



## **CITY COMMISSIONERS OF THE CITY OF WILDWOOD**

**Mayor/Commissioner – Ed Wolf – Seat 1**

Mayor Pro-Tem/Commissioner – Pamala Bivins – Seat 2

Robby Strickland – Seat 3

Don C. Clark – Seat 4

Julian Green – Seat 5

Bill Ed Cannon – City Manager

**Monday, July 22, 2013**

**7:00 PM**

City Hall Commission Chamber

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105A - 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.

City Hall Commission Chamber - 100 N. Main Street, Wildwood, FL 34785

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### **AGENDA**

- THE MEETING IS CALLED TO ORDER BY THE MAYOR
- INVOCATION
- FLAG SALUTE
- PLEASE TURN OFF ALL CELL PHONES AND PAGERS

#### **1. TIMED ITEMS AND PUBLIC HEARINGS – 7:00 PM**

- a. **PUBLIC HEARING & 2<sup>ND</sup> FINAL READING Ordinance No. O2013-22**; an ordinance reclassifying a portion of parcel # D17=054 containing 1.0 +/- acres (Anirudha Miryala) from Sumter County "Commercial" to City "Commercial" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1305-01 (Attachments - Staff Recommends approval)
- b. **PUBLIC HEARING & 2<sup>ND</sup> FINAL READING Ordinance No. O2013-23**; an ordinance rezoning a portion of parcel # D17=054 containing 1.0 +/- acres (Anirudha Miryala) from Sumter County "CL" to City "C-3: Commercial" in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1305-01 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-22)
- c. **PUBLIC HEARING & 2<sup>ND</sup> FINAL READING Ordinance No. O2013-25**; an ordinance granting a request for a commercial / industrial planned development (CIPD) pursuant to section 8.6 of the Land Development Regulations for certain property within the City of Wildwood, owned by One Hundred Oaks, LLC, based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1306-01 (Attachments - Staff Recommends Approval subject to the requirements outlined in the Executive Summary)
- d. **PUBLIC HEARING & 2<sup>ND</sup> FINAL READING Ordinance No. O2013-29**; an ordinance amending section 4-5 of the City of Wildwood Code of Ordinances; providing for an exemption for sales of alcohol when a church is located on leased premises. (Staff Recommends Approval)

\* Quasi-Judicial Hearing

**2. REPORTS AND PUBLIC INPUT / SPECIAL PRESENTATION(S)****a. Special Presentations**

1. None

**b. City Manager**

1. City Manager Evaluations to be turned into the Clerk's department during this meeting (No Attachments)
2. Discuss option of selling City surplus property, Parcel No. D32=050 an "L" shaped parcel of 9-acres, located between Wildwood Commons Apartments and the old Jetta/Box plant property. City had it appraised in March of 2006 and Market Value at that time was \$412,000. (Attachments: Parcel Map & 2006 Appraisal Report – Board Option)

**c. City Attorney**

- 1.

**d. City Clerk**

- 1.

**e. Commission Members**

- 1.

**f. Public Forum (10 minute time limit)**

- 1.

**g. Notes and Reports**

1. **FYI** – Back to School Bash! Flyer (Informational only)
2. FYI - Budget Comparison Report for the month of June 2013 – nine months into FY 12/13 (Attachments)
3. **FYI** – Professional courtesy notification that HomeServe will be mailing a solicitation for water service line coverage to residents of Wildwood starting in July (Letter attached)
4. **FYI** – Wildwood Dixie Youth T-Ball Team won at the State Tournament in Sebring and is the 2013 State Champion! (No Attachments)

**3. NEW BUSINESS – ACTION REQUIRED****a. MINUTES**

1. Minutes of Regular Meeting held on June 24, 2013 (Attachments – Staff Recommends Approval)

**b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE)**

1. **Ordinance No. O2013-30**; an ordinance annexing parcels G08=099 and G08=105 of approximately 1.85± acres located on Powell Road near C-44A owned by Lenard Powell Properties, LLC into the City of Wildwood, based upon the petition of the owner, Lenard Powell Properties, LLC, pursuant to section 171.044 Florida Statutes. The property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation (Staff Recommends Approval).

**c. RESOLUTIONS FOR APPROVAL**

1. **Resolution No. R2013-11**; a resolution to declare a 1999 Ford Ranger Pick-up truck as surplus property and acquired by the Wildwood Police Dept. through forfeiture. The Wildwood PD has no use for the vehicle and Chief Reeser is requesting approval to donate the vehicle to the Sumter County Sheriff's Department (Attachments – Staff Recommends Approval)

**d. APPOINTMENTS**

1. **None**

**e. CONTRACTS AND AGREEMENTS**

1. Approval for Mayor to sign Florida Dept. of Corrections Contract No. WS858 for Parks & Recreation Work Squad for the period of October 2, 2013 through October 1, 2014. The CEN (Contract Expiration Notice) for renewal of this contract was approved by the M/C at the May 13, 2013 meeting. The new contract for FY 13/14 is **\$507 LESS than the current contract** for FY 12/13. (Attachments – Staff Recommends Approval)

**f. FINANCIAL**

1. Bills for Approval (Attachments – Staff Recommends Approval)

**g. GENERAL ITEMS FOR CONSIDERATION**

1. **SP 1306-01 Wildwood Entertainment Park** – Site Plan approval for an entertainment park with two mud holes for off-road vehicles, a volleyball court, a rock crawl, and a 3,414 sq. ft. concrete truck pull area (Attachments - Staff Recommends Approval subject to approval of O2013-25 which establishes the CIPD).
2. **SP 1306-04 Brownwood Downtown** – Final Plat approval for the Brownwood Downtown Plat to subdivide parcels G08=200, G08=200A, and G17=041 into thirty-five tracts in accordance with subsection 5.3 (c)(4) of the City's Memorandum of Agreement with the Villages of Lake-Sumter, Inc.. This subdivision is located within the Villages of Wildwood Development of Regional Impact (VOW DRI) and shared infrastructure is provided by The Villages (Attachments - Staff recommends approval).
3. **Special Event Permit** - Case Number TEMP 1307-02 – Our Children's Educational Dream (Carolyn Ford) is requesting permission to use the public parking lot behind the Gazebo and the vacant City green space behind her church (at the corner of Barwick and Webster Streets) on Saturday, August 10, 2013 from 11 am to 4 pm for her annual Back to School Backpack Giveaway. Also requesting to have the Wildwood PD patrol the event area more frequently during the event (Attachments - Board Option).

**4. ADJOURN****IMPORTANT DATES** (No Attachments)

- a. **July 27, 2013 – (Saturday)** – “**Back to School Bash**” fundraiser for the Baker House – 10:00 AM – 2:00 PM – Baker House grounds – 6106 C-44A
- b. **July 22, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- c. **August 12, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber

- d. **August 13, 2013 – (Tuesday)** – Wildwood Springs Community Development District – Public Hearing - Adoption of Proposed FY 2014 Budget – 1:00 PM – Wildwood Community Center
- e. **August 19, 2013 – (Wednesday)** – **SECOND BUDGET SESSION** – 9:00 AM – 12:00 PM – City Hall Commission Chamber
- f. **August 26, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. **October 12, 2013** – (Saturday) – Oxford Fall Festival
- h. **October 19, 2013** – (Saturday) – Bushnell Fall Festival

**FILED ITEMS (MAIL RECEIVED)** – (No Attachments)

- a. From Dr. Sanford Zelnick, SC Health Dept. - Sumter County, Florida Community Health Improvement Plan
- b. Invitation to Thomas E. Langley Medical Foundation 9<sup>th</sup> Annual Florida Cracker Ball on Sat. Sept. 28<sup>th</sup>, 6PM @ SC Fair Grounds
- c. Sumter County Times Newspaper (July 4<sup>th</sup>, July 11<sup>th</sup>, July 18<sup>th</sup>)
- d. Fla. League of Cities 2013-2014 Municipal Directory

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** MKK Investments SSCPA, CP 1305-01

**REQUESTED ACTION:** Approval of Ordinance O2013-22.  
**Public Hearing - 2nd Final Reading**

Work Session (Report Only)    **DATE OF MEETING:** 7/8/13 First Reading  
7/22/13 Adoption

Regular Meeting     Special Meeting

**CONTRACT:**  N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_    Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual    **FUNDING SOURCE:** \_\_\_\_\_  
 Capital    **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

### HISTORY/FACTS/ISSUES:

The applicant, Anirudha Miryala, seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On June 27, 2013 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2013-22. **Staff also recommends approval of Ordinance #02013-22 (attached).**

The 1.0 +/- acre subject parcel is intended to be utilized as a two-story office building. The amendment is consistent with the Joint Planning Area Future Land Use Map and simply reassigns the land use of the property from Sumter County "Commercial" to City of Wildwood "Commercial." Subject to approval of this small-scale land use change approval, the applicant has submitted a rezoning application for consideration.

Staff believes a Future Land Use Map designation of "Industrial" is appropriate based on the intended use of the property and should be approved for the following reasons:

- Justification of the proposed amendment has been adequately presented;
- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
- The subject amendment does not meet the criteria of urban sprawl;
- The proposed amendment will not have an adverse effect on environmentally sensitive systems;
- 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.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive, flowing style.

Melanie D. Peavy  
Development Services Director

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

The case below was heard on Thursday, June 27, 2013 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from County Commercial to City Commercial on 1.0 +/- acres. The site is generally located south of C-466 and west of C-106 in the Oxford area.

**Case:** CP 1305-01

**Parcel:** D17=054

**Owner:** Anirudha Miryala

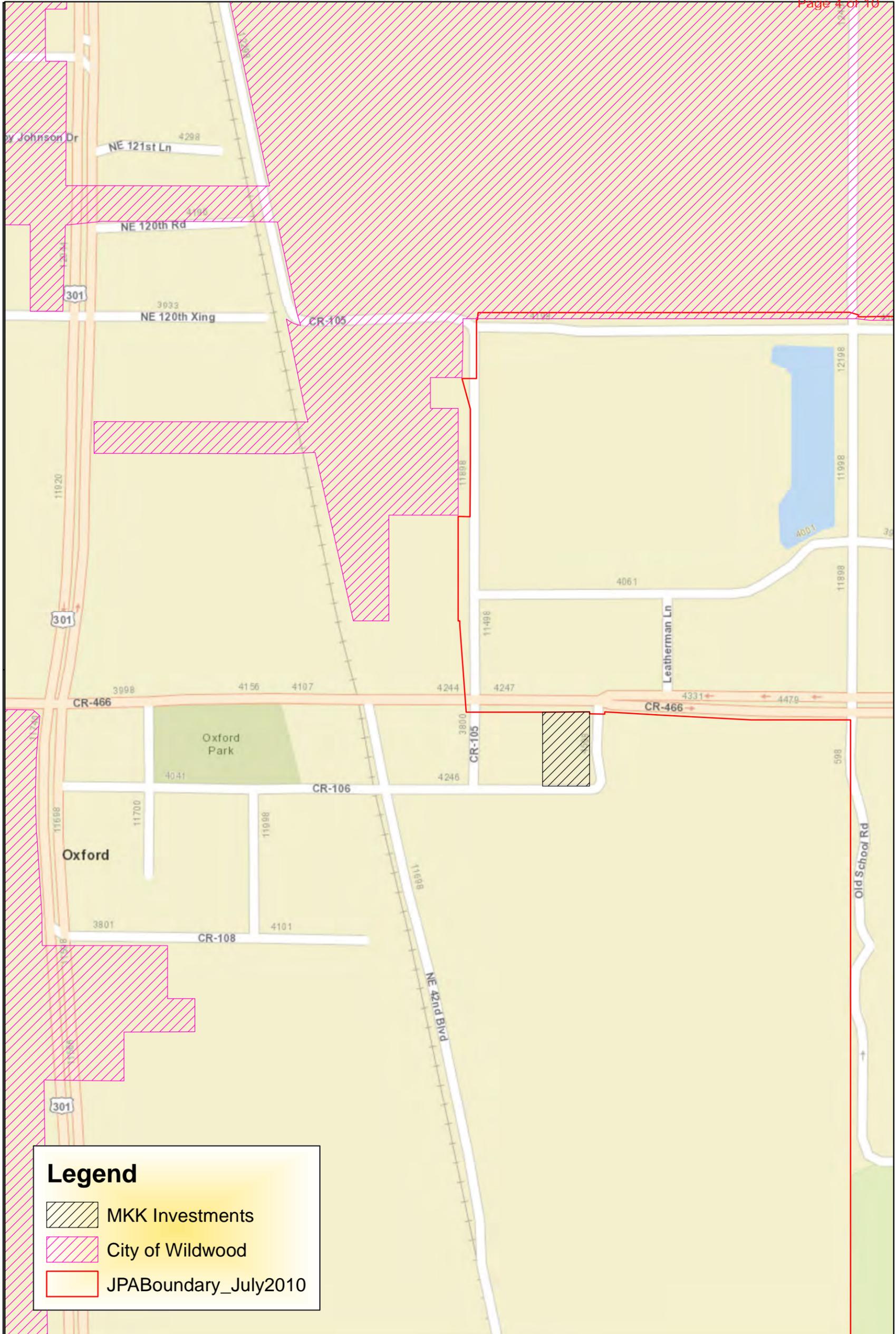
**Applicant:** Anirudha Miryala

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and favorable recommendation of Ordinance #O2013-22 to the City Commission.

