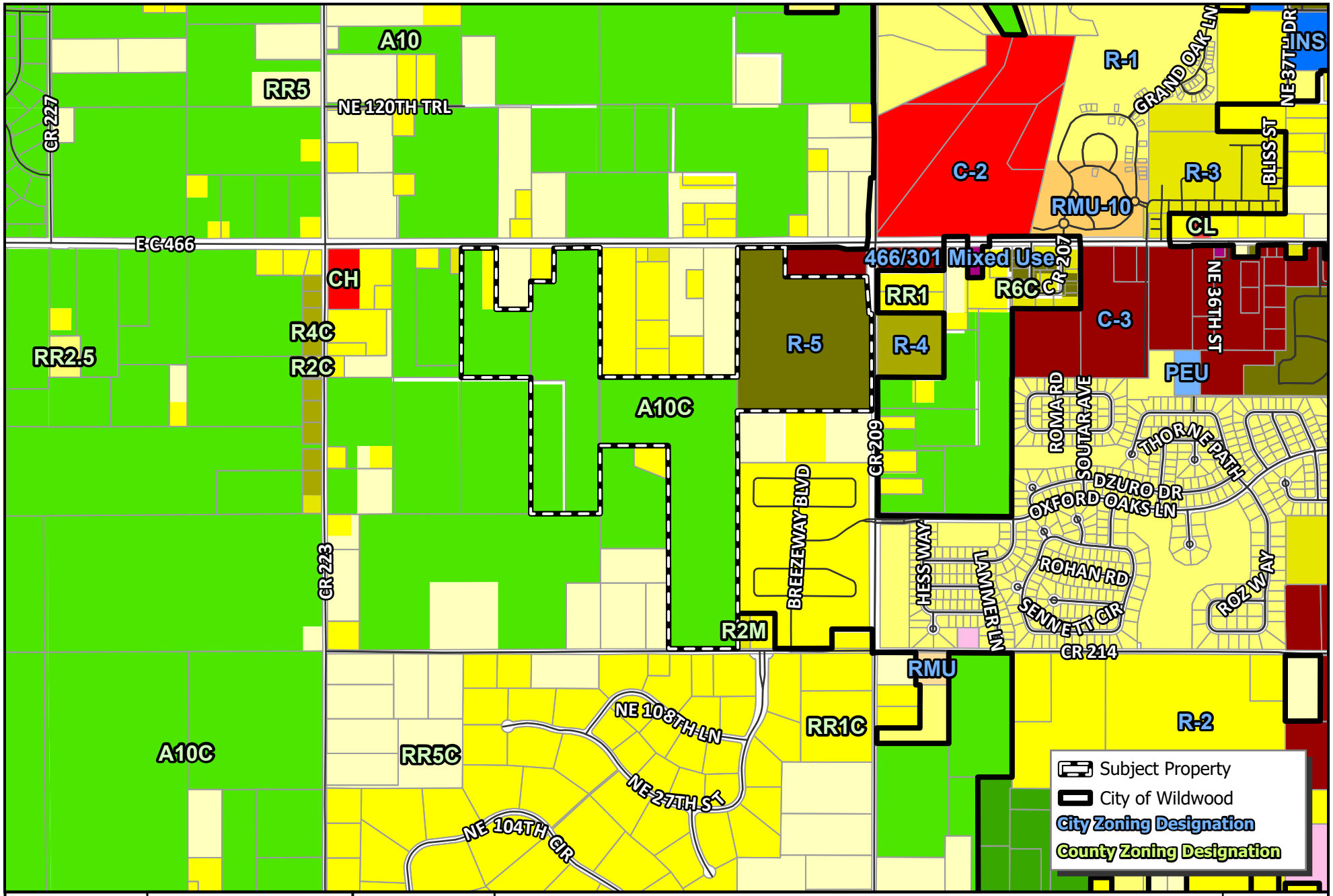
CANAN LAKES

LEGAL DESCRIPTION VERIFICATION

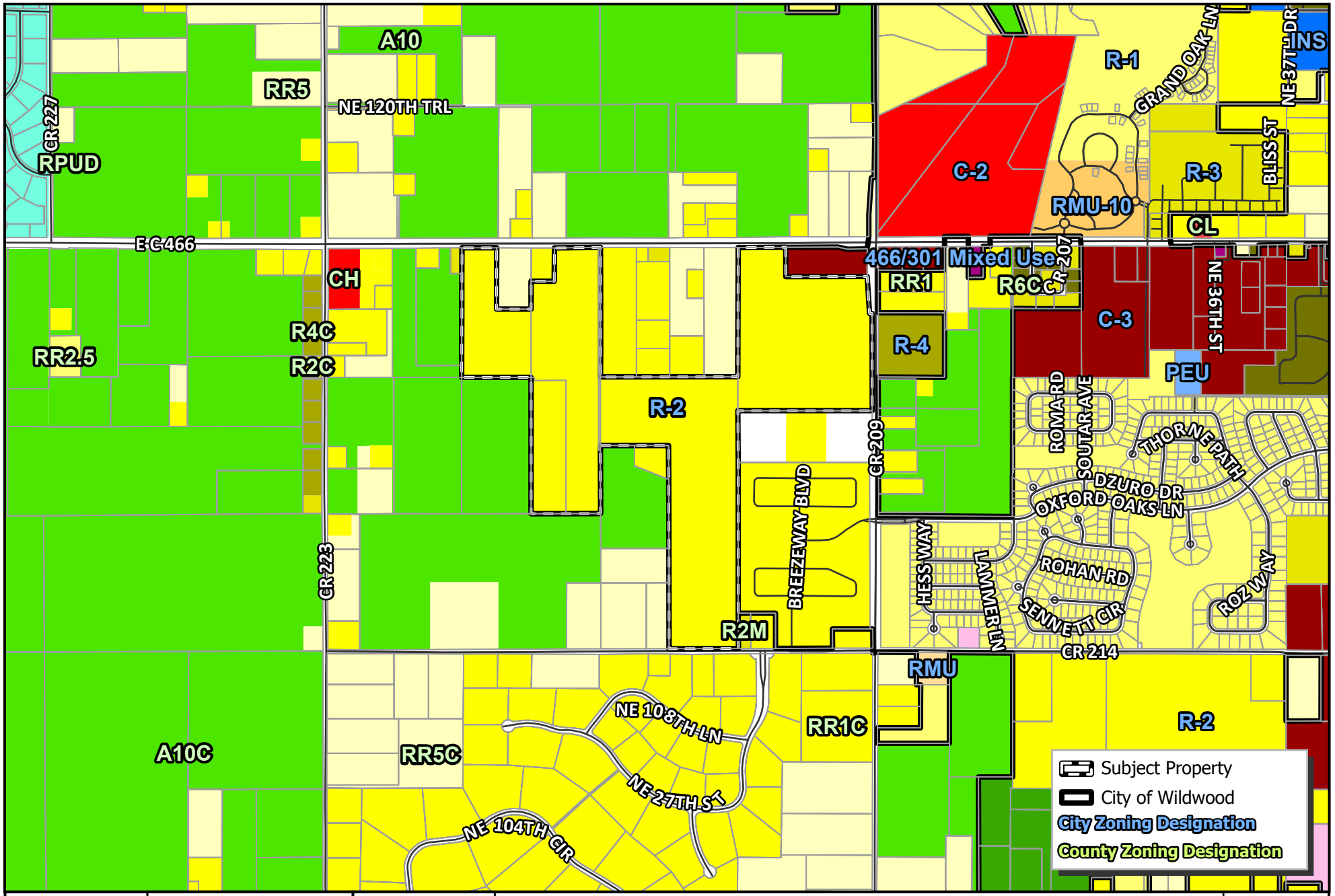
MAP 1LD

LOCATION MAP

JUL 2026



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 270 540 1,080	#26-3264 **CANAN LAKES** PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127	MAP 3A EXISTING ZONING JUL 2026



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#26-3264

CANAN LAKES

PARCELS C13-003, C13-017, C13-019, C13-039, C13-126 & C13-127

MAP 3B
PROPOSED ZONING
JUL 2026

Kimley»Horn

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
06/19/2026

April 29, 2026

Mr. Matthew Tadlock
Assistant Public Works Director – Planning and Design
Sumter County Board of Sumter County Commissioners
319 E. Anderson Avenue
Bushnell, Florida 33513

RE: ***Canan Oaks – Comprehensive Plan Amendment Traffic Analysis***
Sumter County, Florida
Kimley-Horn Project No. 040616230

Dear Mr. Tadlock:

This traffic analysis has been conducted to document the potential traffic impacts associated with a comprehensive plan amendment (CPA) and rezoning request for the Canan Oaks residential development. The site is located in the southwest corner of C 466 and CR 209 in Sumter County, Florida. The CPA and rezoning includes the annexation of parcels C13-003, C13-019, C13-017 and C13-039 into the City of Wildwood from unincorporated Sumter County.

Access to the site will be provided through the following connections:

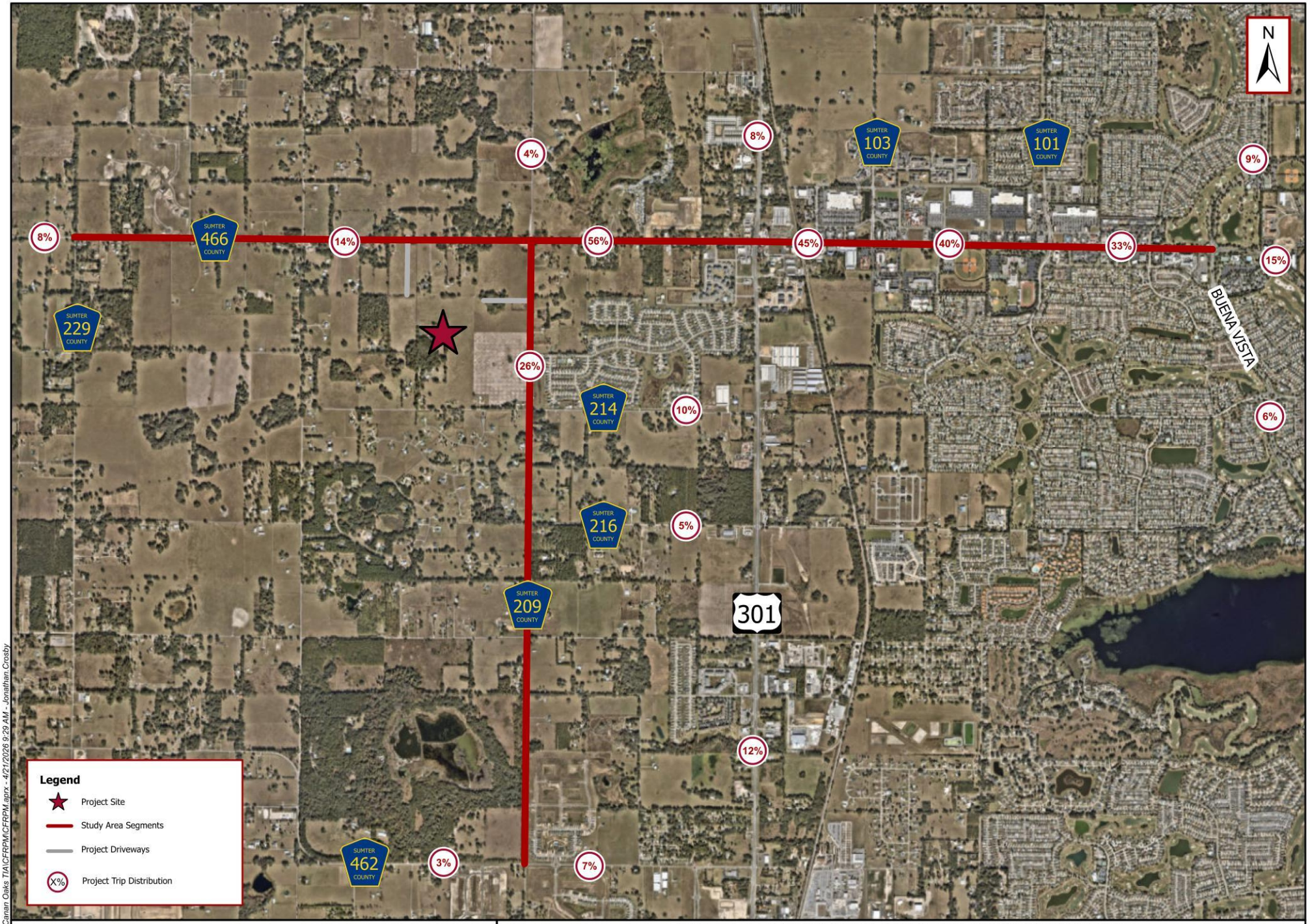
- A full access connection to C 466 located approximately 0.5 miles west of CR 209
- A full access connection to CR 209 located approximately 1,400 feet south of C 466
- A potential exit-only access connection to C 466 west of the proposed full access

The conceptual site plan is included as an **Attachment**.

STUDY AREA

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

Figure 1 shows the general location for the Canan Oaks development, the study area roadway segments, and the project's external trip distribution.



K:\OCA_GIS\040616230-Canan Oaks TIA\CFRPM\CFRPM.aprx - 4/21/2026 9:29 AM - Jonathan Crosby

Kimley»Horn

© 2026 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

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

CANAN OAKS
CITY OF WILDWOOD, FLORIDA

Not To Scale	Project No.: 040616230	April 2026	Page 2

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes. Existing traffic volumes were obtained from the 2025 Sumter County Annual Traffic Counts Report. Existing traffic volumes were adjusted to peak season using the 2024 FDOT adjustment factors. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023).

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The future conditions analysis was performed for a 5-year horizon (year 2031). An annual growth rate was applied to the existing PM peak hour peak season traffic volumes. An annual growth rate of 1.54% was applied. The growth rate was calculated as the AADT-weighted average growth rate from the CMP for the study area segments. The selected growth rate was approved by Sumter County in the Canan Oaks Major TIA Methodology on April 21, 2026.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way adopted service volumes. Under background traffic conditions, the segment of C 466 between CR 101 and Morse Boulevard is shown to operate at LOS F and a volume-to-maximum service volume (V/MSV) ratio of 1.00 or greater. All other roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions. **Table 1** shows the background roadway segment analysis.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes[1]				Existing PM Peak Hour Peak Season Traffic Conditions (2025)[2]					Background PM Peak Hour Peak Season Traffic Conditions (2031)					
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C 466																
CR 229	Project Driveway	3537200	C2	D	1,330	613	372	985	0.74	D	1.54%	672	408	1,080	0.81	D
Project Driveway	CR 209	3537200	C2	D	1,330	613	372	985	0.74	D	1.54%	672	408	1,080	0.81	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	512	496	1,008	0.53	C	1.54%	561	544	1,105	0.58	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1,043	1,430	2,473	0.84	C	1.54%	1,143	1,567	2,710	0.92	D
CR 105	CR 103	35371401	C3C	D	2,961	1,098	1,176	2,274	0.77	C	1.54%	1,203	1,289	2,492	0.84	D
CR 103	CR 101	3537150	C3C	D	2,961	1,098	1,176	2,274	0.77	C	1.54%	1,203	1,289	2,492	0.84	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1,340	1,432	2,772	0.94	D	1.54%	1,469	1,570	3,039	1.03	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1,340	1,432	2,772	0.92	D	1.54%	1,469	1,570	3,039	1.00	F
CR 209																
CR 462 E	CR 216	3248105	C2	D	1,330	143	108	251	0.19	B	1.54%	157	118	275	0.21	B
CR 216	Project Driveway	3248102	C2	D	1,330	187	109	296	0.22	B	1.54%	205	119	324	0.24	B
Project Driveway	CR 466	3248102	C2	D	1,330	187	109	296	0.22	B	1.54%	205	119	324	0.24	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.

TRIP GENERATION

The trip generation potential of the site was calculated for the following scenarios:

- Maximum trip impact of the current FLU and zoning
- Maximum trip impact of the proposed FLU and zoning
- Proposed development program

The trip generation potential was calculated using Institute of Transportation Engineers (ITE) Trip Generation, 12th Edition.

Existing and Proposed Future Land Use

Parcel C13-109 has an existing future land use of City of Wildwood High Density Residential, which allows up to 15 dwelling units per acre. The remaining parcels have a Sumter County FLU of Agricultural, which allows up to 1 dwelling unit per 5 acres within the Urban Development Boundary. The existing FLU allows for a total of up to 649 dwelling units. The trip generation potential was calculated using ITE land use code (LUC) 210 (Single-Family Detached Dwelling Units).

The proposed FLU is City of Wildwood Low Density Residential, which allows up to 4 dwelling units per acre for a maximum of 580 dwelling units. This proposed FLU results in fewer maximum dwelling units due to the reallocation of the City high-density residential FLU into low-density residential. **Table 2** shows the trip generation potential of the existing FLU and proposed FLU for the maximum allowed development intensity. The proposed CPA results in a lesser trip impact than the current FLU.

Table 2: Existing and Proposed Future Land Use

Parcel #	Acres	Future Land Use	Municipality	Max Intensity	Max Development Potential (DU)
Exisitng FLU					
C13-109	41.87	High Density Residential	City of Wildwood	15 du / acre	628
C13-003	49.68	Agriculture	Sumter County	1 du / 5 acres	10
C13-019	28.00	Agriculture	Sumter County	1 du / 5 acres	6
C13-017	15.50	Agriculture	Sumter County	1 du / 5 acres	3
C13-039	10.00	Agriculture	Sumter County	1 du / 5 acres	2
				Existing FLU Maximum Potential Units	649
Proposed FLU					
C13-109	41.87	Low-Density Residential	City of Wildwood	4 du / acre	167
C13-003	49.68	Low-Density Residential	City of Wildwood	4 du / acre	199
C13-019	28.00	Low-Density Residential	City of Wildwood	4 du / acre	112
C13-017	15.50	Low-Density Residential	City of Wildwood	4 du / acre	62
C13-039	10.00	Low-Density Residential	City of Wildwood	4 du / acre	40
				Proposed FLU Maximum Potential Units	580

Trip Generation Comparison (ITE LUC 210)					
	#DU	ITE LUC	Daily Trips	AM Pk Hr Trips	PM Pk Hr Trips
Existing FLU	649	210	5,503	440	538
Proposed FLU	580	210	4,946	394	485
Net Change (Proposed - Existing FLU)			-557	-46	-53

Existing and Proposed Zoning

Parcel C13-109 has an existing City of Wildwood R-5 zoning, which allows up to 15 dwelling units per acre. The remaining parcels are currently zoned as Sumter County A10C, which allows up to 1 dwelling unit per 10 acres. The existing zoning allows for up to 636 dwelling units by rounding down the allowed maximum density. The trip generation potential was calculated using ITE land use code (LUC) 210 (Single-Family Detached Dwelling Units).

The proposed City of Wildwood R-1 zoning allows up to 4 dwelling units per acre, for a total of 580 dwelling units. This proposed zoning results in fewer maximum dwelling units due to the rezoning of the City R-5 into R-1. **Table 3** shows the trip generation potential of the existing zoning and proposed zoning for the maximum allowed development intensity.

Table 3: Existing and Proposed Zoning

Parcel #	Acres	Zoning	Municipality	Max Intensity	Max Development Potential (DU)
Existing Zoning					
C13-109	41.87	R-5	City of Wildwood	15 du / acre	628
C13-003	49.68	A10C	Sumter County	1 du / 10 acres	4
C13-019	28.00	A10C	Sumter County	1 du / 10 acres	2
C13-017	15.50	A10C	Sumter County	1 du / 10 acres	1
C13-039	10.00	A10C	Sumter County	1 du / 10 acres	1
Existing Zoning Maximum Potential Units					636
Proposed Zoning					
C13-109	41.87	R-1	City of Wildwood	4 du / acre	167
C13-003	49.68	R-1	City of Wildwood	4 du / acre	199
C13-019	28.00	R-1	City of Wildwood	4 du / acre	112
C13-017	15.50	R-1	City of Wildwood	4 du / acre	62
C13-039	10.00	R-1	City of Wildwood	4 du / acre	40
Proposed Zoning Maximum Potential Units					580
Trip Generation Comparison (ITE LUC 210)					
	#DU	ITE LUC	Daily Trips	AM Pk Hr Trips	PM Pk Hr Trips
Existing Zoning	636	210	5,398	432	528
Proposed Zoning	580	210	4,946	394	485
Net Change (Proposed - Existing Zoning)			-452	-38	-43

Proposed Development Program

The proposed development is anticipated to include up to 580 dwelling units, with 116 attached dwelling units and up to 464 detached dwelling units. **Table 4** shows the trip generation potential of the proposed site development.

Table 4: Trip Generation Potential for Proposed Development Program

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Site								
Single-Family Detached Housing	464 Dwelling Units	4,010	316	85	231	395	245	150
Single-Family Attached Housing	116 Dwelling Units	761	53	13	40	58	33	25
TOTAL DRIVEWAY TRIPS		4,771	369	98	271	453	278	175

Note: Trip generation potential was derived using the ITE Trip Generation Manual, 12th Edition.

Single-Family Detached Housing [ITE 210]

Daily	T=8.07*(X) +265.45; (X is #of dwelling units)
AM Peak Hour of Adjacent Street	T=0.67*(X) +5.59; (X is #of dwelling units, 27%in, 73%out)
PM Peak Hour of Adjacent Street	Ln(T) =0.92 Ln(X) +0.33; (X is #of dwelling units, 62%in, 38%out)

Single-Family Attached Housing [ITE 215]

Daily	T=6.53*(X) +3.25; (X is #of dwelling units)
AM Peak Hour of Adjacent Street	T=0.59*(X) - 15.25; (X is #of dwelling units, 25%in, 75%out)
PM Peak Hour of Adjacent Street	T=0.57*(X) - 7.84; (X is #of dwelling units, 57%in, 43%out)

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The proposed development will have a lower trip generation potential than the maximum FLU/zoning potential of 580 single-family detached units due to the 116 attached units which generate fewer trips per unit than detached housing.

Trip Distribution and Assignment

Projected traffic demand on the adjacent roadway network was derived from the Central Florida Regional Planning Model (CFRPM) v7, which is the area's adopted transportation demand model. Trip distribution for the project was extracted from the completed model assignment and reviewed based on known travel patterns in the area. The resulting model plot showing the percentage of daily project distribution is provided as an **Attachment**.

Figure 1 shows the percent distribution used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

The study area roadway segments were evaluated for level of service (LOS) and volume-to-maximum service volume (V/MSV) ratios for the following 2031 buildout scenarios during the PM peak hour:

- Background plus existing FLU at maximum allowed intensity (Table 5)
- Background plus proposed FLU at maximum allowed intensity (Table 6)
- Background plus proposed development program (Table 7)

Table 5: Background Plus Existing Future Land Use Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Existing FLU Max Intensity					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	47	29	76	5.71%	719	437	1,156	0.87	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	96	157	253	19.02%	768	565	1,333	1.002	E
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	114	187	301	15.77%	675	731	1,406	0.74	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	92	150	242	8.17%	1,235	1,717	2,952	0.997	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	92	150	242	8.17%	1,295	1,439	2,734	0.92	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	82	134	216	7.29%	1,285	1,423	2,708	0.91	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	67	109	176	5.94%	1,536	1,679	3,215	1.09	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	31	50	81	2.68%	1,500	1,620	3,120	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	84	51	135	10.15%	241	169	410	0.31	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	87	53	140	10.53%	292	172	464	0.35	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	27	43	70	5.26%	232	162	394	0.30	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

Table 6: Background Plus Proposed Future Land Use Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Proposed FLU Max Intensity					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	42	26	68	5.11%	714	434	1,148	0.86	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	86	141	227	17.07%	758	549	1,307	0.98	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	103	169	272	14.25%	664	713	1,377	0.72	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	83	135	218	7.36%	1,226	1,702	2,928	0.99	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	83	135	218	7.36%	1,286	1,424	2,710	0.92	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	74	120	194	6.55%	1,277	1,409	2,686	0.91	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	60	98	158	5.34%	1,529	1,668	3,197	1.08	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	28	45	73	2.41%	1,497	1,615	3,112	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	75	46	121	9.10%	232	164	396	0.30	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	78	48	126	9.47%	283	167	450	0.34	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	24	39	63	4.74%	229	158	387	0.29	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

Table 7: Background Plus Proposed Development Program Segment Analysis

Roadway		Roadway Attributes[1]				Background PM Peak Hour Peak Season Traffic Conditions (2031)						PM Peak Hour Project Traffic - Proposed Development					Buildout PM Peak Hour Peak Season Traffic Conditions (2031)				
From	To	Segment ID	Context Classification	Adopted LOS	Pk Hr Two-Way Service Volume	Growth Rate	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign [3]	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	Project Impact	NB / EB Vol.	SB / WB Vol.	Two-Way Vol	V/MSV	LOS
C 466																					
CR 229	Project Driveway	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	14%	39	25	64	4.81%	711	433	1,144	0.86	D
Project Driveway	CR 209	3537200	C2	D	1,330	1.54%	672	408	1,080	0.81	D	47%	82	131	213	16.02%	754	539	1,293	0.97	D
CR 209	US 301/SR 35	3537130	C3R	D	1,909	1.54%	561	544	1,105	0.58	C	56%	98	156	254	13.31%	659	700	1,359	0.71	C
US 301/SR 35	CR 105	3537140	C3C	D	2,961	1.54%	1,143	1,567	2,710	0.92	D	45%	79	125	204	6.89%	1,222	1,692	2,914	0.98	D
CR 105	CR 103	35371401	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	45%	79	125	204	6.89%	1,282	1,414	2,696	0.91	D
CR 103	CR 101	3537150	C3C	D	2,961	1.54%	1,203	1,289	2,492	0.84	D	40%	70	111	181	6.11%	1,273	1,400	2,673	0.90	D
CR 101	BUENA VISTA BLVD	3537180	C3C	D	2,961	1.54%	1,469	1,570	3,039	1.03	F	33%	57	91	148	5.00%	1,526	1,661	3,187	1.08	F
BUENA VISTA BLVD	MORSE BLVD	3537160	C3R	D	3,024	1.54%	1,469	1,570	3,039	1.00	F	15%	26	42	68	2.25%	1,495	1,612	3,107	1.03	F
CR 209																					
CR 462 E	CR 216	3248105	C2	D	1,330	1.54%	157	118	275	0.21	B	25%	70	44	114	8.57%	227	162	389	0.29	B
CR 216	Project Driveway	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	26%	72	46	118	8.87%	277	165	442	0.33	C
Project Driveway	CR 466	3248102	C2	D	1,330	1.54%	205	119	324	0.24	B	13%	23	36	59	4.44%	228	155	383	0.29	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. Existing volumes were derived from the 2025 Annual Sumter County Traffic Counts, with peak season adjustment factor applied.
3. Percent assignment is the average across the segment, derived using the CFRPM v7 model output.

As shown in **Table 5**, under the existing FLU at maximum intensity, the segment of C 466 from the project driveway to CR 209 reaches a V/MSV ratio greater than 1.00 in addition to the previously identified background-deficient segments.

As shown in **Table 6** and **Table 7**, under both the proposed FLU at maximum allowed intensity and the proposed development program, the addition of project traffic does not result in new deficiencies within the study area beyond those already identified as background deficiencies.

CONCLUSION

This traffic operational analysis was conducted to evaluate and document the anticipated traffic impacts associated with the proposed rezoning and comprehensive plan amendment (CPA) requests for the Canan Oaks residential development located southwest of C 466 and CR 209 in Sumter County, Florida. The following are conclusions of the analysis:

- Traffic volumes on the segment of C 466 between CR 101 and Morse Boulevard are shown to exceed the adopted LOS standard prior to the addition of Project traffic.
- Under existing FLU at maximum development intensity, the segment of C 466 from the project driveway to CR 209 is expected to exceed the adopted service volume of the roadway segment.
- Under proposed FLU at maximum development intensity, no additional segments beyond the background-deficient segments are expected to exceed the adopted service volumes.
- The proposed development is anticipated to generate fewer trips than the maximum development potential for the proposed FLU (Low-Density Residential) and zoning (R-1).

A Major Traffic Impact Analysis (TIA) will be submitted separately for the site plan and driveway connection permit reviews through Sumter County and the City of Wildwood. The traffic methodology for the Major TIA was approved on April 21, 2026.

Please do not hesitate to call with any questions or comments.

Sincerely,
KIMLEY-HORN

Amber L Gartner

Digitally signed by Amber L Gartner
DN: cn=Amber L Gartner, c=US, o=KIMLEY-HORN AND ASSOCIATES INC, email=amber.gartner@kimley-horn.com
Date: 2026.04.29 15:01:03 -04'00'

AMBER L. GARTNER, P.E.

STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 72294

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMBER L. GARTNER, P.E. ON THE DATE INDICATED HERE.

THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

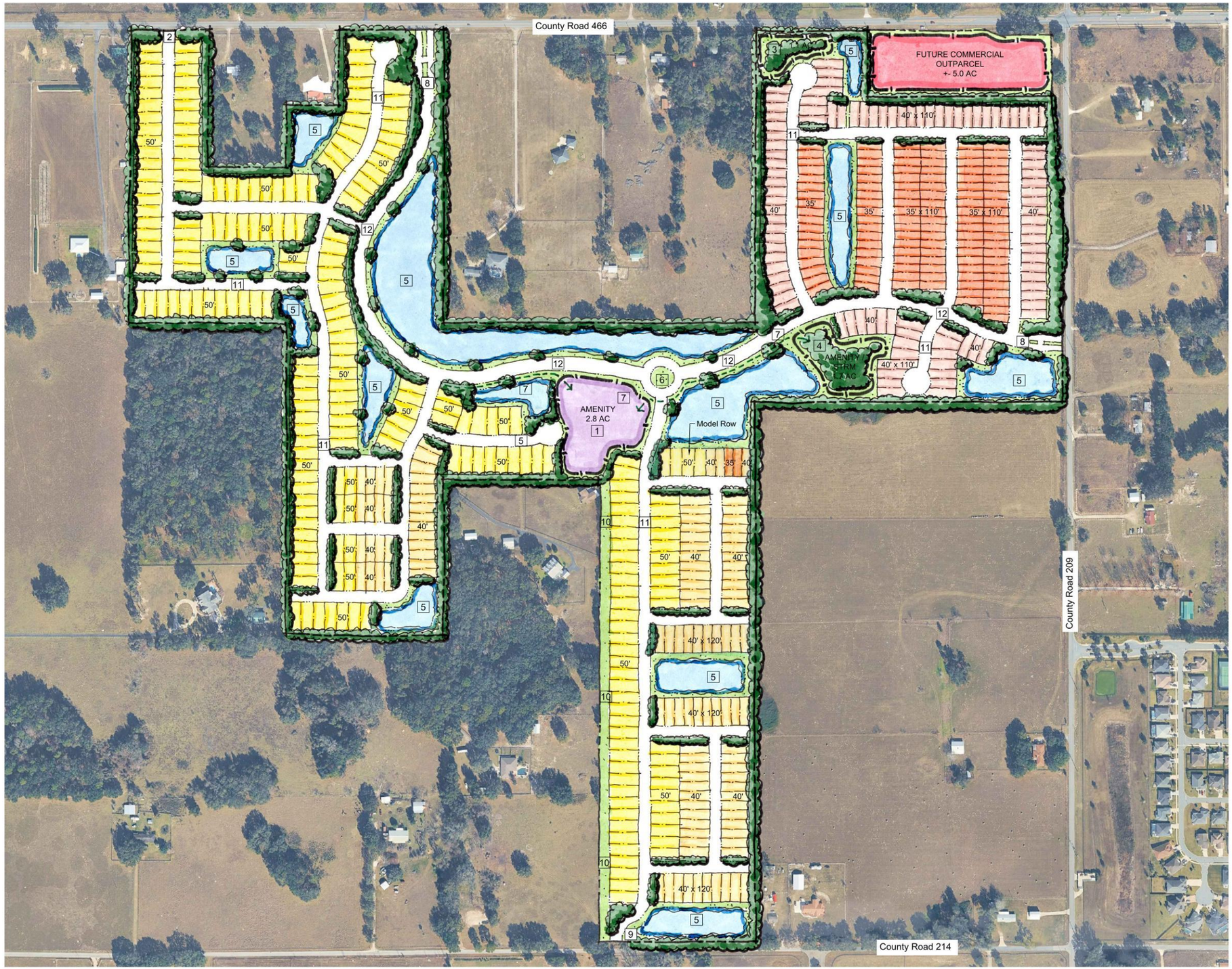
Amber Lee Gartner, PE
FL License 72294

Attachments: Conceptual Site Plan
CFRPM Model Output
Sumter County CMP Excerpts
Sumter County 2025 Traffic Counts Excerpts

K:\OCA_Civil\040616230-Canan Oaks TIA\doc\CPA\Lmt260429alg - Canan Oaks CPA Traffic Analysis.docx

Canan Oaks

City of Wildwood, FL



LEGEND

1. Central Club Amenity: Pool, Sport Courts (Pickleball / Tennis), Outdoor Kitchen, Mail Kiosk
2. Optional Exit Only Access
3. Existing Trees / Amenity Space: Dog Park Amenity and Stormwater Retention
4. Existing Trees (Shady Grove Amenity): Community Entry Feature, Picnic Area, Nature Play (Playground), and Stormwater Credits
5. Stormwater Retention Area
6. Feature Roundabout
7. Multi-Use Trail
8. Community Entrance
9. Emergency Access Only
10. 50' Ingress / Egress Easement for Neighboring Property
11. 50' Right-of-Way
12. 60' Right-of-Way

Total Project Area: +-144.5 AC (Excludes Commercial Parcel)

Single Family Unit Mix
35' x 110' Attached Units = +- 116 Units
40' x 110' Detached Units = +- 97 Units
40' x 120' Detached Units = +- 111 Units
50' x 120' Detached Units = +- 231 Units
Total Units = +- 555 Units

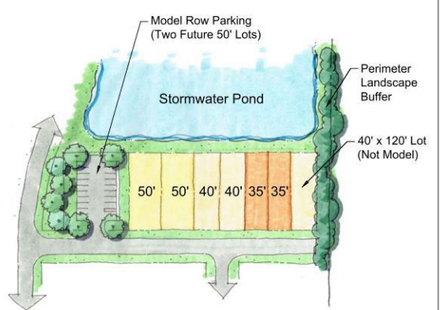
Stormwater Retention: +-21.2 AC Plus 2.8 Acres for Existing Tree Areas

Open Space Required: +-36.13 AC (25%)
Open Space Provided: +-36.2 AC
+-20.0 AC Buffers and Landscape Open Space
+-2.8 AC Central Club Amenity:
+- 1.1 AC Dog Park with Existing Trees
+-1.7 AC Shady Grove Amenity with Existing Trees
Remainder provided by Retention (up to 50% of total open space requirement allowed; +-10.6 AC)

Health and Wellness Amenities Provided:
Clubhouse and Pool
Outdoor Kitchen
Multi-use Lawn Area (Yoga Lawn and Event Space)
Sports Courts (Pickleball / Tennis)
Multi-use Trail
Shaded Picnic Area
Nature Play Playground
Dog Park
Cabana / Pavilion

This graphic is a conceptual representation of the proposed master plan. All unit quantities, acreages, area calculations, building envelopes, unit types, residential allocation, land use yield, stormwater areas, streets, ROWs, roadways, parking areas, and access points are conceptual in nature and subject to change per final design, engineering, stormwater analysis, and permitting requirements.

MODEL ROW EXHIBIT
N.T.S.