**Dated:** June 29, 2013



Archie O. Lowry, Jr.  
Special Magistrate City of Wildwood



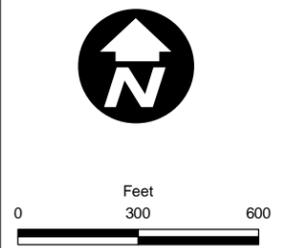
**Legend**

-  MKK Investments
-  City of Wildwood
-  JPABoundary\_July2010

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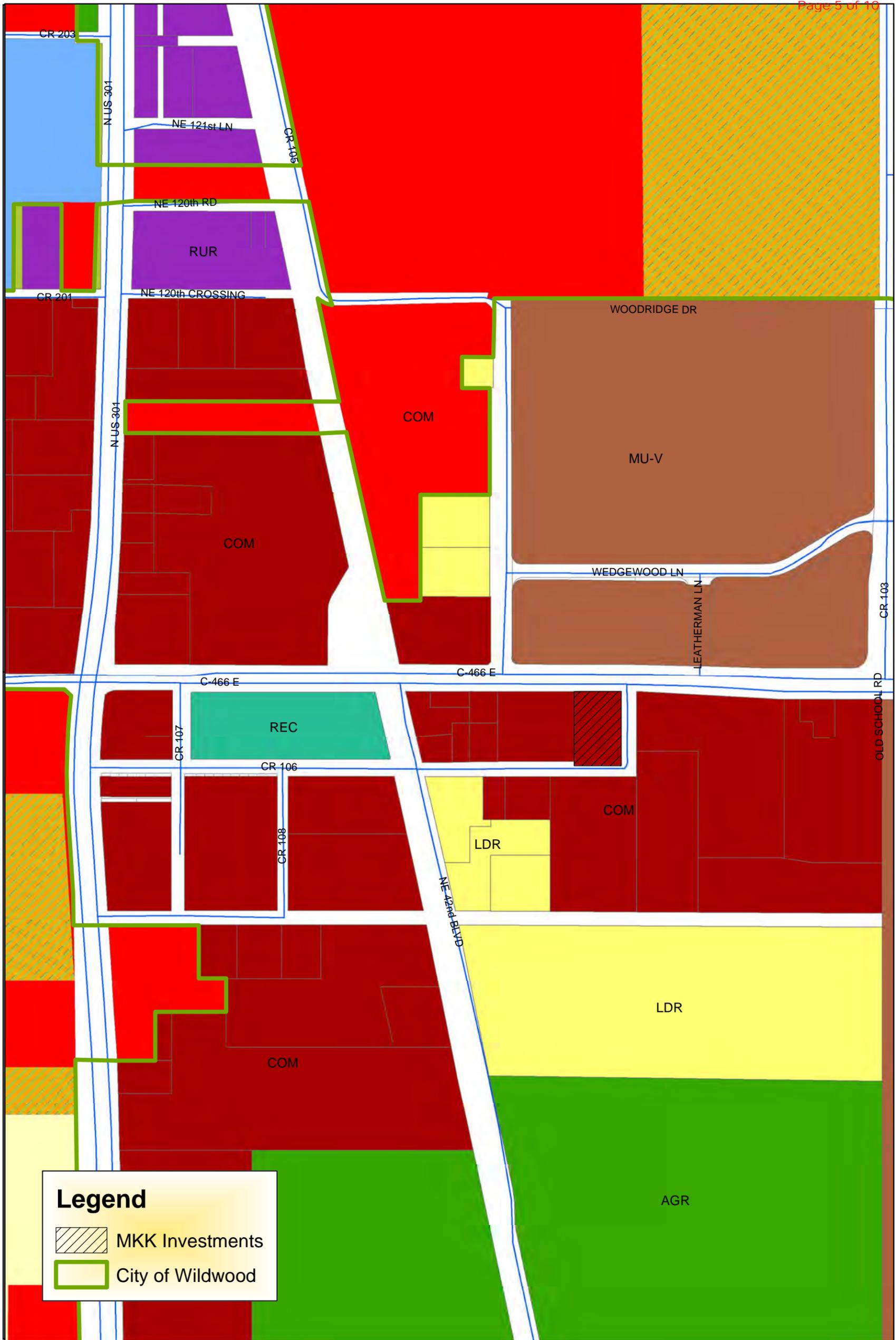
City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



**Location Map**

**MKK Investments  
 WILDWOOD, FLORIDA**

May 2013	Annexation
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**Legend**

-  MKK Investments
-  City of Wildwood

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City of Wildwood  
100 North Main Street  
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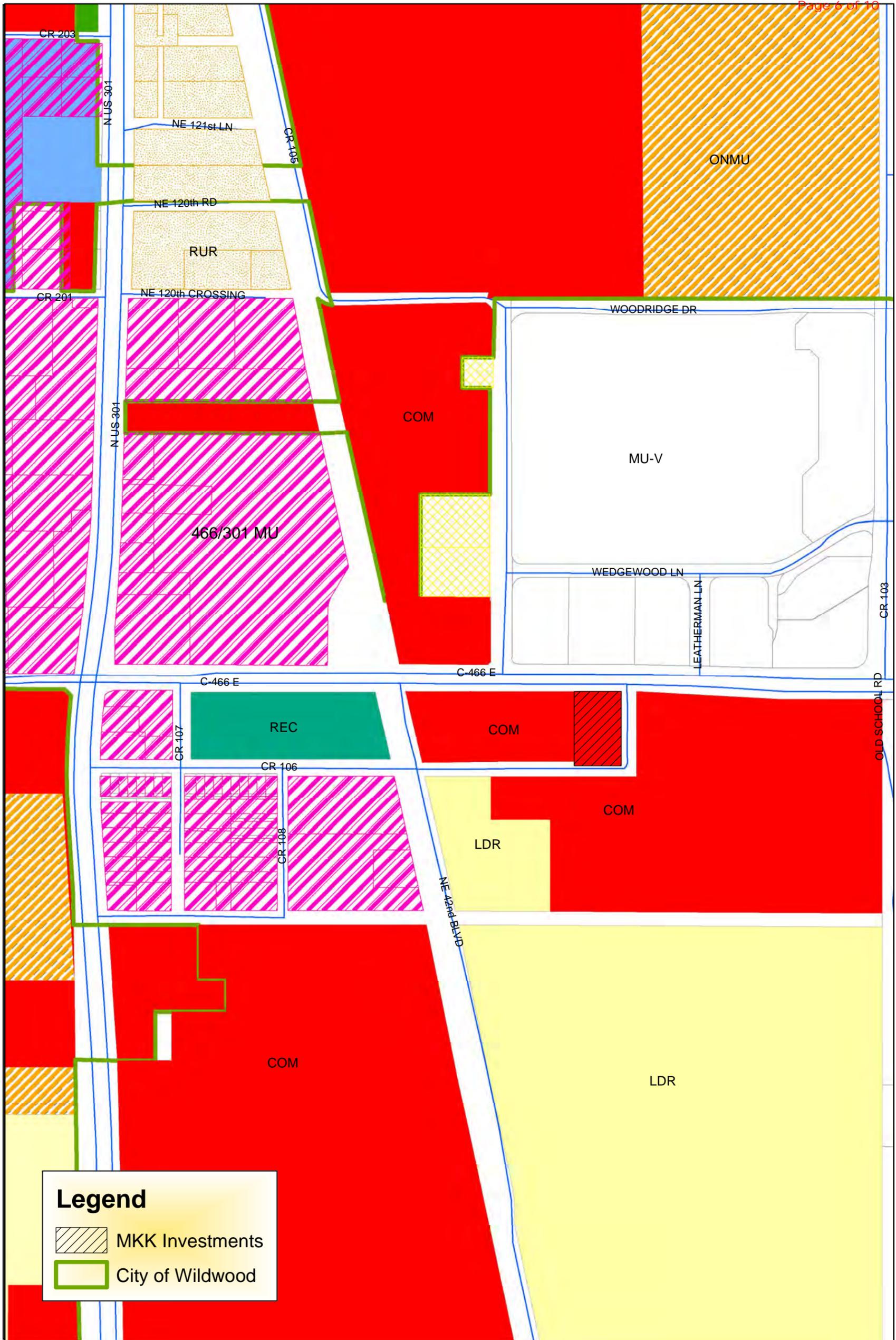
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Existing Future Land Use

**MKK Investments  
WILDWOOD, FLORIDA**

May 2013

Small Scale  
Comprehensive Plan Amendment



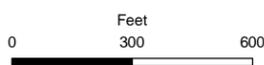
**Legend**

-  MKK Investments
-  City of Wildwood

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www.wildwood-fl.gov



Joint Planning Area  
Future Land Use

**MKK Investments  
WILDWOOD, FLORIDA**

May 2013

Small Scale  
Comprehensive Plan Amendment

Public Hearing - 2nd Final Reading

**ORDINANCE NO. O2013-22**

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

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

**Parcel # D17=054**  
**1 +/- Acres**

**Legal Description**

BEGIN 86.00 FEET EAST OF THE NORTHWEST CORNER OF BLOCK E, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGES 32, PUBLIC RECORDS OF SUMTER COUNTY , FLORIDA, AND RUN SOUTH 269.47 FEET, EAST 161.22 FEET, NORTH 269.45 FEET, WEST 161.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.0 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan category "Commercial" to City comprehensive plan category "Commercial."

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

**SECTION 1.** The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

**SECTION 2.** 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 3.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 5.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

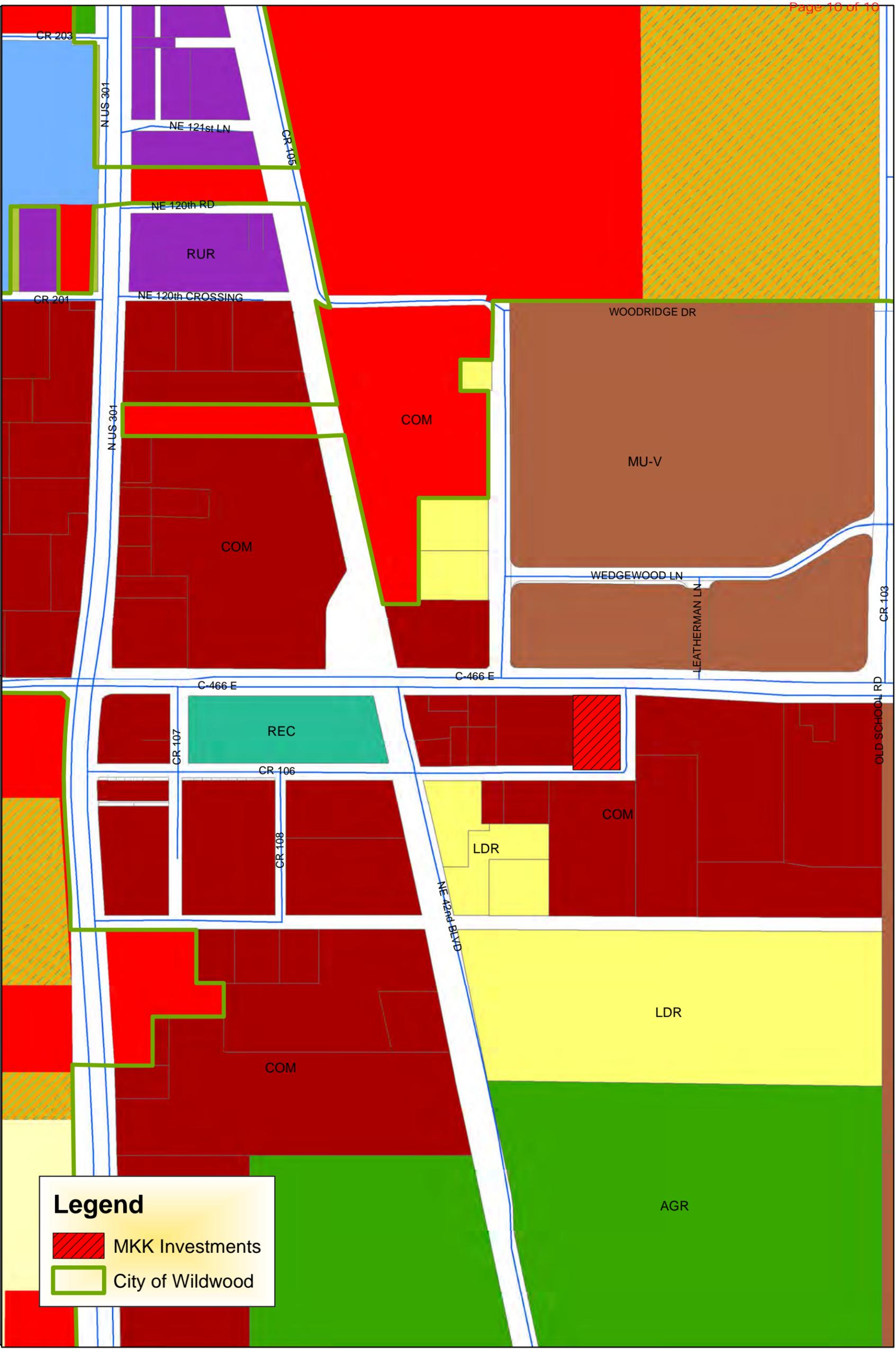
Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-22**

**“Exhibit A”**

**MKK Investments Proposed Future Land Use Map Designation**



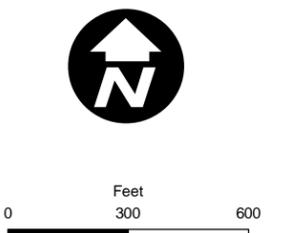
**Legend**

-  MKK Investments
-  City of Wildwood

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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
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www.wildwood-fl.gov



<b>Proposed Future Land Use</b>	
<b>MKK Investments WILDWOOD, FLORIDA</b>	
May 2013	Small Scale Comprehensive Plan Amendment

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** MKK Investments Rezoning – RZ 1305-01

**REQUESTED ACTION:** Approval of Ordinance O2013-23.  
**PUBLIC HEARING - 2ND FINAL READING**

Work Session (Report Only)      **DATE OF MEETING:** 7/8/13 First Reading  
7/22/13 Adoption

Regular Meeting       Special Meeting

**CONTRACT:**  N/A      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

### HISTORY/FACTS/ISSUES:

The applicant, Anirudha Miryala, seeks approval from the City Commission for a rezoning from Sumter County "CL" to City of Wildwood "C-3: General Commercial – Highway."

The 1.0 +/- acre subject parcel is located south of C-466 and west of C-106 in the Oxford area. The property is subject to a concurrent Small Scale Comprehensive Plan amendment to change the future land use to City "Commercial". The requested zoning of "C-3: General Commercial – Highway" would bring the property into compliance with the proposed Future Land Use Map designation.

**Staff recommends approval of Ordinance #02013-23 subject to approval of Ordinance O2013-22, which establishes a future land use appropriate to the proposed zoning.**

Case RZ 1305-01 was considered by the Planning & Zoning Board/Special Magistrate on Thursday, June 27, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission.



Melanie D. Peavy  
Development Services Director

**City of Wildwood**  
**Planning & Zoning Board/Special Magistrate**

The case below was heard on Thursday, June 27, 2013 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 from Sumter County "CL" to City "C-3: General Commercial – Highway" for parcel D17=054 on 1.0 +/- acres. The site is generally located south of C-466 and west of C-106 in the Oxford area.

**Case:** RZ 1305-01

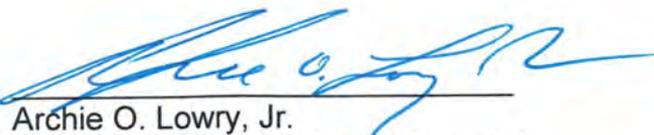
**Parcel:** D17=054

**Owner:** Anirudha Miryala

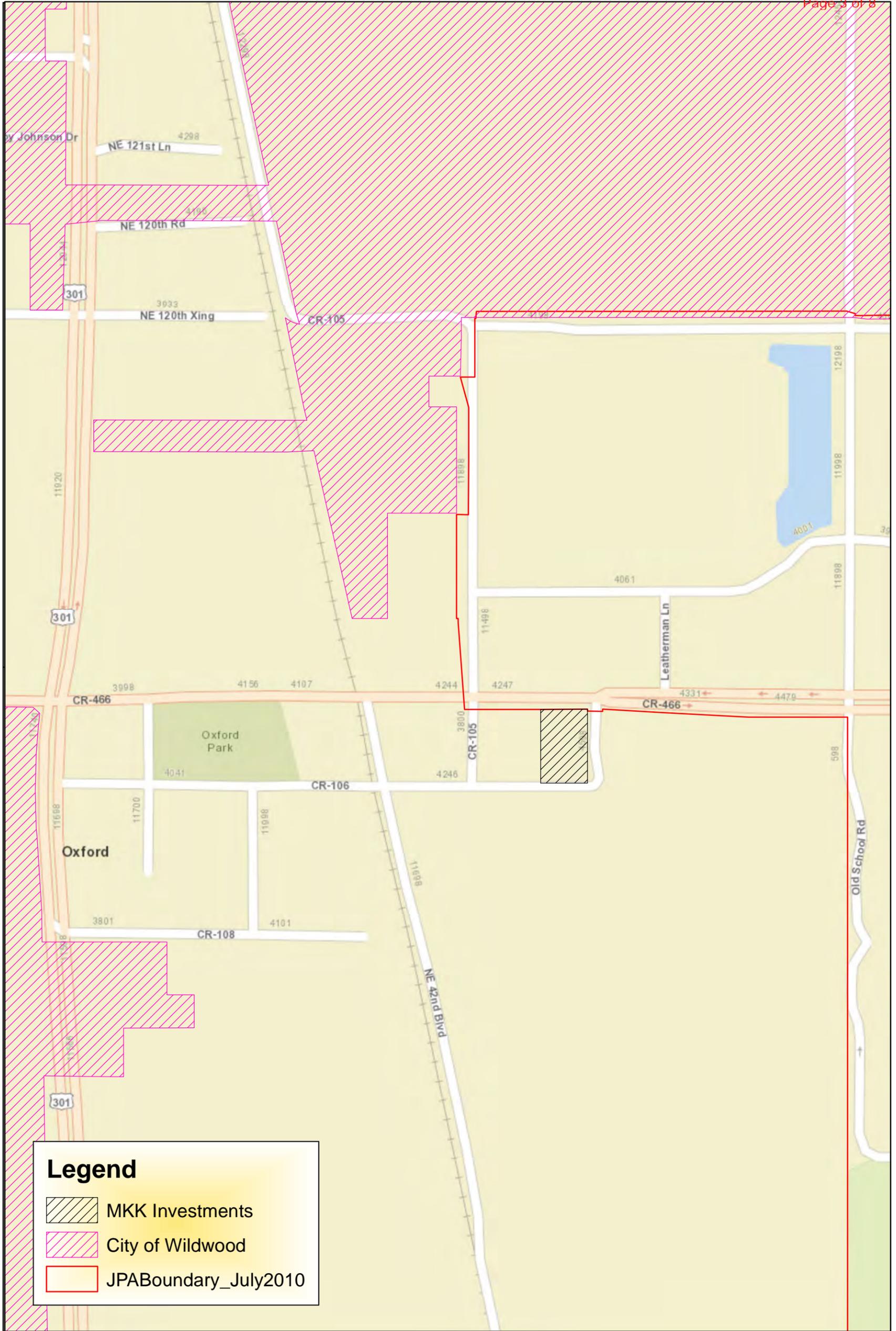
**Applicant:** Anirudha Miryala

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of O2013-23 to the City Commission.

**Dated:** June 29, 2013



Archie O. Lowry, Jr.  
Special Magistrate City of Wildwood



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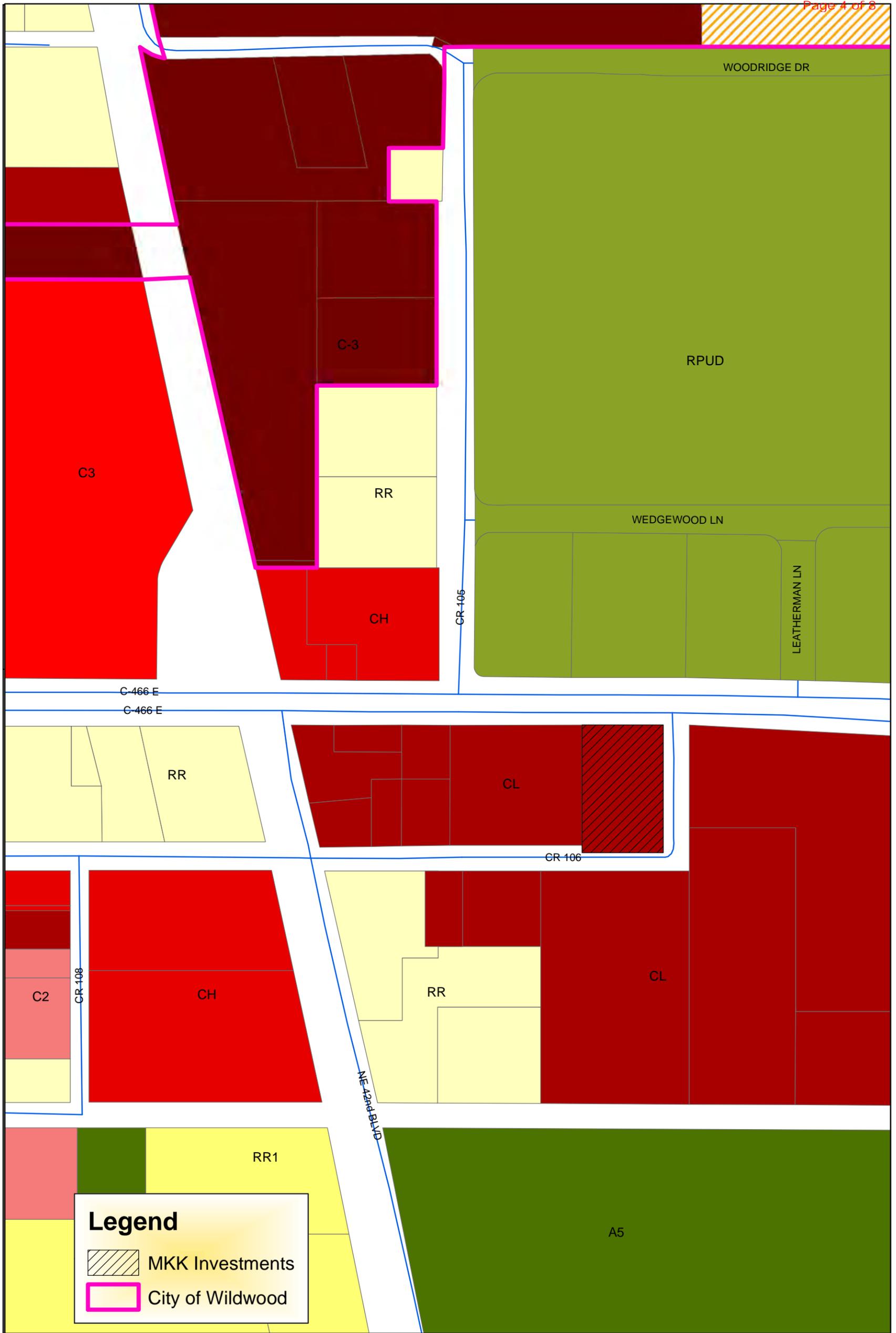


### Location Map

## MKK Investments WILDWOOD, FLORIDA

May 2013

Annexation



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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov



**Existing Zoning**

**MKK Investments  
WILDWOOD, FLORIDA**

May 2013

Rezoning

**PUBLIC HEARING - 2ND FINAL READING**  
**ORDINANCE NO. O2013-23**

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; AND PROVIDING FOR AN  
EFFECTIVE DATE

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

**Parcel # D17=054**  
**1 +/- Acres**

**LEGAL DESCRIPTION**

BEGIN 86.00 FEET EAST OF THE NORTHWEST CORNER OF BLOCK E, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGES 32, PUBLIC RECORDS OF SUMTER COUNTY , FLORIDA, AND RUN SOUTH 269.47 FEET, EAST 161.22 FEET, NORTH 269.45 FEET, WEST 161.22 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from County "CL" to City "C-3: General Commercial-Highway."