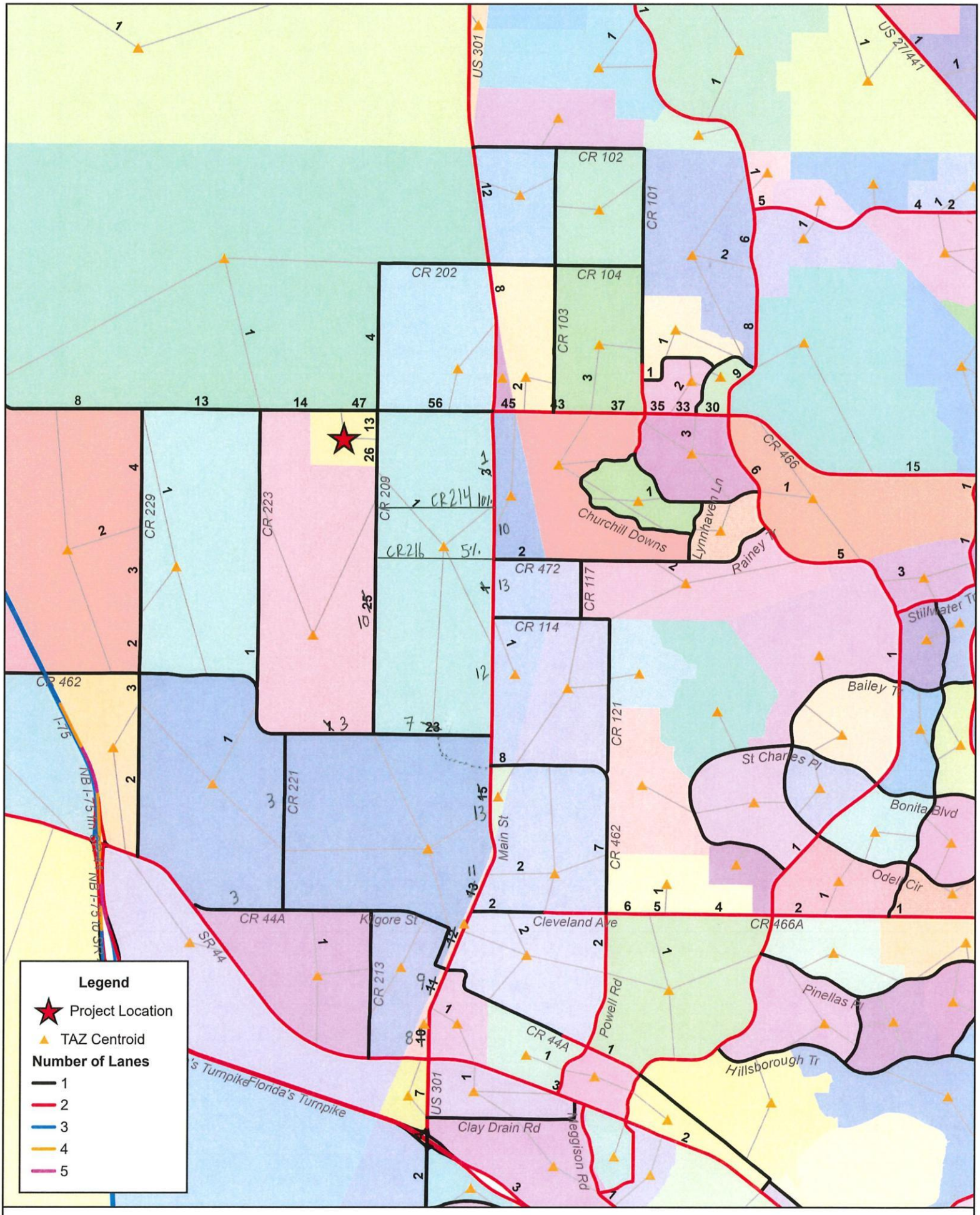
NORTH

0 200 400 600 feet
SCALE: 1" = 200'

PlaceMaker Design Studio, LLC | CFB CLYMER FARNER BARLEY

Conceptual Master Plan

Lennar



Trip Distribution - Canon Oaks
CFRPMv7 - 2030 - 4/21/2026

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
4000	177		SUMTER	20	1.61	ST. CHARLES	BUENA VISTA BLVD	AMBERJACK TERR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,382	0.22	C	999	268	197	0.27	C	1,818	465	C	0.26	1.00%	20,160	4,606	0.23	C	999	282	207	0.28	C	1,818	1,281	C	0.70
4010	176		SUMTER	20	0.66	ST. CHARLES	AMBERJACK TERR	BAILEY TRL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	8,470	0.42	C	999	422	405	0.42	C	1,818	827	C	0.45	1.00%	20,160	8,902	0.44	C	999	444	426	0.44	C	1,818	1,443	C	0.79
4020	178		SUMTER	20	0.83	ST. CHARLES	BAILEY TRL	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	13,040	0.65	C	999	551	554	0.55	C	1,818	1,105	C	0.61	2.75%	20,160	14,934	0.74	C	999	631	634	0.63	C	1,818	1,630	D	0.90
4030	183		SUMTER	20	0.55	TAMARIND GROVE RUN	DIVINDING CREEK PATH	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,230	0.20	C	799	182	162	0.23	C	1,454	344	C	0.24	1.00%	16,128	3,395	0.21	C	799	191	170	0.24	C	1,454	990	C	0.68
4040	11		SUMTER	20	0.71	BUTTONWOOD RUN	HARDING PATH	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	5,687	0.35	C	799	246	268	0.34	C	1,454	514	C	0.35	2.00%	16,128	6,279	0.39	C	799	272	296	0.37	C	1,454	1,071	C	0.74
4050	148		SUMTER	20	0.57	PENNECAMP DR	MEADOWLARK AVE	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	4,811	0.30	C	799	198	213	0.27	C	1,454	411	C	0.28	3.50%	16,128	5,714	0.35	C	799	235	253	0.32	C	1,454	1,034	C	0.71
4060	181		SUMTER	20	0.57	STILLWATER TRL	MORSE BLVD	LOCKHART AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	6,032	0.37	C	799	280	286	0.36	C	1,454	566	C	0.39	3.75%	16,128	7,251	0.45	C	799	337	344	0.43	C	1,454	1,136	C	0.78
4070	2020-270		SUMTER	20	1.08	STILLWATER TRL	LOCKHART AVE	ODELL CIRCLE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	2,897	0.18	C	799	144	184	0.23	C	1,454	328	C	0.23	1.00%	16,128	3,044	0.19	C	799	151	193	0.24	C	1,454	950	C	0.65
4830	129		SUMTER	30	1.18	HILLSBOROUGH TRL	BUENA VISTA BLVD	ANNA MARIA AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	11,496	0.57	C	999	400	409	0.41	C	1,818	809	C	0.44	1.00%	20,160	12,082	0.60	C	999	420	430	0.43	C	1,818	1,419	C	0.78
4835	130		SUMTER	55	1.34	HILLSBOROUGH TRL	ANNA MARIA AVE	MORSE BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	6,860	0.34	C	999	319	266	0.32	C	1,818	585	C	0.32	2.00%	20,160	7,573	0.38	C	999	352	294	0.35	C	1,818	1,351	C	0.74
4860	1		SUMTER	35	0.60	ANNA MARIA AVE	HILLSBOROUGH TRL	PINELLAS PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,863	0.24	C	799	193	173	0.24	C	1,454	366	C	0.25	2.25%	16,128	4,318	0.27	C	799	216	193	0.27	C	1,454	1,015	C	0.70
4870	88		SUMTER	35	0.85	CHARLOTTE CRT	HILLSBOROUGH TRL	PINELLAS PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,545	0.22	C	799	159	182	0.23	C	1,454	341	C	0.23	1.00%	16,128	3,726	0.23	C	799	167	191	0.24	C	1,454	966	C	0.66
4880	149		SUMTER	35	0.90	PINELLAS PL	BUENA VISTA BLVD	ANNA MARIA AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	9,030	0.45	C	999	423	421	0.42	C	1,818	844	C	0.46	2.50%	20,160	10,217	0.51	C	999	479	476	0.48	C	1,818	1,478	C	0.81
4885	150		SUMTER	35	1.52	PINELLAS PL	ANNA MARIA AVE	MORSE BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	12,312	0.61	C	999	480	576	0.58	C	1,818	1,056	C	0.58	1.00%	33,570	12,940	0.39	C	1,665	504	605	0.36	C	3,024	2,169	C	0.72
4890	182		SUMTER	35	1.84	TALLEY RIDGE DR	BUENA VISTA BLVD	BUENA VISTA BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,817	0.24	C	799	186	190	0.24	C	1,454	376	C	0.26	1.00%	16,128	4,012	0.25	C	799	195	200	0.25	C	1,454	994	C	0.68
4910	182	ADJACENT	SUMTER	35	0.82	OAK FOREST DR	SOUTHERN TRACE	TALLEY RIDGE RD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	3,817	0.24	C	799	186	190	0.24	C	1,454	376	C	0.26	1.00%	16,128	4,012	0.25	C	799	195	200	0.25	C	1,454	994	C	0.68
4915	172		SUMTER	35	0.83	SOUTHERN TRACE	CR 466	BUENA VISTA BLVD	2	3	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	6,758	0.42	C	799	299	227	0.37	C	1,454	526	C	0.36	1.00%	26,856	7,103	0.26	C	1,332	314	239	0.24	C	2,419	1,646	C	0.68
4920	147		SUMTER	35	0.79	PARR DR	BELVEDERE BLVD	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	4,239	0.22	C	963	294	246	0.31	C	1,755	540	C	0.31	1.00%	19,530	4,455	0.23	C	963	309	259	0.32	C	1,755	1,272	D	0.72
4930	2020-493		SUMTER	35	0.53	TRIGGERFISH RUN	BUTTONWOOD RUN	PENNECAMP DR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	1,484	0.09	C	799	59	69	0.09	C	1,454	128	C	0.09	7.25%	16,128	2,106	0.13	C	799	84	98	0.12	C	1,454	883	C	0.61
5000	2		SUMTER	25	0.93	BAILEY TRL	BUENA VISTA BLVD N	SUNSET RIDGE DR	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,750	0.38	C	999	536	533	0.54	C	1,818	1,069	C	0.59	1.00%	20,160	8,145	0.40	C	999	563	560	0.56	C	1,818	1,562	C	0.86
5010	3		SUMTER	30	0.39	BAILEY TRL	SUNSET RIDGE DR	ST. CHARLES PL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	9,007	0.45	C	999	481	481	0.48	C	1,818	962	C	0.53	1.00%	20,160	9,466	0.47	C	999	506	506	0.51	C	1,818	1,505	C	0.83
5020	4		SUMTER	20	0.50	BAILEY TRL	ST. CHARLES PL	BASSINGER CRT	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,877	0.19	C	999	204	179	0.20	C	1,818	383	C	0.21	1.00%	20,160	4,075	0.20	C	999	214	188	0.21	C	1,818	1,213	C	0.67
5030	5		SUMTER	20	0.39	BAILEY TRL	BASSINGER CRT	BUENA VISTA BLVD S	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,730	0.23	C	999	277	266	0.28	C	1,818	543	C	0.30	1.00%	20,160	4,971	0.25	C	999	291	280	0.29	C	1,818	1,290	C	0.71
5080	102	-	SUMTER	35	1.00	CR 209	CR 232	CR 462 E	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	759	0.05	B	730	48	44	0.07	B	1,330	92	B	0.07	1.75%	14,000	828	0.06	B	730	52	48	0.07	B	1,330	782	D	0.59
6000	104	-	SUMTER	30	1.26	CR 213 (WALKER RD)	SR 44	CR 44A	2	2	URBAN	UNDIVIDED	C3C	COUNTY	WILDWOOD	D	19,530	630	0.03	C	963	43	27	0.04	C	1,755	70	C	0.04	8.75%	19,530	958	0.05	C	963	65	41	0.07	C	1,755	1,028	C	0.59
12500	184		SUMTER	55	0.76	WOODRIDGE DR	CR 103	CR 101	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	3,840	0.20	C	963	301	267	0.31	C	1,755	568	C	0.32	1.00%	19,530	4,036	0.21	C	963	316	281	0.33	C	1,755	1,279	D	0.73
325310	180122	180122	FDOT	60	2.73	US 301/SR 35	CR 656	CR 478	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	5,150	0.63	C	430	264	225	0.61	C	780	489	C	0.63	1.00%	8,200	5,413	0.66	C	430	277	236	0.64	C	780	707	C	0.91
3221000	99	-	SUMTER	25	1.40	CR 156	US 301/SR 35	SR 44	2	2	URBAN	UNDIVIDED	C3C	COUNTY	WILDWOOD	D	15,624	2,001	0.13	C	770	55	80	0.10	C	1,404	135	C	0.10	2.75%	15,624	2,292	0.15	C	770	63	92	0.12	C	1,404	833	C	0.59
3223000	113		SUMTER	45	3.53	CR 673	SR 93/I-75	CR 674	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	3,696	0.45	B	430	111	86	0.26	B	780	197	B	0.25	9.25%	8,200	5,752	0.70	C	430	173	134	0.40	B	780	603	C	0.77
3224000	96		SUMTER	30	1.37	CR 121	CR 462	CR 114	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	4,516	0.28	C	799	238	147	0.30	C	1,454	385	C	0.26	5.25%	16,128	5,833	0.36	C	799	307	190	0.38	C	1,454	1,106	C	0.76
3229000	120	-	SUMTER	35	2.08	CR 727	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	219	0.03	B	430	10	7	0.02	B	780	17	B	0.02	5.00%	8,200	280	0.03	B	430	13	9	0.03	B	780	443	C	0.57
3231000	121	118009	FDOT	35	0.83	CR 728	CR 469	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	608	0.04	B	730	28	22	0.04	B	1,330	50	B	0.04	1.00%	14,000	639	0.05	B	730	29	23	0.04	B	1,330	759	C	0.57
3245100	105	-	SUMTER	45	1.56	CR 229	SR 44	CR 462	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,033	0.29	B	730	186	185	0.25	B	1,330	371	B	0.28	5.00%	14,700	5,147	0.35	C	767	237	236	0.31	B	1,330	1,004	D	0.75
3245110	106	-	SUMTER	45	2.26	CR 229	CR 462	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	3,619	0.26	B	730	174	202	0.28	B	1,330	376	B	0.28	1.00%	14,000	3,804	0.27	B	730	183	212	0.29	B	1,330	913	D	0.69
3248000	90		SUMTER	35	0.29	CR 101	CR 466	WOODRIDGE DR	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	32,940	7,184	0.22	C	1,629	390	364	0.24	C	2,961	754	C	0.25	1.00%	32,940	7,550	0.23	C	1,629	410	383	0.25	C	2,961	2,039	C	0.69
3248102	101	-	SUMTER	35	1.25	CR 209	CR 216	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	1,655	0.12	B	730	78	54	0.11	B	1,330	132	B	0.10	5.00%	14,000	2,112	0.15	B	730	100	69	0.14	B	1,330	830	D	0.62
3248105	100	-	SUMTER	45	1.51	CR 209	CR 462 E	CR 216	2	2	URBAN	UNDIVIDED	C2	WILDWOOD	UNINCORPORATED SUMTER COUNTY	D	14,000	2,522	0.18	B	730	142	86	0.19	B	1,330	228	B	0.17	5.00%	14,000	3,219	0.23	B	730	181	110	0.25	B	1,330	911	D	0.68
3248110	103		SUMTER	35	1.26	CR 209	CR 466	CR 202	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	1,259	0.09	B	730	142	86	0.19	B	1,330	228	B	0.17	1.00%	14,000	1,323	0.09	B	730	149	90	0.20	B	1,330	879	D	0.66
3248115	186		SUMTER	35	1.00	CR 209	CR 204	SE 177TH PL	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	1,047	0.13	B	430	42	52	0.12	B	780	94	B	0.12	1.00%	8,200	1,100	0.13	B	430	45	54	0.13	B	780	475	C	0.61
3248400	94		SUMTER	35	1.31	CR 104	US 301/SR 35	CR 101	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,021	0.49	B	430	140	235	0.55	B	780	375	B	0.48	3.50%	8,200	4,776	0.58	C	430	166	279	0.65	C	780	596	C	0.76
3253100	85307	85307	FDOT	60	0.61	US 301/SR 35	HERNANDO COUNTY BOUNDARY	CR 656	2	2	RURAL	UNDIVIDED	C2T	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	4,770	0.58	C	430	219	253	0.59	C	780	472	C	0.61	1.00%	8,200	5,013	0.61	C	430	230	266	0.62	C	780	660	C	0.85
3253110	180042	180042	FDOT	30	0.18	US 301/SR 35 (NOBLE AVE)	CR 48 (FLORIDA ST)	CR 476 (NOBLE AVE)	2	2	RURAL	UNDIVIDED	C2T	STATE	BUSHNELL	C	11,040	3,810	0.35	C	576	195	166	0.34	C	1,048	361	C	0.34	1.00%	11,040	4,004	0.36	C	576	205	174	0.36	C	1,048	781	C	0.75
3253130	180117	180117	FDOT	30	0.13	US 301/SR 35 (NOBLE AVE)	SR 48 (MAIN ST)	CR 48 (FLORIDA ST)	2	2	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	14,400	7,540	0.52	C	752	387	329	0.51	C	1,368	716	C	0.52	1.00%	14,400	7,925	0.55	C	752	407	346	0.54	C	1,368	1,159	D	0.85
3253140	180112	180112	FDOT	60	3.01	US 301/SR 35	CR 478	CR 476 (SEMINOLE AVE)	2	2	URBAN	UNDIVIDED	C2	STATE	BUSHNELL	D	14,000	6,160	0.44	C	730	316	269	0.43	C	1,330	585	C	0.44	1.00%	14,000	6,474	0.46	C	730	332	283	0.45	C	1,330	1,062	D	0.80
3253150	180117	180117	FDOT	45	0.53	US 301/SR 35	CR 476 (SEMINOLE AVE)	SR 48 (MAIN ST)	4	4	URBAN	UNDIVIDED	C3C	STATE	BUSHNELL	D	27,450	7,540	0.27	C	1,358	387	329	0.28	C	2,468	716	C	0.29	1.00%	27,450	7,925	0.29	C	1,358	407	346	0.30	C	2,468	1,765	C	0.72
3253170	180088	180088	FDOT	45	0.45	US 301/SR 35	CR 470 E (S)	SR 471	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	23,520	4,740	0.20	C	1,166	210	247	0.21	C	2,121	457	C	0.22	1.00%	23,520	5,055	0.21	C	1,166	221	260	0.22	C	2,121	1,387	C	0.65
3253180	180083	180083	FDOT	45	0.11	US 301/SR 35	SR 471	CR 470 E (N)	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	17,560	1.25	E	730	901	767	1.23	E	1,330	1,668	E	1.25	5.50%	14,000	22,950	1.64	E	730	1,178	1,002	1.61	E	1,330	1,908	E	1.43
3253190	180041	180041	FDOT	35	3.06	US 301/SR 35	CR 470 E (N)	CR 514 (WARM SPRINGS AVE)	2	4	URBAN	UNDIVIDED	C2	STATE	COLEMAN	D	14,000	8,120	0.58	C	730	282	388	0.53	C	1,330	670	C	0.50	1.00%	55,700	8,534	0.15	B	2,910	296	408	0.14	B	5,290	3,206	C	0.61
3253195	195		SUMTER	40	1.73	CR 525 E	US 301	W WARM SPRINGS AVE	2	4	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,128	0.29	B	730	167	204	0.28	B	1,330	372	B	0.28	3.00%	55,700	4,785	0.09	B	2,910	194	237	0.08	B	5,290	3,104	C	0.59
3253200	180041; 180077	180041; 180077	FDOT	45	1.24	US 301/SR 35 (WARM SPRINGS AV	CR 514 (WARM SPRING AVE)	WARM SPRINGS AVENUE	2	4	URBAN	UNDIVIDED	C3R	STATE	COLEMAN	D	17,920	14,200	0.79	C	888	486	497	0.56	C	1,616	982	C	0.61	4.50%	29,840	17,696	0.59	C	1,480	605	619	0.42	C	2,688	2,085	C	0.78
3253210	180077	180077	FDOT	55	2.73	US 301/SR 35	WARM SPRINGS AVE	SR 91/FLORIDAS TURNPIKE	2	4	URBAN	UNDIVIDED	C2	STATE	WILDWOOD	D	14,000	16,320	1.17	E	730	689	605	0.94	D	1,330	1,294	D	0.97	1.00%	55,700	17,152	0.31	B	2,910	724	636	0.25	B	5,290	3,634	C	0.69
3253220	180077; 180006	180077; 180006	FDOT	45	0.18	US 301/SR 35 (MAIN ST)	SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	2	2	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	21,700	19,308	1.89	E	1,070	800	690	0.75	D	1,950	1,490	D	0.76	2.00%	21,700	21,318	1.98	E	1,070	883	762	0.83	D	1,950	1,953	F	1.00
3253230	180006	180006	FDOT	45	0.51	US 301/SR 35 (MAIN ST)	CR 156 (CLAY DRAIN RD)	SR 44	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	38,430	18,720	0.49	C	1,901	910	775	0.48	C	3,455	1,685	C	0.49	1.00%	38,430	19,675	0.51	C	1,901	956	815	0.50	C	3,455	2,857	C	0.83
3253240	185016	185016	FDOT	40	0.79	US 301/SR 35 (MAIN ST)	SR 44	CR 44A	4	4	URBAN	DIVIDED	C4	STATE	WILDWOOD	D	37,905	22,800	0.60	C	1,880	1,108	944	0.59	C	3,413	2,052	C	0.60	1.00%	37,905	23,963	0.63	C	1,880	1,165	992	0.62	C	3,413	3,045	D	0.89
3253250	180026	180026	FDOT	35	0.54	US 301/SR 35 (MAIN ST)	CR 44A	CR 466A (CLEVELAND AVE)	4	4	URBAN	DIVIDED	C4	STATE	WILDWOOD	D	37,905	27,500	0.73	D	1,880	1,337	1,139	0.71	D	3,413	2,476	D	0.73	5.50%	37,905	35,941	0.95	D	1,880	1,747	1,489	0.93	D	3,413	3,627	E	1.06
3253270	180002	180002	FDOT	45	0.26	US 301/SR 35	CR 462 S	CR 462 (N)	4	4	URBAN	DIVIDED	C3C	STATE	UNINCORPORATED SUMTER COUNTY	D	36,600	24,590	0.67	C	1,810	1,018	1,195	0.66	C	3,290	2,213	C	0.67	1.00%	36,600	25,844	0.71	C	1,810	1,070	1,256	0.69	C	3,290	2,880	D	0.88
3253280	180002; 180206	180002; 180206	FDOT	55	1.01	US 301/SR 35	CR 462 N	CR 222	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	36,600	26,825	0.73	C	1,810	1,143	1,142	0.63	C	3,290	2,290	C	0.70	2.25%	36,600	29,982	0.82	C	1,810	1,283	1,276	0.71	C	3,290	3,093	D	0.94
3253290	180206	180206	FDOT	45	0.50	US 301/SR 35	CR 222	CR 472	4	4	URBAN	DIVIDED	C3C	STATE	WILDWOOD	D	36,600	26,300	0.72	C	1,810	1,278	1,089	0.71	C	3,290	2,367	C	0.72	1.00%	36,600	27,642	0.76	C	1,810	1,343	1,145	0.74	C	3,290	3,153	D	0.96
3269100	118		SUMTER	35	0.51	CR 721	SR 471	CR 727	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	860	0.06	B	730	43	33	0.06	B	1,330	76	B	0.06	1.00%	14,000	904	0.06	B	730	45	35	0.06	B	1,330	775	C	0.58
3290000	97		WILDWOOD	35	1.17	CR 139 (POWELL RD)	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	34,587	17,598	0.51	C	1,710	742	630	0.43	C	3,109	1,372	C	0.44	5.50%	34,587	23,000	0.66	C	1,710	970	823	0.57	C	3,109	2,680	D	0.86
3293100	124		SUMTER	40	0.46	CR 747	CR 478 E	CR 730	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	792	0.10	B	430	34	41	0.10	B	780	75	B	0.10	1.00%	8,200	832	0.10	B	430	36	43	0.10	B	780	466	C	0.60
3293110	123		SUMTER	40	2.01	CR 747	CR 730	CR 48	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	14,000	1,393	0.10	B	730	120	74	0.16	B	1,330	194	B	0.15	1.00%	14,000	1,464	0.10	B	730	126	78	0.17	B	1,330	856	D	0.64
3297000	112	-	SUMTER	35	1.85	CR 625	CR 476	CR 48	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	360	0.04	B	430	30	26	0.07	B	780	56	B	0.07	1.00%	8,200	378	0.05	B	430	32	27	0.07	B	780	462	C	0.59
3300000	164		SUMTER	35	0.36	BUENA VISTA BLVD	CR 472 (RAINEY TRL)	BELVEDERE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	20,079	0.60	C	1,665	843	852	0.51	C	3,024	1,695	C	0.56	1.00%	33,570	21,103	0.63	C	1,665	886	895	0.54	C	3,024	2,551	C	0.84
3301000	111		SUMTER	45	0.73	CR 616 (HAYES RD)	CR 476	CR 48	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,820	0.34	C	730	186	216	0.30	B	1,330	402	B	0.30	3.00%	14,000	5,588	0.40	C	730	216

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3552120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	685	0.29	B	4,350	2,769	B	0.64
3552130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3553100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3553130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3553140	37		SUMTER	55	2.75	CR 469	CR 728	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3553150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3553160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3553170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3553180	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3553190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3553200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3553210	77	ADJACENT	SUMTER	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3554120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3554130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 S (MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,363	C	0.72
3554140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3555100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3555110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3555120	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3555130	2020-105		SUMTER	45	0.48	CR 48	CR 616	CR 313	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3556100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3556110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3557140	36		SUMTER	35	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	3.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3557120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3557130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3557140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3557150	207		SUMTER	35	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3557160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	0.21	C	1,850	322	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	373	456	0.25	C	3,360	2,223	C	0.66
3557170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3557180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3558110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3558120	181001	181001	FDOT	35	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3558140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3558150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3558170	180020	180020	FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3558180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3558190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3559100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3559110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3560110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3560120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	1.25%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	693	742	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000110	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	F
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
35541001	82		SUMTER	45	0.18	CR 48 (FLORIDA ST)	CR 313	SR 93/I-75	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	34,587	18,046	0.52	C	1,710	502	510	0.30	C	3,109	1,012	C	0.33	1.00%	34,587	18,967	0.55	C	1,710	528	536	0.31	C	3,109	2,238	C	0.72
35541002	173	180016	SUMTER	40	0.32	SR 48 (CR 48 W)	SR 93/I-75	CR 609	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	38,430	19,317	0.50	C	1,901	619	721	0.38	C	3,455	1,340	C	0.39	2.00%	38,430	21,328	0.55	C	1,901	683	796	0.42	C	3,455	2,584	C	0.75
35581601	180089	180089	FDOT	55	6.29	SR 471	CR 476	US 301/SR 35	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	4,660	0.33	C	730	239	204	0.33	B	1,330	443	C	0.33	1.00%	14,000	4,898	0.35	C	730	251	214	0.34	C	1,330	981	D	0.74
40010001	2020-278		SUMTER	35	0.24	CR 103	CR 466 E	WOODRIDGE DR	4	4	URBAN	DIVIDED	C3C	COUNTY	WILDWOOD	D	34,587	3,605	0.10	C	1,710	154	188	0.11	C	3,109	342	C	0.11	2.50%	34,587	4,079	0.12	C	1,710	174	213	0.12	C	3,109	1,884	C	0.61
40090001	108		SUMTER	55	2.43	MARSH BEND TRAIL / CR 501	CR 500	CORBIN TRL	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	11,906	0.85	D	730	363	348	0.50	C	1,330	711	C	0.53	10.75%	14,000	19,837	1.42	E	730	605	580	0.83	D	1,330	1,335	E	1.00
40090002	108		ADJACENT	55	0.48	MARSH BEND TRAIL / CR 501	CORBIN TRL	WARM SPRINGS AVE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,906	0.35	C	1,665	363	348	0.22	C	3,024	711	C	0.24	10.75%	33,570	19,837	0.59	C	1,665	605	580	0.36	C	3,024	2,270	C	0.75
40090003	131		SUMTER	25	1.20	MARSH BEND TRAIL	WARM SPRINGS AVE	DUNHAM DR	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	21,168	7,023	0.33	C	1,049	291	290	0.28	C	1,909	581	C	0.30	9.50%	21,168	11,056	0.52	C	1,049	458	457	0.44	C	1,909	1,507	C	0.79
40090003	210		SUMTER	35	4.89	MARSH BEND TRAIL	US 301	WARM SPRINGS AVE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	7,023	0.33	C	1,166	291	290	0.28	C	1,909	581	C	0.30	3.00%	23,520	8,142	0.25	C	1,166	337	336	0.25	C	1,909	1,507	C	0.79
40090010	203		SUMTER	35	1.11	CORBIN TRAIL	MARSH BEND TRAIL	MCNEILL DR	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	3,391	0.14	C	1,166	137	168	0.14	C	2,121	305	C	0.14	3.00%	23,520	3,931	0.17	C	1,166	159	195	0.17	C	2,121	1,325	C	0.62
40090020	204		SUMTER	35	0.33	CORBIN TRAIL	FENNEY WAY	MARSH BEND TRAIL	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	2,281	0.10	C	1,166	92	113	0.10	C	2,121	205	C	0.10	3.00%	23,520	2,644	0.11	C	1,166	107	131	0.11	C	2,121	1,273	C	0.60
50000101	135		SUMTER	35	0.49	BUENA VISTA BLVD	CR 466	SADDLEBROOK LN	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	19,211	0.57	C	1,665	850	825	0.51	C	3,024	1,675	C	0.55	1.00%	33,570	20,191	0.60	C	1,665	893	867	0.54	C	3,024	2,558	C	0.85
50000102	134		SUMTER	35	1.39	BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	21,186	0.63	C	1,665	885	866	0.53	C	3,024	1,751	C	0.58	1.00%	33,570	22,267	0.66	C	1,665	930	910	0.56	C	3,024	2,595	C	0.86
59999951	171		SUMTER	35	0.50	MORSE BLVD N	CR 466A	ODELL CIR S. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,249	0.69	C	1,665	1,270	1,122	0.76	C	3,024	2,392	C	0.79	1.00%	33,570	24,435	0.73	C	1,665	1,335	1,179	0.80	C	3,024	3,000	D	0.99
59999952	161		SUMTER	35	0.54	MORSE BLVD N	ODELL CIR S. END	BONITA BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,769	0.47	C	1,665	660	643	0.40	C	3,024	1,303	C	0.43	1.75%	33,570	17,198	0.51	C	1,665	720	701	0.43	C	3,024	2,385	C	0.79
59999953	170		SUMTER	35	1.12	MORSE BLVD N	BONITA BLVD	ODELL CIR N. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	13,213	0.39	C	1,665	578	542	0.35	C	3,024	1,120	C	0.37	1.00%	33,570	13,887	0.41	C	1,665	607	570	0.36	C	3,024	2,272	C	0.75
59999954	160		SUMTER	35	0.86	MORSE BLVD N	ODELL CIR N. END	STILLWATER TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,809	0.47	C	1,665	764	681	0.46	C	3,024	1,445	C	0.48	1.00%	33,570	16,615	0.49	C	1,665	803	716	0.48	C	3,024	2,468	C	0.82
59999955	159		SUMTER	35	0.98	MORSE BLVD N	STILLWATER TRL	CR 466	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	24,453	0.73	C	1,665	1,157	1,113	0.69	C	3,024	2,270	C	0.75	1.00%	33,570	25,700	0.77	C	1,665	1,216	1,170	0.73	C	3,024	2,881	D	0.95
60000051	169		SUMTER	35	0.42	BUENA VISTA BLVD	ST. CHARLES PL	ODELL CIR S. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,618	0.50	C	1,665	683	649	0.41	C	3,024	1,332	C	0.44	1.50%	33,570	17,902	0.53	C	1,665	736	699	0.44	C	3,024	2,401	C	0.79
60000052	168		SUMTER	35	0.68	BUENA VISTA BLVD	ODELL CIR S. END	BONITA BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	13,445	0.40	C	1,665	557	550	0.33	C	3,024	1,107	C	0.37	1.00%	33,570	14,131	0.42	C	1,665	585	578	0.35	C	3,024	2,250	C	0.74
60000053	157		SUMTER	35	0.94	BUENA VISTA BLVD	BONITA BLVD	ODELL CIR N. END	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	14,571	0.43	C	1,665	635	663	0.40	C	3,024	1,298	C	0.43	1.00%	33,570	15,314	0.46	C	1,665	667	697	0.42	C	3,024	2,332	C	0.77
60000054	167		SUMTER	35	0.61	BUENA VISTA BLVD	ODELL CIR N. END	STILLWATER TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	22,069	0.66	C	1,665	1,059	1,078	0.65	C	3,024	2,137	C	0.71	1.00%	33,570	23,195	0.69	C	1,665	1,113	1,133	0.68	C	3,024	2,778	C	0.92
60000055	166		SUMTER	35	0.58	BUENA VISTA BLVD	STILLWATER TRL	TEMBERRY FOREST DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,833	0.53	C	1,665	785	781	0.47	C	3,024	1,566	C	0.52	1.00%	33,570	18,743	0.56	C	1,665	825	821	0.50	C	3,024	2,490	C	0.82
60000056	165		SUMTER	35	0.93	BUENA VISTA BLVD	TEMBERRY FOREST DR	C-472 (RAINEY TRL)	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	20,655	0.62	C	1,665	993	978	0.60	C	3,024	1,971	C	0.65	1.00%	33,570	21,709	0.65	C	1,665	1,044	1,028	0.63	C	3,024	2,709	C	0.90
60000201			NO COUNT	30	0.12	MARIPOSA WAY	500 FT SOUTH MARIPOSA WAY	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	F	
60000801	188037	188037	FDOT	25	1.12	CHURCHILL DOWNS	MORVEN PARKWAY	LYNNHAVEN LN	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	1,265	0.06	C	999	61	52	0.06	C	1,818	113	C	0.06	1.00%	20,160	1,330	0.07	C	999	64	55	0.06	C	1,818	1,063	C	0.58
60001001	144		SUMTER	30	0.38	ODELL CIR	BACKWATER WAY	CANAL ST S	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	6,719	0.33	C	999	323	256	0.32	C	1,818	579	C	0.32	4.50%	20,160	8,373	0.42	C	999	403	319	0.40	C	1,818	1,402	C	0.77
60001051	142		SUMTER	25	0.52	ODELL CIR	ARVIN LN	MORSE BLVD N (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	8,319	0.41	C	999	338	345	0.35	C	1,818	683	C	0.38	4.25%	20,160	10,244	0.51	C	999	416	425	0.43	C	1,818	1,415	C	0.78
355113021	180005	180005	WILDWOOD	55	1.26	SR 44	MORSE BLVD	LAKE COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3C	STATE	UNINCORPORATED SUMTER COUNTY	D	36,600	23,680	0.65	C	1,810	996	967	0.55	C	3,290	1,963	C	0.60	3.50%	36,600	28,124	0.77	C	1,810	1,183	1,148	0.65	C	3,290	2,993	D	0.91
400100012	93		SUMTER	35	2.01	CR 103	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C2	COUNTY	WILDWOOD	D	14,000	4,300	0.31	B	730	203	210	0.29	B	1,330	413	B	0.31	2.25%	14,000	4,806	0.34	C	730	227	235	0.32	B	1,330	957	D	0.72