**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 Wildwood, Florida, as follows:

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

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

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

**SECTION 4.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Joseph Jacobs, City Clerk

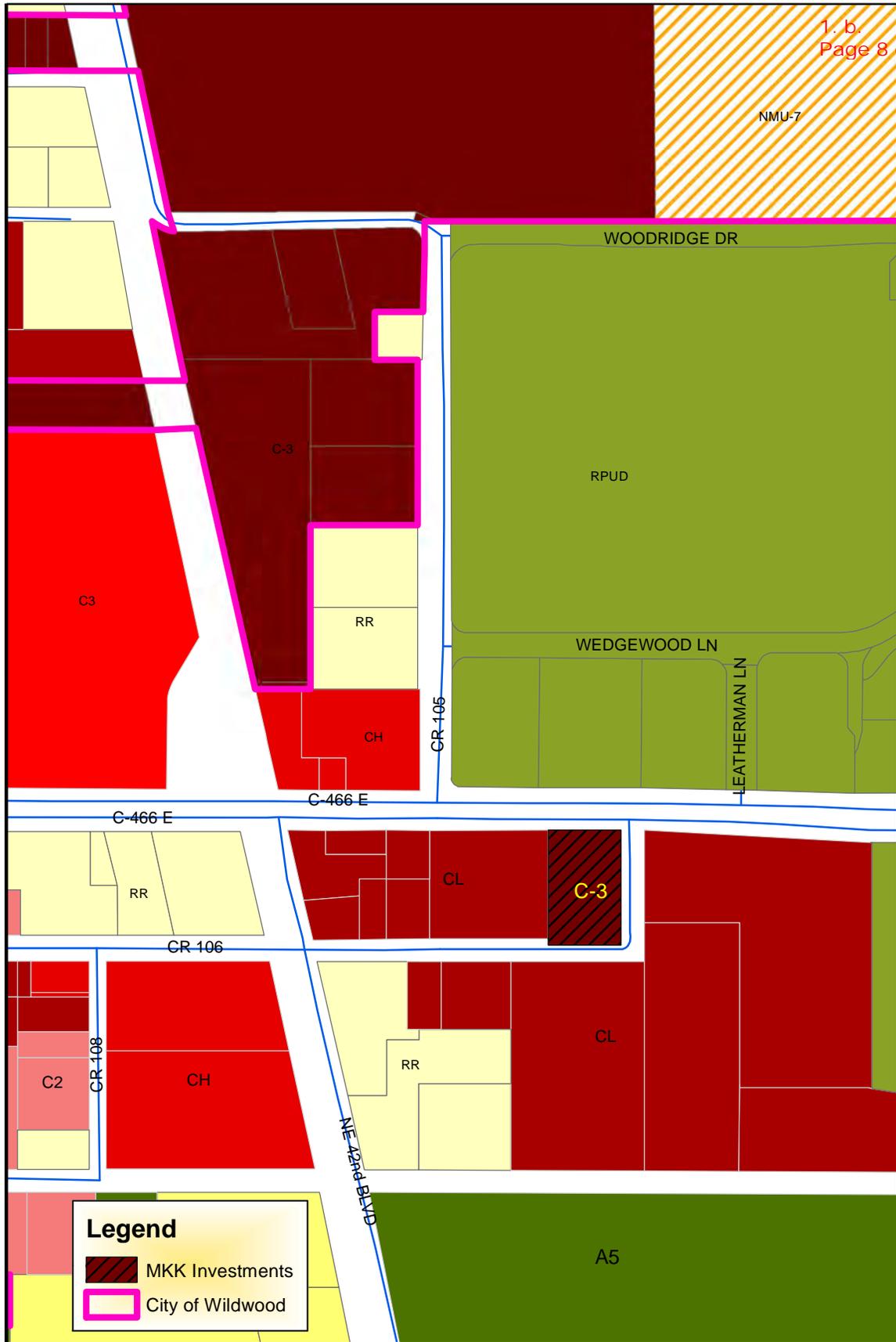
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

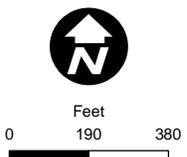
**Ordinance O2013-23**  
**“Exhibit A”**  
**MKK Investments Proposed Zoning Map**



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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov



<b>Proposed Zoning</b>	
<b>MKK Investments WILDWOOD, FLORIDA</b>	
May 2013	Rezoning

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** Wildwood Entertainment Park Planned Development RZ 1306-01

**REQUESTED ACTION:** Approval of Ordinance O2013-25.  
**PUBLIC HEARING - 2ND FINAL READING**

Work Session (Report Only)      **DATE OF MEETING:** 7/8/13 First Reading  
7/22/13 Adoption

Regular Meeting       Special Meeting

**CONTRACT:**  N/A      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

### HISTORY/FACTS/ISSUES:

The applicant, Cliff Wittman for Witcow Holding, LLC, seeks approval from the City Commission for a "Commercial/Industrial Planned Development" (CIPD) zoning overlay approval on approximately 100 acres of property zoned "Conservation: C" and "Industrial: M-1." The applicant is seeking to develop an outdoor sports and music recreation facility. Due to the unique nature of the project, a Commercial/Industrial Planned Development (CIPD) is appropriate.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-25 adopts the Wildwood Entertainment Park Planned Development Agreement. The Project's legal description and conceptual development plan have been incorporated into the Ordinance as exhibits. City staff has worked closely with the applicant and the applicant's engineer in crafting specific criteria and standards for the Project which are described in the Planned Development Agreement.

The criteria and standards include the Project's uses, phasing, hours of operation, buffers, on-site safety controls and other pertinent development standards to mitigate potential impacts of the Project. To mitigate potential off-site noise impacts, the Project will contain natural buffers along the site's perimeter and contain landscaped buffers or 5' high berms on the north and east side of the mud bogging holes. In addition to the on-site safety equipment and personnel, the Developer has agreed to work with the Wildwood Police Department and Sumter County Fire and Medical Services in developing emergency management procedures..

**Staff recommends approval of Ordinance #02013-25** to be forwarded to the City Commission for final action for the following reasons:

- The property is an appropriate location and size for a project of this scope. Compared to other

locations in the City, the impacts to residential properties are significantly less. The immediate area is predominately industrial and agricultural with a handful of residential properties located across from US 301. The closest residential home is at least 1,100 feet away (located on NE 41st Lane) from where the mud bogging will occur.

- Ordinance O2013-25 includes standards and criteria that mitigate the impacts of the Project.
- Phase 1 of the Project is not expected to adversely impact the City's public facilities and services. Should the Developer commence with Phase II and utilize the existing building for concerts, rodeos, etc. Ordinance O2013-25 contains triggers which will require a Site Plan modification which will reassess any impacts to public facilities and services. Site plan modification would require review by the Planning and Zoning Board and approval by the City Commission.

**The Planning and Zoning Board/Special Magistrate has recommended approval of Ordinance O2013-25** subject to the following conditions:

- Specificity be given to the type of vehicles that may participate in the activities; and
- Additional requirements for noise are incorporated into the Ordinance.

If approved by the City Commission, these comments will be integrated into Ordinance O2013-25.

Case RZ 1306-01 was considered by the Planning & Zoning Board/Special Magistrate on Thursday, June 27, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the planned development and Ordinance O2013-25 to the City Commission for your consideration and approval.



Melanie D. Peavy  
Development Services Director

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**City of Wildwood**  
**Planning & Zoning Board/Special Magistrate**

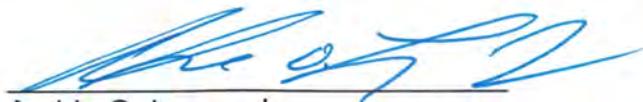
The case below was heard on Thursday, June 27, 2012 by the Special Magistrate. The applicant seeks approval and a favorable recommendation of Ordinance O2013-25 establishing the "Commercial/Industrial Planned Development" (CIPD) zoning overlay for the Wildwood Entertainment Park development. The project will contain two mud holes, a volleyball court, a 576 sq. ft., and a 3,414 sq. ft. concrete truck pull area with related improvements. The property is generally located on the west side of US Hwy 301, south of the Turnpike and just north of the South Wildwood Industrial Park.

**Case:** RZ 1306-01  
**Parcels:** G19=011 and G30=048  
**Owner:** Cliff Wittman, Witcow Holding LLC  
**Applicant:** Cliff Wittman, Witcow Holding LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the rezoning and favorable recommendation of Ordinance O2013-25 to the City Commission, subject to addressing the following issues:

- Noise level regulation be written into the ordinance that addresses any activity on the property, including but not limited to music as well as vehicles; and
- Some type of criteria or guidelines regarding the types of vehicles that can be used on the property as a means to addressing the level of noise coming from the development and as a mechanism for the City to regulate said noise

Dated: June 29, 2013

  
Archie O. Lowry, Jr.  
Special Magistrate City of Wildwood

**ORDINANCE O2013-25**

**AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY ONE HUNDRED OAKS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

The application filed by Cliff Wittman of Witcow Holdings, LLC (hereinafter referred as the, "Developer") for a Commercial/Industrial Planned Development was heard by and before the City Commission, Wildwood, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ 2013. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on June 27<sup>th</sup>, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Wildwood Entertainment Park Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 31, 2013 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop an outdoor entertainment park consisting of 99.98 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has entered into a lease agreement with the property owner, One Hundred Oaks, LLC, and wishes to develop the property in accordance with this Ordinance.

- F. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- G. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

## **SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

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

## **SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS**

- A. Development Concept. The Project is an outdoor and indoor sports and music entertainment park. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Farner Barley and Associates dated 6-19-13 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The Conceptual Development Plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The Conceptual Development Plan illustrates the location of the following:
  - a. Existing building (56,428 SF);
  - b. Existing trailer;
  - c. Existing well;
  - d. Existing septic tank;
  - e. Parking areas;
  - f. Roads;
  - g. Lights;
  - h. Project activities (Mud Holes, Rock Crawl, ATV Trails, Truck Pull, volleyball, etc.);
  - i. Security and First Aid stations;
  - j. Jurisdictional wetlands;
  - k. Buffers; and
  - l. Other site features.
- 2) The Project shall be developed in three (3) phases in accordance with the Conceptual Development Plan and this subsection.
  - a. Phase 1. Phase I of the Project shall include installation of the following site improvements. No event shall occur on site before these improvements have been made to the property.
    1. A paved apron in accordance with City of Wildwood and Florida Department of Transportation standards;
    2. A 20’ wide unpaved road which generally runs east-west through the Project;
    3. Buffers or berms in accordance with Section 3(I).
    4. Lighting in accordance with Section 3(N); and
    5. Grass parking areas.
  - b. Phase II. Phase II may commence in accordance with the Conceptual Development Plan. However, additional site improvements may be required as stated in this Ordinance.

C. Uses and Hours of Operation.

- 1) Phase I Uses. The following uses/events may occur in Phase I.
  - a. Mud bogging. “Mud bogging” is defined as an off-road motorsport in which participants drive a motor vehicle through a pit of mud. Mud bogging may occur in areas designated as “Mud Hole” on the Conceptual Development Plan;

- b. Truck Pull;
- c. Vehicles. Vehicles coming into the park that may operate or participate in activities include: 4x4 trucks, 2 wheel drive trucks, cars, jeeps, All-Terrain Vehicles (ATVs), utility vehicles, golf carts, and off road vehicles.
- d. ATV trails;
- e. Rock Crawl: "Rock Crawl" is defined as an obstacle course for vehicles consisting of the placement of rocks or other similar obstacles along a desired path.
- f. Playground;
- g. Volleyball;
- h. Cornhole, horseshoes, and other similar games and activities;

2) Phase II Uses. The following uses/events may occur in Phase II.

- a. All uses listed in Phase I;
- b. Utilization of the existing 56,428 square foot building for concerts, rodeos, races, shows, fairs, auctions, or other similar events. A building permit and/or site plan may be required for any improvements to this building.

3) Hours of Operation for Events.

- a. Friday: Events may begin at 12:00pm for spectators, participants, and operations.
- b. Saturday: Events may begin at 8:00am for spectators, participants, and operations.
- c. Sunday: Events may begin at 12:00pm for spectators, participants, and operations. If the following Monday is a state holiday, follow Saturday's schedule.
- d. Monday (state holidays only): Follow Sunday's schedule.
- e. Motorized vehicles associated with events shall cease operations at 11pm for Fridays and Saturday and at 9pm for Sunday and Mondays.
- f. Monday (non-event days) through Thursday: Normal business days for staff.
- g. Spectators will not be allowed to enter after 9:30 pm.

4) Alcohol. The Project shall adhere to the City's Code of Ordinances pertaining to the sale and consumption of alcohol.

5) Noise. The Project shall adhere to the City's Code of Ordinances pertaining to noise. The City has the right to require the Developer to make improvements to the site to mitigate noise impacts should the City find the activities of the Project significantly increase the level of noise that is normally experienced in the area.

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. Additional improvements such as paving of parking areas and drive isles, stormwater retention, and

- connection to City potable water or wastewater shall require an amendment to the Project's site plan and may not require an amendment to this Planned Development Agreement. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. Prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- G. Site Plan Review Standards. The Project is required to undergo site plan approval in accordance with City regulations. Unless noted in this Ordinance, the Project's site plan shall adhere to the City's site plan and technical requirements as outlined in the Land Development Regulations. The following are not required for site plan submittal and approval.
- 1) A Tree Survey is not required. The Project will preserve all healthy trees located on-site. Any tree removal will require a Tree Removal Permit by the City.
  - 2) A Preliminary Concurrency Determination application is not required unless the Project connects to the City's utility system.
  - 3) A Traffic Impact Study is not required for Phase I of the Project. A Traffic Impact Study may be required for Phase II in accordance with this Ordinance.
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Industrial Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- I. Recreation and Open Space. The Project is an indoor and outdoor commercial recreation facility that provides recreation and open space opportunities to the residents of Wildwood.
- 1) Open Space. Minimum open space requirements within the project are waived.
  - 2) Natural Buffers. The Project shall maintain a 20' natural buffer along the Project's southern and eastern boundaries and along the northern boundary outside of the required landscape buffer or berm as stated in Section 3(I)(3). The Project shall maintain a 25' natural buffer along U.S. 301. The natural buffer is to remain substantially undisturbed.
  - 3) Landscape Buffers or Berms.
    - a. Landscape buffers or berms are intended to mitigate noise impacts as a result of the mud bogging activities. The Project

shall install either a landscape buffer or berm in the following locations:

- i. Along the northern property line between the wetland upland buffers located in the northeast and northwest corners of the property; and
  - ii. Extending from the existing building to the north property line and south from the existing building to the road.
- b. Landscape buffers shall be accordance with the City's Design District Standards for the required trees and hedge.
- c. Berms shall have a minimum height of 5'.