Sumter County Annual Traffic Counts
2025 Volumes Summary

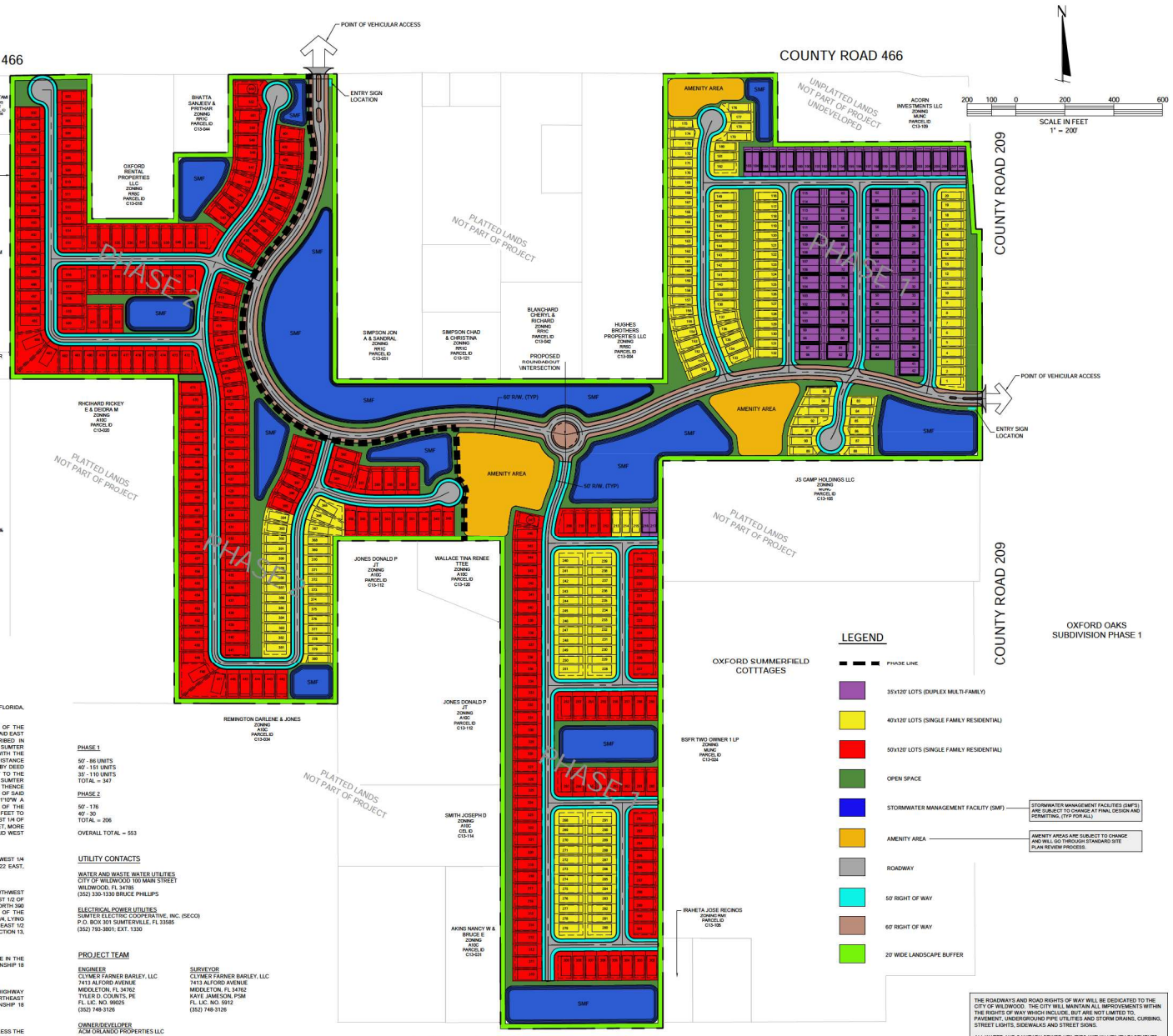
Station ID	Street	Location Description	Start Date	Dura-tion	ADT					ADT (+/-) Change	A.M. Peak Hour						P.M. Peak Hour					
					2021	2022	2023	2024	2025		Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
1	Anna Maria Ave	N of Hillsborough Trl	3/20/2025	24-HR	-	3976	3863	3720	**3729**	**0%**	10:45	387	198	189	0.10	0.51	12:00	356	174	182	0.10	0.51
2	Bailey Trl	200' W of S Buena Vista Blvd (North End)	2/27/2025	24-HR	-	8045	7810	8049	**7854**	**-2%**	11:00	785	382	403	0.10	0.51	12:00	706	358	348	0.09	0.51
3	Bailey Trl	200 N of St Charles Pl	2/27/2025	24-HR	-	9416	8245	8919	**8987**	**1%**	11:00	855	454	401	0.10	0.53	12:00	851	448	403	0.09	0.53
4	Bailey Trl	200' S of St Charles Pl	2/27/2025	24-HR	-	3848	3877	3556	**3764**	**6%**	11:00	372	190	182	0.10	0.51	12:00	405	202	203	0.11	0.50
5	Bailey Trl	200' W of Buena Vista Blvd (South End)	3/13/2025	24-HR	-	4706	4730	4800	**5229**	**9%**	10:45	545	301	244	0.10	0.55	12:00	511	245	266	0.10	0.52
6	Belvedere Blvd	200' S of E C 466	2/19/2025	24-HR	-	9830	10486	8270	**9906**	**20%**	11:00	876	449	427	0.09	0.51	02:30	1173	564	609	0.12	0.52
7	Belvedere Blvd	200' W of S Buena Vista Blvd	2/19/2025	24-HR	-	7685	5404	5115	**5193**	**2%**	10:45	493	268	225	0.09	0.54	12:00	546	305	241	0.11	0.56
8	Bonita Blvd	200' E of S Buena Vista Blvd	2/27/2025	24-HR	-	4689	4584	4527	**4381**	**-3%**	11:00	444	195	249	0.10	0.56	12:00	407	213	194	0.09	0.52
9	Bonita Blvd	200' W of Morse Blvd	2/27/2025	24-HR	-	5040	4919	5175	**4892**	**-5%**	11:00	478	244	234	0.10	0.51	12:00	459	247	212	0.09	0.54
10	Buenos Aires Blvd	200' N of El Camino Real	2/20/2025	24-HR	-	9956	10394	9317	**10914**	**17%**	10:45	1061	535	526	0.10	0.50	02:00	1018	495	523	0.09	0.51
11	Buttonwood Run	W of St Charles Pl	2/27/2025	24-HR	-	5707	5687	5502	**5402**	**-2%**	11:00	513	273	240	0.09	0.53	02:45	519	252	267	0.10	0.51
12	C 44A	150' E of C 221	1/29/2025	24-HR	-	1599	1879	1838	**1882**	**2%**	07:30	162	118	44	0.09	0.73	04:15	189	79	110	0.10	0.58
13	C 44A	500' W of S Buena Vista Blvd	4/17/2025	24-HR	-	7827	8460	9639	**10093**	**5%**	09:30	820	351	469	0.08	0.57	03:15	857	413	444	0.08	0.52
14	C 44A	500' E of S Buena Vista Blvd	3/20/2025	24-HR	-	3155	3229	3636	**3976**	**9%**	09:45	306	136	170	0.08	0.56	12:00	366	150	216	0.09	0.59
15	C 44A	W of CR 139 (Powell Rd)	3/13/2025	24-HR	-	3462	4084	4447	**5150**	**16%**	11:00	419	207	212	0.08	0.51	03:15	477	263	214	0.09	0.55
16	W C 462	400' E of N C 475	1/29/2025	24-HR	-	844	1087	1011	**857**	**-15%**	07:15	79	53	26	0.09	0.67	04:15	90	29	61	0.11	0.68
17	E C 462	200' E of CR 221	1/29/2025	24-HR	-	2842	3237	3101	**2165**	**-30%**	06:45	148	96	52	0.07	0.65	04:45	225	75	150	0.10	0.67
18	E C 462	500' W of US 301	2/11/2025	24-HR	-	3348	3522	3788	**2749**	**-27%**	06:45	240	136	104	0.09	0.57	05:00	252	111	141	0.09	0.56
19	E C 462	200' E of US 301	2/11/2025	24-HR	-	11646	11323	11017	**12313**	**12%**	07:15	815	443	372	0.07	0.54	02:30	1043	433	610	0.08	0.58
20	E C 462	500' N of C 466A	2/11/2025	24-HR	-	13377	13319	13234	**14355**	**8%**	07:00	1032	452	580	0.07	0.56	04:30	1237	822	415	0.09	0.66
21	W C 462	E of CR 229	1/29/2025	24-HR	-	1651	1890	1955	**1647**	**-16%**	06:45	110	78	32	0.07	0.71	04:15	174	55	119	0.11	0.68
22	C 466	250' E of CR 229	1/29/2025	24-HR	-	8716	8929	10002	**10800**	**8%**	07:15	858	562	296	0.08	0.66	01:30	921	573	348	0.09	0.62
23	C 466	450' W of US 301	2/19/2025	24-HR	-	9970	9974	12334	**12202**	**-1%**	07:15	945	615	330	0.08	0.65	03:00	988	502	486	0.08	0.51
24	E C 466	300' W of R/R	2/19/2025	24-HR	-	25468	26100	27848	**25169**	**-10%**	11:00	2201	1,116	1,085	0.09	0.51	02:30	2425	1,023	1,402	0.10	0.58
25	E C 466	200' W of CR 101	2/19/2025	24-HR	-	24251	24063	25067	**25156**	**0%**	11:00	2038	909	1,129	0.08	0.55	02:30	2229	1,076	1,153	0.09	0.52
26	E C 466	400' W of Buena Vista Blvd	2/20/2025	24-HR	-	27786	26880	28165	**30897**	**10%**	11:00	2570	1,143	1,427	0.08	0.56	02:15	2718	1,314	1,404	0.09	0.52
27	E C 466	500' E of Buena Vista Blvd	2/20/2025	24-HR	-	23320	22438	22852	**24887**	**9%**	11:00	2063	947	1,116	0.08	0.54	01:45	2175	1,031	1,144	0.09	0.53
28	E C 466	500' E of Morse Blvd	2/20/2025	24-HR	-	24669	24675	24328	**25740**	**6%**	11:00	2140	1,015	1,125	0.08	0.53	01:30	2320	1,090	1,230	0.09	0.53
29	C 466A	500' E of CR 139 (Powell Rd)	2/11/2025	24-HR	-	26935	26646	26649	**27738**	**4%**	11:00	2338	1,196	1,142	0.08	0.51	01:15	2373	1,179	1,194	0.09	0.50
30	C 466A	500' W of S Buena Vista Blvd	2/26/2025	24-HR	-	28605	28944	20671	**31305**	**51%**	11:00	2703	1,302	1,401	0.09	0.52	01:15	2731	1,406	1,325	0.09	0.51
31	C 466A	300' W of Morse Blvd	3/13/2025	24-HR	-	19155	18628	22290	**19494**	**-13%**	11:00	1642	827	815	0.08	0.50	12:00	1655	828	827	0.08	0.50
32	C 466A	50' W of Lake County Line	3/13/2025	24-HR	-	21232	20992	22260	**21557**	**-3%**	11:00	1591	779	812	0.07	0.51	03:30	1924	938	986	0.09	0.51
33	C 466A	150' E of US 301	2/11/2025	24-HR	-	9784	11009	11230	**11452**	**2%**	11:00	866	407	459	0.08	0.53	12:00	929	466	463	0.08	0.50
34	Morse Blvd	1400' S of E SR 44	3/20/2025	24-HR	-	24892	25363	28646	**30313**	**6%**	11:00	2310	1,272	1,038	0.08	0.55	04:30	2584	1,405	1,179	0.09	0.54
35	Warm Springs Ave	500' E of Marsh Bend Trl	3/20/2025	24-HR	-	24291	25529	25295	**27775**	**10%**	11:00	2174	1,169	1,005	0.08	0.54	04:30	2513	1,348	1,165	0.09	0.54
36	Warm Springs Ave	400' E of N US 301	4/15/2025	24-HR	-	11776	11449	13646	**13552**	**-1%**	07:00	1238	375	863	0.09	0.70	02:45	1023	493	530	0.08	0.52
37	C 469	2640' S of CR 716	4/17/2025	24-HR	-	4863	4790	4910	**4720**	**-4%**	10:15	345	173	172	0.07	0.50	12:15	361	164	197	0.08	0.55
38	C 469	N of SR 50	4/17/2025	24-HR	-	4567	4376	4737	**4314**	**-9%**	10:15	334	169	165	0.08	0.51	12:15	336	156	180	0.08	0.54
39	E C 470	300' E of CR 529	4/17/2025	24-HR	-	17029	17918	16626	**16841**	**1%**	06:45	1271	778	493	0.08	0.61	03:45	1335	569	766	0.08	0.57
40	E C 470	300' W of CR 500	4/15/2025	24-HR	-	15678	16522	10343	**3239**	**-69%**	07:00	376	77	299	0.12	0.80	03:15	418	299	119	0.13	0.72
41	Marsh Bend Trl	N of Central Pkwy	4/15/2025	24-HR	-	15563	17426	17158	**14482**	**-16%**	07:00	1692	750	942	0.12	0.56	02:45	1305	784	521	0.09	0.60
42	N C 470	500' W of CR 491	3/13/2025	24-HR	-	8454	8960	9366	**10208**	**9%**	07:00	950	614	336	0.09	0.65	04:30	904	319	585	0.09	0.65
43	N C 470	300' N CR 479	3/13/2025	24-HR	-	6930	7502	7505	**8058**	**7%**	07:15	593	220	373	0.07	0.63	04:45	725	486	239	0.09	0.67
44	N C 470	1320' S of CR 400	3/13/2025	24-HR	-	3990	4498	4653	**4859**	**4%**	06:45	327	151	176	0.07	0.54	04:15	425	214	211	0.09	0.50
45	N C 470	300' S of W SR 44	3/13/2025	24-HR	-	3592	4104	4421	**4677**	**6%**	07:15	334	187	147	0.07	0.56	03:00	393	198	195	0.08	0.50
46	C 472	325' W of R/R Tracks	2/11/2025	24-HR	-	6086	7179	7178	**6990**	**-3%**	07:30	579	389	190	0.08	0.67	03:15	589	310	279	0.08	0.53
47	C 472	500' W of CR 115	2/11/2025	24-HR	-	7136	8194	8300	**7956**	**-4%**	11:00	656	355	301	0.08	0.54	03:00	670	347	323	0.08	0.52
48	N C 475	700' S of W C 462	1/29/2025	24-HR	-	5588	6125	6293	**6560**	**4%**	07:00	613	339	274	0.09	0.55	04:30	593	228	365	0.09	0.62
49	N C 475	1320' S of Marion County Line	1/29/2025	24-HR	-	7106	7205	9396	**8064**	**-14%**	07:00	705	252	453	0.09	0.64	04:15	725	392	333	0.09	0.54
50	S C 475	200' N of W CR 532	4/3/2025	24-HR	-	5297	5081	5281	**5150**	**-2%**	07:45	417	187	230	0.08	0.55	04:00	466	284	182	0.09	0.61
51	S C 475	2500' S of W CR 532	4/3/2025	24-HR	-	5681	5658	5772	**5506**	**-5%**	07:45	441	182	259	0.08	0.59	03:30	508	277	231	0.09	0.55
52	S C 475	100' South of CR 542	4/3/2025	24-HR	-	5951	6429	6709	**6790**	**1%**	08:00	493	200	293	0.07	0.59	03:15	658	363	295	0.10	0.55
53	C 476A (Dr Martin Luthe	W of S Justice St	4/3/2025	24-HR	-	849	818	710	**707**	**0%**	10:45	49	16	33	0.07	0.67	04:30	74	43	31	0.10	0.58
54	W C 476 (W Seminole A	W of S Roland St	4/3/2025	24-HR	-	5832	6084	6716	**6911**	**3%**	07:15	499	213	286	0.07	0.57	05:00	582	215	367	0.08	0.63
55	E C 476 (E Noble Ave)	E of Flanner Ave	4/3/2025	24-HR	-	3187	3200	3152	**2992**	**-5%**	07:30	244	84	160	0.08	0.66	05:00	271	120	151	0.09	0.56
56	W C 476	W of CR 616	4/3/2025	24-HR	-	5802	5960	6362	**6847**	**8%**	06:45	490	330	160	0.07	0.67	05:00	573	282	291	0.08	0.51
57	C 476A (S Jasper St)	2000' S of E C 476	4/3/2025	24-HR	-	390	425	467	**421**	**-10%**	08:30	35	24	11	0.08	0.69	02:15	46	25	21	0.11	0.54
58	C 476B	1500' N of SW 95th Ave	4/3/2025	24-HR	-	2299	2519	2455	**2788**	**14%**	06:45	217	70	147	0.08	0.68	04:00	286	192	94	0.10	0.67

CST = NOT COUNTED DUE TO CONSTRUCTION*

Sumter County Annual Traffic Counts
2025 Volumes Summary

Station ID	Street	Location Description	Start Date	Dura-tion	ADT					ADT (+/-) Change	A.M. Peak Hour						P.M. Peak Hour					
					2021	2022	2023	2024	2025		Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
59	E C 476	500' E of C 476A (S Jasper St)	4/3/2025	24-HR	-	2755	2733	2805	**2733**	**-3%**	07:30	228	76	152	0.08	0.67	04:45	264	128	136	0.10	0.52
60	W C 476	500' W of C 575	4/3/2025	24-HR	-	5028	5014	5124	**5681**	**11%**	07:15	401	232	169	0.07	0.58	04:00	506	183	323	0.09	0.64
61	W C 476	100' W of C 476B	4/3/2025	24-HR	-	5905	6042	6237	**6816**	**9%**	07:15	501	312	189	0.07	0.62	04:00	610	212	398	0.09	0.65
62	W C 476	100' E of C 476B	4/3/2025	24-HR	-	5405	5459	5730	**6020**	**5%**	07:30	419	233	186	0.07	0.56	03:15	514	241	273	0.09	0.53
63	W C 476	500' W of CR 603	4/3/2025	24-HR	-	5572	5778	6112	**6476**	**6%**	07:15	487	291	196	0.08	0.60	03:45	572	242	330	0.09	0.58
64	C 478A	500' W of SR 471	4/17/2025	24-HR	-	801	800	761	**816**	**7%**	07:00	72	48	24	0.09	0.67	12:30	67	40	27	0.08	0.60
65	CR 647	100' N of W C 476	4/3/2025	24-HR	-	658	699	745	**677**	**-9%**	07:45	46	8	38	0.07	0.83	02:45	74	41	33	0.11	0.55
66	E C 478	1 Mi S of E C 48	4/17/2025	24-HR	-	1224	1444	1457	**1315**	**-10%**	06:15	76	50	26	0.06	0.66	03:45	133	63	70	0.10	0.53
67	E C 478	200' E of NE 9th St	4/17/2025	24-HR	-	2048	2386	2605	**2517**	**-3%**	06:45	217	99	118	0.09	0.54	03:45	238	156	82	0.09	0.66
68	C 478A	200' W of CR 755	4/17/2025	24-HR	-	375	492	427	**460**	**8%**	07:30	34	12	22	0.07	0.65	03:00	60	41	19	0.13	0.68
69	CR 614	500' S of W C 476	4/3/2025	24-HR	-	685	720	683	**757**	**11%**	07:15	69	48	21	0.09	0.70	03:45	71	34	37	0.09	0.52
70	W C 478	1 Mile E of US 301	4/17/2025	24-HR	-	2816	3077	3273	**3324**	**2%**	07:30	274	131	143	0.08	0.52	04:45	309	159	150	0.09	0.51
71	E C 48 (N Florida St)	S of E Joe P Strickland Jr Ave	4/3/2025	24-HR	-	3626	3782	4412	**6030**	**37%**	08:00	462	275	187	0.08	0.60	04:00	577	241	336	0.10	0.58
72	E C 48	E of S Justice St	4/3/2025	24-HR	-	8713	9321	11298	**11644**	**3%**	07:15	830	468	362	0.07	0.56	03:45	1010	517	493	0.09	0.51
73	E C 48	E of SE 26th Dr	4/17/2025	24-HR	-	7301	8128	9348	**9466**	**1%**	11:00	613	276	337	0.06	0.55	05:00	810	344	466	0.09	0.58
74	W C 48	W of CR 625	4/3/2025	24-HR	-	5671	4967	5439	**5276**	**-3%**	07:00	335	201	134	0.06	0.60	04:30	429	158	271	0.08	0.63
75	E C 48	500' W of CR 747	4/17/2025	24-HR	-	8341	9175	10601	**10188**	**-4%**	11:00	664	285	379	0.07	0.57	03:45	899	417	482	0.09	0.54
76	E C 48	300' E of CR 747	4/17/2025	24-HR	-	7340	8151	9506	**9372**	**-1%**	11:00	625	262	363	0.07	0.58	05:00	780	327	453	0.08	0.58
77	E C 48	300' W of Old RR Tracks (W Jefferson St)	4/17/2025	24-HR	-	8608	9575	13084	**11719**	**-10%**	06:30	758	329	429	0.06	0.57	05:00	940	437	503	0.08	0.54
78	E C 48	500' W of CR 702	4/17/2025	24-HR	-	5600	7106	8747	**8133**	**-7%**	10:30	512	246	266	0.06	0.52	05:00	688	274	414	0.08	0.60
79	E C 48	50' NE of CR 558	4/17/2025	24-HR	-	4221	5280	6821	**6316**	**-7%**	11:00	406	202	204	0.06	0.50	04:30	522	211	311	0.08	0.60
80	W C 48	100' W of C 575	4/3/2025	24-HR	-	4814	4529	4904	**5001**	**2%**	08:30	327	148	179	0.07	0.55	05:00	430	184	246	0.09	0.57
81	W C 48	400' W of CR 616	4/3/2025	24-HR	-	6286	6157	6741	**6477**	**-4%**	10:30	420	213	207	0.06	0.51	03:15	529	225	304	0.08	0.57
82	W C 48	150' E of CR 313	4/2/2025	24-HR	-	18941	18046	18612	**19267**	**4%**	11:00	1364	688	676	0.07	0.50	12:00	1389	730	659	0.07	0.53
83	C 575	1.5 Mi S of W C 48	4/3/2025	24-HR	-	836	820	858	**883**	**3%**	07:30	64	28	36	0.07	0.56	04:00	72	44	28	0.08	0.61
84	C 575	300' N of W C 476	4/3/2025	24-HR	-	1053	1062	1121	**1199**	**7%**	07:30	96	33	63	0.08	0.66	03:45	123	79	44	0.10	0.64
85	Canal St	200' S of Odell Cir (North End)	2/27/2025	24-HR	-	6251	6898	6042	**5842**	**-3%**	11:00	574	286	288	0.10	0.50	12:15	573	303	270	0.10	0.53
86	Canal St	200' N of Odell Cir (South End)	2/27/2025	24-HR	-	4881	4913	4353	**4825**	**11%**	10:30	488	248	240	0.10	0.51	12:00	509	279	230	0.11	0.55
87	Canal St	200' S of Odell Cir (South End)	2/27/2025	24-HR	-	4010	3991	3833	**4198**	**10%**	11:00	402	199	203	0.10	0.50	12:00	432	238	194	0.10	0.55
88	Charlotte Ct	N of Hillsborough Trl	3/20/2025	24-HR	-	3349	3545	3284	**3423**	**4%**	11:00	324	151	173	0.09	0.53	12:00	338	159	179	0.10	0.53
89	CR 100	150' S of E C 466	2/11/2025	24-HR	-	3362	3506	3682	**3409**	**-7%**	11:00	253	136	117	0.07	0.54	04:45	320	134	186	0.09	0.58
90	CR 101	100' S of Woodridge Dr	2/19/2025	24-HR	-	7098	8181	8771	**7756**	**-12%**	10:45	607	270	337	0.08	0.56	02:30	758	410	348	0.10	0.54
91	CR 101	600' N of Woodridge Dr	2/19/2025	24-HR	-	4597	5018	4635	**4885**	**5%**	07:15	500	133	367	0.10	0.73	04:30	459	313	146	0.09	0.68
92	CR 102	W of CR 103	1/29/2025	24-HR	-	1256	1458	1164	**1256**	**8%**	07:00	153	117	36	0.12	0.76	04:45	139	30	109	0.11	0.78
93	CR 103	200' N of Woodridge Dr	1/29/2025	24-HR	-	3938	4300	4708	**5114**	**9%**	07:00	475	206	269	0.09	0.57	02:15	519	232	287	0.10	0.55
94	CR 104	W of CR 103	1/29/2025	24-HR	-	3208	4021	3638	**3813**	**5%**	07:00	457	361	96	0.12	0.79	04:30	411	117	294	0.11	0.72
95	CR 117	100' South of C 472	2/11/2025	24-HR	-	2964	3324	3302	**3459**	**5%**	07:15	332	172	160	0.10	0.52	04:45	370	172	198	0.11	0.54
96	CR 121	S of CR 128	2/11/2025	24-HR	-	4174	4516	4644	**4987**	**7%**	07:00	434	128	306	0.09	0.71	04:45	488	314	174	0.10	0.64
97	CR 139 (Powell Rd)	S of C 466A	2/11/2025	24-HR	-	17456	17598	18038	**19523**	**8%**	11:00	1482	796	686	0.08	0.54	03:15	1629	947	682	0.08	0.58
98	C 139 (Powell Rd)	N of SR 44	3/13/2025	24-HR	-	12446	12550	12463	**14578**	**17%**	11:00	1192	561	631	0.08	0.53	02:45	1243	592	651	0.09	0.52
99	CR 156	E of CR 181	3/13/2025	24-HR	-	1396	2001	2181	**1816**	**-17%**	08:00	150	111	39	0.08	0.74	03:30	191	66	125	0.11	0.65
100	CR 209	S of E C 466	1/29/2025	24-HR	-	2491	2522	2808	**2532**	**-10%**	07:15	271	94	177	0.11	0.65	04:00	277	175	102	0.11	0.63
101	CR 209	N of CR 222	1/29/2025	24-HR	-	1363	1655	2635	**2021**	**-23%**	07:15	225	93	132	0.11	0.59	04:00	235	134	101	0.12	0.57
102	CR 209	S of E C 462	1/29/2025	24-HR	-	610	759	717	**1218**	**70%**	11:00	86	43	43	0.07	0.50	03:30	178	108	70	0.15	0.61
103	CR 209	300' N of E C 466	1/29/2025	24-HR	-	1272	1259	1246	**1351**	**8%**	07:15	146	44	102	0.11	0.70	05:15	164	124	40	0.12	0.76
104	CR 213	S of C 44A	1/29/2025	24-HR	-	505	630	610	**608**	**0%**	06:30	72	25	47	0.12	0.65	03:30	69	43	26	0.11	0.62
105	CR 229	300' N of E SR 44	1/29/2025	24-HR	-	4654	4847	5645	**5874**	**4%**	07:45	424	247	177	0.07	0.58	04:45	538	285	253	0.09	0.53
106	CR 229	1000' N of E C 462	1/29/2025	24-HR	-	3893	3619	4930	**5186**	**5%**	07:30	409	223	186	0.08	0.55	04:45	507	275	232	0.10	0.54
107	CR 237	300' S of E C 466	1/29/2025	24-HR	-	560	605	638	**674**	**6%**	10:15	91	51	40	0.14	0.56	12:00	75	39	36	0.11	0.52
108	Marsh Bend Trl	780' S of Warm Springs Ave	3/20/2025	24-HR	-	11703	11906	15498	**20850**	**35%**	07:00	1814	732	1,082	0.09	0.60	04:30	1762	965	797	0.08	0.55
109	Marsh Bend Trl	200' N of CR 500	4/15/2025	24-HR	-	6079	6867	11018	**14946**	**36%**	07:00	1733	630	1,103	0.12	0.64	02:30	1314	802	512	0.09	0.61
110	CR 567	300' N of E C 48	4/17/2025	24-HR	-	275	287	317	**302**	**-5%**	06:45	35	25	10	0.12	0.71	04:15	37	11	26	0.12	0.70
111	CR 616	200' S of W C 48	4/3/2025	24-HR	-	5016	4820	5076	**5532**	**9%**	07:15	373	213	160	0.07	0.57	05:00	467	237	230	0.08	0.51
112	CR 625	S of W C 48	4/3/2025	24-HR	-	362	360	438	**702**	**60%**	06:00	60	30	30	0.09	0.50	03:15	84	42	42	0.12	0.50
113	CR 673	400' E of I 75	4/17/2025	24-HR	-	3508	3696	3960	**3998**	**1%**	07:00	274	97	177	0.07	0.65	03:45	295	126	169	0.07	0.57
114	CR 673	1000' E of CR 674	4/17/2025	24-HR	-	2532	2598	3474	**3126**	**-10%**	07:30	243	104	139	0.08	0.57	03:30	240	85	155	0.08	0.65
115	CR 674	200' N of CR 673	4/17/2025	24-HR	-	285	270	315	**316**	**0%**	08:00	32	13	19	0.10	0.59	03:45	33	15	18	0.10	0.55
116	CR 683D	200' S of CR 673	4/17/2025	24-HR	-	1078	1101	1041	**1112**	**7%**	06:30	67	53	14	0.06	0.79	05:15	98	44	54	0.09	0.55

CST = NOT COUNTED DUE TO CONSTRUCTION*



SITE DATA

1. SITE ACREAGE: ±144.89 ACRES
2. ZONING: R-1 WITH PUD OVERLAY
   LOCATED IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA
3. FUTURE LAND USE: LOW DENSITY RESIDENTIAL
4. DESIGN DISTRICT: HIGHWAY
5. BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (553 SFR LOTS)
6. DENSITY: 4 UNITS PER ACRE
7. BUILDING SEPARATION: 10'
8. BUFFERS/SETBACKS: 20' BOUNDARY LANDSCAPE BUFFER
9. EASEMENTS: N/A
10. LAND USE TABLE:

SINGLE FAMILY RESIDENTIAL		78.80 ACRES
RIGHT OF WAY:		26.15 ACRES
OPEN SPACE:	20% OF SITE AREA (REQUIRED):	28.98 ACRES
LANDSCAPE BUFFER / COMMON AREA:		21.22 ACRES
STORMWATER MANAGEMENT FACILITY'S (SMF):		10.58 TOTAL ACRES 50%
		31.80 ACRES (PROVIDED) 22%

50% OF PROPOSED SMF'S SHALL BE COUNTED AS OPEN SPACE AS PROVIDED BY THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATION. ACTUAL SIZE AND LOCATION OF SMF'S SHALL BE DETERMINED UPON TIME OF SITE PLAN SUBMITTAL.

NOTE: ALL ACREAGE CALCULATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE DEVELOPMENT OF THE FINAL SITE PLAN.

11. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED ONSITE BY CITY OF WILDWOOD.
12. A WETLAND IS NOT LOCATED ON SITE.
13. THIS PROJECT HAS SOME 100 YEAR FEMA FLOOD ZONES: ZONES X AND ZONES A
14. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN TWO PHASES PLEASE NOTE THE FOLLOWING TIME FRAMES ARE NOT BINDING AND ARE SUBJECT TO CHANGE.

LEGAL DESCRIPTION

PARCEL A
A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N00°09'41"E A DISTANCE OF 613.74 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°55'48"W A DISTANCE OF 27.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4774, PAGE 420, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LANDS WITH THE FOLLOWING THREE (3) COURSES: RUN S89°56'17"W A DISTANCE OF 24.52 FEET; THENCE N03°39'32"W A DISTANCE OF 349.48 FEET; THENCE N00°09'47"W A DISTANCE OF 9.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY BY DEED LANDS RUN S89°49'15"W A DISTANCE OF 788.16 FEET; THENCE N00°08'19"W A DISTANCE OF 283.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CR 466 PER RIGHT-OF-WAY MAP BOOK 4, PAGE 237, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°27'47"W A DISTANCE OF 412.74 FEET; THENCE S89°49'08"W A DISTANCE OF 58.48 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE RUN S00°05'10"W A DISTANCE OF 1248.41 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S89°01'41"E A DISTANCE OF 331.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°55'53"E A DISTANCE OF 1307.05 FEET, MORE OR LESS, TO THE MAINTAINED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 945 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR C-466, AND LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET, SOUTH 360 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING, AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:
THE EAST 20.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF HIGHWAY C-466 AND THE EAST 20.0 FEET OF THE NORTH 764.51 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 5:
THE WEST 1/2 OF SOUTHEAST 1/4, LESS THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND LESS THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PHASE 1
50' - 86 UNITS
40' - 151 UNITS
35' - 110 UNITS
TOTAL = 347

PHASE 2
50' - 176
40' - 30
TOTAL = 206

OVERALL TOTAL = 553

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD 100 MAIN STREET
WILDWOOD, FL 34785
(352) 330-1330 BRUCE PHILLIPS

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC COOPERATIVE, INC. (SECO)
P.O. BOX 301 SUMTERVILLE, FL 33585
(352) 793-3801; EXT. 1330

PROJECT TEAM

ENGINEER
CLYMER FARNER BARLEY, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL. LIC. NO. 5912
(352) 748-3126

OWNER/DEVELOPER
ACM ORLANDO PROPERTIES LLC
390 VISTA OAK DR.
LONGWOOD, FL 32779

THE ROADWAYS AND ROAD RIGHTS OF WAY WILL BE DEDICATED TO THE CITY OF WILDWOOD. THE CITY WILL MAINTAIN ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY WHICH INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENT, UNDERGROUND PIPE UTILITIES AND STORM DRAINS, CURBING, STREET LIGHTS, SIDEWALKS AND STREET SIGNS.

ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF WILDWOOD.

THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED BY THE CANNAN LAKES PROPERTY OWNERS ASSOCIATION EXCEPT FOR OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANNAN LAKES.

REVISIONS | BY | DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7419 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3126

PLANNED UNIT DEVELOPMENT PLAN (PUD)

CANAN LAKES
CITY OF WILDWOOD, FLORIDA

SAVE DATE	8/19/2026
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	2026.00179
FILE NAME	

SHEET NUMBER 01

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

The case below was heard on Tuesday, September 1, 202, 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 AC10 (Sumter County) and C-3 (City) to R-2 (City of Wildwood) on 144.89 acres MOL. The subject property encompasses multiple parcels and is located approximately 0.15 miles west and 300 feet south of the intersection of County Road 466 and County Road 209.

Case Number: 26-3264 – REZ - Canan Lakes

Applicant(s): ACM Orlando Properties, LLC

Owner(s): ACM Orlando Properties, LLC

Parcel(s): C13-003, C13-017, C13-019, C13-039, C13-126 and C13-127

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 of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2026-53 to the City Commission for final determination.

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

☐ recommends other:_____

Dated: September 1, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

SEP 08 2026

City Of Wildwood
Development Services Dept

August 21, 2026

SIMPSON LEE A & TAMMI D
PO BOX 637
OXFORD, FL 34484

Your Parcel Number(s): C13-123

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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.

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.

X I do not support this request for the following reason(s)
- Will increase traffic on roads not setup to handle
- Further drain FL's water supply
- Continue to reduce the rurality of Sumter City
- Don't desire to be surrounded by 650 home community

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 21, 2026

RECEIVED

AUG 3 1 2026

City Of Wildwood
Development Services Dept

WARNOCK RALPH W JR TTEE
4855 CR 466A
WILDWOOD, FL 34785

Your Parcel Number(s): C13-030

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

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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.

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 of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 20, 2026

BLANCHARD CHERYL & RICHARD
2659 E CR 466
OXFORD, FL 34484

Your Parcel Number(s): C13-042

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from [fill in] to [fill in] and to change the Zoning Map designation from [fill in] to [fill in].

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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.

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.

X I do not object to this request.

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

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

August 21, 2026

PARRISH SCOTT D & TAMRA L TTEE
2614 NE 108TH LN
OXFORD, FL 34484

Your Parcel Number(s): C24B045

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Agriculture (Sumter County) and High Density Residential (City of Wildwood) to Low Density Residential (City of Wildwood) and to change the Zoning Map designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood).

OWNER:	ACM Orlando Properties, LLC
APPLICANT:	AMC Orlando Properties, LLC
CASE NUMBERS:	26-3261 (LSCPA) and 26-3264 (REZ)
PARCEL NUMBER:	C13-003, C13-017, C13-019, C13-039, C13-126, & C13-127

The subject property is generally located approximately 0.15 miles west and 300 south of the intersection of County Road 466 and County Road 209.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, September 1, 2026, at 2:00 p.m. and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, September 14, 2026 (first reading only - no vote)** and the final hearing to be held in the City Hall Commission Chamber tentatively on **Monday, October 26, 2026, at 7:00 p.m. (being potential second/final public hearing after the State's review window).**

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.

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) Too much Growth - Roadways unable to handle Growth. Roadways in desperate need of resurfacing and widening.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3305 - AN - 5609 Hancock Dr.**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant and owner Theresa Ann Zimmerman has submitted a voluntary annexation application for parcel G16A003. The property to be annexed totals 0.11 acres MOL and is located on the north side of Hancock Drive, approximately 0.185 miles southwest of the intersection of E SR 44 and South Buena Vista Boulevard.

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 would like to replace the existing mobile home on the property. The property is currently serviced by city utilities.

Staff recommends approval of Ordinance O2026-54.

Alex Lammers

Planner I, Development Services

ORDINANCE NO. O2026-54

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.11 ACRES LOCATED ON HANCOCK DR., APPROXIMATELY 0.185 MILES SOUTHWEST OF THE INTERSECTION OF E SR 44 AND SOUTH BUENA VISTA BOULEVARD, IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on Hancock Dr., approximately 0.185 miles southwest of the intersection of E SR 44 and South Buena Vista Boulevard, 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 Theresa Ann Zimmerman, is more particularly described as follows:

Parcel G16A003
Theresa Ann Zimmerman
0.11 Acres +/-

LEGAL DESCRIPTION

LOT 3, BLOCK "A", HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This ordinance shall take effect upon final approval by the City Commission.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

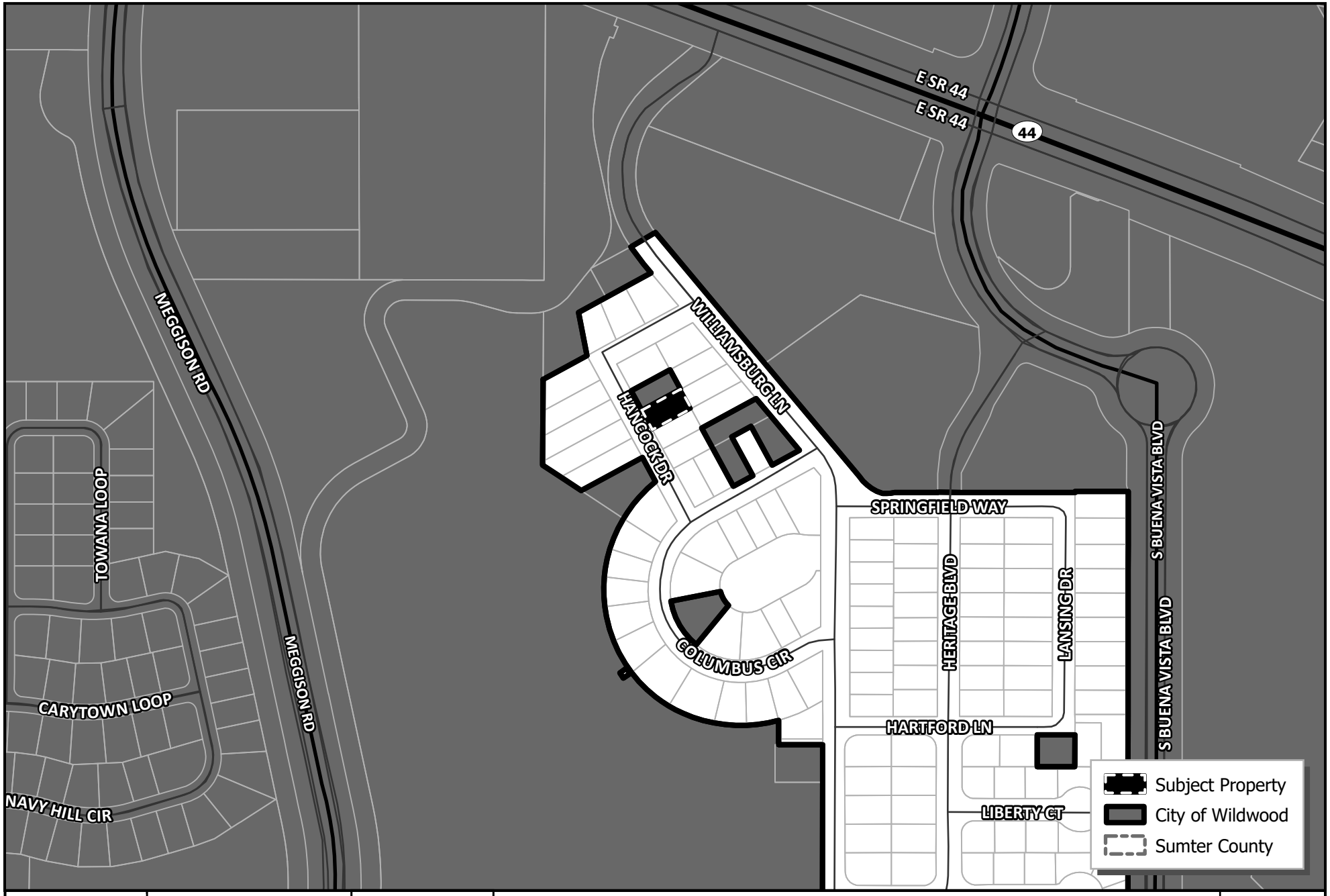
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

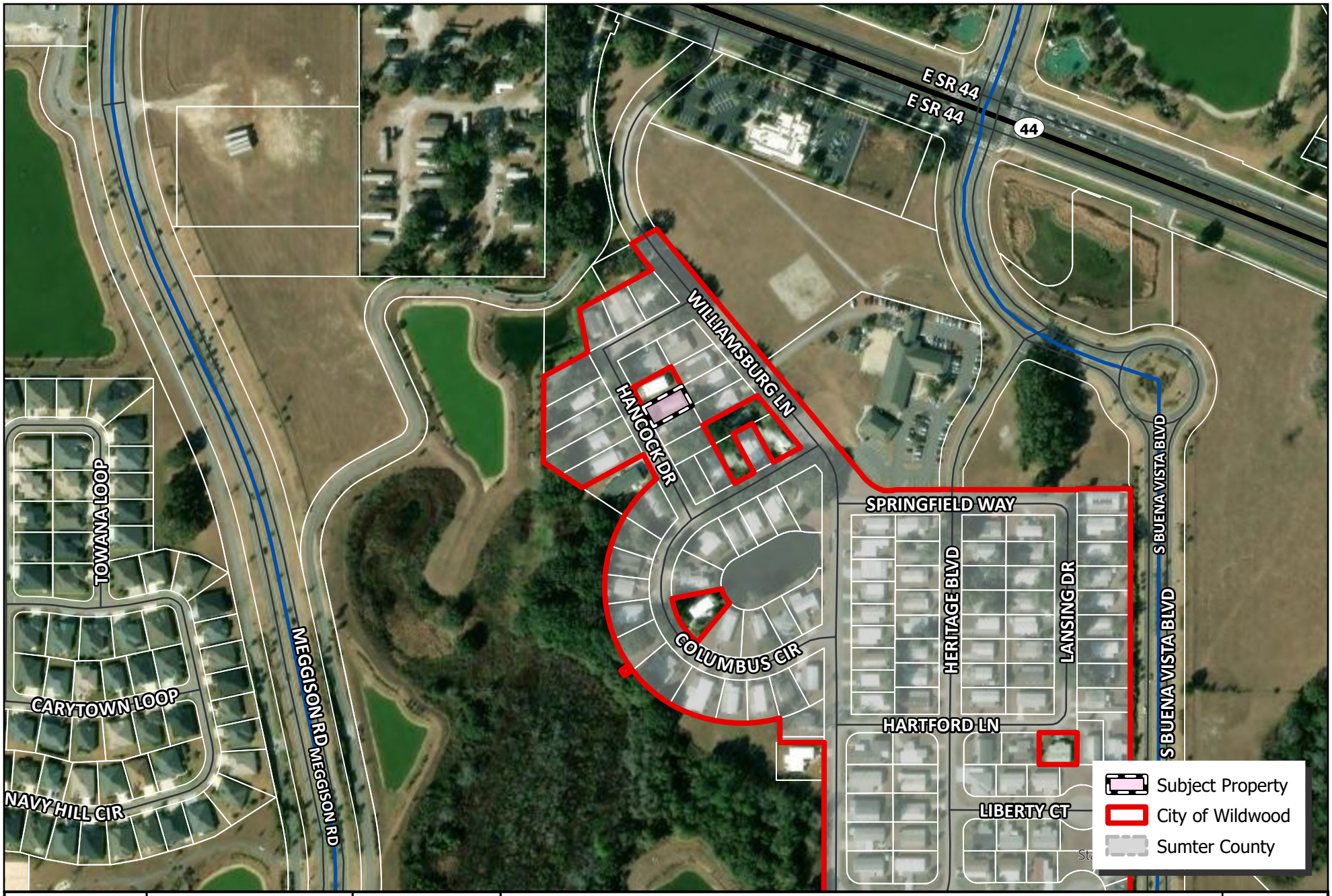
N
US Feet
0 65 130 260

#26-3305

G16A003 - 5609 HANCOCK DR

PARCEL G16A003

MAP 1A
LOCATION MAP
AUG 2026



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 65 130 260

#26-3305

G16A003 - 5609 HANCOCK DR

PARCEL G16A003

MAP 1B

LOCATION MAP

AUG 2026

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGES 57 AND 58, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FLOOD INFORMATION:

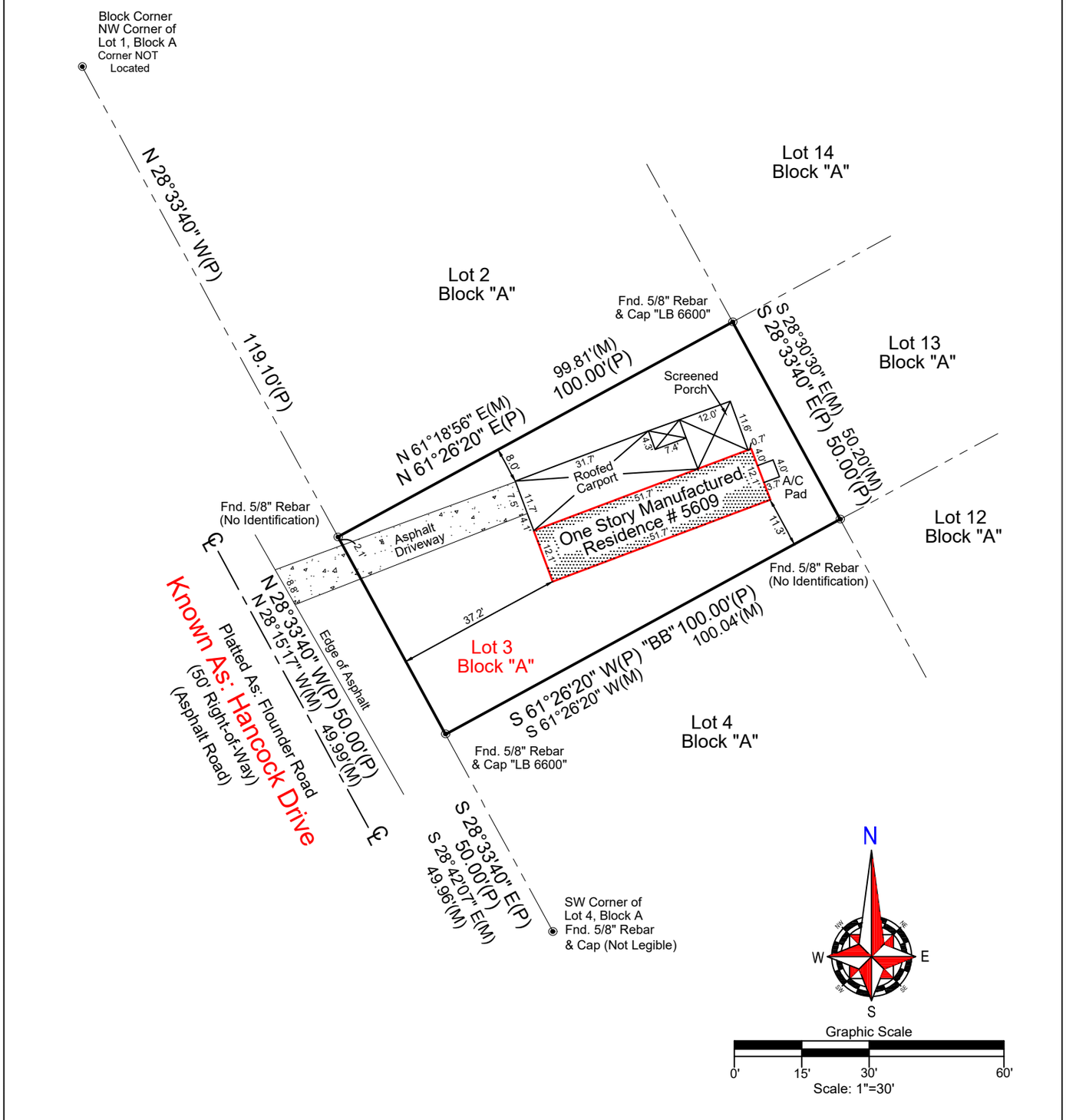
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SUMTER COUNTY, COMMUNITY NUMBER 120296, DATED 09/27/2013.

CERTIFIED TO:

THERESA ANN ZIMMERMAN; SHIPLEY LAW FIRM & TITLE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ATTORNEYS' TITLE INSURANCE FUND, LLC



5609 HANCOCK DRIVE , WILDWOOD, FLORIDA 34785



Field Date: 6/15/2026	Date Completed: 06/17/26
Drawn By: B.K.	File Number: IS-156070

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	—O—	- Chain Link Fence
—□—	- Wood Fence		

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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: O2026-54

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-3535 (AN) Arrigotti Annexation**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicants, Abraham and Heather Ann Arrigotti (CO-TTEES), have submitted a voluntary annexation application for parcel D19-016. The property to be annexed totals 5.8 acres MOL and is located on CR 216, approximately 0.43 miles west of the intersection of CR 216 and N US 301.

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

City water and sewer are not currently available to the subject parcel. Should City utilities become available in the future, the applicant may be required to connect when any existing utility facilities fail.

Staff recommends approval of Ordinance O2026-57.



McKenna Page
Planner II, Development Services

ORDINANCE NO. O2026-57

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5.8 ACRES LOCATED ON CR 216, APPROXIMATELY 0.43 MILES WEST OF THE INTERSECTION OF CR 216 AND N US 301, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on CR 216, approximately 0.43 miles west of the intersection of CR 216 and N US 301, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Abraham Arrigotti and Heather Ann Arrigotti, as Co-Trustees under the provisions of an unrecorded Trust Agreement known as the AAHA Family Revocable 2007 Trust dated the 20th day of February, 2007, is more particularly described as follows:

Parcel D19-016
ABRAHAM ARRIGOTTI AND HEATHER ANN ARRIGOTTI (CO-TTEES)
5.8 Acres +/-

LEGAL DESCRIPTION

THE EAST 1/2 OF THE FOLLOWING: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN NORTH 440 YARDS, EAST 363 FEET, SOUTH 440 YARDS, WEST 363 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY, SUMTER COUNTY, FLORIDA. ALSO DESCRIBED AS: THE WEST 363 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 25 FEET FOR COUNTY ROAD.

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

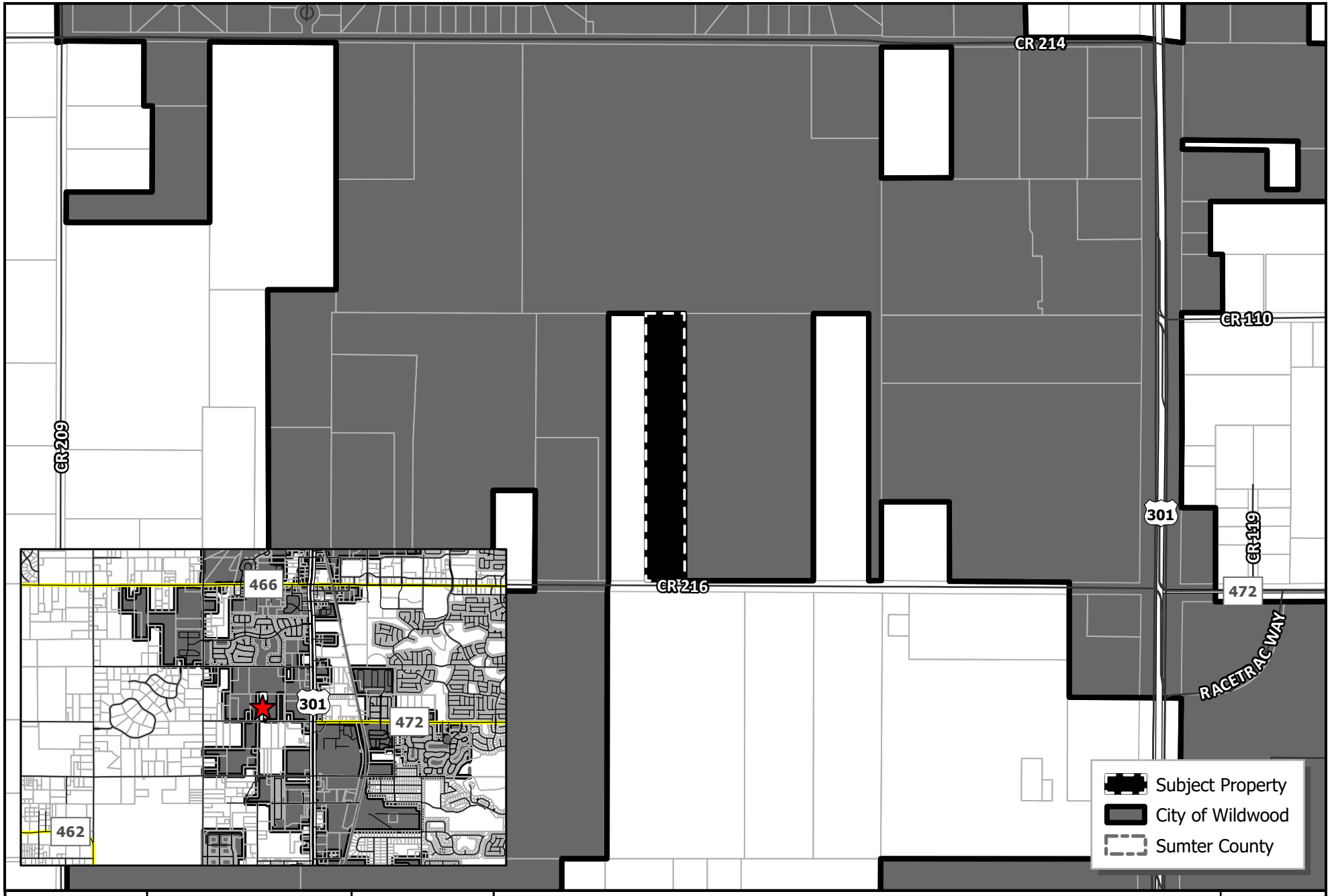
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 140 280 560

#26-3535

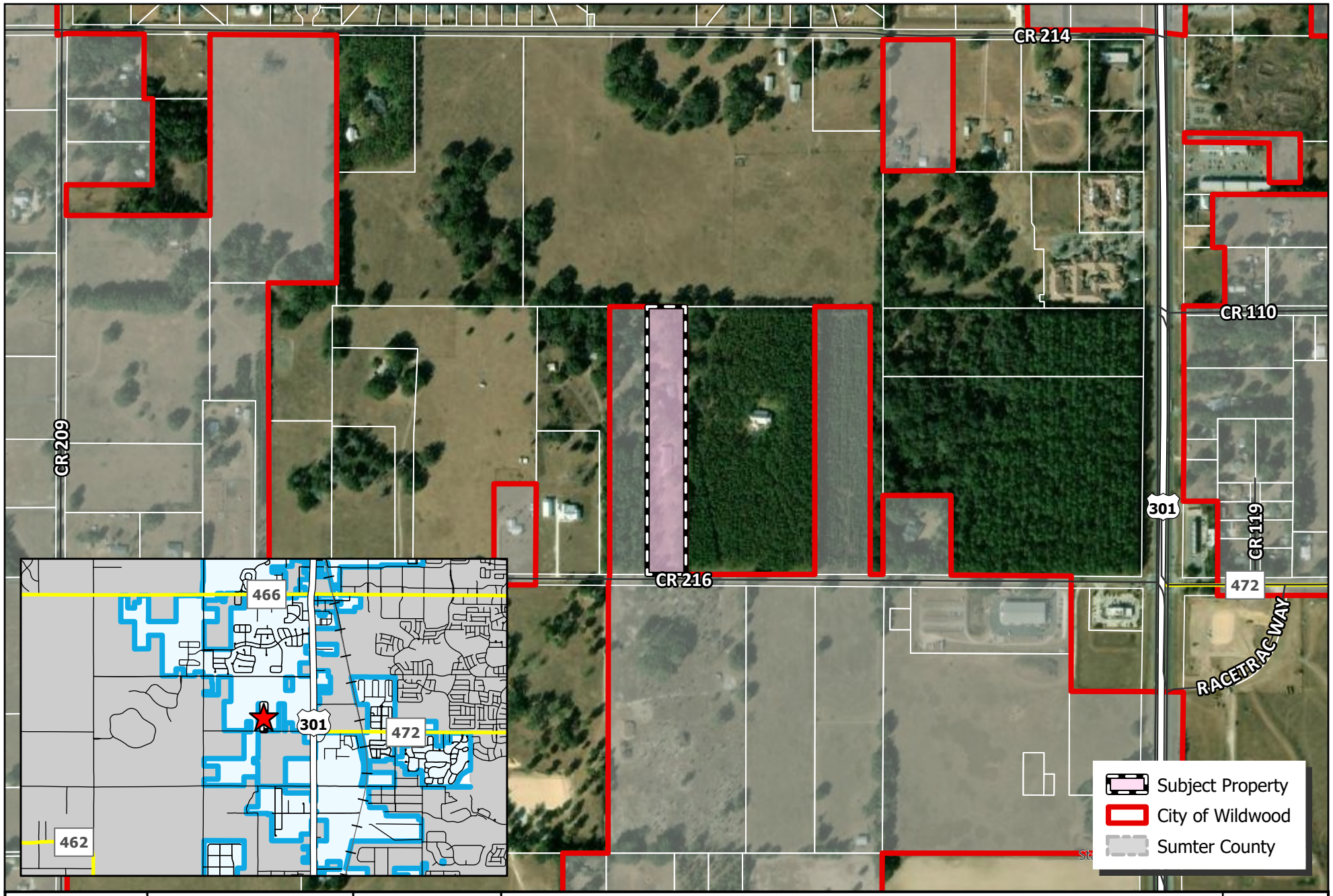
ARRIGOTTI ANNEXATION

PARCEL D19-016

MAP 1A

LOCATION MAP

AUG 2026



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 145 290 580

#26-3535

ARRIGOTTI ANNEXATION

PARCEL D19-016

MAP 1B

LOCATION MAP

AUG 2026

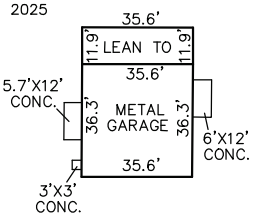
Digitally signed by Andrew Carbaugh
DN: cn=Andrew Carbaugh, o=C & A Survey, Inc., ou, email=andy@candasurvey.com, c=US
Location: Ocala, Florida
Date: 2025.08.08 17:38:45 -04'00'

Andrew W. Carbaugh License Number 6787 State of Florida Professional Surveyor and Mapper

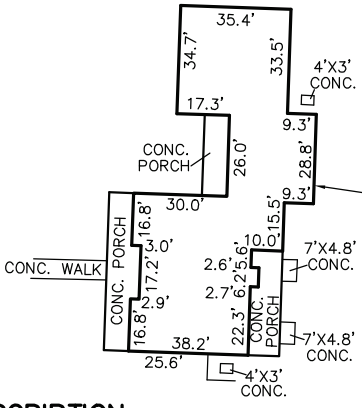
ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

SURVEY CONDITIONS
FIELD CREW:
C.M.C.
S.A.M. 90°

SURVEY DATE: AUGUST 07, 2025



BUILDING DETAIL
SCALE: 1" = 40'



DESCRIPTION:

THE EAST 1/2 OF THE FOLLOWING: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN NORTH 440 YARDS, EAST 363 FEET, SOUTH 440 YARDS, WEST 363 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY, SUMTER COUNTY, FLORIDA. ALSO DESCRIBED AS: THE WEST 363 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 25 FEET FOR COUNTY ROAD.

LINE DATA:		
LINE:	BEARING:	DISTANCE:
L1 (D)	WEST	181.50'
L1 (F)	N90°00'00"E	181.83'

SURVEY REPORT

LEGEND:

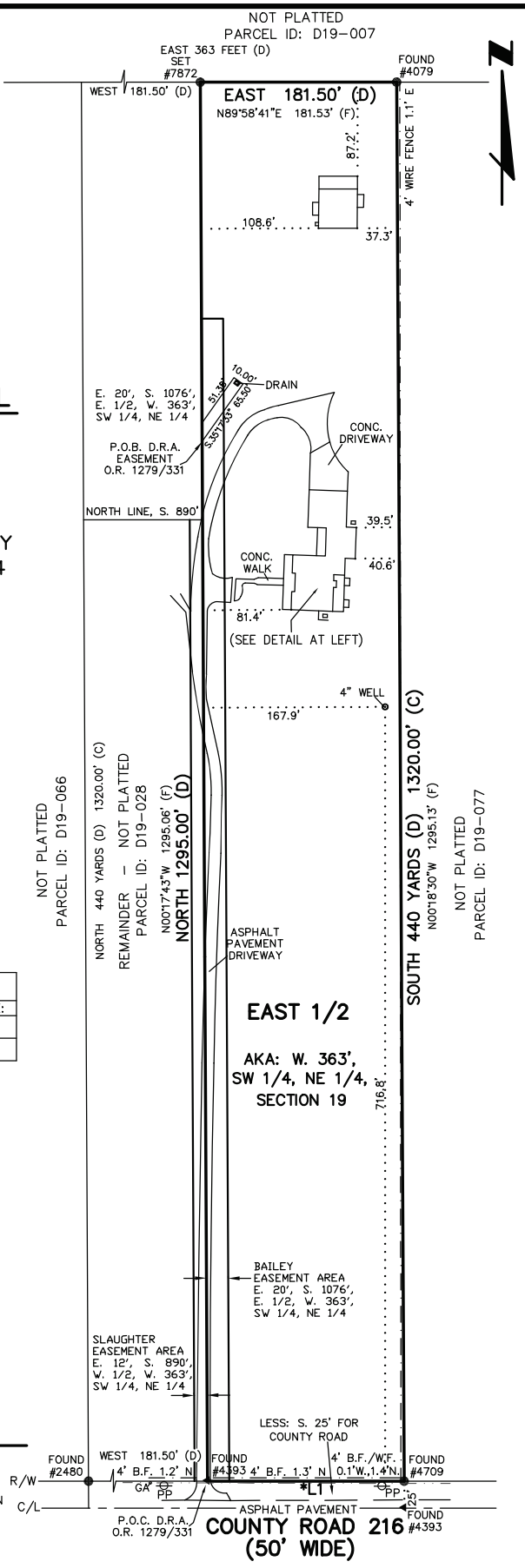
A/C	AIR CONDITIONER	(D)	DESCRIPTION
B.F.	BOARD FENCE	(F)	FIELD MEASURED
C/L	CENTER LINE	(P)	PLAT
C.L.F.	CHAIN LINK FENCE	PP	POWER POLE
CONC.	CONCRETE	(R)	RADIAL
D.	CENTRAL ANGLE	OHPL	OVERHEAD POWER LINE
F.C.	FENCE CORNER	V.F.	VINYL/PVC FENCE
M.E.A.	MARION ENGINEERING & ASSOC.	W.F.	WIRE FENCE
M.E.C.	MOORHEAD ENGINEERING CO.	■	4"X4"CONCRETE MONUMENT
N.P.	NOT PERMANENT	●	IRON ROD
O.R.	OFFICIAL RECORDS (BOOK & PAGE)	▲	NAIL & DISK
P.C.P.	PERMANENT CONTROL POINT		BREAK IN LINE
P.O.B.	POINT-OF-BEGINNING	FH	FIRE HYDRANT
P.O.C.	POINT-OF-COMMENCEMENT	TB	TELEPHONE BOX
PP	POWER POLE	WM	WATER METER BOX
P.R.M.	PERMANENT REFERENCE MONUMENT	XFMR	UTILITY TRANSFORMER BOX
R.	RADIUS		
R/W	RIGHT-OF-WAY		
SAT.	SATELLITE		

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12119C 0066D EFFECTIVE ON SEPTEMBER 27, 2013.

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.



ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY
CERTIFIED TO: ABRAHAM ARRIGOTTI AND HEATHER ARRIGOTTI, THE PYLES LAW FIRM, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3611 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

SCALE: 1"=100'
F.B.: 502 PG.: 03
FILE: 1250907

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: O2026-57

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Floodplain Management Ordinance Amendment**

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On January 23, 2026, the City of Wildwood submitted a CRS application to FEMA and the State of Florida Department of Emergency Management (FDEM), that included a Letter of Interest, the 230 Form, and the Repetitive Loss Statement Memo, formally requesting to join the CRS Program. The CRS Program helps show how municipalities provide better public information, improve mapping and regulations, continuously look for ways to reduce and mitigate flood risk, and increase flood awareness within our communities. This helps residents better understand flood risk, the cost of flooding, and helps reduce the potential of loss of lives and properties.

On July 14, 2026, City staff met with Jonathan Smith, a representative of ISO, a contractor on behalf of FEMA who handles CRS Applications, regarding the next steps and documentation necessary to complete the review process. In speaking with Floodplain Administrator Chris Morrison, it was highly recommended that the City update certain sections of the current floodplain management ordinance (O2013-40) within the Code of Ordinances, particularly those addressing the duties and powers of the floodplain administrator and flood-resistant development standards for manufactured homes. These updates would ensure consistency with the statewide floodplain management model ordinance and maintain compliance with the National Flood Insurance Program (NFIP).

As a result of the request, please find attached Ordinance O2026-58. Staff looks forward to providing any clarification on any of the activities that the City performs to ensure robust application of floodplain and stormwater management.

The attached ordinance has been reviewed and approved by the City Attorney. Staff recommends approval of Ordinance O2026-58.

Development Services Department

ORDINANCE NO. O2026-58

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTIONS 8.5-14(a) – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR AND 8.5-21(d) – FLOOD RESISTANT DEVELOPMENT OF CHAPTER 8.5 OF THE WILDWOOD CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

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

Section 1. Purpose.

This article amends, restates, supersedes and replaces the current Sections 8.5-14(a) and 8.5-21(d) of the Wildwood Code of Ordinances (Chapter 8.5 – Floodplain Management) to conform the same to comply with certain federal and state regulations.

Section 2. Findings.

The City Commission finds that Sections 8.5-14(a) and 8.5-21(d) of the Code of Ordinances should be amended to better comply with relevant federal and state regulations. The City Commission finds that the adoption of this amendment will bring certain standards and requirements into harmony with said regulations.

Section 3. Amendment.

The City Commission adopts in full the amended and revised language of Sections 8.5-14(a)and 8.5-21(d) of the Code of Ordinances as follows:

See **Attachment "A"**.

Section 4. Conflict.

Any existing ordinance of the City of Wildwood, or portions thereof, in conflict with the terms of this ordinance are hereby repealed.

Section 5. Severability

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared unconstitutional, inoperative, or void, such holding or invalidity shall not affect the remaining portions of this Ordinance, and it shall be construed to have been the Commission's intent to pass this Ordinance without such unconstitutional, invalid, or inoperative part therein.

Section 6. Effective date.

This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

First Reading: _____
Second Reading: _____

Approved as to form:

_____
City Attorney

Attachment "A"

Sec. 8.5-14. - Duties and powers of the floodplain administrator.

(a) *Designation*. The development services director is designated as the floodplain administrator. The floodplain administrator may delegate performance of all or a portion of their ~~certain~~ duties to other employees.

Sec. 8.5-21. - Flood resistant development.

***

(d) *Manufactured homes.*

***

(4) *Elevation*. Manufactured homes that are placed, replaced, or substantially improved shall comply with subsection (d)(4)a. or (d)(4)b. of this section, as applicable.

a. *General elevation requirement*. Unless subject to the requirements of subsection (d)(4)b. of this section, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential section R322.2 (zone A).

b. *Elevation requirement for ~~certain~~ all installations, including existing manufactured home parks and subdivisions*. Manufactured homes that are not subject to subsection (d)(4)a. of this section, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that ~~either~~ the bottom of the chassis frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (zone A). ~~:~~

~~1. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential section R322.2 (zone A); or~~

~~2. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

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: O2026-58

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 law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **FY27 Reclaimed Water Rates**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: 10/01/2026 Termination Date:

Managing Division/Department:

BUDGET IMPACT: Will increase rates (revenues) as budgeted in the FY27 budget.

HISTORY/FACTS/ISSUES:

This resolution increases the rates for reclaimed water by the same percentage as the water, wastewater, and irrigation rate increases. This rate, 5%, is based on the CPI for the Water and Sewerage Maintenance Series. The FY27 budget was drafted utilizing these rates.

RESOLUTION NO. R2026-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE RECLAIMED WATER USER CHARGE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood has passed Ordinance No. 404, which provides that rates for Class A, Class AM, and Class B users of reclaimed water shall be established by Resolution; and,

WHEREAS, the City Commission of the City of Wildwood desires to increase the rates for reclaimed water based on the Revenue Sufficiency Analysis of the Water and Sewer Utility Systems produced by Stantec; and,

WHEREAS, the Revenue Sufficiency Analysis demonstrated the need for annual increases in all water and sewer service rates based on the Consumer Price Index - Water and Sewerage Maintenance Series.

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

1. Class A, Class AM, and Class B users shall pay for reclaimed water as follows:

Reclaimed Water Rates			
		Inside City	Outside City
Class A and AM			
	Stand By Charge (Per ERU)	2.13	2.67
	Usage Charge Per 1,000 Gallons	1.30	1.66
Class B*			
	Stand By Charge (per ERU)	2.13	2.67
	Usage Charge Per 1,000 Gallons	1.80	2.24
* Class B users shall pay all costs associated with the reclaimed water service connection, including, but not limited to, tapping into the distribution main, the connection pipe, the City's shut-off valve, the meter and the backflow prevention device.			

2. With the passage of the Resolution the new rates will become effective with the first complete billing cycle read on or after October 1, 2026.

BE IT FURTHER RESOLVED that this Resolution shall supersede all previous Resolutions establishing procedures and/or rates for reclaimed water.

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Barwick Street Improvements Project Payment Application No. 3 in the Amount of $534,943.17**

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 to Art Walker Construction Inc. Art Walker Construction has submitted Payment Application No. 3 in the amount of $534,943.17 for work performed through July 31, 2026. Work during this pay period included continued site preparation, excavation and roadway base work, stormwater improvements, potable water infrastructure installation, performance turf, and erosion control. The project is approximately 33% complete.

Kimley-Horn, serving as the City's consulting engineer, has reviewed the Payment Application and recommends approval.

SECTION 00622 – APPLICATION FOR PAYMENT NO. 3

To: Art Walker Construction, Inc.

Contract for: Barwick Street Improvements

For Work Accomplished through the date of: July 31, 2026

ITEM			CONTRACTOR'S Schedule of Values			Work Completed	
			Unit Price	Quantity	Amount	Quantity	Amount
See attached schedule of items.							
C.O. No. C.O. No.	Total	$ $			$		$

Accompanying Documentation:	GROSS AMOUNT DUE	$ 953,146.71
Schedule of Items	LESS RETAINAGE	$ 47,657.34
	AMOUNT DUE TO DATE	$ 905,489.37
	LESS PREVIOUS PAYMENTS	$ 370,546.20
	AMOUNT DUE THIS APPLICATION	$ 534,943.17

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: Jarah Walker, CONTRACTOR

Dated: August 18, 2026

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: MARIO PETROLA P.E., ENGINEER

Date: 08/19/2026

END OF SECTION

Kimley»Horn

- [x] 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: 8/19/26

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Barwick Street Improvements

Application No.: 3

Application Period: July 1, 2026 through July 31, 2026

Application Date: 7/31/2026

A					B	C				D	E	F	G	H
Item						Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period						
Bid Item No.	Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Quantity	Amount	Quantity	Amount	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)
1	Mobilization	1.00	LS	$ 150,040.00	$ 150,040.00	0.20	$ 30,008.00	0.10	$ 15,004.00	$45,012.00		$45,012.00	30.0%	$105,028.00
2	Maintenance of Traffic	1.00	LS	$ 76,587.50	$ 76,587.50	0.20	$ 15,317.50	0.10	$ 7,658.75	$22,976.25		$22,976.25	30.0%	$53,611.25
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	0.35	$ 21,252.00		$ -	$21,252.00		$21,252.00	35.0%	$39,468.00
8	Pollution Prevention and Control	1.00	LS	$ 8,800.00	$ 8,800.00	0.20	$ 1,760.00	0.10	$ 880.00	$2,640.00		$2,640.00	30.0%	$6,160.00
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	1570.00	$ 2,590.50	$13,150.50		$13,150.50	100.0%	
12	Inlet Protection System	14.00	EA	$ 82.50	$ 1,155.00		$ -	6.00	$ 495.00	$495.00		$495.00	42.9%	$660.00
13	Clearing and Grubbing	5.50	AC	$ 25,283.50	$ 139,059.25	5.00	$ 126,417.50	0.50	$ 12,641.75	$139,059.25		$139,059.25	100.0%	
14	Excavation, Regular	1.00	LS	$ 681,774.50	$ 681,774.50		$ -	0.25	$ 170,443.63	$170,443.63		$170,443.63	25.0%	$511,330.88
15	Embankment, Regular	398.00	CY	$ 9.35	$ 3,721.30		$ -	100.00	$ 935.00	$935.00		$935.00	25.1%	$2,786.30
16	Type B Stabilization	1246.00	SY	$ 11.09	$ 13,818.14		$ -	1246.00	$ 13,818.14	$13,818.14		$13,818.14	100.0%	
17	Optional Group Base 6	1084.00	SY	$ 29.88	$ 32,389.92		$ -	1084.00	$ 32,389.92	$32,389.92		$32,389.92	100.0%	
18	Milling Existing Asphalt Pavement, 1.5" Avg Depth	1740.00	SY	$ 11.86	$ 20,636.40		$ -	870.00	$ 10,318.20	$10,318.20		$10,318.20	50.0%	$10,318.20
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		$ -	6.00	$ 34,531.20	$34,531.20		$34,531.20	66.7%	$17,265.60
24	Manholes, P-7, <10'	5.00	EA	$ 5,280.00	$ 26,400.00		$ -	2.00	$ 10,560.00	$10,560.00		$10,560.00	40.0%	$15,840.00
25	Manholes, P-7, >10'	2.00	EA	$ 6,352.50	$ 12,705.00		$ -	1.00	$ 6,352.50	$6,352.50		$6,352.50	50.0%	$6,352.50
26	Pipe Culvert, Optional Material, Round, 18" SD	485.00	LF	$ 110.92	$ 53,796.20		$ -	485.00	$ 53,796.20	$53,796.20		$53,796.20	100.0%	
27	Pipe Culvert, Optional Material, 24" SD	320.00	LF	$ 128.15	$ 41,008.00		$ -	112.00	$ 14,352.80	$14,352.80		$14,352.80	35.0%	$26,655.20
28	Pipe Culvert, Optional Material, 18" S/CD	151.00	LF	$ 110.92	$ 16,748.92		$ -	151.00	$ 16,748.92	$16,748.92		$16,748.92	100.0%	
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		$ -	0.50	$ 1,407.45	$1,407.45		$1,407.45	50.0%	$1,407.45
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		$ -	4.00	$ 23,900.80	$23,900.80		$23,900.80	100.0%	
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
							$ -		$ -					

REV 10/13

Item		Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description					Quantity	Amount	Quantity	Amount					
49	8" PVC Water Main (including restraints and fittings, complete)	1900.00	LF	$ 52.62	$ 99,978.00	500.00	$ 26,310.00	1200.00	$ 63,144.00	$89,454.00		$89,454.00	89.5%	$10,524.00
50	2" Gate Valve	2.00	EA	$ 1,823.49	$ 3,646.98	1.00	$ 1,823.49	1.00	$ 1,823.49	$3,646.98		$3,646.98	100.0%	
51	2" PE Water Service (includes fittings and restraints)	50.00	LF	$ 44.48	$ 2,224.00		$ -		$ -					$2,224.00
52	8" Gate Valve	3.00	EA	$ 3,766.53	$ 11,299.59		$ -	3.00	$ 11,299.59	$11,299.59		$11,299.59	100.0%	
53	Above Grade Offset Air Release Valve	2.00	EA	$ 5,524.68	$ 11,049.36		$ -		$ -					$11,049.36
54	Bacteriological Sample Points	6.00	EA	$ 1,428.50	$ 8,571.00		$ -		$ -					$8,571.00
55	8" Linestop	4.00	EA	$ 10,081.50	$ 40,326.00		$ -							$40,326.00
56	Restrained 2" Cap	2.00	EA	$ 256.30	$ 512.60		$ -		$ -					$512.60
57	Restrained 8" Cap	7.00	EA	$ 518.54	$ 3,629.78		$ -		$ -					$3,629.78
58	8"X"2" Service Saddle	2.00	EA	$ 932.54	$ 1,865.08		$ -	2.00	$ 1,865.08	$1,865.08		$1,865.08	100.0%	
59	8" Tapping Sleeve & Valve	3.00	EA	$ 9,169.73	$ 27,509.19	2.00	$ 18,339.46		$ -	$18,339.46		$18,339.46	66.7%	$9,169.73
60	Tie Into Existing 8" Water Main	1.00	EA	$ 3,260.84	$ 3,260.84		$ -		$ -					$3,260.84
61	Tie Into Existing 2" Water Main	2.00	EA	$ 2,897.31	$ 5,794.62		$ -		$ -					$5,794.62
62	Excavatable Fill	75.00	CY	$ 494.34	$ 37,075.50		$ -		$ -					$37,075.50
63	Install Single Meter Assembly and Water Service to Proposed Water Main	14.00	EA	$ 3,529.37	$ 49,411.18		$ -	10.00	$ 35,293.70	$35,293.70		$35,293.70	71.4%	$14,117.48
64	Install Dual Meter Assembly and Water Service to Proposed Water Main	3.00	EA	$ 4,236.23	$ 12,708.69		$ -	2.00	$ 8,472.46	$8,472.46		$8,472.46	66.7%	$4,236.23
65	Existing Sewer Lining	510.00	LF	$ 132.00	$ 67,320.00		$ -		$ -					$67,320.00
66	Existing Sewer Point Repair (<6' Depth)	1.00	LF	$ 6,775.91	$ 6,775.91		$ -		$ -					$6,775.91
67	Existing Sewer Point Repair (>6' Depth)	1.00	LF	$ 6,775.91	$ 6,775.91		$ -		$ -					$6,775.91
	Osceola Pond Improvements													
68	Clearing & Grubbing	0.82	AC	$ 33,536.80	$ 27,500.18	0.82	$ 27,500.18		$ -	$27,500.18		$27,500.18	100.0%	
69	Excavation, Regular	1.00	LS	$ 58,608.00	$ 58,608.00	1.00	$ 58,608.00		$ -	$58,608.00		$58,608.00	100.0%	
70	Fencing, Type B, 5.1-6.0', Standard (black coated)	1000.00	LF	$ 35.20	$ 35,200.00		$ -		$ -					$35,200.00
71	Fence Gate, Type B, Single, 12.1-18.0' Opening	2.00	EA	$ 3,217.50	$ 6,435.00		$ -		$ -					$6,435.00
72	Performance Turf Sod	2250.00	SY	$ 5.50	$ 12,375.00		$ -	2250.00	$ 12,375.00	$12,375.00		$12,375.00	100.0%	
73	Erosion Control	1.00	LS	$ 3,300.00	$ 3,300.00	1.00	$ 3,300.00		$ -	$3,300.00		$3,300.00	100.0%	
74	Demolition	1.00	LS	$ 7,920.00	$ 7,920.00	1.00	$ 7,920.00		$ -	$7,920.00		$7,920.00	100.0%	
	Payment and Performance Bond	1.00	LS	$ 6,200.00	$ 6,200.00	1.00	$ 6,200.00		$ -	$6,200.00		$6,200.00	100.0%	
	Totals				**$2,888,065.43**		**$390,048.63**		**$563,098.08**	**$953,146.71**		**$953,146.71**	33.0%	**$1,934,918.72**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Millennium Park Improvements Project Payment Application No. 19 in the Amount of $277,529.35**

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 301-572-60-6302.