J. Environmental Considerations.

- 1) Wetlands. The Project contains 20.52 acres of delineated jurisdictional wetlands as identified on the Conceptual Development Plan. The wetlands are classified as "Conservation" on the City's zoning map. A 15' minimum, 25' average buffer is required along wetlands. On site activities shall not occur within the wetland or buffer.
- 2) Gopher Tortoise. The Project's Environmental Assessment documented one (1) gopher tortoise burrow on site. The Developer is required to adhere to the Florida Fish and Wildlife Conservation Commission's rules and regulations pertaining to the relocation of the gopher tortoise.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will not be connected to the City's utility system for Phase I. Portable restrooms will be provided for each event. The septic system which currently services the existing trailer as shown on the Conceptual Development Plan will remain. Should the Project utilize the existing building for concerts, rodeos, races, shows, fairs, auctions, or other similar events as stated in Phase II that may generate high water and wastewater volume, the Project will be required to connect to City utilities. A Developer's Agreement may be required if and when the Project connects to the City's utility system.
- 2) Solid Waste. Dumpsters will be provided on site. Trash cans will be provided on site and emptied when warranted. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. Should the Developer be required to or chose to pave any parking areas or roads within the Project, the Project's Site Plan will be amended to provide stormwater management areas in accordance with City standards.

L. Access, Parking, and Transportation.

- 1) The Project's main access is off of U.S. 301, a two-lane highway. The Developer will be required to obtain a Driveway Permit from the Florida Department of Transportation.
- 2) The Project shall contain a 20' wide road with a paved apron on U.S.301 in accordance with applicable standards.
- 3) Parking for Phase I may be grass parking. Should the Project utilize the existing building for concerts, rodeos, races, shows, fairs, auctions, or other similar events as stated in Phase II parking and the 20' wide road the City may require paved parking.
- 4) Due to the uncertainty of the amount of potential traffic generated by the proposed project, a Traffic Impact Study shall not be required for Phase I. In lieu of a Traffic Impact Study the Developer, at no expense to the City, shall provide monthly monitoring reports to the City for a period of (1) year after the first event is held. The report shall quantify the number and direction of automobile trips entering and leaving the Project on days in which an event is held. The reports shall be conducted by a certified transportation professional and will monitor and record traffic congestion on U.S. 301 before, during, and after each event. Prior to commencement of Phase II, the Project shall submit a Traffic Impact Study. Prior to completing the Traffic Impact Study, a pre-application conference is required. The Traffic Impact Study will be aided by the monthly monitoring reports and will determine if improvements are necessary to protect the public's health, safety, and welfare. The Project may hire, and may be required by the City to hire, Police Officers to help control traffic entering and leaving the site during events.

M. On Site Safety Controls. The Project is required to contain and employ adequate equipment and personnel to ensure the safety of the participants, spectators, and employees in the event of an accident. The Project shall employ the following safety features:

- 1) Emergency Management Procedures. The Developer shall coordinate with the Wildwood Police Department and Sumter County Fire and Emergency Medical Services in developing standard operating procedures and protocols in the occurrence an accident would exceed the capacity of on-site safety and medical resources. The Emergency Management Procedures will be

established and on file with all three parties prior to an event taking place.

- 2) First Aid Station and Personnel. The Project will contain first aid stations and staff or hire trained medical and safety personnel during events. The personnel shall be trained and experienced in responding to potential hazards of the Project such as but not limited to extraction of trapped individuals within vehicles, extraction of trapped or disabled vehicles, first aid, and fire suppression.
- 3) Off-duty police officer(s). The Project may hire off-duty police officers as needed.
- 4) Equipment. Equipment such as fire suppression, tow trucks, and front end loaders will be available on site. Such equipment will be specified in the Emergency Management Procedures.

- N. Lighting. Lighting is required when an event take places at night. The Site Plan shall address how lighting will be provided on site. The lighting shall be configured to minimize off-site impacts.
- O. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- P. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(O) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- Q. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.
- Q. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.
- R. 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.
- S. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

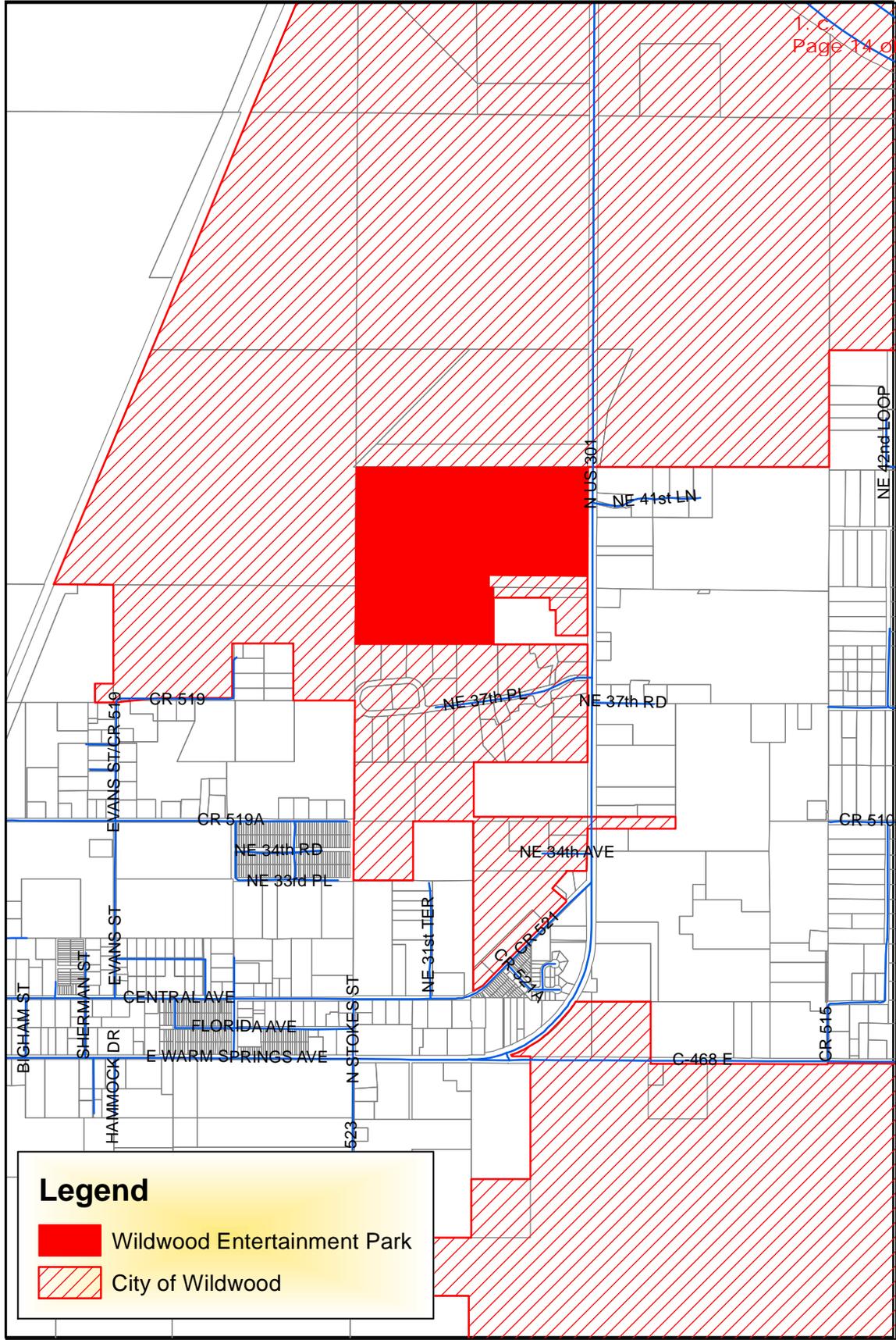
\_\_\_\_\_  
ED WOLF, MAYOR

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to Form:

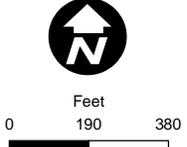
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Jerri A. Blair, City Attorney



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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov

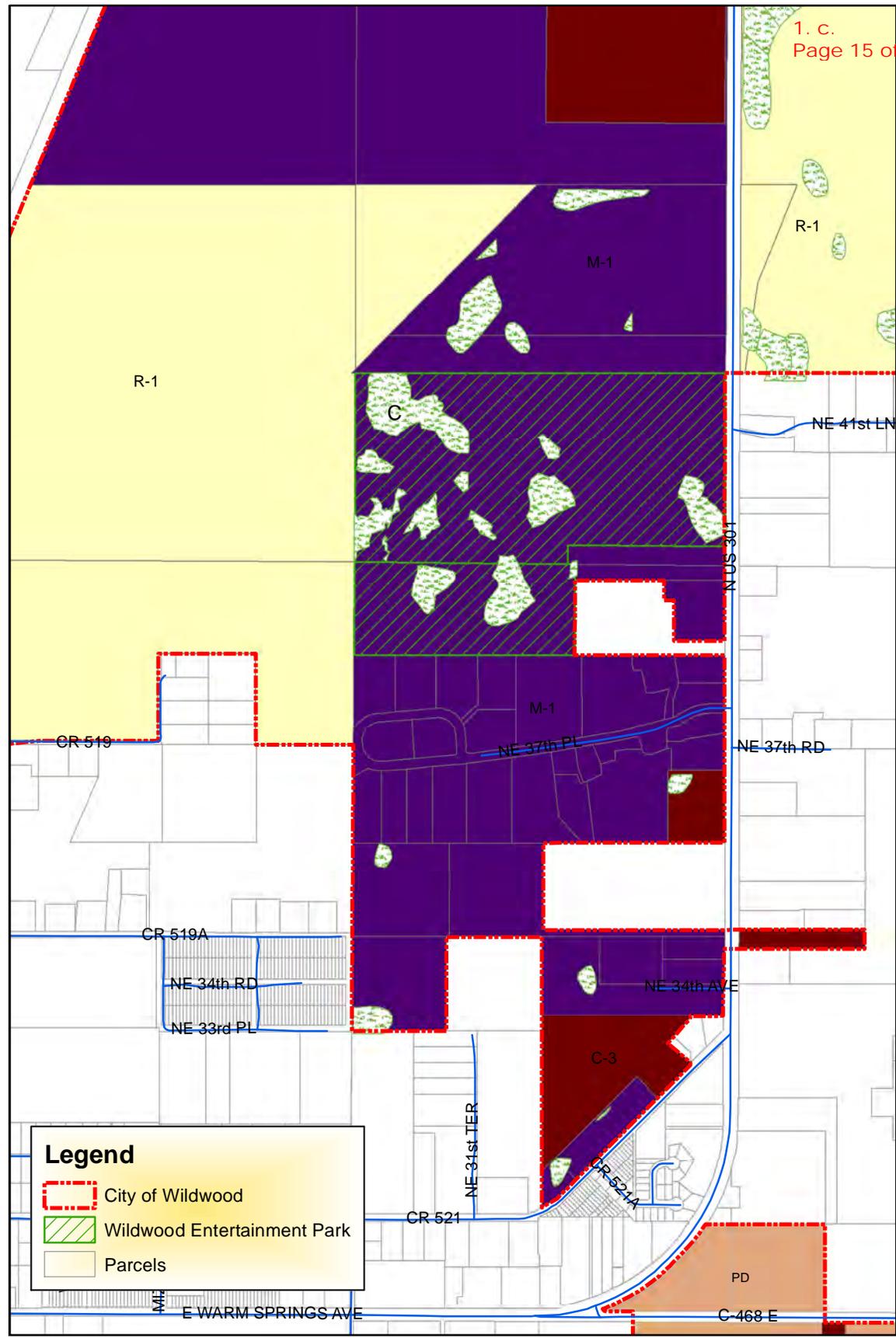


**WILDWOOD ENTERTAINMENT PARK**

**WILDWOOD, FLORIDA**

JUNE 2013

LOCATION MAP



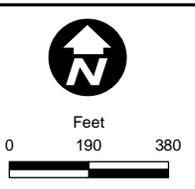
**Legend**

-  City of Wildwood
-  Wildwood Entertainment Park
-  Parcels

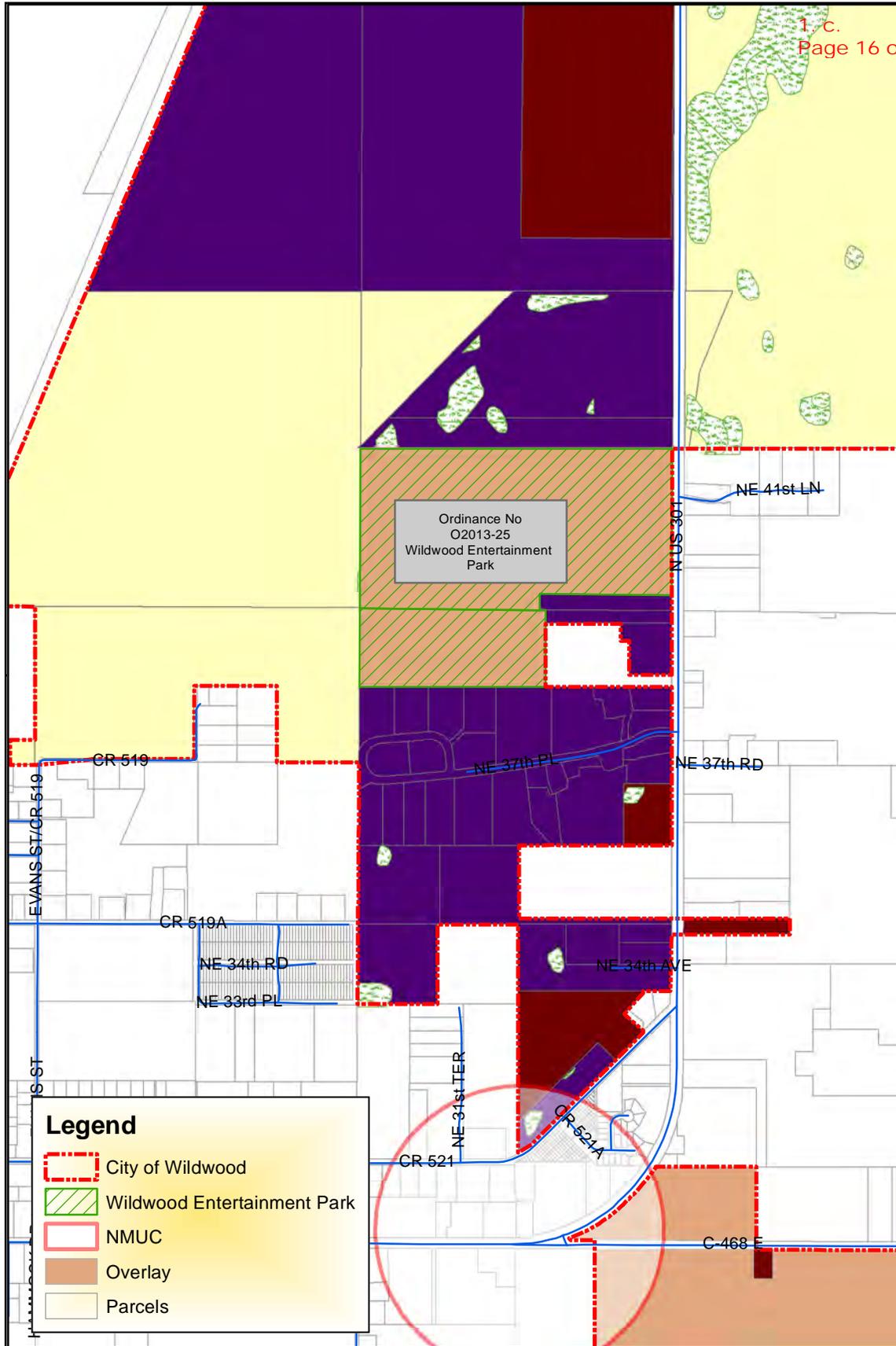
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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov



<b>WILDWOOD ENTERTAINMENT PARK</b>	
<b>WILDWOOD, FLORIDA</b>	
JUNE 2013	EXISTING ZONING



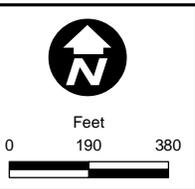
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**Legend**

- City of Wildwood
- Wildwood Entertainment Park
- NMUC
- Overlay
- Parcels



City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov



<b>Wildwood Entertainment Park</b>	
<b>WILDWOOD, FLORIDA</b>	
JUNE 2013	PROPOSED ZONING OVERLAY MAP

**Ordinance O2013-25**  
**“Exhibit A”**  
**Wildwood Entertainment Park**  
**Legal Description**

**Wildwood Entertainment Park**

**Parcels G19=011 and G30=048**

**LEGAL DESCRIPTION**

South 1/2 of the Southwest 1/4, less Right of Way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, Section 19, Township 19 South, Range 23 East, Sumter County, Florida. AND

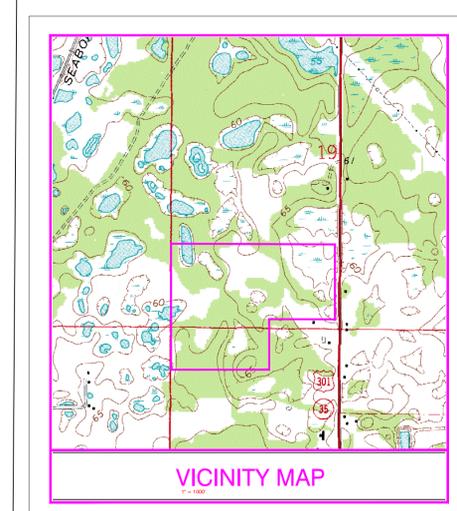
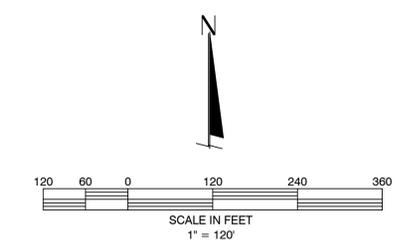
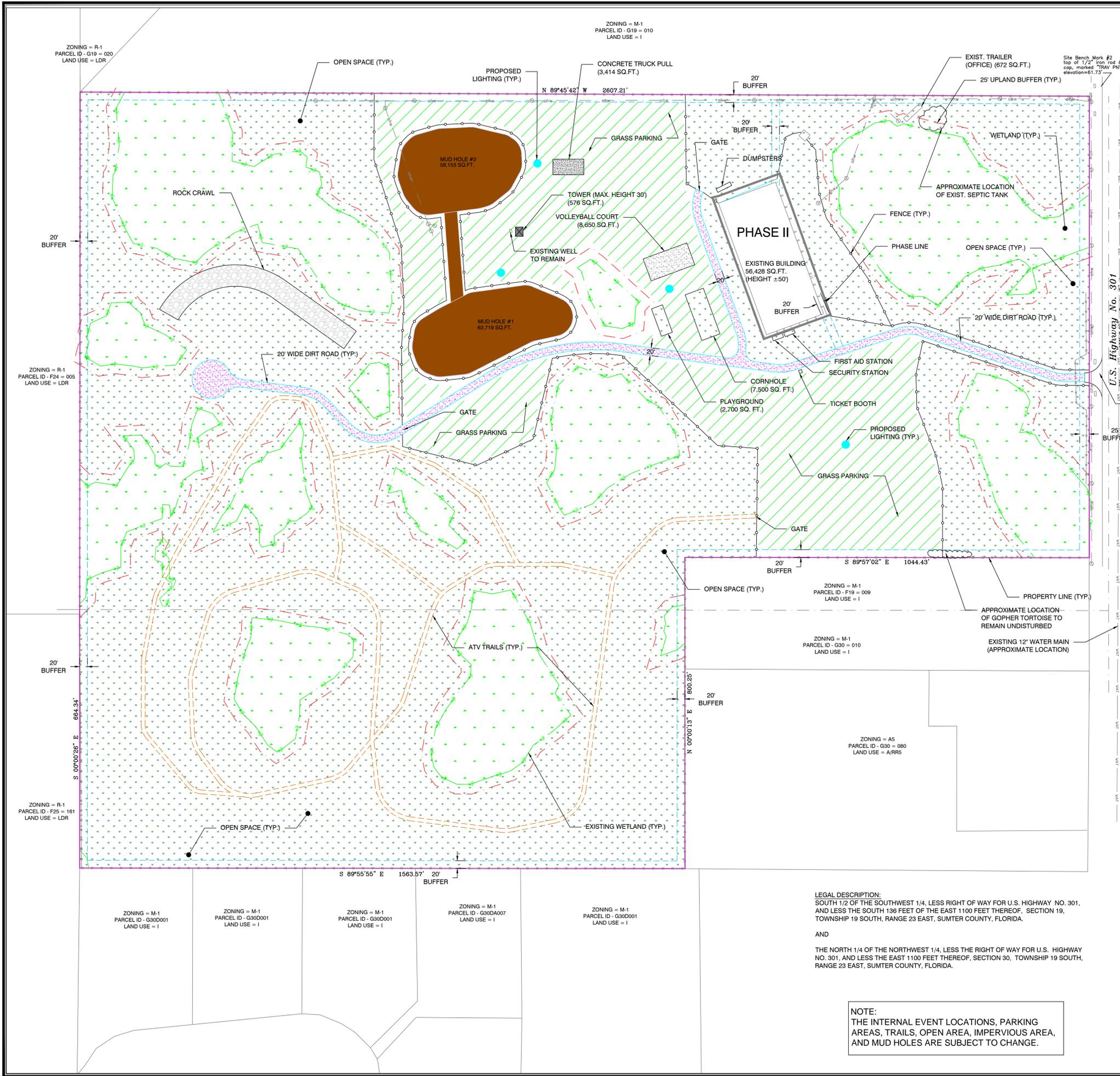
The North 1/4 of the Northwest 1/4, less the Right of Way for U.S. Highway No. 301, and less the East 1100 feet thereof, Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

**Ordinance O2013-24**

**“Exhibit B”**

**Wildwood Entertainment Park**

**Conceptual Development Plan**



**SITE DATA**

1. SITE ACREAGE: 99.98 AC.
2. ZONING = M-1; CONSERVATION
3. PROPOSED BUILDING TYPE = WOOD/MASONRY
4. AREA CALCULATIONS:

IMPERVIOUS AREA:	AREA	% OF TOTAL
EXISTING IMPERVIOUS	1.30 AC.	1.30%
PROPOSED IMPERVIOUS	0.09 AC.	0.09%
<b>TOTAL IMPERVIOUS AREA</b>	<b>1.39 AC.</b>	<b>1.39%</b>
<b>OPEN SPACE:</b>		
DIRT ROAD	1.48 AC.	1.48%
PERVIOUS EVENTS	1.14 AC.	1.14%
GRASS PARKING	13.83 AC.	13.83%
MUD HOLES	2.97 AC.	2.97%
PERIMETER BUFFERS	4.32 AC.	4.32%
UPLAND BUFFERS	8.50 AC.	8.50%
WETLANDS	20.52 AC.	20.53%
GENERAL OPEN SPACE	45.83 AC.	45.84%
<b>TOTAL OPEN SPACE</b>	<b>98.59 AC.</b>	<b>98.61%</b>
5. ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.
6. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A MINIMUM OF TWO PHASES. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION AUGUST 2013 FOR PHASE I. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION BETWEEN YEARS 2014 AND 2015 FOR PHASE II.
7. NO POTABLE WATER OR SANITARY SEWER IS REQUIRED FOR PHASE I AND MAY NOT BE REQUIRED FOR FUTURE PHASES.
8. DRAINAGE: ALL PROPOSED IMPERVIOUS AREAS ARE TO DRAIN TO PROPOSED MUD HOLE. THE PROPOSED IMPERVIOUS AREA IS ONLY 3,990 S.F. THEREFORE NO DRAINAGE CALCULATIONS ARE PROVIDED.
9. CONTRACTOR SHALL SOD ALL DISTURBED AREAS STEEPER THAN 5:1. ALL OTHER DISTURBED AREAS TO BE SEED AND MULCH.
10. EXISTING TREES TO REMAIN ONSITE. THE REMOVAL OF ANY TREES SHALL REQUIRE A TREE REMOVAL PERMIT.
11. OPEN SPACE REQUIREMENTS WAIVED FOR THIS PROJECT.
12. ANTICIPATED NUMBER OF EMPLOYEES: 5
13. POWER FOR EVENTS AND SITE LIGHTING TO BE PROVIDED BY PORTABLE GENERATORS.
14. THIS PROJECT IS NOT LOCATED WITHIN A FEMA 100 YR FLOOD PLAIN PER COMMUNITY PANEL # 12029601255
15. NORTHERN BUFFER TO INCLUDE LANDSCAPING OR BERM GENERALLY BETWEEN WETLANDS.

**LEGEND**

- PROPERTY LINE
- WETLAND LINE
- UPLAND BUFFER LINE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY
- ATV TRAIL
- BUFFER

**LEGAL DESCRIPTION:**  
SOUTH 1/2 OF THE SOUTHWEST 1/4, LESS RIGHT OF WAY FOR U.S. HIGHWAY NO. 301, AND LESS THE SOUTH 136 FEET OF THE EAST 1100 FEET THEREOF, SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.  
AND  
THE NORTH 1/4 OF THE NORTHWEST 1/4, LESS THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 301, AND LESS THE EAST 1100 FEET THEREOF, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

**NOTE:**  
THE INTERNAL EVENT LOCATIONS, PARKING AREAS, TRAILS, OPEN AREA, IMPERVIOUS AREA, AND MUD HOLES ARE SUBJECT TO CHANGE.