HISTORY/FACTS/ISSUES:

On February 13, 2025, the City Commission approved the award of the Millennium Park Improvements Project to Kingdom Construction Services, Inc. Kingdom Construction has submitted Payment Application No. 19 in the amount of $277,529.35 for work performed through August 25, 2026. Work during this pay period included continued construction of park amenities, concrete sidewalks and trails, basketball court improvements, sports field amenities, retaining wall revisions, electrical improvements, and other associated site improvements. The project is approximately 82% complete.

CPH, serving as the City's consulting engineer, has reviewed the Payment Application and recommends approval.

APPLICATION FOR PAYMENT AND AFFIDAVIT

NAME:	KINGDOM CONSTRUCTION	PROJECT NAME:	WILDWOOD MILLENIUM PARK
ADDRESS:	1102 N MAIN STREET, SUITE E	PROJECT NO:	252
CITY, ST, ZIP:	WILDWOOD, FL 34785	DRAW NO:	19
		PERIOD TO:	08/25/26

STATEMENT OF CONTRACT AMOUNT:

1.	Original Contract Amount	$ 10,645,645.08	(1)
2.	Approved Changes	$ -21,593.42	(2)
3.	Revised Contract Amount (1 + or - 2)	$ 10,624,051.66	(3)
4.	Contract Completed to Date:	$ 8,696,607.98	(4)
5.	Retainage	$ 434,830.40	(5)
6.	Contract Completed Less Retainage (4 - 5)	$ 8,261,777.58	(6)
7.	Less Previous Request (line 6 from previous draw)	$ 7,984,248.23	(7)
8.	Current Request for Payment (6 - 7)	$ 277,529.35	(8)
9.	Remaining Contract to Bill (3 - 6)	$ 2,362,274.08	(9)

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	$-39,812.90	
Total approved this month	$18,219.48	
Total	$-21,593.42	
NET CHANGES by Change Order	$-21,593.42	

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

KINGDOM CONSTRUCTION SERVICES, INC.
Company Name

Signature — Karrie Fitzgerald/Senior PM
Print Name/Title

State of FL County of Sumter

The foregoing instrument was acknowledged before me this 25th day of August 2026 by Karrie Fitzgerald as Senior Project Manager for Kingdom Construction.

☑ Personally Known
☐ Produced Identification _____

Notary aylee Hartman

My Commission Expires: 8/25/29

Notary Seal:

Notary Public State of Florida
Aylee Hartman
My Commission HH 714192
Expires 8/25/2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified ..... $ 277,529.35

Architect:

By: John Skrandel Digitally signed by John Skrandel DN: E=john.skrandel@cphcorp.com, CN=John Skrandel, O=cph Date: 2026.09.01 16:10:46-04'00' Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Application #	19
Application Date	8/24/2026
Period to:	8/25/2026
Project Name	WILDWOOD MILLENIUM PARK

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Desc. Of Work	Scheduled Value	From Previous Application	This Period	Materials stored (not in D or E)	Total Completed and Stored	% billed	Balance to Finish	Retainage-5%
A-1	Bonds and Insurance	$ 401,886.10	$ 401,886.10	$ -		$ 401,886.10	100%	$ -	$ 20,094.31
A-2	Mobilization	$ 1,435,793.80	$ 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.Portions 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	$ 130,024.71	$ -		$ 130,024.71	87%	$ 19,588.19	$ 6,501.24
B-10	Asphalt Surface Course, Type SP 12.5 (1.5")(Furnish and Install) (Road, Turn Lane, Parking Lots)	$ 352,210.13	$ 352,210.13	$ -		$ 352,210.13	100%	$ -	$ 17,610.51
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') (Furnishand 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') (Furnishand 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') (Furnishand 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	$ 4,752.24	$ -		$ 4,752.24	100%	$ (0.00)	$ 237.61
B-41	19"x30" Storm Sewer(ERCP) (Furnish and Install)	$ 27,049.18	$ 27,049.18	$ -		$ 27,049.18	100%	$ (0.00)	$ 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 andInstall)	$ 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 ReceptacleConcrete 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	$ 26,588.00	$ 75,000.00		$ 101,588.00	92%	$ 8,848.52	$ 5,079.40
B-49	Concrete Sidewalk (4" With Thickened Edge) (Furnishand Install)	$ 58,200.00	$ 31,779.84	$ 10,000.00		$ 41,779.84	72%	$ 16,420.16	$ 2,088.99
B-50	Misc. Concrete Pads (6") (Furnish and Install)	$ 54,061.51	$ 20,000.00	$ 20,000.00		$ 40,000.00	74%	$ 14,061.51	$ 2,000.00
B-51	Standard Concrete (6") (Furnish and Install) (Trail Crossing at Access Rd)	$ 12,400.13	$ -	$ 12,400.13		$ 12,400.13	100%	$ -	$ 620.01
B-52	Heavy Duty Concrete (7") (Furnish and Install) (Food Truck Parking Area and Driveway and Concession Building and RestroomConcrete)	$ 220,371.47	$ 140,000.00	$ 80,371.47		$ 220,371.47	100%	$ -	$ 11,018.57
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	$ 28,231.88	$ -		$ 28,231.88	100%	$ -	$ 1,411.59
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	$ 168,570.64	$ -		$ 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 ParkingStalls) (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 andInstall)	$ 275.63	$ 275.63	$ -		$ 275.63	100%	$ -	$ 13.78
B-63	Thermoplastic, Std, White, Solid 12"	$ 318.15	$ 318.15	$ -		$ 318.15	100%	$ -	$ 15.91
B-64	Thermoplastic, Std, White, Solid, 24"	$ 4,328.16	$ 4,328.16	$ -		$ 4,328.16	100%	$ -	$ 216.41
B-65	Thermoplastic, Standard, White, Arrow	$ 2,526.56	$ 2,526.56	$ -		$ 2,526.56	100%	$ -	$ 126.33
B-66	Thermoplastic, Std-Op, Yellow, Solid, 12"	$ 1,237.95	$ -	$ 1,237.95		$ 1,237.95	100%	$ -	$ 61.90
B-67	Thermoplastic, Std-Op, Yellow, Solid, 6"	$ 2,898.26	$ -	$ 2,898.26		$ 2,898.26	100%	$ -	$ 144.91
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	$ 3,181.50	$ 3,181.50	$ -		$ 3,181.50	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) (Furnishand 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	$ 0.01		$ 18,108.84	100%	$ (0.00)	$ 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") (Furnishand 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" WaterMain	$ -	$ -			$ -	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	$ 101,157.00	$ -	$ -	$ 101,157.00	100%	$ -	$ 5,057.85
D-3	Chain Link Fence With Windscreen (Vinyl CoatedBlack) (10-ft) (Furnish and Install)	$ 53,346.00	$ 42,361.91	$ -	$ -	$ 42,361.91	79%	$ 10,984.09	$ 2,118.10
D-4	Black Netting Backstop (25' Ht) (Furnish and Install)	$ 144,069.00	$ 144,069.00	$ -		$ 144,069.00	100%	$ -	$ 7,203.45
D-5	Pedestrian Chain Link Fence Gate (Vinyl CoatedBlack) (3-ft Opening, 6-Ft) (Furnish and Install)	$ 3,157.44	$ -	$ 3,157.44		$ 3,157.44	100%	$ -	$ 157.87
D-6	Double Swing Chain Link Fence Gate (Vinyl Coated Black) (12-ft Opening, 6-Ft)(Furnish and Install)	$ 2,786.68	$ -	$ 2,786.68		$ 2,786.68	100%	$ -	$ 139.33

D-7	Bahia Sod for Disturbed Areas	$ 264,314.36	$ 102,283.30	$ -		$ 102,283.30	39%	$ 162,031.06	$ 5,114.17
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	Pickerelweed, 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	$ 702,000.00	$ -		$ 702,000.00	100%	$ -	$ 35,100.00
E-2	Basketball Hoop Structures and Hoops (Furnish and Install)	$ 37,747.50	$ -	$ 27,000.00		$ 27,000.00	72%	$ 10,747.50	$ 1,350.00
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	$ 161,040.00	$ -		$ 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	$ 1,000.00		$ 44,700.00	97%	$ 1,300.00	$ 2,235.00
E-6	Basketball Courts Fire Protection System (Furnishand Install)	$ 59,800.00	$ 58,800.00	$ -		$ 58,800.00	98%	$ 1,000.00	$ 2,940.00
E-7	Basketball Courts Plumbing(Water and Sewer) (Furnish and Install)	$ 31,720.00	$ 13,316.00	$ -		$ 13,316.00	42%	$ 18,404.00	$ 665.80
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	$ 35,100.00	$ -		$ 35,100.00	99%	$ 260.00	$ 1,755.00
F-2	Misc. Electrical Including Conduit, Wire, and Appurtenances (Furnishand Install)	$ 150,111.20	$ 149,131.30	$ -		$ 149,131.30	99%	$ 979.90	$ 7,456.57
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	$ 2,000.00	$ -		$ 2,000.00	100%	$ -	$ 100.00
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	$ 2,000.00	$ -		$ 2,000.00	100%	$ -	$ 100.00
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	$ 8,851.21	$ 350.00		$ 9,201.21	99%	$ 84.95	$ 460.06
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	$ 4,994.71	$ -		$ 4,994.71	98%	$ 92.97	$ 249.74
F-9	Basketball Court Electrical and Lighting, ControlBoxes, Etc. (Furnish and Install)	$ 71,148.48	$ 50,574.24	$ 15,000.00		$ 65,574.24	92%	$ 5,574.24	$ 3,278.71
F-10	Tennis Court Electrical andLighting Control Boxes, Etc. (Furnish and Install)	$ 67,868.32	$ 67,868.32	$ -		$ 67,868.32	100%	$ -	$ 3,393.42
ALT- 1	Concrete Ribbon Curb	$ 110,279.40	$ 53,083.82	$ -		$ 53,083.82	48%	$ 57,195.58	$ 2,654.19
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	$ 127,799.00	$ -		$ 127,799.00	100%	$ -	$ 6,389.95
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	$ 16,968.81	$ -		$ 16,968.81	100%	$ -	$ 848.44
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	$ 27,856.58	$ -		$ 27,856.58	100%	$ -	$ 1,392.83
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 Builiders (PEMB) (E-1)	$ (318,041.76)	$ (318,041.76)	$ -		$ (318,041.76)	100%	$ -	$ (15,902.09)
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	$ 1,516.90	$ -		$ 1,516.90	100%	$ -	$ 75.85
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	$ 7,461.38		$ 47,461.38	55%	$ 39,050.00	$ 2,373.07
CO	CO#19 Basketball Ceiling Fans	$ 33,472.84	$ -	$ 33,472.84		$ 33,472.84	100%	$ -	$ 1,673.64
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	$ 5,466.24	$ -		$ 5,466.24	17%	$ 26,850.24	$ 273.31
CO	CO#24 - ELP Panel Wire Size	$ 16,211.99	$ 16,211.99	$ -		$ 16,211.99	100%	$ -	$ 810.60
CO	CO#25 - Scoreboards	$ 267,283.91	$ 35,990.00	$ -		$ 35,990.00	13%	$ 231,293.91	$ 1,799.50
CO	CO#27 - Storm Pipe Add	$ 18,219.48	$ 18,219.48	$ -		$ 18,219.48	100%	$ -	$ 910.97
CO	CO#28 - Transformer Relocation Meter #2	$ 4,049.31	$ 4,049.31	$ -		$ 4,049.31	100%	$ -	$ 202.47
CO	CO#29 - Transformer Relocation Meter #1	$ 14,369.10	$ 14,369.10	$ -		$ 14,369.10	100%	$ -	$ 718.46
CO									
	Overpayment on Draw 10 corrected on Draw 13		$ 29,019.14	$ -		$ 29,019.14	NA	$ (29,019.14)	$ 1,450.96
	Grand Totals	$ 10,624,051.66	$ 8,404,471.82	$ 292,136.16	$ -	$ 8,696,607.98	82%	$ 1,927,443.68	$ 434,830.40

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Pay Application No. 18 for the Water Reclamation Facility Project in the Amount of $3,094,360.65**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Garney Construction

Effective Date: 09/02/2026 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this application can be found in account 402-536-70-7353 - Wastewater Treatment Plant Project.

HISTORY/FACTS/ISSUES:

On August 12, 2024, the City approved the construction contract with its Construction Manager at Risk (CMAR), Garney Construction, for the expansion of the Water Reclamation Facility. The Guaranteed Maximum Price (GMP) for phase one of the project is $42,506,813.00. On March 23, amendment seven was approved establishing the GMP for phase 2 of the project in the amount of $69,155,875.00. This request is for Pay Application No. 18 for work completed through August 31, 2026. After review, both the consultant, CPH Engineering, and City staff recommend approval of payment to Garney Construction in the amount of $3,094,360.65.

APPLICATION AND CERTIFICATE OF PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO: City of Wildwood
743 Huey Street
Wildwood, FL 34785

PROJECT: Wildwood WRF BNR Improvements CMAR

APPLICATION NO: **18**

PERIOD TO: **08/31/26**

Distribution to:
X OWNER
CONTRACTOR

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

CONTRACT DATE: 01/22/24

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
	TOTAL	-	-
Approved this month	$ -		
Number	Date Approved		
1	12/8/2025	7,959,820.00	-
2	3/23/2026	69,155,875.00	
3			
	TOTALS	77,115,695.00	-
Net change by Change Orders		77,115,695.00	

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

CONTRACTOR: Garney Construction

By: Ryan Winslow Date: **08/26/26**

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. **ORIGINAL CONTRACT SUM**	$	34,546,993.00
2. **Net change by change Orders**	$	77,115,695.00
3. **CONTRACT SUM TO DATE (Line 1+or- 2)**	$	111,662,688.00
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)	$	47,824,688.78
5. **TOTAL RETAINAGE: 5%**	$	2,391,234.44
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	45,433,454.34
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)	$	42,339,093.69
8. **CURRENT PAYMENT DUE**	$	3,094,360.65
9. **BALANCE TO FINISH** (Line 3 less Line 6)	$	66,229,233.66

State of: Florida County Of: Orange

Subscribed and sworn to before me this **26th day of August 2026.**

Notary Public:

YVETTE TREVINO AQUILA
Notary Public-State of Florida
Commission # HH 585110
My Commission Expires
September 09, 2028

CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 3,094,360.65

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

By: Date: 8/28/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
PHASE 1 / GMP-1							
INDIRECT COST - PHASE 1 / GMP-1							
	GENERAL CONDITIONS						
GC-01	Mobilization	$1,760,000.00	$1,760,000.00	$0.00	$1,760,000.00	100.0%	$0.00
GC-02	General Conditions	$1,864,262.00	$1,864,261.44	$0.00	$1,864,261.44	100.0%	$0.56
GC-03	Bonds	$345,470.00	$345,470.00	$0.00	$345,470.00	100.0%	$0.00
GC-04	Insurance	$518,205.00	$518,205.00	$0.00	$518,205.00	100.0%	$0.00
GC-05	Builder's Risk Insurance	$172,735.00	$172,735.00	$0.00	$172,735.00	100.0%	$0.00
	CONSTRUCTION MANAGER FEE						
CM-01	CM Fee	$2,852,504.00	$2,852,503.48	$0.00	$2,852,503.48	100.0%	$0.52
	STORED MATERIALS						
SM-01	Stored Materials	$0.00	$0.00		$0.00	0.0%	$0.00
ALLOWANCE & CONTINGENCIES - PHASE 1 / GMP-1							
AC-01	Testing & Inspection Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
AC-02	Permit Fees Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
AC-03	Hazardous Material Survey Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
AC-04	Builder's Risk Insurance Deductible Allowance	$1,010,000.00	$0.00	$0.00	$0.00	0.0%	$1,010,000.00
AC-05	Unsuitable Soils Allowance	$250,000.00	$206,028.39	$0.00	$206,028.39	82.4%	$43,971.61
AC-06	Permanent Power Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
AC-07	Escalation Allowance	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-08	CM Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-09	Scope Gap / Exclusions Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-10	Owner Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1 / GMP-1							
ODP-01	ODP - Submersible Pumps	$456,661.00	$0.00	$0.00	$0.00	0.0%	$456,661.00
OPD-02	ODP - Influent Drum Screens	$765,456.00	$0.00	$0.00	$0.00	0.0%	$765,456.00
ODP-03	ODP - Clarifiers	$1,519,500.00	$0.00	$0.00	$0.00	0.0%	$1,519,500.00
ODP-04	ODP - Large Diameter Pipe & Valves	$1,049,395.00	$0.00	$0.00	$0.00	0.0%	$1,049,395.00
OPD-05	ODP - Disc Filters	$569,800.00	$0.00	$0.00	$0.00	0.0%	$569,800.00
ODP-06	ODP - DAVCO Plant	$4,450,000.00	$0.00	$0.00	$0.00	0.0%	$4,450,000.00
ODP-07	ODP - Electrical Gear	$1,269,840.00	$0.00	$0.00	$0.00	0.0%	$1,269,840.00
OPD-08	ODP - Generator	$439,750.00	$0.00	$0.00	$0.00	0.0%	$439,750.00
CONSTRUCTION WORK - PHASE 1 / GMP-1							
	SITEWORK						
SW-01	Earthwork General - Erosion Control & Dust Control / Maintenance	$21,000.00	$21,000.00	$0.00	$21,000.00	100.0%	$0.00
SW-02	Earthwork General - Parking, Laydown & Storage Areas / Maintenance	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
SW-03	Earthwork General - Construction Entrances / Maintenance	$22,000.00	$22,000.00	$0.00	$22,000.00	100.0%	$0.00
SW-04	Screening Structure - Excavate	$49,000.00	$49,000.00	$0.00	$49,000.00	100.0%	$0.00
SW-05	Screening Structure - Prep Subgrade	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
SW-06	Screening Structure - Structural Base	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
SW-07	Screening Structure - Backfill	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
SW-08	Influent Flow Meter - Excavate	$26,000.00	$26,000.00	$0.00	$26,000.00	100.0%	$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
SW-09	Influent Flow Meter - Prep Subgrade	$3,000.00	$3,000.00	$0.00	$3,000.00	100.0%	$0.00
SW-10	Influent Flow Meter - Structural Base	$3,000.00	$3,000.00	$0.00	$3,000.00	100.0%	$0.00
SW-11	Influent Flow Meter - Backfill	$6,000.00	$6,000.00	$0.00	$6,000.00	100.0%	$0.00
SW-12	Master Lift Station - Security Fence & Gates	$14,904.00	$14,904.00	$0.00	$14,904.00	100.0%	$0.00
	YARD PIPE						
YP-01	Submit - Yard Pipe/Fittings	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
YP-02	Submit - Valves	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
YP-03	Submit - Precast Manholes	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
YP-04	Deliver - Yard Pipe/Fittings	$936,000.00	$936,000.00	$0.00	$936,000.00	100.0%	$0.00
YP-05	Deliver - Valves	$74,000.00	$74,000.00	$0.00	$74,000.00	100.0%	$0.00
YP-06	Deliver - Precast Manholes	$18,000.00	$18,000.00	$0.00	$18,000.00	100.0%	$0.00
YP-07	Unload, Store & Inventory	$31,000.00	$31,000.00	$0.00	$31,000.00	100.0%	$0.00
YP-08	Subsurface Exploration (Pothole / VacTruck)	$50,000.00	$50,000.00	$0.00	$50,000.00	100.0%	$0.00
YP-09	Restrain Existing 16" FM	$158,000.00	$158,000.00	$0.00	$158,000.00	100.0%	$0.00
YP-10	30" dia FM from Ex. 30" Plug Valve to Flowmeter	$801,000.00	$801,000.00	$0.00	$801,000.00	100.0%	$0.00
YP-11	Underslab 30" dia at Influent Flowmeter	$26,000.00	$26,000.00	$0.00	$26,000.00	100.0%	$0.00
YP-12	30" dia FM from 30x12 Reducing Tee to 30" Cap at end of Header including (3)ea 30x20 Reducing Tees to Screening Structure	$101,000.00	$101,000.00	$0.00	$101,000.00	100.0%	$0.00
YP-13	16" dia FM from 30x16 Reducing Tee to 16x16 Tapping Saddle / Hot Tap	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
YP-14	12" dia RAS from 30x12 Reducing Tee on 30" FM to 12" Plug Valve For Future Phasing	$22,000.00	$5,500.00	$16,500.00	$22,000.00	100.0%	$0.00
YP-15	6" dia RWM from 6x6 hot tap/tee to 2" at MLS and 4" at Screening Structure	$111,000.00	$111,000.00	$0.00	$111,000.00	100.0%	$0.00
YP-16	Non-Potable Water Lines	$39,000.00	$0.00	$29,250.00	$29,250.00	75.0%	$9,750.00
YP-17	Underslab 20" dia Influent at Screening Structure	$24,000.00	$24,000.00	$0.00	$24,000.00	100.0%	$0.00
YP-18	Underslab 30" dia Effluent at Screening Structure	$31,000.00	$31,000.00	$0.00	$31,000.00	100.0%	$0.00
YP-19	Underslab 2" dia RWM at Screening Structure	$8,000.00	$8,000.00	$0.00	$8,000.00	100.0%	$0.00
YP-20	Underslab 6" dia Backwash Drain Lines at Screening Structure	$12,000.00	$12,000.00	$0.00	$12,000.00	100.0%	$0.00
YP-21	Underslab 4" dia Sanitary Drains Lines	$26,000.00	$26,000.00	$0.00	$26,000.00	100.0%	$0.00
YP-22	Precast Manholes	$13,000.00	$13,000.00	$0.00	$13,000.00	100.0%	$0.00
YP-23	Sanitary Drain Line b/w Recycle Lift Station and MH-5	$13,248.00	$13,248.00	$0.00	$13,248.00	100.0%	$0.00
YP-24	36" dia Effluent from Screening Structure Effluent to Master Lift Station	$40,000.00	$40,000.00	$0.00	$40,000.00	100.0%	$0.00
YP-25	6" dia Drum Screen Backwash Drain Lines at Screening Structure	$7,000.00	$7,000.00	$0.00	$7,000.00	100.0%	$0.00
YP-26	4" dia Sanitary Drain Lines from Dumpsters	$11,000.00	$11,000.00	$0.00	$11,000.00	100.0%	$0.00
YP-27	8" dia Gravity Sanitary Main & Cleanouts to MH-2 at Screening Structure	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
YP-28	8" dia Gravity Sanitary Main b/w MH-2 and MH-1	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
YP-29	8" dia Gravity Sanitary Main b/w MH-1 and Master Lift Station	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
YP-30	8" dia FM from PV to Lift Station	$3,000.00	$0.00	$1,500.00	$1,500.00	50.0%	$1,500.00
YP-31	24" dia Discharge from Master Lift Station to Existing EQ Basin	$133,000.00	$119,700.00	$0.00	$119,700.00	90.0%	$13,300.00
YP-32	Underslab 24" dia at Master Lift Station	$10,000.00	$0.00	$10,000.00	$10,000.00	100.0%	$0.00
YP-33	Underslab 2" dia ARV at Master Lift Station	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
YP-34	1"-2" dia RWM at Screening Structure and Master Lift Station	$16,000.00	$16,000.00	$0.00	$16,000.00	100.0%	$0.00
YP-35	Flush / Clean Pipe	$13,000.00	$0.00	$0.00	$0.00	0.0%	$13,000.00
YP-36	Test Pipe	$27,000.00	$0.00	$0.00	$0.00	0.0%	$27,000.00
YP-37	Disinfect Pipe	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00

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$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
	INFLUENT FLOW METER						
IFM-01	Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
IFM-02	Submit - Rebar	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
IFM-03	Submit - Flange Pipe / Fittings	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
IFM-04	Submit - Valves	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
IFM-05	Submit - Flow Meter (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-06	Deliver - Rebar	$11,000.00	$11,000.00	$0.00	$11,000.00	100.0%	$0.00
IFM-07	Deliver - Flange Pipe / Fittings	$274,000.00	$274,000.00	$0.00	$274,000.00	100.0%	$0.00
IFM-08	Deliver - Valves	$101,000.00	$101,000.00	$0.00	$101,000.00	100.0%	$0.00
IFM-09	Deliver - Flow Meter & Instruments (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-10	Form/Rebar/Pour Slab	$41,000.00	$41,000.00	$0.00	$41,000.00	100.0%	$0.00
IFM-11	Cure / Finish / Point & Patch Concrete	$22,000.00	$22,000.00	$0.00	$22,000.00	100.0%	$0.00
IFM-12	Install Exposed Flange Pipe/Fittings	$201,000.00	$201,000.00	$0.00	$201,000.00	100.0%	$0.00
IFM-13	Install Exposed Valves	$63,000.00	$63,000.00	$0.00	$63,000.00	100.0%	$0.00
IFM-14	Install Flow Meter & Instruments (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-15	Bollards	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
IFM-16	Testing & Start up Flow Meter	$3,242.00	$0.00	$0.00	$0.00	0.0%	$3,242.00
	SCREENING STRUCTURE						
SS-01	Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
SS-02	Submit - Rebar	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
SS-03	Submit - Flange Pipe / Fittings	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
SS-04	Submit - Valves	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
SS-05	Submit - Drum Screens	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
SS-06	Deliver - Rebar	$43,000.00	$43,000.00	$0.00	$43,000.00	100.0%	$0.00
SS-07	Deliver - Flange Pipe / Fittings	$334,000.00	$334,000.00	$0.00	$334,000.00	100.0%	$0.00
SS-08	Deliver - Valves	$124,000.00	$124,000.00	$0.00	$124,000.00	100.0%	$0.00
SS-09	Deliver - Drum Screens	$3,000.00	$3,000.00	$0.00	$3,000.00	100.0%	$0.00
SS-10	Form/Rebar/Pour Slab	$67,000.00	$67,000.00	$0.00	$67,000.00	100.0%	$0.00
SS-11	Cure / Finish / Point & Patch Slab	$3,000.00	$3,000.00	$0.00	$3,000.00	100.0%	$0.00
SS-12	Form/Rebar/Pour Dumpster Slabs	$6,000.00	$6,000.00	$0.00	$6,000.00	100.0%	$0.00
SS-13	Cure / Finish / Point & Patch Dumpster Slabs	$2,000.00	$2,000.00	$0.00	$2,000.00	100.0%	$0.00
SS-14	Form/Rebar/Pour Equipment Piers/ Pedestals / Pads	$1,000.00	$1,000.00	$0.00	$1,000.00	100.0%	$0.00
SS-15	Cure / Finish / Point & Patch Equipment Piers/ Pedestals / Pads	$1,000.00	$1,000.00	$0.00	$1,000.00	100.0%	$0.00
SS-16	Install Drum Screens	$42,000.00	$42,000.00	$0.00	$42,000.00	100.0%	$0.00
SS-17	Install Solids Chute	$2,000.00	$1,000.00	$0.00	$1,000.00	50.0%	$1,000.00
SS-18	Install Exposed Pipe / Fittings	$242,000.00	$242,000.00	$0.00	$242,000.00	100.0%	$0.00
SS-19	Install Exposed Valves	$76,000.00	$76,000.00	$0.00	$76,000.00	100.0%	$0.00
SS-20	Set Dumpsters	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
SS-21	Install Instruments	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
SS-22	Bollards & Hose Racks	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
SS-23	Testing & Start up Screens	$5,138.00	$0.00	$0.00	$0.00	0.0%	$5,138.00

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APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
	MASTER LIFT STATION						
MLS-01	Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
MLS-02	Submit - Rebar	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
MLS-03	Submit - Flange Pipe / Fittings	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
MLS-04	Submit - Valves	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
MLS-05	Submit - Pumps	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
MLS-06	Deliver - Rebar	$38,000.00	$38,000.00	$0.00	$38,000.00	100.0%	$0.00
MLS-07	Deliver - Flange Pipe / Fittings	$701,000.00	$701,000.00	$0.00	$701,000.00	100.0%	$0.00
MLS-08	Deliver - Valves	$259,000.00	$259,000.00	$0.00	$259,000.00	100.0%	$0.00
MLS-09	Deliver - Pumps	$2,000.00	$2,000.00	$0.00	$2,000.00	100.0%	$0.00
MLS-10	Form/Rebar/Pour Base Slab	$130,000.00	$130,000.00	$0.00	$130,000.00	100.0%	$0.00
MLS-11	Cure / Finish / Point & Patch Base Slab	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
MLS-12	Form/Rebar/Pour Walls & Trough	$51,000.00	$51,000.00	$0.00	$51,000.00	100.0%	$0.00
MLS-13	Cure / Finish / Point & Patch Walls & Trough	$18,000.00	$18,000.00	$0.00	$18,000.00	100.0%	$0.00
MLS-14	Leak Test Structure	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
MLS-15	Form/Rebar/Pour Deck	$43,000.00	$43,000.00	$0.00	$43,000.00	100.0%	$0.00
MLS-16	Cure / Finish / Point & Patch Deck	$8,000.00	$8,000.00	$0.00	$8,000.00	100.0%	$0.00
MLS-17	Set Pump Bases	$21,000.00	$21,000.00	$0.00	$21,000.00	100.0%	$0.00
MLS-18	Install Flanged Pipe Risers inside Lift Station	$240,000.00	$240,000.00	$0.00	$240,000.00	100.0%	$0.00
MLS-19	Install Exposed Pipe / Fittings	$510,000.00	$510,000.00	$0.00	$510,000.00	100.0%	$0.00
MLS-20	Install Exposed Valves	$161,000.00	$161,000.00	$0.00	$161,000.00	100.0%	$0.00
MLS-21	Install Submersible Pumps	$54,000.00	$0.00	$0.00	$0.00	0.0%	$54,000.00
MLS-22	Form/Rebar/Pour Slab on Grade	$25,000.00	$25,000.00	$0.00	$25,000.00	100.0%	$0.00
MLS-23	Cure / Finish / Point & Patch Slab of Grade	$6,000.00	$6,000.00	$0.00	$6,000.00	100.0%	$0.00
MLS-24	Install Instruments	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
MLS-25	Bollards, Hose Racks, Hatches	$8,000.00	$0.00	$0.00	$0.00	0.0%	$8,000.00
MLS-26	Start-up and Test Pumps	$5,952.00	$0.00	$0.00	$0.00	0.0%	$5,952.00
	CLARIFIER GEAR BOX REPLACEMENT						
CGB-01	Clarifier Gear Box Replacement	$51,160.00	$51,160.00	$0.00	$51,160.00	100.0%	$0.00
	RECYCLE LIFT STATION						
RLS-01	Submit - Precast Recycle Lift Station	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
RLS-02	Deliver - Precast Recycle Lift Station	$50,000.00	$50,000.00	$0.00	$50,000.00	100.0%	$0.00
RLS-03	Recycle Lift Station - Excavate	$23,000.00	$23,000.00	$0.00	$23,000.00	100.0%	$0.00
RLS-04	Recycle Lift Station - Prep Subgrade	$1,000.00	$1,000.00	$0.00	$1,000.00	100.0%	$0.00
RLS-05	Recycle Lift Station - Structural Base	$4,000.00	$4,000.00	$0.00	$4,000.00	100.0%	$0.00
RLS-06	Recycle Lift Station - Install Precast	$1,000.00	$500.00	$0.00	$500.00	50.0%	$500.00
RLS-07	Recycle Lift Station - Backfill	$4,780.00	$2,390.00	$0.00	$2,390.00	50.0%	$2,390.00
	SITEWORK WORK PACKAGE						
SWP-01	Mobilization/Bonds	$34,000.00	$34,000.00	$0.00	$34,000.00	100.0%	$0.00
SWP-02	Erosion Control	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
SWP-03	Clearing, Grubbing, Debris Removal, Rough Grading	$180,000.00	$180,000.00	$0.00	$180,000.00	100.0%	$0.00
SWP-04	Demo Existing Buildings/Structures	$40,000.00	$40,000.00	$0.00	$40,000.00	100.0%	$0.00
SWP-05	Install Construction Entrances	$18,000.00	$18,000.00	$0.00	$18,000.00	100.0%	$0.00
SWP-06	Widen Trailer Entrance	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
SWP-07	Install Fence	$55,000.00	$55,000.00	$0.00	$55,000.00	100.0%	$0.00
SWP-08	Prepare Trailer Area	$30,000.00	$30,000.00	$0.00	$30,000.00	100.0%	$0.00

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SWP-09	Additional Site Grading, Parking Areas, Entrances	$38,000.00	$38,000.00	$0.00	$38,000.00	100.0%	$0.00
SWP-10	Master Lift Station - Excavate	$153,000.00	$153,000.00	$0.00	$153,000.00	100.0%	$0.00
SWP-11	Master Lift Station - Prep Subgrade	$7,550.00	$7,550.00	$0.00	$7,550.00	100.0%	$0.00
SWP-12	Master Lift Station - Structural Base	$12,000.00	$12,000.00	$0.00	$12,000.00	100.0%	$0.00
SWP-13	Master Lift Station - Backfill	$71,000.00	$71,000.00	$0.00	$71,000.00	100.0%	$0.00
	COATINGS						
CWP-01	Mobilization/Bonds	$6,805.00	$6,805.00	$0.00	$6,805.00	100.0%	$0.00
CWP-02	Coating Submittals	$2,000.00	$2,000.00	$0.00	$2,000.00	100.0%	$0.00
CWP-03	Master Lift Station - Concrete Exterior Below Grade	$11,000.00	$11,000.00	$0.00	$11,000.00	100.0%	$0.00
CWP-04	Master Lift Station - Concrete Interior Below Grade	$102,000.00	$0.00	$0.00	$0.00	0.0%	$102,000.00
CWP-05	Master Lift Station - Pipe Systems / Bollards	$21,000.00	$0.00	$0.00	$0.00	0.0%	$21,000.00
CWP-06	Screening Structure - Pipe Systems / Bollards	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
CWP-07	Influent Flow Meter Assembly - Pipe Systems / Bollards	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
	ELECTRICAL						
EWP-01	Mobilization/Bonds	$125,800.00	$125,800.00	$0.00	$125,800.00	100.0%	$0.00
EWP-02	Gear Submittals	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
EWP-03	Fixture Submittals	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
EWP-04	Misc. Submittals	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
EWP-05	Site Temp Power	$60,000.00	$60,000.00	$0.00	$60,000.00	100.0%	$0.00
EWP-06	Influent Flow Station - Underground / Includes Duct Bank	$55,300.00	$5,530.00	$0.00	$5,530.00	10.0%	$49,770.00
EWP-07	Influent Flow Station - Above Grade	$25,900.00	$2,072.00	$0.00	$2,072.00	8.0%	$23,828.00
EWP-08	Influent Flow Station - Gear / Equipment	$14,400.00	$0.00	$0.00	$0.00	0.0%	$14,400.00
EWP-09	Influent Flow Station - Pull Wire / Terminate	$8,700.00	$0.00	$0.00	$0.00	0.0%	$8,700.00
EWP-10	Influent Flow Station - Start-up	$1,200.00	$0.00	$0.00	$0.00	0.0%	$1,200.00
EWP-11	Screening Structure - Underground / Includes Duct Bank	$125,400.00	$125,400.00	$0.00	$125,400.00	100.0%	$0.00
EWP-12	Screening Structure - Above Grade	$109,800.00	$32,940.00	$0.00	$32,940.00	8.0%	$76,860.00
EWP-13	Screening Structure - Gear / Equipment	$21,600.00	$0.00	$0.00	$0.00	0.0%	$21,600.00
EWP-14	Screening Structure - Pull Wire / Terminate	$23,700.00	$0.00	$0.00	$0.00	0.0%	$23,700.00
EWP-15	Screening Structure - Start-up	$3,800.00	$0.00	$0.00	$0.00	0.0%	$3,800.00
EWP-16	Master Lift Station - Underground / Includes Duct Bank	$217,300.00	$217,300.00	$0.00	$217,300.00	100.0%	$0.00
EWP-17	Master Lift Station - Above Grade	$209,500.00	$31,425.00	$0.00	$31,425.00	15.0%	$178,075.00
EWP-18	Master Lift Station - Gear / Equip	$31,200.00	$24,960.00	$0.00	$24,960.00	80.0%	$6,240.00
EWP-19	Master Lift Station - Pull Wire / Terminate	$80,100.00	$0.00	$40,050.00	$40,050.00	50.0%	$40,050.00
EWP-20	Master Lift Station - Start-up	$4,600.00	$0.00	$0.00	$0.00	0.0%	$4,600.00
EWP-21	Duct Banks - DB MM	$186,700.00	$186,700.00	$0.00	$186,700.00	100.0%	$0.00
EWP-22	Duct Banks - DB LL-A	$232,900.00	$228,242.00	$0.00	$228,242.00	98.0%	$4,658.00
EWP-23	Duct Banks - DB RR - EQ Basin	$56,700.00	$48,195.00	$8,505.00	$56,700.00	100.0%	$0.00
EWP-24	Duct Banks - Pull Boxes	$122,400.00	$97,920.00	$24,480.00	$122,400.00	100.0%	$0.00
EWP-25	Electric Building 2 - Underground	$169,700.00	$169,700.00	$0.00	$169,700.00	100.0%	$0.00
EWP-26	Electric Building 2 - Above Grade	$156,400.00	$15,640.00	$0.00	$15,640.00	10.0%	$140,760.00
EWP-27	Electric Building 2 - Gear / Equipment	$54,600.00	$0.00	$13,650.00	$13,650.00	25.0%	$40,950.00
EWP-28	Electric Building 2 - Pull Wire / Terminate	$59,600.00	$23,840.00	$0.00	$23,840.00	40.0%	$35,760.00
EWP-29	Electric Building 2 - Start-up	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
EWP-30	Existing Sludge / Electric Building - Underground including DB EE	$71,400.00	$71,400.00	$0.00	$71,400.00	100.0%	$0.00
EWP-31	Existing Sludge / Electric Building - Above Grade	$35,300.00	$35,300.00	$0.00	$35,300.00	100.0%	$0.00
EWP-32	Existing Sludge / Electric Building - Gear / Equipment	$9,600.00	$9,600.00	$0.00	$9,600.00	100.0%	$0.00

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
EWP-33	Existing Sludge / Electric Building - Pull Wire / Terminate	$59,100.00	$59,100.00	$0.00	$59,100.00	100.0%	$0.00
EWP-34	Existing Sludge / Electric Building - Start-up	$1,200.00	$1,200.00	$0.00	$1,200.00	100.0%	$0.00
EWP-35	Switch Gear	$62,900.00	$62,900.00	$0.00	$62,900.00	100.0%	$0.00
EWP-36	Fixtures	$28,900.00	$20,230.00	$0.00	$20,230.00	70.0%	$8,670.00
EWP-37	Lightning Protection	$26,100.00	$0.00	$0.00	$0.00	0.0%	$26,100.00
EWP-38	Testing	$24,200.00	$0.00	$0.00	$0.00	0.0%	$24,200.00
EWP-39	Scope Discrepancies / Contingency (changes from 90% to 100% Plans Specs)	$184,000.00	$184,000.00	$0.00	$184,000.00	100.0%	$0.00
PHASE 1 / GMP-1 AMENDMENT 5							
INDIRECT COST - PHASE 1 / GMP-1 AMENDMENT 5							
	GENERAL CONDITIONS						
GC-06	Bonds	$79,598.00	$79,598.00	$0.00	$79,598.00	100.0%	$0.00
GC-07	Insurance	$119,397.00	$119,397.00	$0.00	$119,397.00	100.0%	$0.00
GC-08	Builder's Risk Insurance	$79,598.00	$79,598.00	$0.00	$79,598.00	100.0%	$0.00
	CONSTRUCTION MANAGER FEE						
CM-02	CM Fee	$657,233.00	$473,209.00	$59,151.00	$532,360.00	81.0%	$124,873.00
	STORED MATERIALS						
SM-02	Stored Materials	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
ALLOWANCE & CONTINGENCIES - PHASE 1 / GMP-1 AMENDMENT 5							
	ALLOWANCES & CONTIGENCIES						
AC-11	Testing & Inspection Fees Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
AC-12	Permanent Power Allowance	$150,000.00	$0.00	$0.00	$0.00	0.0%	$150,000.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1 / GMP-1 AMENDMENT 5							
	OWNER DIRECT PURCHASE EQUIPMENT						
ODP-09	ODP - Disc Filters (Two Each)	$1,250,435.00	$0.00	$0.00	$0.00	0.0%	$1,250,435.00
ODP-11	ODP - Phase 2 Valves	$817,852.00	$0.00	$0.00	$0.00	0.0%	$817,852.00
CONSTRUCTION WORK - PHASE 1 / GMP-1 AMENDMENT 5							
	90% to IFC DESIGN CHANGES						
DC-01-01	Division 2 Changes - Storm Pond Excavation	$130,597.00	$130,597.00	$0.00	$130,597.00	100.0%	$0.00
DC-01-02	Division 2 Changes - Additional Phase 1 Site Cut / Fill	$198,000.00	$198,000.00	$0.00	$198,000.00	100.0%	$0.00
DC-02	Demo 4" PVC FM	$18,323.00	$18,323.00	$0.00	$18,323.00	100.0%	$0.00
DC-03	24" EQ Riser Support	$44,665.00	$11,166.25	$0.00	$11,166.25	25.0%	$33,498.75
DC-04	Retaining Wall Addition	$83,720.00	$83,720.00	$0.00	$83,720.00	100.0%	$0.00
DC-05	Manhole Adjustment	-$24,239.00	-$24,239.00	$0.00	-$24,239.00	100.0%	$0.00
DC-06	36" Effluent to MLS	$11,791.00	$11,791.00	$0.00	$11,791.00	100.0%	$0.00
DC-07	Storm Pipe Addition	$374,748.00	$374,748.00	$0.00	$374,748.00	100.0%	$0.00
DC-08-01	Electrical Changes - Upsize EB 2 Cable Feed	$48,215.29	$48,215.29	$0.00	$48,215.29	100.0%	$0.00
DC-08-02	Electrical Changes - Manhole Size and Quantity	-$17,750.40	-$17,750.40	$0.00	-$17,750.40	100.0%	$0.00
DC-08-03	Electrical Changes - Duct bank MM concrete Encasement	$109,805.50	$109,805.50	$0.00	$109,805.50	100.0%	$0.00
DC-08-04	Electrical Changes - Duct bank NN concrete Encasement	$157,898.61	$157,898.61	$0.00	$157,898.61	100.0%	$0.00
DC-08-05	Electrical Changes - New Duct Bank L-B	$293,166.00	$293,166.00	$0.00	$293,166.00	100.0%	$0.00
DC-08-06	Electrical Changes - Site Prep / Equipment / Fill	$53,954.00	$53,954.00	$0.00	$53,954.00	100.0%	$0.00
	WORK PACKAGES						
	WORK PACKAGE 04 -PHASE 1 INSTRUMENTATION & CONTROLS						
WP-04-01	Work Package 04 - Phase 1 I&C - Submittals & Documentation - System Network Submittal	$3,500.00	$0.00	$0.00	$0.00	0.0%	$3,500.00
WP-04-02	Work Package 04 - Phase 1 I&C - Submittals & Documentation - System Integration Plan Submittal	$6,500.00	$6,500.00	$0.00	$6,500.00	100.0%	$0.00
WP-04-03	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Field Instrumentation Submittal	$3,500.00	$3,500.00	$0.00	$3,500.00	100.0%	$0.00

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PERIOD TO: 08/31/26
PROJECT NO.: 0669

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
WP-04-04	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Control Panel Hardware Drawing Submittal	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
WP-04-05	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Screen Submittal	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
WP-04-06	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Control Strategy Submittal	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
WP-04-07	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Spare Parts Submittal	$750.00	$0.00	$0.00	$0.00	0.0%	$750.00
WP-04-08	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Factory and Field Test Plan Submittal	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
WP-04-09	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Training Plan Submittal	$750.00	$0.00	$0.00	$0.00	0.0%	$750.00
WP-04-10	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Preliminary O&M Manuals	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
WP-04-11	Work Package 04 - Phase 1 I&C - Submittals & Documentation - Final O&M Manuals	$2,500.00	$0.00	$0.00	$0.00	0.0%	$2,500.00
WP-04-12	Work Package 04 - Phase 1 I&C - Factory Testing	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
WP-04-13	Work Package 04 - Phase 1 I&C - Equipment Delivery - Control Panels	$175,000.00	$0.00	$0.00	$0.00	0.0%	$175,000.00
WP-04-14	Work Package 04 - Phase 1 I&C - Equipment Delivery - Field Equipment	$65,000.00	$25,000.00	$0.00	$25,000.00	38.5%	$40,000.00
WP-04-15	Work Package 04 - Phase 1 I&C - Equipment Delivery - Networking Equipment	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
WP-04-16	Work Package 04 - Phase 1 I&C - Equipment Delivery - Spare Parts	$1,000.00	$0.00	$0.00	$0.00	0.0%	$1,000.00
WP-04-17	Work Package 04 - Phase 1 I&C - Startup Services, Field Testing & Acceptance - Instrument Calibration and Startup	$16,000.00	$0.00	$0.00	$0.00	0.0%	$16,000.00
WP-04-18	Work Package 04 - Phase 1 I&C - Startup Services, Field Testing & Acceptance - Existing Panel Modifications	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
WP-04-19	Work Package 04 - Phase 1 I&C - Startup Services, Field Testing & Acceptance - Termination and Testing of Network Cable	$7,500.00	$0.00	$0.00	$0.00	0.0%	$7,500.00
WP-04-20	Work Package 04 - Phase 1 I&C - Startup Services, Field Testing & Acceptance - Loop (I/O) Checkout and Startup	$35,000.00	$0.00	$0.00	$0.00	0.0%	$35,000.00
WP-04-21	Work Package 04 - Phase 1 I&C - Startup Services, Field Testing & Acceptance - Training	$1,994.00	$0.00	$0.00	$0.00	0.0%	$1,994.00
	WORK PACKAGE 05 - ELECTRICAL BUILDING #2						
WP-05-01	Work Package 05 - Electrical Building #2 - Bond	$17,500.00	$17,500.00	$0.00	$17,500.00	100.0%	$0.00
WP-05-02	Work Package 05 - Electrical Building #2 - Additional Insurance Required	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
WP-05-03	Work Package 05 - Electrical Building #2 - Submittal	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
WP-05-04	Work Package 05 - Electrical Building #2 - Mobilization	$25,000.00	$25,000.00	$0.00	$25,000.00	100.0%	$0.00
WP-05-05	Work Package 05 - Electrical Building #2 - General Conditions	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
WP-05-06	Work Package 05 - Electrical Building #2 - Footer	$36,000.00	$36,000.00	$0.00	$36,000.00	100.0%	$0.00
WP-05-07	Work Package 05 - Electrical Building #2 - Slab	$25,000.00	$25,000.00	$0.00	$25,000.00	100.0%	$0.00
WP-05-08	Work Package 05 - Electrical Building #2 - Termite	$1,500.00	$1,500.00	$0.00	$1,500.00	100.0%	$0.00
WP-05-09	Work Package 05 - Electrical Building #2 - Masonry Walls	$45,000.00	$45,000.00	$0.00	$45,000.00	100.0%	$0.00
WP-05-10	Work Package 05 - Electrical Building #2 - Core Slab	$40,000.00	$40,000.00	$0.00	$40,000.00	100.0%	$0.00
WP-05-11	Work Package 05 - Electrical Building #2 - Roofing	$40,000.00	$40,000.00	$0.00	$40,000.00	100.0%	$0.00
WP-05-12	Work Package 05 - Electrical Building #2 - Insulation	$15,000.00	$15,000.00	$0.00	$15,000.00	100.0%	$0.00
WP-05-13	Work Package 05 - Electrical Building #2 - Painting	$7,500.00	$5,625.00	$0.00	$5,625.00	75.0%	$1,875.00
WP-05-14	Work Package 05 - Electrical Building #2 - Rental Equipment	$12,500.00	$12,500.00	$0.00	$12,500.00	100.0%	$0.00
WP-05-15	Work Package 05 - Electrical Building #2 - HVAC	$80,000.00	$80,000.00	$0.00	$80,000.00	100.0%	$0.00
WP-05-16	Work Package 05 - Electrical Building #2 - Exterior Doors / Door Frames	$20,000.00	$17,000.00	$0.00	$17,000.00	85.0%	$3,000.00
WP-05-17	Work Package 05 - Electrical Building #2 - Clean up	$5,000.00	$2,500.00	$0.00	$2,500.00	50.0%	$2,500.00
WP-05-18	Work Package 05 - Electrical Building #2 - Fee	$20,000.00	$15,000.00	$0.00	$15,000.00	75.0%	$5,000.00
	MISC. WORK TASKS						
MWT - 01	Modification to Debris Burner	$19,402.00	$19,402.00	$0.00	$19,402.00	100.0%	$0.00
MWT - 02	Existing Clarifier Repair	$30,572.00	$30,572.00	$0.00	$30,572.00	100.0%	$0.00
MWT - 03	Generator Work	$57,411.00	$57,411.00	$0.00	$57,411.00	100.0%	$0.00
	DAVCO PACKAGE PLANT						
ODP-10	ODP - Davco Aeration	$93,000.00	$0.00	$0.00	$0.00	0.0%	$93,000.00
ODP-11	ODP - Davco Base Ring Installation	$163,118.00	$0.00	$0.00	$0.00	0.0%	$163,118.00
DPP-01	Package Plant Slab, Sitework, and Underslab Pipe	$2,113,816.00	$2,113,816.00	$0.00	$2,113,816.00	100.0%	$0.00
PHASE 2 / GMP-2 Amendment 7							

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INDIRECT COST - PHASE 2 / GMP-2 Amendment 7							
	GENERAL CONDITIONS						
PH2-GC-01	General Conditions	$6,330,825.00	$3,038,798.00	$379,850.00	$3,418,648.00	54.0%	$2,912,177.00
PH2-GC-02	Bonds	$691,559.00	$691,559.00	$0.00	$691,559.00	100.0%	$0.00
PH2-GC-03	Insurance	$1,037,338.00	$1,037,338.00	$0.00	$1,037,338.00	100.0%	$0.00
PH2-GC-03	Builder's Risk Insurance	$518,669.00	$518,669.00	$0.00	$518,669.00	100.0%	$0.00
	CONSTRUCTION MANAGER FEE						
PH2-CM-01	CM Fee	$5,710,118.00	$2,740,861.00	$342,608.00	$3,083,469.00	54.0%	$2,626,649.00
	STORED MATERIALS						
PH2-SM-01	Stored Materials	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
ALLOWANCE & CONTINGENCIES - PHASE 2 / GMP-2 Amendment 7							
	ALLOWANCES & CONTIGENCIES						
PH2-AC-01	Testing & Inspection Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
PH2-AC-02	Permit Fees Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
PH2-AC-03	Permanent Power Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
PH2-AC-04	Escalation Allowance	$1,000,000.00	$0.00	$0.00	$0.00	0.0%	$1,000,000.00
PH2-AC-05	CM Contingency	$1,000,000.00	$0.00	$0.00	$0.00	0.0%	$1,000,000.00
PH2-AC-06	Scope Gap / Exclusions Contingency	$1,000,000.00	$0.00	$0.00	$0.00	0.0%	$1,000,000.00
PH2-AC-07	Owner Contingency	$1,000,000.00	$0.00	$0.00	$0.00	0.0%	$1,000,000.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 2 / GMP-2 Amendment 7							
	OWNER DIRECT PURCHASE EQUIPMENT						
PH2-ODP-01	ODP - Plant Generator	$744,976.00	$0.00	$0.00	$0.00	0.0%	$744,976.00
PH2-ODP-02	ODP - Chemical Pumps & Composite Sampler	$41,586.00	$0.00	$0.00	$0.00	0.0%	$41,586.00
PH2-ODP-03	ODP - Centrifugal RAS / WAS Pumps	$240,900.00	$0.00	$0.00	$0.00	0.0%	$240,900.00
PH2-ODP-04	ODP - Submersible Pumps	$372,634.00	$0.00	$0.00	$0.00	0.0%	$372,634.00
PH2-ODP-05	ODP - Slide / Sluice Gates	$182,100.00	$0.00	$0.00	$0.00	0.0%	$182,100.00
PH2-ODP-06	ODP - Sodium Hypochlorite Storage Tanks	$132,576.00	$0.00	$0.00	$0.00	0.0%	$132,576.00
PH2-ODP-07	ODP - Large Valves	$817,852.00	$0.00	$0.00	$0.00	0.0%	$817,852.00
PH2-ODP-08	ODP - Generator - Davco	$239,834.00	$0.00	$0.00	$0.00	0.0%	$239,834.00
PH2-ODP-09	ODP - Blowers - Davco	$186,166.00	$0.00	$0.00	$0.00	0.0%	$186,166.00
CONSTRUCTION WORK - PHASE 2 / GMP-2 Amendment 7							
	PHASE 2 SELF-PERFORM WORK						
	PHASE 2 SITEWORK						
PH2-SW-01	Phase 2 Sitework - General Sitework - Erosion Control & Dust Control / Maintenance	$39,000.00	$18,720.00	$2,340.00	$21,060.00	54.0%	$17,940.00
PH2-SW-02	Phase 2 Sitework - General Sitework - Parking, Laydown & Storage Areas / Maintenance	$39,000.00	$18,720.00	$2,340.00	$21,060.00	54.0%	$17,940.00
PH2-SW-03	Phase 2 Sitework - General Sitework - Construction Entrances / Maintenance	$39,000.00	$18,720.00	$2,340.00	$21,060.00	54.0%	$17,940.00
PH2-SW-04	Phase 2 Sitework - General Sitework - Chlorine Contact Chamber - Crane Foundation / Road	$54,000.00	$0.00	$54,000.00	$54,000.00	100.0%	$0.00
PH2-SW-05	Phase 2 Sitework - General Sitework - Secondary Clarifiers #1 and #2 - Crane foundation / Road	$56,000.00	$56,000.00	$0.00	$56,000.00	100.0%	$0.00
PH2-SW-06	Phase 2 Sitework - General Sitework - Secondary Clarifiers #3 - Crane foundation / Road	$28,000.00	$0.00	$0.00	$0.00	0.0%	$28,000.00
PH2-SW-07	Phase 2 Sitework - General Sitework - Cut/Fill - Excavate	$276,600.00	$132,768.00	$16,596.00	$149,364.00	54.0%	$127,236.00
PH2-SW-08	Phase 2 Sitework - General Sitework - Cut/Fill - Backfill	$184,400.00	$88,512.00	$11,064.00	$99,576.00	54.0%	$84,824.00
PH2-SW-09	Phase 2 Sitework - General Sitework - Dewatering - Installation / Operation / Maintenance	$49,000.00	$23,520.00	$2,940.00	$26,460.00	54.0%	$22,540.00
PH2-SW-10	Phase 2 Sitework - General Sitework - Perimeter Security Fence (Chain Link)	$10,278.00	$0.00	$0.00	$0.00	0.0%	$10,278.00
PH2-SW-11	Phase 2 Sitework - General Sitework - Seed / Sod around Buildings	$29,672.00	$0.00	$0.00	$0.00	0.0%	$29,672.00
	PHASE 2 YARD PIPE						
PH2-YP-01	Phase 2 Yard Pipe - SUBMIT - YARD PIPE / FITTINGS	$10,000.00	$2,500.00	$0.00	$2,500.00	25.0%	$7,500.00

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PH2-YP-02	Phase 2 Yard Pipe - SUBMIT - VALVES	$10,000.00	$2,500.00	$0.00	$2,500.00	25.0%	$7,500.00
PH2-YP-03	Phase 2 Yard Pipe - DELIVER / UNLOAD YARD PIPE / FITTINGS	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-YP-04	Phase 2 Yard Pipe - DELIVER / UNLOAD VALVES	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-YP-05	Phase 2 Yard Pipe - 36" MIXED LIQUOR - ML LINE FROM BNR BASINS TO REAERATION BASIN	$370,730.00	$0.00	$0.00	$0.00	0.0%	$370,730.00
PH2-YP-06	Phase 2 Yard Pipe - 20" MIXED LIQUOR - FROM MEETING OF 20" AND 12" ML LINES TO 36" ML LINE GOING TO REAERATION BASIN	$166,470.00	$0.00	$0.00	$0.00	0.0%	$166,470.00
PH2-YP-07	Phase 2 Yard Pipe - 20" MIXED LIQUOR - FROM EXISTING KRUGER OXIDATION DITCH EFFLUENT TO 20" ML LINE	$194,210.00	$0.00	$0.00	$0.00	0.0%	$194,210.00
PH2-YP-08	Phase 2 Yard Pipe - 12" MIXED LIQUOR - FROM EXISTING "CCC" BUILDING TO REAERATION BASIN	$240,330.00	$0.00	$0.00	$0.00	0.0%	$240,330.00
PH2-YP-09	Phase 2 Yard Pipe - 16" MIXED LIQUOR - FROM EXISTING 18" ML LINE THAT FEEDS EXISTING SECONDARY CLARIFIERS TO "CCC" BUILDING	$118,440.00	$0.00	$0.00	$0.00	0.0%	$118,440.00
PH2-YP-10	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - REAERATION BASIN FLOW SPLITTER BOX TO SECONDARY CLARIFIER 1	$239,540.00	$239,540.00	$0.00	$239,540.00	100.0%	$0.00
PH2-YP-11	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - SECONDARY CLARIFIER INFLUENT UNDER SECONDARY CLARIFIER 1	$160,350.00	$160,350.00	$0.00	$160,350.00	100.0%	$0.00
PH2-YP-12	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - REAERATION BASIN FLOW SPLITTER BOX TO SECONDARY CLARIFIER 2	$144,140.00	$144,140.00	$0.00	$144,140.00	100.0%	$0.00
PH2-YP-13	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - SECONDARY CLARIFIER INFLUENT UNDER SECONDARY CLARIFIER 2	$160,350.00	$160,350.00	$0.00	$160,350.00	100.0%	$0.00
PH2-YP-14	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - REAERATION BASIN FLOW SPLITTER BOX TO SECONDARY CLARIFIER 3	$144,140.00	$0.00	$36,035.00	$36,035.00	25.0%	$108,105.00
PH2-YP-15	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - SECONDARY CLARIFIER INFLUENT UNDER SECONDARY CLARIFIER 3	$160,350.00	$0.00	$40,087.50	$40,087.50	25.0%	$120,262.50
PH2-YP-16	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER INFLUENT - REAERATION BASIN FLOW SPLITTER BOX TO FUTURE SECONDARY CLARIFIER	$249,580.00	$0.00	$0.00	$0.00	0.0%	$249,580.00
PH2-YP-17	Phase 2 Yard Pipe - 18" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 1 EFFLUENT TO FILTERS	$35,570.00	$0.00	$0.00	$0.00	0.0%	$35,570.00
PH2-YP-18	Phase 2 Yard Pipe - 18" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 2 EFFLUENT TO FILTERS	$140,520.00	$0.00	$0.00	$0.00	0.0%	$140,520.00
PH2-YP-19	Phase 2 Yard Pipe - 18" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 3 EFFLUENT TO FILTERS	$140,520.00	$0.00	$0.00	$0.00	0.0%	$140,520.00
PH2-YP-20	Phase 2 Yard Pipe - 18" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 4 EFFLUENT TO FILTERS	$47,370.00	$0.00	$0.00	$0.00	0.0%	$47,370.00
PH2-YP-21	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 1 AND 2 EFFLUENT TO FILTERS	$223,930.00	$0.00	$0.00	$0.00	0.0%	$223,930.00
PH2-YP-22	Phase 2 Yard Pipe - 24" SECONDARY CLARIFIER EFFLUENT - SECONDARY CLARIFIER 3 AND 4 EFFLUENT TO FILTERS	$222,130.00	$0.00	$0.00	$0.00	0.0%	$222,130.00
PH2-YP-23	Phase 2 Yard Pipe - 30" FILTER BYPASS - 30" FILTER BYPASS	$165,150.00	$0.00	$0.00	$0.00	0.0%	$165,150.00
PH2-YP-24	Phase 2 Yard Pipe - 30" REUSE EFFLEUNT - TRANSFER PS TO EX. RECLAIMED WATER DIST PS AND BRANCH GOING OFFSITE TO THE NOR	$313,310.00	$0.00	$0.00	$0.00	0.0%	$313,310.00
PH2-YP-25	Phase 2 Yard Pipe - 16" REUSE REJECT - TRANSFER PS TO EX RECLAIMED WATER DIST PS AND BRANCH GOING OFFSITE TO THE NORTH	$111,770.00	$0.00	$0.00	$0.00	0.0%	$111,770.00
PH2-YP-26	Phase 2 Yard Pipe - 12" RAS - RAS UNDER SECONDARY CLARIFIER 1	$51,780.00	$51,780.00	$0.00	$51,780.00	100.0%	$0.00
PH2-YP-27	Phase 2 Yard Pipe - 12" RAS - RAS UNDER SECONDARY CLARIFIER 2	$75,560.00	$75,560.00	$0.00	$75,560.00	100.0%	$0.00
PH2-YP-28	Phase 2 Yard Pipe - 12" RAS - RAS UNDER SECONDARY CLARIFIER 3	$51,780.00	$0.00	$12,945.00	$12,945.00	25.0%	$38,835.00
PH2-YP-29	Phase 2 Yard Pipe - 12" RAS - INFLUENT HEADER AT RAS PS 1	$64,810.00	$0.00	$0.00	$0.00	0.0%	$64,810.00
PH2-YP-30	Phase 2 Yard Pipe - 12" RAS - LINECONNECTING BOTH RAS HEADERS	$17,810.00	$0.00	$0.00	$0.00	0.0%	$17,810.00
PH2-YP-31	Phase 2 Yard Pipe - 12" RAS - INFLUENT HEADER AT RAS PS 2	$62,660.00	$0.00	$0.00	$0.00	0.0%	$62,660.00
PH2-YP-32	Phase 2 Yard Pipe - 12" RAS - RAS PS 1 EFFLUENT TO BNR TAINS 3 AND 4 RAS SPLITTER BOX (TIE IN TO EXISTING LINE)	$96,780.00	$0.00	$0.00	$0.00	0.0%	$96,780.00
PH2-YP-33	Phase 2 Yard Pipe - 12" RAS - RAS PS 1 EFFLUENT TO BNR TAINS 3 AND 4 RAS SPLITTER BOX (TIE IN TO EXISTING LINE)	$94,910.00	$0.00	$0.00	$0.00	0.0%	$94,910.00
PH2-YP-34	Phase 2 Yard Pipe - 4" WAS - 4" WAS INFLUENT AT RAS/WAS PS 1	$11,120.00	$0.00	$0.00	$0.00	0.0%	$11,120.00
PH2-YP-35	Phase 2 Yard Pipe - 4" WAS - 4" WAS INFLUENT AT RAS/WAS PS 2	$18,380.00	$0.00	$0.00	$0.00	0.0%	$18,380.00
PH2-YP-36	Phase 2 Yard Pipe - 12" RAS/WAS - 12" WAS EFFLUENT FROM WAS PS'S 1 AND 2 AND THEN ON TO DITCHES	$208,570.00	$0.00	$0.00	$0.00	0.0%	$208,570.00
PH2-YP-37	Phase 2 Yard Pipe - 6" WAS - 6" WAS TO FUTURE WAS METERING STATION ON WEST END OF PLANT	$81,020.00	$0.00	$0.00	$0.00	0.0%	$81,020.00
PH2-YP-38	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN FROM REAERATION BASIN TO SAN LINE BETWEEN MH4 AND MH5	$90,440.00	$0.00	$0.00	$0.00	0.0%	$90,440.00
PH2-YP-39	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN **UNDER** SECONDARY CLARIFIER 1 TO MH7	$54,110.00	$54,110.00	$0.00	$54,110.00	100.0%	$0.00
PH2-YP-40	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN FROM SECONDARY CLARIFIER 1 TO MH7	$33,560.00	$16,780.00	$16,780.00	$33,560.00	100.0%	$0.00
PH2-YP-41	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN **UNDER** SECONDARY CLARIFIER 2 TO MH4	$51,300.00	$51,300.00	$0.00	$51,300.00	100.0%	$0.00
PH2-YP-42	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN FROM SECONDARY CLARIFIER 2 TO MH4	$55,040.00	$0.00	$0.00	$0.00	0.0%	$55,040.00
PH2-YP-43	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN **UNDER** SECONDARY CLARIFIER 3 TO MH3	$51,300.00	$0.00	$25,650.00	$25,650.00	50.0%	$25,650.00
PH2-YP-44	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN FROM SECONDARY CLARIFIER 3 TO MH3	$40,030.00	$0.00	$0.00	$0.00	0.0%	$40,030.00
PH2-YP-45	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN **UNDER** CHLORINE CONTACT & FILTER GALLERY TO SAN LINE BETWEEN MH 7 AND 8	$72,440.00	$36,220.00	$0.00	$36,220.00	50.0%	$36,220.00
PH2-YP-46	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN FROM CHLORINE CONTACT & FILTER GALLERY TO SAN LINE BETWEEN MH 7 AND 8	$210,070.00	$0.00	$0.00	$0.00	0.0%	$210,070.00
PH2-YP-47	Phase 2 Yard Pipe - 8" FILTER BACKWASH - FILTER BACKWASH TO SAN LINE BETWEEN MH 8 AND MH9	$27,280.00	$0.00	$0.00	$0.00	0.0%	$27,280.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
PH2-YP-48	Phase 2 Yard Pipe - 6" DRAIN - 8" DRAIN UNDER EXISTING OPS BUILDING TO MH8	$7,550.00	$0.00	$0.00	$0.00	0.0%	$7,550.00
PH2-YP-49	Phase 2 Yard Pipe - 6" DRAIN - 6" DRAIN FROM EXISTING OPS BUILDING TO MH9	$36,050.00	$0.00	$0.00	$0.00	0.0%	$36,050.00
PH2-YP-50	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN STUBBS TO FUTURE EQ BASINS 1,2,3,4	$42,260.00	$0.00	$0.00	$0.00	0.0%	$42,260.00
PH2-YP-51	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN STUBBS TO FUTURE AEROBIC FACULTATIVE DIGESTERS 1,2,3,4	$56,310.00	$0.00	$0.00	$0.00	0.0%	$56,310.00
PH2-YP-52	Phase 2 Yard Pipe - 8" DRAIN - 8" DRAIN STUBBS TO FUTURE DEWATERING SCREW PRES FACILITY	$18,380.00	$0.00	$0.00	$0.00	0.0%	$18,380.00
PH2-YP-53	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 3	$55,580.00	$0.00	$0.00	$0.00	0.0%	$55,580.00
PH2-YP-54	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 4	$55,580.00	$0.00	$0.00	$0.00	0.0%	$55,580.00
PH2-YP-55	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 5	$55,580.00	$50,022.00	$0.00	$50,022.00	90.0%	$5,558.00
PH2-YP-56	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 6	$53,340.00	$48,006.00	$0.00	$48,006.00	90.0%	$5,334.00
PH2-YP-57	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 7	$56,550.00	$50,895.00	$0.00	$50,895.00	90.0%	$5,655.00
PH2-YP-58	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 8	$56,550.00	$50,895.00	$0.00	$50,895.00	90.0%	$5,655.00
PH2-YP-59	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 9	$56,550.00	$50,895.00	$0.00	$50,895.00	90.0%	$5,655.00
PH2-YP-60	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 10	$56,550.00	$50,895.00	$0.00	$50,895.00	90.0%	$5,655.00
PH2-YP-61	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - SS MANHOLE 11	$56,550.00	$0.00	$0.00	$0.00	0.0%	$56,550.00
PH2-YP-62	Phase 2 Yard Pipe - 4' DIAMETER DRAIN MH - RECYCLE LIFT STATION	$241,910.00	$120,955.00	$0.00	$120,955.00	50.0%	$120,955.00
PH2-YP-63	Phase 2 Yard Pipe - 8" DRAIN - 08" DRAIN FROM MH3 TO MH4 TO MH5	$500,920.00	$0.00	$0.00	$0.00	0.0%	$500,920.00
PH2-YP-64	Phase 2 Yard Pipe - 08" DRAIN - 08" DRAIN FROM MH8 TO MH7 TO MH6	$358,390.00	$322,551.00	$0.00	$322,551.00	90.0%	$35,839.00
PH2-YP-65	Phase 2 Yard Pipe - 08" DRAIN - 08" DRAIN FROM MH11 TO MH10 TO MH9 TO MH6	$254,640.00	$127,320.00	$0.00	$127,320.00	50.0%	$127,320.00
PH2-YP-66	Phase 2 Yard Pipe - 08" DRAIN - 08" DRAIN FROM MH6 TO MH5 TO RECYCLE LIFT STATION	$220,470.00	$198,423.00	$0.00	$198,423.00	90.0%	$22,047.00
PH2-YP-67	Phase 2 Yard Pipe - 4" FORCE MAIN - 4" FM FROM RECYCLE LIFT STATION TO PHASE 1 MASTER LIFT STATION	$185,770.00	$0.00	$0.00	$0.00	0.0%	$185,770.00
PH2-YP-68	Phase 2 Yard Pipe - 6" / 8" REUSE WATER MAIN - 6" / 8" RW MAIN STARTING AT TRANSFER PS AND ENDING AT SOUTH END OF PLANT	$379,880.00	$22,792.80	$0.00	$22,792.80	6.0%	$357,087.20
PH2-YP-69	Phase 2 Yard Pipe - 6" WATER MAIN - 6" WM THAT NEEDS TO BE REMOVED AND RELOCATED DUE TO NEW 6" RWM	$65,710.00	$65,710.00	$0.00	$65,710.00	100.0%	$0.00
PH2-YP-70	Phase 2 Yard Pipe - 4" REUSE WATER - 4" STUBB TO PHASE 1 EQ BASIN 4	$4,150.00	$0.00	$0.00	$0.00	0.0%	$4,150.00
PH2-YP-71	Phase 2 Yard Pipe - 4" REUSE WATER - 4" STUBB TO PHASE 1 DEWATERING SCREW PRESS	$4,850.00	$0.00	$0.00	$0.00	0.0%	$4,850.00
PH2-YP-72	Phase 2 Yard Pipe - 4" REUSE WATER - 4" STUBB TO PHASE 1 AEROBIC FACULTATIVE DIGESTER 4	$9,280.00	$0.00	$0.00	$0.00	0.0%	$9,280.00
PH2-YP-73	Phase 2 Yard Pipe - 4" REUSE WATER - 4" STUBB TO PHASE 1 AEROBIC FACULTATIVE DIGESTER 2	$9,970.00	$0.00	$0.00	$0.00	0.0%	$9,970.00
PH2-YP-74	Phase 2 Yard Pipe - 2" REUSE WATER - 2" TO RAS/WAS PS NO. 2	$35,340.00	$0.00	$0.00	$0.00	0.0%	$35,340.00
PH2-YP-75	Phase 2 Yard Pipe - 2" REUSE WATER - 2" TO REAERATION BASIN	$29,350.00	$0.00	$0.00	$0.00	0.0%	$29,350.00
PH2-YP-76	Phase 2 Yard Pipe - 2" REUSE WATER - 2" TO RAS/WAS PS NO. 1	$23,350.00	$0.00	$0.00	$0.00	0.0%	$23,350.00
PH2-YP-77	Phase 2 Yard Pipe - 2" REUSE WATER - 2" TO CHEM STORAGE	$23,350.00	$0.00	$0.00	$0.00	0.0%	$23,350.00
PH2-YP-78	Phase 2 Yard Pipe - 16" FILTER EFFLUENT - CUT INTO EX FILTER EFFLUENT LINE AND TIE INTO FILTER INFLUENT LINE USING THREE LINE S	$146,550.00	$0.00	$0.00	$0.00	0.0%	$146,550.00
PH2-YP-79	Phase 2 Yard Pipe - SODIUM HYPOCHLORITE - CHEM STORAGE TO CHLORINE CONTACT - DUAL 3" CONTAINMENT x 1" CARRIER	$76,450.00	$0.00	$0.00	$0.00	0.0%	$76,450.00
PH2-YP-80	Phase 2 Yard Pipe - FORCE MAIN LINES - EQ PUMPS AT EXISTING EQ BASIN - DISCHARGE, SUCTION, AND HEADER INCLUDING ACCESSOR	$88,380.00	$0.00	$79,542.00	$79,542.00	90.0%	$8,838.00
PH2-YP-81	Phase 2 Yard Pipe - NON POT WATER LINES - EQ PUMPS AT EX EQ BASIN - 2" RWM SUPPLY, 3/4" SERVICE, AND 1/2" SEAL WATER	$64,120.00	$0.00	$0.00	$0.00	0.0%	$64,120.00
PH2-YP-82	Phase 2 Yard Pipe - FLUSH/CLEAN	$26,000.00	$0.00	$0.00	$0.00	0.0%	$26,000.00
PH2-YP-83	Phase 2 Yard Pipe - TESTING	$46,000.00	$0.00	$0.00	$0.00	0.0%	$46,000.00
PH2-YP-84	Phase 2 Yard Pipe - DISINFECT PIPE	$21,184.00	$0.00	$0.00	$0.00	0.0%	$21,184.00
	PHASE 2 STORM DRAINS						
PH2-SD-01	Phase 2 Storm Drains - Submit - Storm Drain Pipe	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SD-02	Phase 2 Storm Drains - Submit - Storm Drain Inlets	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SD-03	Phase 2 Storm Drains - Delivery / Unload - Storm Drain Pipe	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
PH2-SD-04	Phase 2 Storm Drains - Delivery / Unload - Storm Drain Inlets	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
PH2-SD-05	Phase 2 Storm Drains - Install - Storm Drain Pipe	$247,705.00	$69,357.40	$0.00	$69,357.40	28.0%	$178,347.60
PH2-SD-06	Phase 2 Storm Drains - Install - Storm Drain Inlets	$76,732.00	$13,044.44	$0.00	$13,044.44	17.0%	$63,687.56
	PHASE 2 GENERATOR #1 & #3 WORK						
PH2-GW-01	Phase 2 Generator #1 & #3 Work - **To be further developed…**	$248,564.00	$0.00	$0.00	$0.00	0.0%	$248,564.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
	PHASE 2 REAERATION BASIN						
PH2-RB-01	Phase 2 Reaeration Basin - **To be further developed…**	$1,884,108.00	$0.00	$0.00	$0.00	0.0%	$1,884,108.00
	PHASE 2 FLOW SPLITTER BOX						
PH2-FSB-01	Phase 2 Flow Splitter Box - **To be further developed…**	$128,141.00	$0.00	$0.00	$0.00	0.0%	$128,141.00
	PHASE 2 SECONDARY CLARIFIERS #1, #2, & #3						
PH2-SC-01	Phase 2 Secondary Clarifiers #1, #2, & #3 - Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SC-02	Phase 2 Secondary Clarifiers #1, #2, & #3 - Submit - Rebar	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SC-03	Phase 2 Secondary Clarifiers #1, #2, & #3 - Submit - Underslab Pipe / Fittings	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SC-04	Phase 2 Secondary Clarifiers #1, #2, & #3 - Submit - Clarifier Equipment	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-SC-05	Phase 2 Secondary Clarifiers #1, #2, & #3 - Deliver / Unload - Clarifier Equipment	$26,663.00	$0.00	$0.00	$0.00	0.0%	$26,663.00
PH2-SC-06	Phase 2 Secondary Clarifiers #1 - Dewater Clarifier	$44,000.00	$37,400.00	$4,400.00	$41,800.00	95.0%	$2,200.00
PH2-SC-07	Phase 2 Secondary Clarifiers #1 - Excavate Clarifier & Center Pier	$283,800.00	$283,800.00	$0.00	$283,800.00	100.0%	$0.00
PH2-SC-08	Phase 2 Secondary Clarifiers #1 - Install Underslab Pipe and Encase	$156,000.00	$156,000.00	$0.00	$156,000.00	100.0%	$0.00
PH2-SC-09	Phase 2 Secondary Clarifiers #1 - F/R/P Center Pier	$86,000.00	$86,000.00	$0.00	$86,000.00	100.0%	$0.00
PH2-SC-10	Phase 2 Secondary Clarifiers #1 - Prep subgrade for Slab	$57,000.00	$57,000.00	$0.00	$57,000.00	100.0%	$0.00
PH2-SC-11	Phase 2 Secondary Clarifiers #1 - F/R/P Clarifier Slab	$527,000.00	$527,000.00	$0.00	$527,000.00	100.0%	$0.00
PH2-SC-12	Phase 2 Secondary Clarifiers #1 - Initial Backfill	$14,190.00	$14,190.00	$0.00	$14,190.00	100.0%	$0.00
PH2-SC-13	Phase 2 Secondary Clarifiers #1 - F/R/P Clarifier Walls	$429,000.00	$386,100.00	$0.00	$386,100.00	90.0%	$42,900.00
PH2-SC-14	Phase 2 Secondary Clarifiers #1 - F/R/P Elevated Trough Base Slab	$69,000.00	$62,100.00	$0.00	$62,100.00	90.0%	$6,900.00
PH2-SC-15	Phase 2 Secondary Clarifiers #1 - F/R/P Elevated Trough Wall	$76,000.00	$68,400.00	$0.00	$68,400.00	90.0%	$7,600.00
PH2-SC-16	Phase 2 Secondary Clarifiers #1 - Final Backfill	$56,760.00	$0.00	$0.00	$0.00	0.0%	$56,760.00
PH2-SC-17	Phase 2 Secondary Clarifiers #1 - Install Clarifier Equipment	$112,000.00	$0.00	$0.00	$0.00	0.0%	$112,000.00
PH2-SC-18	Phase 2 Secondary Clarifiers #1 - Grout Slab	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-19	Phase 2 Secondary Clarifiers #1 - Install Instrumentation	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-SC-20	Phase 2 Secondary Clarifiers #1 - Install Spray Water Pipe	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
PH2-SC-21	Phase 2 Secondary Clarifiers #1 - Install Scum Pipe	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-22	Phase 2 Secondary Clarifiers #1 - Install Weirs and Baffles	$5,500.00	$0.00	$0.00	$0.00	0.0%	$5,500.00
PH2-SC-23	Phase 2 Secondary Clarifiers #1 - Start-up Clarifier #1	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-SC-24	Phase 2 Secondary Clarifiers #2 - Dewater Clarifier	$44,000.00	$37,400.00	$4,400.00	$41,800.00	95.0%	$2,200.00
PH2-SC-25	Phase 2 Secondary Clarifiers #2 - Excavate Clarifier & Center Pier	$283,800.00	$283,800.00	$0.00	$283,800.00	100.0%	$0.00
PH2-SC-26	Phase 2 Secondary Clarifiers #2 - Install Underslab Pipe and Encase	$156,000.00	$156,000.00	$0.00	$156,000.00	100.0%	$0.00
PH2-SC-27	Phase 2 Secondary Clarifiers #2 - F/R/P Center Pier	$86,000.00	$86,000.00	$0.00	$86,000.00	100.0%	$0.00
PH2-SC-28	Phase 2 Secondary Clarifiers #2 - Prep subgrade for Slab	$57,000.00	$57,000.00	$0.00	$57,000.00	100.0%	$0.00
PH2-SC-29	Phase 2 Secondary Clarifiers #2 - F/R/P Clarifier Slab	$527,000.00	$527,000.00	$0.00	$527,000.00	100.0%	$0.00
PH2-SC-30	Phase 2 Secondary Clarifiers #2 - Initial Backfill	$14,190.00	$14,190.00	$0.00	$14,190.00	100.0%	$0.00
PH2-SC-31	Phase 2 Secondary Clarifiers #2 - F/R/P Clarifier Walls	$429,000.00	$214,500.00	$107,250.00	$321,750.00	75.0%	$107,250.00
PH2-SC-32	Phase 2 Secondary Clarifiers #2 - F/R/P Elevated Trough Base Slab	$69,000.00	$17,250.00	$17,250.00	$34,500.00	50.0%	$34,500.00
PH2-SC-33	Phase 2 Secondary Clarifiers #2 - F/R/P Elevated Trough Wall	$76,000.00	$19,000.00	$19,000.00	$38,000.00	50.0%	$38,000.00
PH2-SC-34	Phase 2 Secondary Clarifiers #2 - Final Backfill	$56,760.00	$0.00	$0.00	$0.00	0.0%	$56,760.00
PH2-SC-35	Phase 2 Secondary Clarifiers #2 - Install Clarifier Equipment	$112,000.00	$0.00	$0.00	$0.00	0.0%	$112,000.00
PH2-SC-36	Phase 2 Secondary Clarifiers #2 - Grout Slab	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-37	Phase 2 Secondary Clarifiers #2 - Install Instrumentation	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-SC-38	Phase 2 Secondary Clarifiers #2 - Install Spray Water Pipe	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
PH2-SC-39	Phase 2 Secondary Clarifiers #2 - Install Scum Pipe	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-40	Phase 2 Secondary Clarifiers #2 - Install Weirs and Baffles	$5,500.00	$0.00	$0.00	$0.00	0.0%	$5,500.00
PH2-SC-41	Phase 2 Secondary Clarifiers #2 - Start-up Clarifier #1	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00