OWNER/DEVELOPER:  
FITCO HOLDING, LLC.  
P.O. BOX 419  
WILDWOOD, FL 34785  
CLIFF WITTMAN  
(352) 800-8690

ENGINEER/SURVEYOR:  
FARMER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FL 34785  
(352) 748-3126  
LEE CLYMER, P.E. #69780

REVISIONS

DATE	BY	DESCRIPTION

**FARMER BARLEY**  
AND ASSOCIATES, INC.  
Certification of Authorization Number: 4709  
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

**WILDWOOD ENTERTAINMENT PARK  
WILDWOOD, FLORIDA  
PUD CONCEPTUAL PLAN**

DATE: 06-18-13  
DRAWN BY: MJT  
CHKD BY: WLC  
FILE NAME: PUD  
JOB NO.

ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHT. 1 OF 1



**PUBLIC HEARING - 2ND FINAL READING**  
**ORDINANCE NO. O2013-29**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,  
AMENDING SECTIONS 4-5 OF THE CITY OF WILDWOOD  
CODE; PROVIDING FOR ALCOHOL SALES BEING  
PROHIBITED NEAR CHURCH OR SCHOOL; PROVIDING  
FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Wildwood, Florida, is proposing to require as follows:

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

SECTION 1. Section 4-5 of the City of Wildwood Code is amended as follows (cross throughs (-) shall indicate deletions and underlines ( ) shall indicate additions):

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

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

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. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

\_\_\_\_\_  
Ed Wolf, Mayor

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

Approved as to form:

1.d.  
Page 3 of 3

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**Jerri A. Blair, City Attorney**

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**Parcel D32-050**  
**9-ACRES**  
**APPRAISED 3/3/2006**  
**AT \$412,000**  
**(\$45,777/acre)**

**Sumter County BOCC - GIS**  
 BOCC - Bushnell, FL 33513 | 352-793-0200

**Parcel ID: D32=050**

**CITY: CITY OF WILDWOOD**  
 100 N MAIN ST WILDWOOD, FL 34785  
 Street: NOT ON FILE

S/T/R: 32/18/23 SW1/4 OF SW1/4 LYING E OF SALR R AND LESS THAT PART LYING N OF A LINE THAT BEGINS 709 FT S OF NE COR AND RUNS N 89 DEG 5

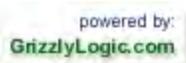
Sales

6/1/1996	598/01	Vacant	\$75,000.00
4/1/1974	152/88	Vacant	\$27,000.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last updated: 6/26/2013 and may not reflect the data currently on file at our office.



**CERTIFIED APPRAISAL  
SUMMARY REPORT**

**OF  
VACANT ACREAGE  
NORTH WILDWOOD  
WILDWOOD, FLORIDA 34785**

**Effective Date of Report**

**March 3, 2006**

Appraisal is  
7-Years Old

**Date Report Signed**

**March 16, 2006**

**For  
City of Wildwood  
100 North Main Street  
Wildwood, Fl 34785**

**Certified To  
City Council  
City of Wildwood  
100 North Main Street  
Wildwood, Fl. 34785**

**Guy Simmons  
State Certified General Appraiser #0001989**

**TRANSMITTAL LETTER**

FILE#0610-002

March 16, 2005

City Council  
City of Wildwood  
100 North Main Street  
Wildwood, Fl. 34785

**Reference: Vacant Acreage-North Wildwood, Fl. 34785**

In response to your request and authorization, I have conducted the required investigations, made the inspections, gathered the necessary data, and made certain analyses necessary to appraise at Market Value, the fee simple interest in the real property, which consist of 9 acres of vacant land. The physical address of the site is east of Lee Street and south of the Jetta Manufacturing plant in the City of Wildwood, Fl. 34785

The Parcel Number for the subject is D32=050. The site is an irregular shaped parcel. The topography indicates the site is suitable for full development. The highest and best use for the subject, as of the date of the appraisal, is for use as an industrial site ready for development. Industrial development is apparent to the north of the site and east boundary of the site.

The Summary Appraisal that follows identifies and provide a summary description of the real estate being appraised; states the real property interest being appraised; state the purpose and intended use of the appraisal; define the value to be estimated; state the effective date of the appraisal and the date of the report; summarize the extent of the process of collecting; confirming, and reporting data; state all the assumptions and limiting conditions that affect the analyses, opinions, and conclusions; summarize the information considered; the appraisal procedures followed, and the reasoning that supports the analyses, opinions and conclusions; summarize the appraiser's opinion of the highest and best use of the real estate; explains and support the exclusion of any of the usual valuation approaches; summarize any additional information that may be appropriate to show compliance with, or clearly identify and explain permitted departures from the specific guidelines of standard 1 Uniform Standards of Professional Appraisal Practice.

A summary of the data was presented in a limited format with additional information retained in the work file of the appraiser, which supports the data used. No personal property or other intangible assets were included in this appraisal.

Based on my knowledge and experience, it is my opinion that the Market Value for the subject property as of March 3, 2006 was:

**FOUR-HUNDRED, TWELVE THOUSAND DOLLARS  
(\$412,000)**

subject to the assumptions and limiting conditions set forth in this report.

I certify that, to the best of my knowledge and belief:

\_\_\_ the statements of fact contained in this report are true and correct.

\_\_\_ the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

\_\_\_ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

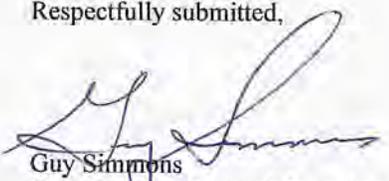
\_\_\_ My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

\_\_\_ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

\_\_\_ I have made a personal inspection of the property that is the subject of this report.

\_\_\_ No one provided significant professional assistance to the person signing this report, unless otherwise noted elsewhere in this report.

Respectfully submitted,

  
Guy Simmons  
State Certified General Appraiser  
#0001989

### SUMMARY OF IMPORTANT CONCLUSIONS

Appraisal Date:	March 3, 2006	
Rights Appraised:	Fee Simple Interest	
Property Location:	East of Lee Street Wildwood, FL.34785	
Owner of Record:	City of Wildwood 100 North Main Street Wildwood, Florida 34785	
Property Type:	Vacant acreage	
Land Size:	<b>9 Acres</b>	
Improvements:	None	
Zoning:	Transition to Industrial Use/FLU	
Land Use:	Vacant	
Highest and Best Use:	Industrial	
Value Indicators:	Cost Approach	\$N/A
	Market Approach	\$412,000
	Income Approach	\$N/A
<b>Final Reconciled Value:</b>	<b>Market Value</b>	<b>\$412,000</b>

## **ASSUMPTIONS AND LIMITING CONDITIONS**

The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affects either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such condition exists. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers being reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assignee; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting services(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

#### **APPRAISER'S CERTIFICATION**

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive Adjustment's to increase the adjusted sales prices of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this report.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current nor future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I were not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparable in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject sit, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

#### **PURPOSE AND OBJECTIVE OF THE APPRAISAL**

The objective of this appraisal is to estimate the market value of the fee simple interest in the subject property as of the effective date of this report for The City of Wildwood. The intended client is the City of Wildwood.

The purpose of this appraisal is to present the data and reasoning the appraiser has used to form the opinion of value for the subject as vacant acreage available for development and to determine the highest and best use of the site as vacant acreage for future development.

#### **DEFINITIONS OF VALUE TO BE ESTIMATED**

The Appraisal Institute as has defined Market Value:

"The most probable price in cash, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

The following definition of market value is used by many federal financial institutions, which was established under the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) as:

"The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;(2)both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3)a reasonable time is allowed for exposure in the open market;
- (4)payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

#### **DATE OF VALUE ESTIMATE AND APPRAISAL REPORT**

The effective date of the value estimate was March 3, 2006. My most recent inspection and analysis of the subject property were March 3, 2006. The date of this appraisal report is March 16,2006, which is the date the report was signed by the appraiser.

## **STATEMENT OF VALUE ESTIMATE AND PROPERTY RIGHT APPRAISED**

The appraisal is to determine the market value of the subject property in terms of cash. The property rights appraised are those of a fee simple estate.

Fee Simple Estate has been defined as:

"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. An inherited property interests."  
as taken from, The Appraisal of Real Estate, Tenth Edition, published by the Appraisal Institute, 1989

## **DATA COLLECTION, CONFIRMATION AND REPORTING PROCESS**

The data used in this report is taken from sources, which are assumed to be reliable, such as, Realtors, appraisers, property owners, government officials, data services and other individuals knowledgeable of real estate values. The primary source of the data used was from the Sumter County Property Appraiser's public record archives. No other source of sales data was available to the appraiser on requested effective date.

In cases where the data is available from only one source or where verification is cost prohibitive or impossible to obtain the data, it has been checked for reasonableness based on the appraiser's knowledge and experience. The data has been integrated and placed in the various sections of this report and identified in those sections.

## **IDENTIFICATION AND DESCRIPTION OF SUBJECT PROPERTY**

### **General Description**

The subject property is vacant acreage in the northern section of the City of Wildwood. The site is immediately south of Jetta Manufacturing and west of Xpress Concrete plant lying east of Lee Street.

### **Site**

The site is a 9 acres parcel of irregularly shaped land. A survey was not furnished the appraiser, however, a county plat map is presented in the addendum of the report. The site is within the service area by city water and sewer, underground utilities and cable.

### **Location**

The subject property is located on Lee Street at the north city limits of the City of Wildwood.

### **Neighborhood Data**

The subject property is located in the City of Wildwood. The site is in the northern section of the City. The land is adjacent to industrial property to the north and east and multi-family property to the south. The neighborhood is in a mixed zoning district. The City of Wildwood provides police and fire protection. Wildwood is a small community with a mixture of property types. Industrial is found in the southwest section and northwest section of the city lying west of the Seaboard Coastline Railroad. The City provides adequate shopping, schools, medical facilities and other services.

### **Area data**

The subject is located in the City of Wildwood. Wildwood is located in the North end of Sumter County. The area is comprised of a blend of property types. Wildwood is a small city with a mixture of commercial, industrial and residential property. Outside the City Limits larger farm tracts are available. New residential development can be found to the northeast and east of the City.

Sumter County is located in West Central Florida. Bushnell, the county seat, is located approximately 10 miles South of the City of Wildwood.

Sumter County is a rural county in character but is conveniently located to metropolitan areas. The county is bounded on the West by Citrus and Hernando Counties (among the nations fastest growing counties), on the South by Polk and Pasco Counties, on the North by Marion County, and to the East is Lake County. Bushnell, which is the county seat is located approximately 190 miles Southeast of Tallahassee(Capitol), 70 miles South of Gainesville(University of Florida), 40 miles South of Ocala, 51 miles West of Orlando(Disney World) and 55 miles Northeast of Tampa.

Sumter County encompasses 561 square miles, 19 of which are inland waters. The roads and accesses are excellent. Geographically centered in the state, Sumter County is a "transportation Hub" as often referred to by developers because Interstate I-75 running North and South and US Highway 301 traverse it. The Florida Turnpike "head-ends" at the intersection of Highway 44(east and west corridor) and I-75 located 3 miles west of the City of Wildwood.

Sumter County offers a subtropical climate with long summers and short mild winters. The average temperature is 70.6 degrees with an average in January of 55 degrees with an average in July of 85 degrees. Annual average rainfall is 50 to 55 inches.

The primary industry in Sumter County, during the effective date of the appraisal was agricultural with cattle, dairy, swine, poultry and truck crops as its' main source.

Industry was widely diversified and includes some major employers engaging in, metal fabrication, wood treatment, mining, crushed stone, concrete products, lumber, corrugated boxes, tubing and metal pipe, air conditioning parts, medical instruments and wholesale plant nurseries. Construction was also well represented.

Sumter County is the second fastest growing county in Florida at the present. The population is expected to top the 100,000 mark by the end of the century. Wildwood is expanding its boundary and will encompass a large portion of lands north and east of the city.

**Legal Description:**

SW ¼ of SW ¼ Lying E of SALRR and Less that part lying North of a line that begins South 709 feet, South of NE Corner and runs North 89 degrees, 56 minutes West to West line of property and less ROW on West side OR 152 Page 88 and less beginning 207.90 feet West of SE corner of SW ¼ of SW ¼ Run West 750 feet to E/ly ROW of paved county road, N/y along said ROW 300.71 feet, East 769.39 feet, South 300 feet to Point of Beginning being in Section 32, Township 18s, Range 23e, Sumter County, Florida.

**History and Real Estate Tax Information**

The City of Wildwood owns the property. Parcel account number D32=050 is assessed for \$63,000 but is exempted from taxation. No taxable value is applied due to exemption for municipal property. The current millage is 21.28350.

### **Zoning**

The property is in the zoning jurisdiction of the City of Wildwood. The city controls the zoning and in the opinion of the appraiser, the highest and best use is for Industrial. Conditions in the neighborhood favors a rezoning to industrial use to be consistent with surrounding land use.

### **Flood Hazard Statement**

According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 120296 0075B dated March 15, 1982, Sumter County, Florida, the subject is located in Zone C, which is not considered a flood hazard area.