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APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
PH2-SC-42	Phase 2 Secondary Clarifiers #3 - Dewater Clarifier	$44,000.00	$4,400.00	$4,400.00	$8,800.00	20.0%	$35,200.00
PH2-SC-43	Phase 2 Secondary Clarifiers #3 - Excavate Clarifier & Center Pier	$283,800.00	$141,900.00	$141,900.00	$283,800.00	100.0%	$0.00
PH2-SC-44	Phase 2 Secondary Clarifiers #3 - Install Underslab Pipe and Encase	$156,000.00	$0.00	$117,000.00	$117,000.00	75.0%	$39,000.00
PH2-SC-45	Phase 2 Secondary Clarifiers #3 - F/R/P Center Pier	$86,000.00	$0.00	$43,000.00	$43,000.00	50.0%	$43,000.00
PH2-SC-46	Phase 2 Secondary Clarifiers #3 - Prep subgrade for Slab	$57,000.00	$0.00	$0.00	$0.00	0.0%	$57,000.00
PH2-SC-47	Phase 2 Secondary Clarifiers #3 - F/R/P Clarifier Slab	$527,000.00	$0.00	$0.00	$0.00	0.0%	$527,000.00
PH2-SC-48	Phase 2 Secondary Clarifiers #3 - Initial Backfill	$14,190.00	$0.00	$0.00	$0.00	0.0%	$14,190.00
PH2-SC-49	Phase 2 Secondary Clarifiers #3 - F/R/P Clarifier Walls	$429,000.00	$0.00	$0.00	$0.00	0.0%	$429,000.00
PH2-SC-50	Phase 2 Secondary Clarifiers #3 - F/R/P Elevated Trough Base Slab	$69,000.00	$0.00	$0.00	$0.00	0.0%	$69,000.00
PH2-SC-51	Phase 2 Secondary Clarifiers #3 - F/R/P Elevated Trough Wall	$76,000.00	$0.00	$0.00	$0.00	0.0%	$76,000.00
PH2-SC-52	Phase 2 Secondary Clarifiers #3 - Final Backfill	$56,760.00	$0.00	$0.00	$0.00	0.0%	$56,760.00
PH2-SC-53	Phase 2 Secondary Clarifiers #3 - Install Clarifier Equipment	$112,000.00	$0.00	$0.00	$0.00	0.0%	$112,000.00
PH2-SC-54	Phase 2 Secondary Clarifiers #3 - Grout Slab	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-55	Phase 2 Secondary Clarifiers #3 - Install Instrumentation	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-SC-56	Phase 2 Secondary Clarifiers #3 - Install Spray Water Pipe	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
PH2-SC-57	Phase 2 Secondary Clarifiers #3 - Install Scum Pipe	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-SC-58	Phase 2 Secondary Clarifiers #3 - Install Weirs and Baffles	$5,500.00	$0.00	$0.00	$0.00	0.0%	$5,500.00
PH2-SC-59	Phase 2 Secondary Clarifiers #3 - Start-up Clarifier #1	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
	PHASE 2 RAS / WAS PUMP STATION # 1 & #2						
PH2-RAS-01	Phase 2 RAS / WAS Pump Station #1 & #2 - **To be further developed…**	$610,104.00	$0.00	$0.00	$0.00	0.0%	$610,104.00
	PHASE 2 CHEMICAL STORAGE / FEED FACILITY						
PH2-CS-01	Phase 2 Chemical Storage / Feed Facility - **To be further developed…**	$193,669.00	$0.00	$0.00	$0.00	0.0%	$193,669.00
	PHASE 2 DISC FILTERS						
PH2-DF-01	Phase 2 Disc Filters - **To be further developed…**	$1,493,481.00	$0.00	$0.00	$0.00	0.0%	$1,493,481.00
	PHASE 2 CHLORINE CONTACT TANK						
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Submit - Rebar	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Submit - Mixer	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Submit - Gates	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Deliver / Unload - Equipment	$15,592.00	$0.00	$0.00	$0.00	0.0%	$15,592.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Excavate to Subgrade	$506,000.00	$506,000.00	$0.00	$506,000.00	100.0%	$0.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Install Misc. Dewatering	$273,000.00	$136,500.00	$0.00	$136,500.00	50.0%	$136,500.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Prep Subgrade	$220,000.00	$220,000.00	$0.00	$220,000.00	100.0%	$0.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - F/R/P Slab	$742,500.00	$742,500.00	$0.00	$742,500.00	100.0%	$0.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - F/R/P Walls	$986,500.00	$246,625.00	$345,275.00	$591,900.00	60.0%	$394,600.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Backfill	$285,000.00	$0.00	$0.00	$0.00	0.0%	$285,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Install Walkway Grating and Supports	$134,000.00	$0.00	$0.00	$0.00	0.0%	$134,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Install Handrails	$90,000.00	$0.00	$0.00	$0.00	0.0%	$90,000.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Install I&C Instruments	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Install Small PVC Piping	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Install Stairs	$40,000.00	$0.00	$0.00	$0.00	0.0%	$40,000.00
PH2-CC-02	Phase 2 Chlorine Contact Chamber - Set Mixer	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Set Gates	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-CC-01	Phase 2 Chlorine Contact Chamber - Start-up Equipment	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
	PHASE 2 TRANSFER PUMP STATION						
PH2-TPS-01	Phase 2 Transfer Pump Station - Submit - Concrete	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
PH2-TPS-01	Phase 2 Transfer Pump Station - Submit - Rebar	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Submit - Pumps	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Deliver / Unload - Pumps	$16,254.00	$0.00	$0.00	$0.00	0.0%	$16,254.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Excavate to Subgrade	$411,600.00	$411,600.00	$0.00	$411,600.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Misc. Dewatering	$44,000.00	$44,000.00	$0.00	$44,000.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Prep Subgrade	$48,000.00	$48,000.00	$0.00	$48,000.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - F/R/P Slab	$339,000.00	$339,000.00	$0.00	$339,000.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - F/R/P Walls	$239,600.00	$239,600.00	$0.00	$239,600.00	100.0%	$0.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Backfill	$102,900.00	$51,450.00	$0.00	$51,450.00	50.0%	$51,450.00
PH2-TPS-01	Phase 2 Transfer Pump Station - F/R/P Elevated Deck	$124,500.00	$0.00	$0.00	$0.00	0.0%	$124,500.00
PH2-TPS-01	Phase 2 Transfer Pump Station - F/R/P Pump Pads, Interior Walls, Grout	$13,000.00	$0.00	$0.00	$0.00	0.0%	$13,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Flanged Piping	$223,000.00	$0.00	$0.00	$0.00	0.0%	$223,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Grating and Supports	$12,500.00	$0.00	$0.00	$0.00	0.0%	$12,500.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Handrails	$13,500.00	$0.00	$0.00	$0.00	0.0%	$13,500.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install I&C Instruments	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Small PVC Piping	$30,000.00	$0.00	$0.00	$0.00	0.0%	$30,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Install Stairs	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - F/R/P SOG	$23,000.00	$0.00	$0.00	$0.00	0.0%	$23,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Set Pump bases and pumps	$6,000.00	$0.00	$0.00	$0.00	0.0%	$6,000.00
PH2-TPS-01	Phase 2 Transfer Pump Station - Start-up Pumps	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
	PHASE 2 RECYCLE LIFT STATION						
PH2-RLS-01	Phase 2 Recycle Lift Station - **To be further developed…**	$83,224.00	$0.00	$0.00	$0.00	0.0%	$83,224.00
	PHASE 2 EXISTING EQ TANK						
PH2-RLS-01	Phase 2 Existing EQ Tank - **To be further developed…**	$8,756.00	$0.00	$0.00	$0.00	0.0%	$8,756.00
	PHASE 2 DAVCO PACKAGE PLANT						
PH2-DP-01	Phase 2 Davco Plant **- To be further developed…**	$2,567,845.00	$0.00	$0.00	$0.00	0.0%	$2,567,845.00
	PHASE 2 WORK PACKAGES						
	WORK PACKAGE 06 - PHASE 2 ELECTRICAL BUILDING #1 and #3						
PH2-WP-06-01	Work Package 06 - Phase 1 Electrical Building #2 - Exterior Doors/Door Frames Modifications	$5,850.00	$5,850.00	$0.00	$5,850.00	100.0%	$0.00
PH2-WP-06-01	Work Package 06 - Phase 1 Electrical Building #2 - HVAC Modifications	$14,640.00	$14,640.00	$0.00	$14,640.00	100.0%	$0.00
PH2-WP-06-01	Work Package 06 - Phase 2 Electrical Building #1 - Bond	$17,500.00	$17,500.00	$0.00	$17,500.00	100.0%	$0.00
PH2-WP-06-02	Work Package 06 - Phase 2 Electrical Building #1 - Additional Insurance Requirements	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
PH2-WP-06-03	Work Package 06 - Phase 2 Electrical Building #1 - Submittals	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
PH2-WP-06-04	Work Package 06 - Phase 2 Electrical Building #1 - Mobilization	$25,000.00	$12,500.00	$0.00	$12,500.00	50.0%	$12,500.00
PH2-WP-06-05	Work Package 06 - Phase 2 Electrical Building #1 - General Conditions	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-06-06	Work Package 06 - Phase 2 Electrical Building #1 - Footer	$36,000.00	$0.00	$0.00	$0.00	0.0%	$36,000.00
PH2-WP-06-07	Work Package 06 - Phase 2 Electrical Building #1 - Slab	$45,000.00	$0.00	$0.00	$0.00	0.0%	$45,000.00
PH2-WP-06-08	Work Package 06 - Phase 2 Electrical Building #1 - Termite	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
PH2-WP-06-09	Work Package 06 - Phase 2 Electrical Building #1 - Masonry Walls	$51,250.00	$0.00	$0.00	$0.00	0.0%	$51,250.00
PH2-WP-06-10	Work Package 06 - Phase 2 Electrical Building #1 - Core Slab	$55,000.00	$0.00	$0.00	$0.00	0.0%	$55,000.00
PH2-WP-06-11	Work Package 06 - Phase 2 Electrical Building #1 - Roofing	$45,000.00	$0.00	$0.00	$0.00	0.0%	$45,000.00
PH2-WP-06-12	Work Package 06 - Phase 2 Electrical Building #1 - Insulation	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-WP-06-13	Work Package 06 - Phase 2 Electrical Building #1 - Painting	$7,500.00	$0.00	$0.00	$0.00	0.0%	$7,500.00
PH2-WP-06-14	Work Package 06 - Phase 2 Electrical Building #1 - Rental Equipment	$12,500.00	$0.00	$0.00	$0.00	0.0%	$12,500.00
PH2-WP-06-15	Work Package 06 - Phase 2 Electrical Building #1 - HVAC	$94,640.00	$0.00	$0.00	$0.00	0.0%	$94,640.00
PH2-WP-06-16	Work Package 06 - Phase 2 Electrical Building #1 - Exterior Doors/Door Frames	$25,850.00	$0.00	$0.00	$0.00	0.0%	$25,850.00

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PH2-WP-06-17	Work Package 06 - Phase 2 Electrical Building #1 - Clean Up	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-WP-06-18	Work Package 06 - Phase 2 Electrical Building #1 - Fee	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-06-19	Work Package 06 - Phase 2 Electrical Building #1 - Signage	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-WP-06-20	Work Package 06 - Phase 2 Electrical Building #1 - Bollards	$15,635.00	$0.00	$0.00	$0.00	0.0%	$15,635.00
PH2-WP-06-21	Work Package 06 - Phase 2 Electrical Building #3 - Bond	$17,500.00	$17,500.00	$0.00	$17,500.00	100.0%	$0.00
PH2-WP-06-22	Work Package 06 - Phase 2 Electrical Building #3 - Additional Insurance Requirements	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
PH2-WP-06-23	Work Package 06 - Phase 2 Electrical Building #3 - Submittals	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
PH2-WP-06-24	Work Package 06 - Phase 2 Electrical Building #3 - Mobilization	$25,000.00	$12,500.00	$0.00	$12,500.00	50.0%	$12,500.00
PH2-WP-06-25	Work Package 06 - Phase 2 Electrical Building #3 - General Conditions	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-06-26	Work Package 06 - Phase 2 Electrical Building #3 - Footer	$36,000.00	$0.00	$0.00	$0.00	0.0%	$36,000.00
PH2-WP-06-27	Work Package 06 - Phase 2 Electrical Building #3 - Slab	$45,000.00	$0.00	$0.00	$0.00	0.0%	$45,000.00
PH2-WP-06-28	Work Package 06 - Phase 2 Electrical Building #3 - Termite	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
PH2-WP-06-29	Work Package 06 - Phase 2 Electrical Building #3 - Masonry Walls	$51,250.00	$0.00	$0.00	$0.00	0.0%	$51,250.00
PH2-WP-06-30	Work Package 06 - Phase 2 Electrical Building #3 - Core Slab	$55,000.00	$0.00	$0.00	$0.00	0.0%	$55,000.00
PH2-WP-06-31	Work Package 06 - Phase 2 Electrical Building #3 - Roofing	$45,000.00	$0.00	$0.00	$0.00	0.0%	$45,000.00
PH2-WP-06-32	Work Package 06 - Phase 2 Electrical Building #3 - Insulation	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-WP-06-33	Work Package 06 - Phase 2 Electrical Building #3 - Painting	$7,500.00	$0.00	$0.00	$0.00	0.0%	$7,500.00
PH2-WP-06-34	Work Package 06 - Phase 2 Electrical Building #3 - Rental Equipment	$12,500.00	$0.00	$0.00	$0.00	0.0%	$12,500.00
PH2-WP-06-35	Work Package 06 - Phase 2 Electrical Building #3 - HVAC	$94,640.00	$0.00	$0.00	$0.00	0.0%	$94,640.00
PH2-WP-06-36	Work Package 06 - Phase 2 Electrical Building #3 - Exterior Doors/Door Frames	$25,850.00	$0.00	$0.00	$0.00	0.0%	$25,850.00
PH2-WP-06-37	Work Package 06 - Phase 2 Electrical Building #3 - Clean Up	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-WP-06-38	Work Package 06 - Phase 2 Electrical Building #3 - Fee	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-06-39	Work Package 06 - Phase 2 Electrical Building #3 - Signage	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
PH2-WP-06-40	Work Package 06 - Phase 2 Electrical Building #3 - Bollards	$15,634.00	$0.00	$0.00	$0.00	0.0%	$15,634.00
	WORK PACKAGE 07 - PHASE 2 SITEWORK						
PH2-WP-07-01	Work Package 07 - Phase 2 Sitework - Davco Area - Mobilization	$20,000.00	$20,000.00	$0.00	$20,000.00	100.0%	$0.00
PH2-WP-07-02	Work Package 07 - Phase 2 Sitework - Davco Area - Rough Grade	$61,500.00	$61,500.00	$0.00	$61,500.00	100.0%	$0.00
PH2-WP-07-02	Work Package 07 - Phase 2 Sitework - Davco Area - Pond	$20,500.00	$20,500.00	$0.00	$20,500.00	100.0%	$0.00
PH2-WP-07-03	Work Package 07 - Phase 2 Sitework - Davco Area - Finish Grade	$33,750.00	$0.00	$0.00	$0.00	0.0%	$33,750.00
PH2-WP-07-03	Work Package 07 - Phase 2 Sitework - Davco Area - Gravel Drive	$11,250.00	$0.00	$0.00	$0.00	0.0%	$11,250.00
PH2-WP-07-04	Work Package 07 - Phase 2 Sitework - Main Site Stage 1 - Mobilization	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-07-05	Work Package 07 - Phase 2 Sitework - Main Site Stage 1 - Rough Grade/Pond	$260,000.00	$189,800.00	$0.00	$189,800.00	73.0%	$70,200.00
PH2-WP-07-06	Work Package 07 - Phase 2 Sitework - Main Site Stage 1 - Finish Grade	$56,800.00	$0.00	$0.00	$0.00	0.0%	$56,800.00
PH2-WP-07-06	Work Package 07 - Phase 2 Sitework - Main Site Stage 1 - Road Construction - Subgrade & Base	$85,200.00	$0.00	$0.00	$0.00	0.0%	$85,200.00
PH2-WP-07-07	Work Package 07 - Phase 2 Sitework - Main Site Stage 1 - Sidewalks / Curbs	$28,000.00	$0.00	$0.00	$0.00	0.0%	$28,000.00
PH2-WP-07-08	Work Package 07 - Phase 2 Sitework - Main Site Stage 2 - Mobilization	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-07-09	Work Package 07 - Phase 2 Sitework - Main Site Stage 2 - Rough Grade	$131,000.00	$0.00	$0.00	$0.00	0.0%	$131,000.00
PH2-WP-07-10	Work Package 07 - Phase 2 Sitework - Main Site Stage 2 - Finish Grade	$74,000.00	$0.00	$0.00	$0.00	0.0%	$74,000.00
PH2-WP-07-10	Work Package 07 - Phase 2 Sitework - Main Site Stage 2 - Road Construction - Subgrade & Base	$296,000.00	$0.00	$0.00	$0.00	0.0%	$296,000.00
PH2-WP-07-11	Work Package 07 - Phase 2 Sitework - Main Site Stage 2 - Sidewalks / Curbs	$108,549.00	$0.00	$0.00	$0.00	0.0%	$108,549.00
	WORK PACKAGE 08 -PHASE 2 CHEMCIAL STORAGE & FEED BUILDING						
PH2-WP-08-01	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Mobilization	$15,000.00	$7,500.00	$0.00	$7,500.00	50.0%	$7,500.00
PH2-WP-08-02	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Submittals	$5,000.00	$5,000.00	$0.00	$5,000.00	100.0%	$0.00
PH2-WP-08-03	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Insurance Requirements	$10,000.00	$10,000.00	$0.00	$10,000.00	100.0%	$0.00
PH2-WP-08-04	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Building Materials	$100,000.00	$33,000.00	$0.00	$33,000.00	33.0%	$67,000.00
PH2-WP-08-05	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Building Erection	$30,000.00	$0.00	$0.00	$0.00	0.0%	$30,000.00

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$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
PH2-WP-08-06	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Fee	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
PH2-WP-08-07	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Clean Up	$4,000.00	$0.00	$0.00	$0.00	0.0%	$4,000.00
PH2-WP-08-08	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Signage	$2,500.00	$0.00	$0.00	$0.00	0.0%	$2,500.00
PH2-WP-08-09	Work Package 08 - Phase 2 Chemical Storage & Feed Building - Pipe Marking	$1,500.00	$0.00	$0.00	$0.00	0.0%	$1,500.00
	WORK PACKAGE 09 -PHASE 2 PAINTING & COATINGS						
PH2-WP-09-01	Work Package 09 - Phase 2 Painting & Coatings - General Conditions	$27,672.00	$0.00	$0.00	$0.00	0.0%	$27,672.00
PH2-WP-09-02	Work Package 09 - Phase 2 Painting & Coatings - Bond	$24,546.00	$0.00	$0.00	$0.00	0.0%	$24,546.00
PH2-WP-09-03	Work Package 09 - Phase 2 Painting & Coatings - Reaeration Basin & Flow Splitter - Exterior Below Grade	$6,227.00	$0.00	$0.00	$0.00	0.0%	$6,227.00
PH2-WP-09-04	Work Package 09 - Phase 2 Painting & Coatings - Reaeration Basin & Flow Splitter - Exterior Exposed DIP - 12"	$2,422.00	$0.00	$0.00	$0.00	0.0%	$2,422.00
PH2-WP-09-05	Work Package 09 - Phase 2 Painting & Coatings - Reaeration Basin & Flow Splitter - Concrete Submerged	$25,057.00	$0.00	$0.00	$0.00	0.0%	$25,057.00
PH2-WP-09-06	Work Package 09 - Phase 2 Painting & Coatings - Reaeration Basin & Flow Splitter - Concrete Exterior	$21,480.00	$0.00	$0.00	$0.00	0.0%	$21,480.00
PH2-WP-09-07	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #1 - Exterior Below Grade	$7,946.00	$0.00	$0.00	$0.00	0.0%	$7,946.00
PH2-WP-09-08	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #2 - Exterior Below Grade	$7,946.00	$0.00	$0.00	$0.00	0.0%	$7,946.00
PH2-WP-09-09	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #3 - Exterior Below Grade	$7,946.00	$0.00	$0.00	$0.00	0.0%	$7,946.00
PH2-WP-09-10	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #1 through #3 - Exterior Exposed DIP	$5,257.00	$0.00	$0.00	$0.00	0.0%	$5,257.00
PH2-WP-09-11	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #1 - Concrete Submerged	$57,211.00	$0.00	$0.00	$0.00	0.0%	$57,211.00
PH2-WP-09-12	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #2 - Concrete Submerged	$57,211.00	$0.00	$0.00	$0.00	0.0%	$57,211.00
PH2-WP-09-13	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #3 - Concrete Submerged	$57,211.00	$0.00	$0.00	$0.00	0.0%	$57,211.00
PH2-WP-09-14	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #1 - Concrete Exterior	$27,783.00	$0.00	$0.00	$0.00	0.0%	$27,783.00
PH2-WP-09-15	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #2 - Concrete Exterior	$27,783.00	$0.00	$0.00	$0.00	0.0%	$27,783.00
PH2-WP-09-16	Work Package 09 - Phase 2 Painting & Coatings - Clarifiers #3 - Concrete Exterior	$27,783.00	$0.00	$0.00	$0.00	0.0%	$27,783.00
PH2-WP-09-17	Work Package 09 - Phase 2 Painting & Coatings - RAS/WAS Pump Station #1 - Exterior Exposed DIP	$7,732.50	$0.00	$0.00	$0.00	0.0%	$7,732.50
PH2-WP-09-18	Work Package 09 - Phase 2 Painting & Coatings - RAS/WAS Pump Station #2 - Exterior Exposed DIP	$7,732.50	$0.00	$0.00	$0.00	0.0%	$7,732.50
PH2-WP-09-19	Work Package 09 - Phase 2 Painting & Coatings - Tertiary Filters - Exterior Exposed DIP	$22,257.00	$0.00	$0.00	$0.00	0.0%	$22,257.00
PH2-WP-09-20	Work Package 09 - Phase 2 Painting & Coatings - Transfer Pump Station - Exterior Exposed DIP	$17,376.00	$0.00	$0.00	$0.00	0.0%	$17,376.00
PH2-WP-09-21	Work Package 09 - Phase 2 Painting & Coatings - Transfer PS, Chlorine Contact, Filters - Concrete Exterior (Above Grade)	$21,396.00	$0.00	$0.00	$0.00	0.0%	$21,396.00
PH2-WP-09-22	Work Package 09 - Phase 2 Painting & Coatings - Transfer PS, Chlorine Contact, Filters - Concrete Submerged (Interior)	$435,712.00	$0.00	$0.00	$0.00	0.0%	$435,712.00
PH2-WP-09-23	Work Package 09 - Phase 2 Painting & Coatings - Transfer PS, Chlorine Contact, Filters - Concrete Exterior (Below Grade)	$35,542.00	$0.00	$0.00	$0.00	0.0%	$35,542.00
PH2-WP-09-24	Work Package 09 - Phase 2 Painting & Coatings - Chemical Storage & Feed - Concrete Floor	$14,537.00	$0.00	$0.00	$0.00	0.0%	$14,537.00
PH2-WP-09-25	Work Package 09 - Phase 2 Painting & Coatings - Chemical Storage & Feed - PVC Piping	$5,718.00	$0.00	$0.00	$0.00	0.0%	$5,718.00
PH2-WP-09-26	Work Package 09 - Phase 2 Painting & Coatings - Chemical Storage & Feed - Primary and Secondary Structural Steel	$36,161.00	$0.00	$0.00	$0.00	0.0%	$36,161.00
PH2-WP-09-27	Work Package 09 - Phase 2 Painting & Coatings - Recycle Pump Station - Exterior Exposed DIP	$2,685.00	$0.00	$0.00	$0.00	0.0%	$2,685.00
PH2-WP-09-28	Work Package 09 - Phase 2 Painting & Coatings - Davco Influent & Blower Piping - Exterior Exposed DIP	$2,619.00	$0.00	$0.00	$0.00	0.0%	$2,619.00
PH2-WP-09-29	Work Package 09 - Phase 2 Painting & Coatings - Davco EQ Feed Pumps at Existing EQ Basin - Exterior Exposed DIP and Bollards	$5,447.00	$0.00	$0.00	$0.00	0.0%	$5,447.00
	WORK PACKAGE 10 -PHASE 2 ELECTRICAL						
PH2-WP-10-01	Work Package 10 - Phase 2 Electrical - General Conditions	$861,500.00	$129,225.00	$43,075.00	$172,300.00	20.0%	$689,200.00
PH2-WP-10-02	Work Package 10 - Phase 2 Electrical - Submittals/ Start Up	$395,200.00	$355,680.00	$39,520.00	$395,200.00	100.0%	$0.00
PH2-WP-10-03	Work Package 10 - Phase 2 Electrical - Temporary Power	$105,000.00	$63,000.00	$42,000.00	$105,000.00	100.0%	$0.00
PH2-WP-10-04	Work Package 10 - Phase 2 Electrical - Duct Banks - DB PP	$423,167.00	$0.00	$423,167.00	$423,167.00	100.0%	$0.00
PH2-WP-10-05	Work Package 10 - Phase 2 Electrical - Duct Banks - DB SS	$437,610.00	$0.00	$0.00	$0.00	0.0%	$437,610.00
PH2-WP-10-06	Work Package 10 - Phase 2 Electrical - Duct Banks - DB FF	$562,106.00	$562,106.00	$0.00	$562,106.00	100.0%	$0.00
PH2-WP-10-07	Work Package 10 - Phase 2 Electrical - Duct Banks - DB KK	$149,565.00	$29,913.00	$0.00	$29,913.00	20.0%	$119,652.00
PH2-WP-10-08	Work Package 10 - Phase 2 Electrical - Duct Banks - DB TT	$101,335.00	$0.00	$0.00	$0.00	0.0%	$101,335.00
PH2-WP-10-09	Work Package 10 - Phase 2 Electrical - Duct Banks - DB GG	$105,605.00	$73,923.50	$31,681.50	$105,605.00	100.0%	$0.00
PH2-WP-10-10	Work Package 10 - Phase 2 Electrical - Duct Banks - DB JJ	$229,465.00	$160,625.50	$68,839.50	$229,465.00	100.0%	$0.00
PH2-WP-10-11	Work Package 10 - Phase 2 Electrical - Duct Banks - DB HH	$331,178.00	$0.00	$331,178.00	$331,178.00	100.0%	$0.00

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APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
PH2-WP-10-12	Work Package 10 - Phase 2 Electrical - Duct Banks - Pull Boxes	$337,143.00	$47,200.02	$26,971.44	$74,171.46	22.0%	$262,971.54
PH2-WP-10-13	Work Package 10 - Phase 2 Electrical - Duct Banks - Site Lighting	$71,000.00	$0.00	$0.00	$0.00	0.0%	$71,000.00
PH2-WP-10-14	Work Package 10 - Phase 2 Electrical - Davco System - Underground	$405,726.00	$405,726.00	$0.00	$405,726.00	100.0%	$0.00
PH2-WP-10-15	Work Package 10 - Phase 2 Electrical - Davco System - Above Grade	$392,784.00	$392,784.00	$0.00	$392,784.00	100.0%	$0.00
PH2-WP-10-16	Work Package 10 - Phase 2 Electrical - Davco System - Gear/ FBO Equip	$45,478.00	$13,643.40	$2,273.90	$15,917.30	35.0%	$29,560.70
PH2-WP-10-17	Work Package 10 - Phase 2 Electrical - Davco System - Pull Wire/ Term	$185,715.00	$74,286.00	$18,571.50	$92,857.50	50.0%	$92,857.50
PH2-WP-10-18	Work Package 10 - Phase 2 Electrical - Davco System - Start-up	$10,800.00	$0.00	$0.00	$0.00	0.0%	$10,800.00
PH2-WP-10-19	Work Package 10 - Phase 2 Electrical - Electrical Building #1 - Underground	$962,028.00	$481,014.00	$105,823.08	$586,837.08	61.0%	$375,190.92
PH2-WP-10-20	Work Package 10 - Phase 2 Electrical - Electrical Building #1 - Above Grade	$149,421.00	$0.00	$0.00	$0.00	0.0%	$149,421.00
PH2-WP-10-21	Work Package 10 - Phase 2 Electrical - Electrical Building #1 - Gear/ FBO Equip	$83,286.00	$0.00	$0.00	$0.00	0.0%	$83,286.00
PH2-WP-10-22	Work Package 10 - Phase 2 Electrical - Electrical Building #1 - Pull Wire/ Term	$470,583.00	$0.00	$0.00	$0.00	0.0%	$470,583.00
PH2-WP-10-23	Work Package 10 - Phase 2 Electrical - Electrical Building #1 - Start-up	$36,000.00	$0.00	$0.00	$0.00	0.0%	$36,000.00
PH2-WP-10-24	Work Package 10 - Phase 2 Electrical - Electrical Building #2 - Above Grade	$26,840.00	$0.00	$0.00	$0.00	0.0%	$26,840.00
PH2-WP-10-25	Work Package 10 - Phase 2 Electrical - Electrical Building #2 - Gear/ FBO Equip	$14,100.00	$0.00	$3,525.00	$3,525.00	25.0%	$10,575.00
PH2-WP-10-26	Work Package 10 - Phase 2 Electrical - Electrical Building #2 - Pull Wire/ Term	$843,750.00	$0.00	$0.00	$0.00	0.0%	$843,750.00
PH2-WP-10-27	Work Package 10 - Phase 2 Electrical - Electrical Building #2 - Start-up	$10,800.00	$0.00	$0.00	$0.00	0.0%	$10,800.00
PH2-WP-10-28	Work Package 10 - Phase 2 Electrical - Electrical Building #3 - Underground	$615,099.00	$0.00	$0.00	$0.00	0.0%	$615,099.00
PH2-WP-10-29	Work Package 10 - Phase 2 Electrical - Electrical Building #3 - Above Grade	$146,286.00	$0.00	$0.00	$0.00	0.0%	$146,286.00
PH2-WP-10-30	Work Package 10 - Phase 2 Electrical - Electrical Building #3 - Gear/ FBO Equip	$50,878.00	$0.00	$0.00	$0.00	0.0%	$50,878.00
PH2-WP-10-31	Work Package 10 - Phase 2 Electrical - Electrical Building #3 - Pull Wire/ Term	$186,549.00	$0.00	$0.00	$0.00	0.0%	$186,549.00
PH2-WP-10-32	Work Package 10 - Phase 2 Electrical - Electrical Building #3 - Start-up	$21,600.00	$0.00	$0.00	$0.00	0.0%	$21,600.00
PH2-WP-10-33	Work Package 10 - Phase 2 Electrical - Operations Building - Underground	$19,864.00	$19,864.00	$0.00	$19,864.00	100.0%	$0.00
PH2-WP-10-34	Work Package 10 - Phase 2 Electrical - Operations Building - Above Grade	$15,051.00	$15,051.00	$0.00	$15,051.00	100.0%	$0.00
PH2-WP-10-35	Work Package 10 - Phase 2 Electrical - Operations Building - Gear/ FBO Equip	$6,480.00	$5,832.00	$0.00	$5,832.00	90.0%	$648.00
PH2-WP-10-36	Work Package 10 - Phase 2 Electrical - Operations Building - Pull Wire/ Term	$59,429.00	$53,486.10	$0.00	$53,486.10	90.0%	$5,942.90
PH2-WP-10-37	Work Package 10 - Phase 2 Electrical - Operations Building - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00
PH2-WP-10-38	Work Package 10 - Phase 2 Electrical - Reclaim Pump Station - Underground	$73,870.00	$0.00	$0.00	$0.00	0.0%	$73,870.00
PH2-WP-10-39	Work Package 10 - Phase 2 Electrical - Reclaim Pump Station - Above Grade	$48,858.00	$0.00	$0.00	$0.00	0.0%	$48,858.00
PH2-WP-10-40	Work Package 10 - Phase 2 Electrical - Reclaim Pump Station - Gear/ FBO Equip	$6,480.00	$0.00	$0.00	$0.00	0.0%	$6,480.00
PH2-WP-10-41	Work Package 10 - Phase 2 Electrical - Reclaim Pump Station - Pull Wire/ Term	$90,628.00	$0.00	$0.00	$0.00	0.0%	$90,628.00
PH2-WP-10-42	Work Package 10 - Phase 2 Electrical - Reclaim Pump Station - Start-up	$9,000.00	$0.00	$0.00	$0.00	0.0%	$9,000.00
PH2-WP-10-43	Work Package 10 - Phase 2 Electrical - Transfer Pump Station - Underground	$141,699.00	$0.00	$0.00	$0.00	0.0%	$141,699.00
PH2-WP-10-44	Work Package 10 - Phase 2 Electrical - Transfer Pump Station - Above Grade	$88,161.00	$0.00	$0.00	$0.00	0.0%	$88,161.00
PH2-WP-10-45	Work Package 10 - Phase 2 Electrical - Transfer Pump Station - Gear/ FBO Equip	$23,700.00	$0.00	$0.00	$0.00	0.0%	$23,700.00
PH2-WP-10-46	Work Package 10 - Phase 2 Electrical - Transfer Pump Station - Pull Wire/ Term	$119,220.00	$0.00	$0.00	$0.00	0.0%	$119,220.00
PH2-WP-10-47	Work Package 10 - Phase 2 Electrical - Transfer Pump Station - Start-up	$10,800.00	$0.00	$0.00	$0.00	0.0%	$10,800.00
PH2-WP-10-48	Work Package 10 - Phase 2 Electrical - Clarifiers #1, #2, and #3 - Underground	$47,613.00	$0.00	$0.00	$0.00	0.0%	$47,613.00
PH2-WP-10-49	Work Package 10 - Phase 2 Electrical - Clarifiers #1, #2, and #3 - Above Grade	$110,340.00	$0.00	$0.00	$0.00	0.0%	$110,340.00
PH2-WP-10-50	Work Package 10 - Phase 2 Electrical - Clarifiers #1, #2, and #3 - Gear/ FBO Equip	$7,020.00	$0.00	$0.00	$0.00	0.0%	$7,020.00
PH2-WP-10-51	Work Package 10 - Phase 2 Electrical - Clarifiers #1, #2, and #3 - Pull Wire/ Term	$39,108.00	$0.00	$0.00	$0.00	0.0%	$39,108.00
PH2-WP-10-52	Work Package 10 - Phase 2 Electrical - Clarifiers #1, #2, and #3 - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00
PH2-WP-10-53	Work Package 10 - Phase 2 Electrical - Recycle Lift Station - Underground	$39,888.00	$0.00	$0.00	$0.00	0.0%	$39,888.00
PH2-WP-10-54	Work Package 10 - Phase 2 Electrical - Recycle Lift Station - Above Grade	$32,728.00	$0.00	$0.00	$0.00	0.0%	$32,728.00
PH2-WP-10-55	Work Package 10 - Phase 2 Electrical - Recycle Lift Station - Gear/ FBO Equip	$6,480.00	$0.00	$0.00	$0.00	0.0%	$6,480.00
PH2-WP-10-56	Work Package 10 - Phase 2 Electrical - Recycle Lift Station - Pull Wire/ Term	$33,950.00	$0.00	$0.00	$0.00	0.0%	$33,950.00
PH2-WP-10-57	Work Package 10 - Phase 2 Electrical - Recycle Lift Station - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00

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PH2-WP-10-58	Work Package 10 - Phase 2 Electrical - Reaeration Blowers - Underground	$61,025.00	$0.00	$0.00	$0.00	0.0%	$61,025.00
PH2-WP-10-59	Work Package 10 - Phase 2 Electrical - Reaeration Blowers - Above Grade	$33,578.00	$0.00	$0.00	$0.00	0.0%	$33,578.00
PH2-WP-10-60	Work Package 10 - Phase 2 Electrical - Reaeration Blowers - Gear/ FBO Equip	$8,220.00	$0.00	$0.00	$0.00	0.0%	$8,220.00
PH2-WP-10-61	Work Package 10 - Phase 2 Electrical - Reaeration Blowers - Pull Wire/ Term	$46,529.00	$0.00	$0.00	$0.00	0.0%	$46,529.00
PH2-WP-10-62	Work Package 10 - Phase 2 Electrical - Reaeration Blowers - Start-up	$9,000.00	$0.00	$0.00	$0.00	0.0%	$9,000.00
PH2-WP-10-63	Work Package 10 - Phase 2 Electrical - Splitter Box - Underground	$33,200.00	$0.00	$0.00	$0.00	0.0%	$33,200.00
PH2-WP-10-64	Work Package 10 - Phase 2 Electrical - Splitter Box - Above Grade	$20,303.00	$0.00	$0.00	$0.00	0.0%	$20,303.00
PH2-WP-10-65	Work Package 10 - Phase 2 Electrical - Splitter Box - Gear/ FBO Equip	$13,680.00	$0.00	$0.00	$0.00	0.0%	$13,680.00
PH2-WP-10-66	Work Package 10 - Phase 2 Electrical - Splitter Box - Pull Wire/ Term	$22,260.00	$0.00	$0.00	$0.00	0.0%	$22,260.00
PH2-WP-10-67	Work Package 10 - Phase 2 Electrical - Splitter Box - Start-up	$5,400.00	$0.00	$0.00	$0.00	0.0%	$5,400.00
PH2-WP-10-68	Work Package 10 - Phase 2 Electrical - RAS/WAS Pump Station - Underground	$77,436.00	$0.00	$0.00	$0.00	0.0%	$77,436.00
PH2-WP-10-69	Work Package 10 - Phase 2 Electrical - RAS/WAS Pump Station - Above Grade	$67,266.00	$0.00	$0.00	$0.00	0.0%	$67,266.00
PH2-WP-10-70	Work Package 10 - Phase 2 Electrical - RAS/WAS Pump Station - Gear/ FBO Equip	$7,020.00	$0.00	$0.00	$0.00	0.0%	$7,020.00
PH2-WP-10-71	Work Package 10 - Phase 2 Electrical - RAS/WAS Pump Station - Pull Wire/ Term	$25,658.00	$0.00	$0.00	$0.00	0.0%	$25,658.00
PH2-WP-10-72	Work Package 10 - Phase 2 Electrical - RAS/WAS Pump Station - Start-up	$9,000.00	$0.00	$0.00	$0.00	0.0%	$9,000.00
PH2-WP-10-73	Work Package 10 - Phase 2 Electrical - Chlorine Analyzer - Underground	$27,968.00	$0.00	$0.00	$0.00	0.0%	$27,968.00
PH2-WP-10-74	Work Package 10 - Phase 2 Electrical - Chlorine Analyzer - Above Grade	$20,277.00	$0.00	$0.00	$0.00	0.0%	$20,277.00
PH2-WP-10-75	Work Package 10 - Phase 2 Electrical - Chlorine Analyzer - Gear/ FBO Equip	$7,020.00	$0.00	$0.00	$0.00	0.0%	$7,020.00
PH2-WP-10-76	Work Package 10 - Phase 2 Electrical - Chlorine Analyzer - Pull Wire/ Term	$18,948.00	$0.00	$0.00	$0.00	0.0%	$18,948.00
PH2-WP-10-77	Work Package 10 - Phase 2 Electrical - Chlorine Analyzer - Start-up	$5,400.00	$0.00	$0.00	$0.00	0.0%	$5,400.00
PH2-WP-10-78	Work Package 10 - Phase 2 Electrical - Chlorine Contact Chamber - Underground	$28,624.00	$0.00	$1,431.20	$1,431.20	5.0%	$27,192.80
PH2-WP-10-79	Work Package 10 - Phase 2 Electrical - Chlorine Contact Chamber - Above Grade	$17,452.00	$0.00	$0.00	$0.00	0.0%	$17,452.00
PH2-WP-10-80	Work Package 10 - Phase 2 Electrical - Chlorine Contact Chamber - Gear/ FBO Equip	$11,640.00	$0.00	$0.00	$0.00	0.0%	$11,640.00
PH2-WP-10-81	Work Package 10 - Phase 2 Electrical - Chlorine Contact Chamber - Pull Wire/ Term	$27,120.00	$0.00	$0.00	$0.00	0.0%	$27,120.00
PH2-WP-10-82	Work Package 10 - Phase 2 Electrical - Chlorine Contact Chamber - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00
PH2-WP-10-83	Work Package 10 - Phase 2 Electrical - Chemical Storage - Underground	$61,197.00	$0.00	$0.00	$0.00	0.0%	$61,197.00
PH2-WP-10-84	Work Package 10 - Phase 2 Electrical - Chemical Storage - Above Grade	$21,473.00	$0.00	$0.00	$0.00	0.0%	$21,473.00
PH2-WP-10-85	Work Package 10 - Phase 2 Electrical - Chemical Storage - Gear/ FBO Equip	$7,740.00	$0.00	$0.00	$0.00	0.0%	$7,740.00
PH2-WP-10-86	Work Package 10 - Phase 2 Electrical - Chemical Storage - Pull Wire/ Term	$25,162.00	$0.00	$0.00	$0.00	0.0%	$25,162.00
PH2-WP-10-87	Work Package 10 - Phase 2 Electrical - Chemical Storage - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00
PH2-WP-10-88	Work Package 10 - Phase 2 Electrical - Disc Filters - Underground	$70,038.00	$0.00	$0.00	$0.00	0.0%	$70,038.00
PH2-WP-10-89	Work Package 10 - Phase 2 Electrical - Disc Filters - Above Grade	$66,164.00	$0.00	$0.00	$0.00	0.0%	$66,164.00
PH2-WP-10-90	Work Package 10 - Phase 2 Electrical - Disc Filters - Gear/ FBO Equip	$10,260.00	$0.00	$0.00	$0.00	0.0%	$10,260.00
PH2-WP-10-91	Work Package 10 - Phase 2 Electrical - Disc Filters - Pull Wire/ Term	$45,294.00	$0.00	$0.00	$0.00	0.0%	$45,294.00
PH2-WP-10-92	Work Package 10 - Phase 2 Electrical - Disc Filters - Start-up	$7,200.00	$0.00	$0.00	$0.00	0.0%	$7,200.00
PH2-WP-10-93	Work Package 10 - Phase 2 Electrical - Davco EQ Feed Pumps - Underground	$36,032.00	$0.00	$0.00	$0.00	0.0%	$36,032.00
PH2-WP-10-94	Work Package 10 - Phase 2 Electrical - Davco EQ Feed Pumps - Above Grade	$32,468.00	$0.00	$0.00	$0.00	0.0%	$32,468.00
PH2-WP-10-95	Work Package 10 - Phase 2 Electrical - Davco EQ Feed Pumps - Gear/ FBO Equip	$8,820.00	$0.00	$0.00	$0.00	0.0%	$8,820.00
PH2-WP-10-96	Work Package 10 - Phase 2 Electrical - Davco EQ Feed Pumps - Pull Wire/ Term	$23,199.00	$0.00	$0.00	$0.00	0.0%	$23,199.00
PH2-WP-10-97	Work Package 10 - Phase 2 Electrical - Davco EQ Feed Pumps - Start-up	$5,400.00	$0.00	$0.00	$0.00	0.0%	$5,400.00
PH2-WP-10-98	Work Package 10 - Phase 2 Electrical - Gear	$458,348.00	$59,585.24	$87,086.12	$146,671.36	32.0%	$311,676.64
PH2-WP-10-99	Work Package 10 - Phase 2 Electrical - Lighting	$189,750.00	$0.00	$0.00	$0.00	0.0%	$189,750.00
PH2-WP-10-100	Work Package 10 - Phase 2 Electrical - Lightning Protection	$210,738.00	$0.00	$0.00	$0.00	0.0%	$210,738.00
PH2-WP-10-101	Work Package 10 - Phase 2 Electrical - Third Party Testing	$42,729.00	$0.00	$0.00	$0.00	0.0%	$42,729.00
	WORK PACKAGE 11 -PHASE 2 INSTRUMENTATION & CONTROLS						
PH2-WP-11-01	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Field Instrumentation Submittals	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
PH2-WP-11-02	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Control Panel Hardware & Drawings Submittal	$35,000.00	$0.00	$0.00	$0.00	0.0%	$35,000.00
PH2-WP-11-03	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Software Submittal	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-11-04	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Computer Network Hardware/Software Submittal	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
PH2-WP-11-05	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Spare Parts Submittal	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-WP-11-06	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Loop Diagram Submittal	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
PH2-WP-11-07	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Factory and Field Test Plan Submittal	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-11-08	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Training Plan Submittal	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
PH2-WP-11-09	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Preliminary O&M Manuals	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
PH2-WP-11-10	Work Package 11 - Phase 2 Instrumentation & Controls - Submittals & Documentation - Final O&M Manuals and Record Drawings	$10,133.00	$0.00	$0.00	$0.00	0.0%	$10,133.00
PH2-WP-11-11	Work Package 11 - Phase 2 Instrumentation & Controls - Factory Testing - Completion of Witnessed Factory Testing	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
PH2-WP-11-12	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Field Instrumentation	$250,000.00	$0.00	$0.00	$0.00	0.0%	$250,000.00
PH2-WP-11-13	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Control Panels	$856,040.00	$0.00	$0.00	$0.00	0.0%	$856,040.00
PH2-WP-11-14	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Computer Hardware	$60,000.00	$0.00	$0.00	$0.00	0.0%	$60,000.00
PH2-WP-11-15	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Computer Software	$60,000.00	$0.00	$0.00	$0.00	0.0%	$60,000.00
PH2-WP-11-16	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Network Equipment	$100,000.00	$0.00	$0.00	$0.00	0.0%	$100,000.00
PH2-WP-11-17	Work Package 11 - Phase 2 Instrumentation & Controls - Equipment Delivery - Spares, Tools & Test Equipment	$150,000.00	$0.00	$0.00	$0.00	0.0%	$150,000.00
PH2-WP-11-18	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Calibration, I/O Checkout	$80,000.00	$0.00	$0.00	$0.00	0.0%	$80,000.00
PH2-WP-11-19	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Site Acceptance Testing	$80,000.00	$0.00	$0.00	$0.00	0.0%	$80,000.00
PH2-WP-11-20	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Field Instrument Training	$40,000.00	$0.00	$0.00	$0.00	0.0%	$40,000.00
PH2-WP-11-21	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Operator Training - Pre-Installation	$30,000.00	$0.00	$0.00	$0.00	0.0%	$30,000.00
PH2-WP-11-22	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Operator Training - Post-Installation	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
PH2-WP-11-23	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Programmer Training - HMI Software	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
PH2-WP-11-24	Work Package 11 - Phase 2 Instrumentation & Controls - Startup Services, Field Testing & Acceptance - Programmer Training - PLC Software	$30,000.00	$0.00	$0.00	$0.00	0.0%	$30,000.00
	PHASE 2 SUBCONTRACT WORK						
	PHASE 2 TRANSFER PUMP STATION SHORING SUBCONTRACT WORK						
PH2-HCS-01	Phase 2 Transfer Pump Station Shoring Subcontract - Mobilization, Site Preparation, Install Sheet Pille & Upper Brace/Ring	$272,649.00	$272,649.00	$0.00	$272,649.00	100.0%	$0.00
PH2-HCS-02	Phase 2 Transfer Pump Station Shoring Subcontract - Excavate and Install Lower Brace/Ring	$131,329.00	$131,329.00	$0.00	$131,329.00	100.0%	$0.00
PH2-HCS-03	Phase 2 Transfer Pump Station Shoring Subcontract - Shoring System Rental	$454,970.00	$454,970.00	$0.00	$454,970.00	100.0%	$0.00
PH2-HCS-04	Phase 2 Transfer Pump Station Shoring Subcontract - Removal of Shoring System	$131,329.00	$131,329.00	$0.00	$131,329.00	100.0%	$0.00
	PHASE 2 TRANSFER PUMP STATION DEWWATERING SUBCONTRACT WORK						
PH2-DACEY-01	Phase 2 Transfer Pump Station Dewatering Subcontract - Outside Vacuum Wellpoint Installation	$81,738.00	$81,738.00	$0.00	$81,738.00	100.0%	$0.00
PH2-DACEY-02	Phase 2 Transfer Pump Station Dewatering Subcontract - Inside Vacuum Wellpoint Installation	$85,323.00	$85,323.00	$0.00	$85,323.00	100.0%	$0.00
PH2-DACEY-03	Phase 2 Transfer Pump Station Dewatering Subcontract - Interior Gravity Deepwell	$348,509.00	$348,509.00	$0.00	$348,509.00	100.0%	$0.00
PH2-DACEY-04	Phase 2 Transfer Pump Station Dewatering Subcontract - Vacuum Wellpoint Operation/Maintenance	$111,390.00	$111,390.00	$0.00	$111,390.00	100.0%	$0.00
PH2-DACEY-05	Phase 2 Transfer Pump Station Dewatering Subcontract - Gravity Deepwell Operation/Maintenance	$132,840.00	$132,840.00	$0.00	$132,840.00	100.0%	$0.00
PH2-DACEY-06	Phase 2 Transfer Pump Station Dewatering Subcontract - Equipment Delivery	$3,100.00	$3,100.00	$0.00	$3,100.00	100.0%	$0.00
PH2-DACEY-07	Phase 2 Transfer Pump Station Dewatering Subcontract - Equipment Pickup	$3,100.00	$3,100.00	$0.00	$3,100.00	100.0%	$0.00
	PHASE 2 REINFORCNG STEEL INSTALLATION SUBCONTRACT WORK						
PH2-EAGLE-01	Phase 2 Reinforcing Steel Installation Subcontract - Secondary Clarifiers #1	$87,861.00	$86,103.78	$0.00	$86,103.78	98.0%	$1,757.22
PH2-EAGLE-02	Phase 2 Reinforcing Steel Installation Subcontract - Secondary Clarifiers #2	$87,861.00	$79,074.90	$0.00	$79,074.90	90.0%	$8,786.10
PH2-EAGLE-03	Phase 2 Reinforcing Steel Installation Subcontract - Secondary Clarifiers #3	$87,861.00	$0.00	$0.00	$0.00	0.0%	$87,861.00
PH2-EAGLE-04	Phase 2 Reinforcing Steel Installation Subcontract - Transfer Pump Station	$23,746.00	$21,371.40	$0.00	$21,371.40	90.0%	$2,374.60
PH2-EAGLE-05	Phase 2 Reinforcing Steel Installation Subcontract - Chlorine Contact Chambers	$75,988.00	$0.00	$0.00	$0.00	0.0%	$75,988.00
PH2-EAGLE-06	Phase 2 Reinforcing Steel Installation Subcontract - Tertiary Filters	$28,496.00	$0.00	$0.00	$0.00	0.0%	$28,496.00
PH2-EAGLE-07	Phase 2 Reinforcing Steel Installation Subcontract - Davco Blower, Generator, Recycle Pumps	$23,746.00	$23,746.00	$0.00	$23,746.00	100.0%	$0.00
PH2-EAGLE-08	Phase 2 Reinforcing Steel Installation Subcontract - Reaeration basin & Flow Splitter Box	$37,994.00	$0.00	$0.00	$0.00	0.0%	$37,994.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

$ 3,257,221.74

APPLICATION NUMBER: 18
APPLICATION DATE: 08/26/26
PERIOD TO: 08/31/26
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
PH2-EAGLE-09	Phase 2 Reinforcing Steel Installation Subcontract - RAS/WAS Pump Station	$4,749.00	$0.00	$0.00	$0.00	0.0%	$4,749.00
PH2-EAGLE-10	Phase 2 Reinforcing Steel Installation Subcontract - Chemical Storage / Feed Facility	$4,749.00	$0.00	$0.00	$0.00	0.0%	$4,749.00
PH2-EAGLE-11	Phase 2 Reinforcing Steel Installation Subcontract - Recycle Lift Station	$2,375.00	$0.00	$0.00	$0.00	0.0%	$2,375.00
PH2-EAGLE-12	Phase 2 Reinforcing Steel Installation Subcontract - Site	$9,500.00	$0.00	$0.00	$0.00	0.0%	$9,500.00
	TOTALS	**$111,662,688.00**	**$44,567,467.04**	**$3,257,221.74**	**$47,824,688.78**	**42.8%**	**$63,837,999.22**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Preliminary 2026 Population Estimate for the City of Wildwood (BEBR)**

REQUESTED ACTION: Staff recommends acceptance of the estimate.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: DSD

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The University of Florida Bureau of Economic and Business Research (BEBR) has provided a population estimate for the City of Wildwood of 41,859, as of April 1, 2026. The new estimate reflects an increase of 26,129 permanent residents since the April 1, 2020 census data was published.

College of Liberal Arts and Sciences
Bureau of Economic and Business Research

720 SW 2nd Ave. Ste. 150
PO Box 117148
Gainesville, FL 32611-7148
352-294-9150
888-534-2404 Fax

August 17, 2026

Dear Sir or Madam:

Enclosed is the preliminary estimate of the resident[1] population of your jurisdiction as of **April 1, 2026**. This estimate was produced by our office under contractual agreement with the Florida Legislature, and it is a factor used in determining the distribution of state revenue sharing funds (Section 186.901, Florida Statutes, Revenue Sharing Act, 1972).

We ask that you evaluate this estimate carefully and mark the appropriate response on the enclosed form. Please complete the enclosed form and email it in PDF format to RichardLDoty@ufl.edu (preferred method) or mail it back in the postage-paid envelope. If future correspondence to your office should be directed toward a different title or address than the one on the envelope, please indicate that change on the form.

These 2026 estimates are based on the April 1, 2020 Census population counts.[2] The Bureau of Economic and Business Research (BEBR) has estimated population change between the Census counts and April 1, 2026. You have the right to challenge the population change between the April 1, 2020 Census count and the April 1, 2026 estimate if you believe that change is not reasonably accurate. You may do so by providing an alternative estimate with data to support the revision. This challenge must be received by our office by **September 4, 2026**. We will review your challenge thoroughly and objectively, and we will notify you of our response to your challenge.

Thank you very much; your assistance is greatly appreciated. If you have any questions regarding the preliminary estimate or the challenge process, please contact me.

Sincerely,

Richard L. Doty

RichardLDoty@ufl.edu | 352-294-9150

[1] The residence criteria are based on the Census Bureau's concept of "usual residence", which is defined as the place where a person lives and sleeps most of the time. Consequently, seasonal and temporary residents whose usual place of residence is in another jurisdiction are not included.

[2] The 2020 Census counts are now final and cannot be challenged. However, any official population count that is conducted through a Special Census with the Census Bureau will be used as a new base for future estimates during the decade. A Special Census is a basic enumeration of population, housing units, group quarters and transitory locations, conducted by the U.S. Census Bureau at the request of a governmental unit. They are conducted on a cost-reimbursable basis. The Special Census Program continues through May 2027 for cost estimates, while the data collection will occur through September 2028. See https://www.census.gov/programs-surveys/specialcensus/about.html.

Have You Had an Annexation Lately?
If So, Your Population Estimate Needs Your Help

Your population estimate is important because it is a factor in determining the amount of state and federal dollars that your community receives. It is essential to notify the state of your annexations in order to include annexed areas into your population estimate.

Where to Report:

Report your annexations to the State of Florida contacts below to ensure that you qualify for all benefits available under the law.

Report to the Following 3 Contacts:

Alexandra LaTorre Executive Office of the Governor RE: Annexations The Capitol, Room 1601 Tallahassee, FL 32399-0001 Phone: 850-717-9506 Alexandra.LaTorre@laspbs.state.fl.us	Pam Schenker Florida Legislature, Office of Economic and Demographic Research 111 W. Madison St., Suite 574 Tallahassee, FL 32399-6588 Phone: 850-487-1402 DenseUrbanLandArea@leg.state.fl.us	Suzanne Roulston-Doty University of Florida, Bureau of Economic & Business Research PO Box 117148 Gainesville, FL 32611-7148 Phone: (352) 392-0171 x337 SRDoty@ufl.edu

What to Send:

- Annexation ordinance including:
  - ☑ Ordinance number
  - ☑ Legal description
  - ☑ Parcel number
  - ☑ Map with acreage denoted
  - ☑ Annexed land area (acres)
  - ☑ Effective date of the annexation
- Number of housing units by type of unit (single-family, multifamily, or mobile home) at the time of annexation

Other Essential Parties to Notify:

- Population estimates are typically based on the number of active residential electric meters in your area. So, please remember to **let your electric utility company/companies know of the annexation** to ensure the data that drive your population estimate will correctly reflect your current boundaries, both today and in the future. This also ensures that any franchise fees paid by your utility are paid to the correct jurisdiction.
- Annexations also must be reported to the **U.S. Census Bureau** through its annual Boundary and Annexation Survey (BAS). For more information, see https://www2.census.gov/geo/pdfs/partnerships/bas/BAS-Flyer.pdf.

Statutory Authority:

- FS186.901(3): *In cases of annexation or consolidation, local governments shall be required to submit to the Executive Office of the Governor, within 30 days following annexation or consolidation, a statement as to the population census effect of the action.*
- FS171.091: ***Recording.***— *Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.*
- In addition to the above, please remember to file your annexation in accordance with Florida Statues 171.044(3): *An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.*

Official Population Estimate (Permanent Residents): April 1, 2026
Prepared by the University of Florida, Bureau of Economic & Business Research

JURISDICTION: **Wildwood** COUNTY: **Sumter County**

CENSUS POPULATION 4/1/2020	TOTAL POPULATION CHANGE	PRELIMINARY POPULATION ESTIMATE 4/1/2026	INMATE POPULATION 4/1/2026	PRELIMINARY POPULATION ESTIMATE LESS INMATES 4/1/2026
15,730	26,129	41,859	0	41,859

15,730 ⇐ Your 2020 Census count from the U.S. Census Bureau (CANNOT be challenged here)

26,129 ⇐ Your preliminary estimate of population change since 2020 (CAN be challenged)

41,859 ⇐ Your preliminary population estimate for 2026 (including any inmates)

41,859 ⇐ The preliminary population estimate for state revenue-sharing use (FY 2027-2028)

Please check the appropriate box below and return a copy of this form in time to be received by our office by **September 4, 2026** and retain a copy for your files. Please return this form via **one** of the following methods:

- Email PDF to **RichardLDoty@ufl.edu** (preferred method), or
- Postal mail using the postage paid envelope.

☐ I have reviewed this preliminary population estimate and consider the estimated population **change** since the 2020 Census to be reasonably accurate. (Unless new information is presented to us which would affect your jurisdiction, this will become your official estimate on October 14, 2026.)

☐ I have reviewed this preliminary population estimate and do not consider the estimated population **change** since the 2020 Census to be reasonably accurate. I believe a more accurate estimate of population **change from 4/1/2020 to 4/1/2026** would be _____. I request that you reconsider your estimate, and I am **providing data and/or documentation (required)** supporting the requested revision.

_____ _____ _____
Name *Signature* *Date*

_____ _____ _____
Title *Email* *Phone*

We mail these estimates to titles rather than names. If it should be mailed to a **different contact title or address** in the future, please print that information below. **Otherwise, please leave this blank**.

Title: _____

Street Address: _____

City, State Zip _____

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **FDOT Resurfacing Project Update - US 301 From SR 44 to Marion County Line**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

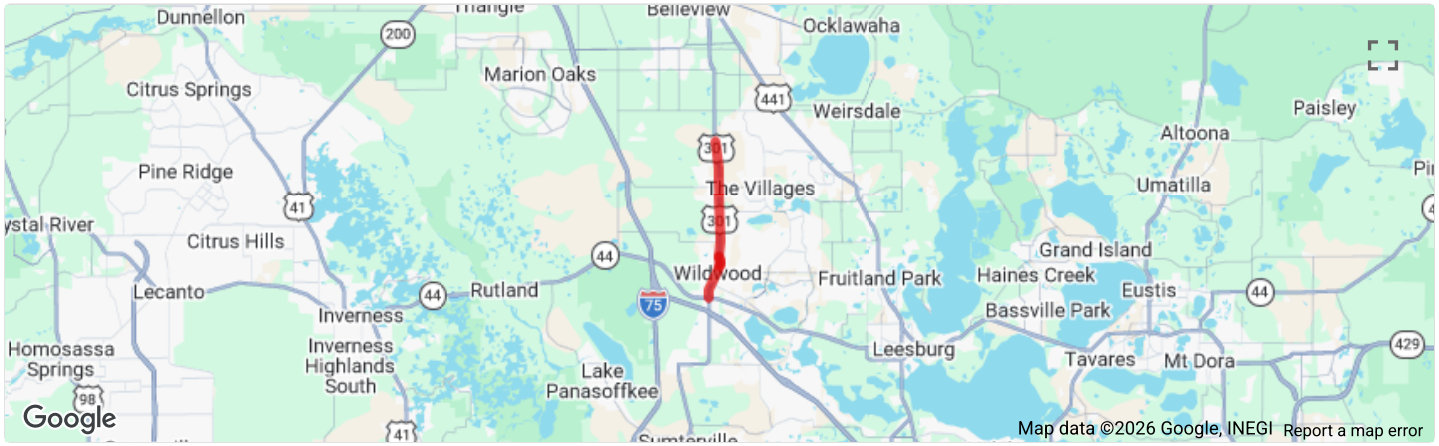
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The US 301 resurfacing project from south of SR 44 to the Marion County line has reached the 60% design phase and will begin moving toward the 90% plans. Additional information can be found at the following link: https://www.cflroads.com/project/454201-1

Florida Department of
TRANSPORTATION

454201-1 U.S. 301 from south of S.R. 44 to the Marion County Line



Project Details

Phase: Design

Length: 8.4 miles

City: The Villages
Wildwood

County: Sumter

Road: SR 35
US 301

Design Cost: $874,000

Letting: 09/08/27

Estimated Costs

Construction Cost: $10.4 Million

About

This project plans to repave a segment of U.S. 301 (State Road (S.R.) 35) from south of S.R. 44 to the Marion County line in Sumter County. The project is needed to maintain the roadway. Improvements will provide a smoother driving surface and enhance safety by refreshing the pavement markings and upgrading signs. Pedestrian safety will be enhanced by upgrading sidewalk curb ramps to comply with current Americans with Disabilities Act (ADA) requirements.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Local Construction Projects Update**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure construction projects.

Local Infrastructure Projects
Construction Update
September 8, 2026
Updates Shown in Red

1. **City Water Projects**

   a. *Continental Country Club Water Treatment Plant Decommissioning*
      i. ClearWater Solutions - $145,677.65
      ii. Construction Progress – 0%
      iii. Submittals completed
      iv. Notice to Proceed issued June 1, 2026
      v. Substantial Completion: August 30, 2026
      vi. Final Completion – September 29, 2026
      vii. Contractor is waiting for delivery of equipment
      viii. Liquidated Damages Notice sent to contractor

   b. *Gamble Street Water Line Replacement*
      i. Commission approved design contract with HALFF at the December 8, 2025, Commission meeting
      ii. Design progress – 60% plans received
      iii. Reviewing landscaping options – Commission input needed; Workshop scheduled for October 19, 2026

   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. COMPLETE~~

   ~~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~~
      ~~iv. On Hold~~

   f. *Water Use Permit Modification*
      i. Project Progress – 40%
      ii. Pre-application meeting with SWFWMD held; positive feedback received
      iii. Awaiting final groundwater modeling report
      iv. KHA to provide draft permit submittal to City for review prior to submission to SWFWMD

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. Design Progress – 70%
    iii. 90% plans submitted to FDOT; waiting on comments
    iv. Signed and sealed plans due 11/20/2026

h. Ashley WTP and Fairways WTP Corrosion Inhibitor
    i. Design Progress (KHA) – 100%
    ii. Permits received; revised shop drawings received
    iii. Coordinating construction schedule with contractor

i. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
    i. Commission awarded bid to SGS: $2,715,700
        i. Construction Progress – 100%
        ii. Final Pay Application will be processed once as-builts are received

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. 18 in the amount of $3,094,360.62 scheduled for the September 14, 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 ordered
iii. City approved for SRF funding; funding to be received in the summer of 2026 at ~$20 million/year; agreement approved
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 unlikely

iii. Phase 3
i. Updated 30% ROM estimate received (project remains less than $150 million)
ii. Awaiting 60% plans from CPH
iii. Springs Grant submitted

b. *Peppertree Force Main Reroute (Charlotte Lift Station Relief)*
i. Design Progress – 30%
ii. Subconsultant coordination in progress; survey received
iii. Draft plans due to City week of 9/7

c. *Rapid Infiltration Basin (RIB) Site Expansion*
i. Design progress – 100% complete
ii. Reducing scope of project and will rebid
i. Additional borings requested to better understand subsurface conditions

d. *Effluent Storage Tank on Walker Road/MLK Park*
i. Design Progress – 30%
ii. Preliminary design and pipe sizing in progress
iii. Subconsultant work underway
i. Additional borings needed at tank site
ii. Awaiting final geotechnical report
iv. Coordinating with First Florida Tradeport (fka Monarch Ranch)
v. AWS Grant submitted

e. *Prison Forcemain Relocation Through First Florida Tradeport*
i. Design Progress – 60%
ii. Subconsultant work underway
iii. Coordination with the developer regarding the interconnection and pricing
iv. Awaiting OPC from Kimley-Horn

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 – 80%
        iii. Final completion September 2026
        iv. Pay App No.3 in the amount of $342,650.57 approved at the July 27th Commission meeting
        v. Liquidated Damages Notice sent to contractor

    ii. Reclaimed line design (St. Vincents to Broken Oak)
        i. Design Progress – 100% complete
        ii. Easement received
        iii. Invitation to Bid – August 27th
        iv. Pre-Bid Meeting – September 17th
        v. Bid Opening – October 1st

3. City Projects (Other)

a. *Municipal Services Expansion:*
    i. Parking lot:
        i. Conceptual plan approved by Commission
        ii. Out to Bid
        iii. Bid Opening – October 10, 2026
    ii. Fleet expansion plans
        i. Bid came in well over budget; to be rebid at start of new fiscal year
    iii. Parks barn plans
        i. Commission approved contract with Mark Cook Builders
        ii. Coordinating construction scheduling; reviewing shop drawings

b. *Millennium Park Phase 1 and II*
    i. Kingdom Construction - $10.7 million
    ii. Construction progress – 82%
    iii. Pay App No. 19 in the amount of $277,529.35 scheduled for September 14, 2026 Commission meeting

c. *Oxford Park Improvements*
    i. Design Progress – 100%
    ii. Project to be bid at the start of the new fiscal year

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
    iii. RFQ for CMAR being evaluated

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
    iii. RFQ for CMAR being evaluated

g. *Downtown Master Plan Related*
    i. Coordinating with FDOT on Complete Streets Project
        i. Resurfacing project is at 60% design phase
        ii. Awaiting confirmation from FDOT regarding City fronting $15 million to complete the project; repayment in 2032
        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; CSX has been responsive – license for consideration by Commission to be considered at upcoming workshop
    iii. Shared Compactor – WM
        i. Commission approved Kingdom Construction's bid of $55K for the enclosure
        ii. Construction wrapping up; compactor to be installed in the coming weeks
    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 held for June 24, 2026 at 5pm
        iv. Waiting on property tax issue before moving forward
    v. The Railyard
        i. Construction ongoing

ii. Construction completion anticipated in ~~July~~ November

4. City Stormwater Projects

a. *Peters Street and Orange Street Drainage Improvement*
   i. Commission approved design contract with Halff
   ii. Design Progress –75%
   iii. Potential property acquisition needed (Wildwood III)
   iv. Meeting needed to discuss next steps

5. City Road Projects

a. *Pavement Activities*
   i. Mott McDonald transmitted draft Pavement Management Plan
      i. 2026 Rejuvenation efforts complete
      ii. 2026 Pavement activities complete (aside from striping)
      iii. FY 27 list to be populated in January 2027

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. Substantial Completion – March 20, 2027
   iii. Final Completion – April 19, 2027
   iv. Construction Progress – 30%
   v. Pond construction underway; coordinating storm structures and pipe installation
   vi. Pay App. No.3 in the amount of $534,943.17 scheduled for the September 14, 2026 Commission meeting

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Set Special Called Meeting for September 21, 2026 at 9:00 am**

REQUESTED ACTION: City Manager Requests Special Called Meeting

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests the City Commission set a Special Called City Commission meeting for September 21, 2026 at 9:00 am.