### **Soils**

The appraiser has not been supplied with a report of the subsoil conditions indicating the exact capacity of the subsoil. We do not have the benefit of subsoil test results of the property and detection of possible soil defects would be beyond our realm of expertise. No information is indicated that would expose any hidden or apparent conditions of the subject site or subsoil structure, which would render it more or less valuable.

### **Access, Easements, Restrictions and Encumbrances**

The subject property is accessible from a paved asphalt road. Easements and restrictions are part of public record and available in the zoning department of the City of Wildwood. No encumbrances were found during normal search of public records.

### **Environmental Disclaimer**

The appraiser's routine inspection of and inquiries about the subject property and its' surrounding areas revealed no information which gave any indication of any detrimental environmental conditions or hazardous substances which would negatively affect the subject property. Furthermore, the appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions, therefore, an inspection and test by a qualified expert in hazardous substance and environmental conditions is recommended. This would reveal the existence or non-existence of any conditions on or around the property that would negatively affect the value of the site.

It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value. The value estimated in this appraisal is based on the assumption that:

- the subject property is free of soil contaminates,
- the Radon level is at or below EPA recommended levels,
- there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property,
- that there is no nor any hidden condition, which was not made known to the appraiser. The value estimated in this appraisal is based on the assumption that there are no miscellaneous Environmental Hazards (except those reported above) that would negatively affect the value of the property. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required discovering them. The client is urged to retain an expert in this field, if desired.

### **DESCRIPTION OF HIGHEST AND BEST USE ANALYSIS**

Highest and Best Use as applied to real estate is:

"the reasonably probable and legal use of vacant land or improved property, which is physically possible; appropriately supported, financially feasible, and that results in the highest value." (1)

another definition of "Highest and Best Use":

- 1) the reasonable and probable use that supports the highest present value of vacant or improved property, as defined, as of the date of the appraisal;
- 2) the reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value;
- 3) the most profitable use;(2)

To estimate highest and best use, four elements are considered:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible legal use. What uses of the site are permitted by zoning and deed restrictions?
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and best use. Among the feasible uses, which use will produce the highest present worth?

### **HIGHEST AND BEST USE ANALYSIS PROPERTY AS IMPROVED**

The appraiser is required to give discussion regarding the highest and best use of the subject property in two categories. These two categories are as though the land was vacant and improved.

The highest and best use must meet the following tests. The use must be legal and probable, not speculative or conjectural. A demand for the use must exist and it must yield the highest net return to the land for the longest period.

In estimating the highest and best use of the land, consideration was given to location and adjoining property use. The subject is adjacent to an existing industrial use site to the north and a multi-family residential site to the south. The zoning is for high density residential. However, recent changes in land use to the north of the subject and the City of Wildwood, the site is considered to have a different highest and best use than the existing zoning. The site does border industrial zoned property and is near a major industrial development to the north. Therefore, due to location of subject and existing land use to the north, the highest and best use for the subject would be to seek a zoning change to industrial use for future industrial development.

(1)The Appraisal of Real Estate, tenth edition, 1992, pg. 45, Appraisal Institute of Real Estate Appraisers, Chicago, Ill

(2)The Dictionary of Real Estate Appraisal, 1984, pg. 152, American Institute of Real Estate Appraisers, Chicago, Ill

### **THE VALUATION PROCESS**

The Valuation Process uses a systematic procedure involving the three approaches to value; the Cost Approach (replacement or reproduction cost), the Sales Comparison Approach (market) and the Income Capitalization Approach. In good appraisal practice, each requires the gathering and analysis of cost, sales, and income data that pertains to the property being appraised.

The process begins with the definition of the appraisal problem, i.e., identify the real estate and property rights to be appraised, use of the appraisal, definition of value, date of the value estimate, describe the process and limiting conditions. The appraiser then collects and analyzes the factors that affect the market value of the subject property and weights these factors in the area, neighborhood, site and improvement, the highest and best use analysis, and the application of the approach to value.

#### **Cost Approach**

The Cost Approach uses reproduction (exact) or replacement (equivalent) cost of existing improvements to estimate current cost to construct of the existing improvements and deducts all accrued depreciation to determine a depreciated present value of the improvements. Land value is added to the depreciated value of improvements to arrive at an estimate of value for the whole property. This approach is most reliable when improvements are new and represent the highest and best use of the property.

The Cost Approach tends to set the upper limit in value and is particularly important when the lack of market activity limits the usefulness of the sales comparison approach and is not amendable to valuation by the income capitalization approach. **The subject was vacant land; therefore, the Cost Approach was not applicable in the appraisal report.**

### **The Sales Comparison Approach**

The Sales Comparison Approach is useful to estimate the value of the subject property as improved and also to estimate the value of land as though vacant. In the Sales Comparison Approach the market is examined and sales of properties that are comparable to the subject property are adjusted to reflect the differences between the comparable properties and the subject property. The Sales Comparison Approach is most applicable when there is sufficient data for market activity to indicate a value pattern and less useful when data are scarce. **The Sales Comparison Approach was the only approach used in the appraisal since the land was vacant.**

### **The Income Capitalization Approach**

The Income Capitalization Approach is utilized when the appraiser analyzes a property's capacity to generate an income stream and converts these benefits into an indication of present value. The premise is that value is created by expectation of future income. This approach to value relates an overall capitalization rate to the sales price of other income producing investments. Market rent is estimated by analyzing recent leases and current rental rates of competitive facilities in the market area or by established rents as a result of a lease or other agreements, i.e., contract rents. From the gross expected income, a deduction for vacancy and collection lost is taken to arrive at an effective gross income. From the effective gross income all applicable expenses are deducted to yield a net income. A current capitalization rate, i.e., investment rate sought by the investor is divided into the net income to produce an estimated property value. The Income Approach was not applicable in the appraisal.

The Valuation Process is finalized with the reconciliation or correlation of the final value indications. The three approaches are neither always applicable nor used in all appraisals. The relevance of the applicable approach's were considered and concluded that the Cost Comparison Approach was the only approach applicable in the appraisal.

### **THE SALES COMPARISON APPROACH**

The Sales Comparison Approach measures the interaction of buyers and sellers in the market place and is considered the most reliable method in the valuation of vacant land. Sales were selected from the market area and analyzed by the appraiser. Those sales presented were considered to be very good representatives of the estimated market value for the subject as industrial use. Vacant land sales were selected based upon their comparability to the subject property, inspected and analyzed. Adjustments were made when the comparable showed a difference from the subject, i.e., time, location and physical characteristics. Time adjustment is based upon paired analysis of similar properties of re-sale of the same property. The other applicable adjustments are determined by an analysis of recent sales and comparison of the characteristics to determine an appropriate adjustment.

The appropriate unit of comparison is based upon what the local market perceives as standard for purchasing and selling property in the subject neighborhood. The following chart summarizes the vacant land sales utilized and their adjustments.

## VACANT LAND SALES

### Comparable Land Sale #1

Parcel Number: D32=046

Source: Public Records

Date of Sale: 4/04

Sale Price: \$205,600

Size: 9 Acres

Size: 392,040 S/F

Unit Price: \$22,844 acre

Unit Price: \$0.52 S/F

Zoning/Use: Industrial

Seller: N/A

Buyer: Xpress Materials LLC

Description: The comparable is located east of the subject.

#### Analysis:

The comparable is adjusted for time based on market conditions. Re-sale of similar properties indicate that the sale price would double to \$411,200. The adjusted square foot rate in today's market would be \$1.05 per square foot.

Comparable Land Sale #2

Parcel Number: F35=008 (Split Out Parcel)

Source: Selling Broker/HUD Statement

Date of Sale: 6/05

Sale Price: \$280,000.00

Size: 10.00 Acres, more or less

Size: 435,600 S/F

Unit Price: \$28,000 acre

Unit Price: \$0.64 S/F

Zoning/Use: Industrial

Seller: R M Wade

Buyer: James J Weber

Description: The comparable is located south of the City of Coleman.

Analysis:

The comparable is considered inferior in location and given a +30% adjustment. A time adjustment of +.25% indicated by market and applied to the sale price. The adjusted sale price is \$350,000.00. The adjusted square foot rate is \$1.04.

Comparable Land Sale #3

Parcel Number: F35=008 (Split-Out)

Source: Selling Broker/Copy of Contract

Date of Sale: 9/05

Sale Price:\$140,000.00

Size: 4 Acres, more or less

Size: 174,240 S/F

Unit Price:\$35,000 acre

Unit Price:\$0.80 S/F

Zoning/Use: Industrial

Seller: R M Wade

Buyer: Michael A Perez

Description: The comparable is located near the City of Coleman.

Analysis:

The comparable is inferior in location and given a +30% adjustment. A time factor of +.25% is applied to the sale price for an adjusted sale price of \$175,000. The adjusted square foot rate is \$1.31.

COMPARABLE SALE #4

Parcel Number: F12W00P5

Source: Public Records

Date of Sale: 4/2005

Sale Price: \$196,400

Size: 6 Acre

Size: 261,360 S/F

Unit Price:\$ 32,733 acre

Unit Price:\$.75 S/F

Zoning: Industrial

Seller: N/A

Buyer: Bailey Brothers Inc.

Description: The comparable is located in the Willard Peebles Industrial Park.

Analysis: The comparable is equal in location. A +.25% time adjustment is applied to the sale price for an adjusted sale price of \$245,500. The adjusted square foot rate is \$.94.

### Comparable Land Sale #5

Parcel Number: C33=044

Source: MLSG4591861

Date of Sale: 10/05

Sale Price: \$555,000

Size: 11.82 Acres

Size: 514,879 S/F

Unit Price: \$46,954 acre

Unit Price: \$1.08 S/F

Zoning/Use: Commercial Light

Seller: Sloan

Buyer: Not Shown

Description: The comparable is located SW of the City of Wildwood.

#### Analysis:

The comparable is considered equal in location and sold within the past six months. Although the indicated zoning is commercial no adjustment was considered applicable due to location on a secondary road.

**Summary:**

A search of the market area yielded a limited number of sales in the Coleman/Wildwood area over the past two years. However, the closed sales used were the only industrial sales with one commercial sale having similar value estimate as the subject. Industrial/Commercial use for the subject is considered the highest and best use. There is a multi-family housing development next to the subject, however, to the west of the subject is the railroad yard. Therefore, using the site for additional multi-family units would not be practicable.

The comparables range from \$.94 to \$1.31 per square foot. The subject is not under contract and the indicated price of \$1.05 per square foot is considered reasonable based on an analysis of the above sales.

The indicated per square foot rate is \$1.05. The following calculation was used to determine the subjects estimated land value:

**Site: 392,040 s/f @ \$1.05=\$411,642.00 Rounded to \$412,000.00**

**Reconciliation of Land Value**

The estimated market value for the subject is considered to reflect current market value for the subject to use for Industrial. **Based on the analysis of data, my opinion and experience, the final estimated market value for the land was \$412,000.00**

**The estimate Market Value for the property as of the date of the appraisal is \$412,000.00. The estimated marketing time would be between six months to one year based on current marketing conditions. The market indicates a balance in market conditions at the time of the appraisal.**

**SALES COMPARISON (MARKET) APPROACH**

The direct Sales Comparison (Market) Approach is a technique whereby market value is estimated by comparing the subject property to similar properties that have recently sold. Prices of comparable, competitive properties directly relate to the market value of the subject. The value is utilized to estimate the value of the subject property as improved and/or the value as though vacant. Where there is a sufficient quantity of comparable sales, a definite trend as to value of property is ascertained. When there are an adequate number of sales available, certain data is extracted from these sales to be used in estimating the value of the subject property.

Sales are adjusted for dissimilarities based on information gathered on comparable sales in the subject' market area. This method of estimating value is considered the most reliable, in the judgment of the appraiser in ascertaining an estimate value for the subject where adequate data is available. This is due to the creation by the people who make the market, i.e., those people who buy and who sell. Various sources of sales data include, but not limited to, sellers, buyers, brokers, public records, were used to find market data comparable to the subject and verified to assure that the sales are valid and the sales are compared to the subject and adjusted appropriately.

## FINAL RECONCILIATION

### **Cost Approach**

The Cost Approach is typically used on property that is unique and on new construction. Is a reliable approach in determining value for property when there is insufficient data available in the Sales Comparison and Income Approach. The cost approach tends to set the upper limit in value. **The cost approach was not used in the appraisal report because the subject was vacant land.**

### Sales Comparison (Market) Approach

The direct Sales Comparison (Market) Approach is very reliable when there is a sufficient quantity of comparable sales in which to measure the interaction of buyers and sellers' in the market place. The market was searched for comparable land sales similar to the subject. **Those sales presented were considered reflective of the market value for the subject. The Sales Comparison Approach was the only approach used in the appraisal report.**

### Income Capitalization Approach

The Income Capitalization Approach to value is generally applicable to income producing properties where there is sufficient and reliable data to establish a cap rate and project an income stream. In the appraisers' opinion, the projected income and mortgage data was sufficient and due to the characteristics of the subject property, the Income Approach was not used in the report.

## CONCLUDED VALUE

**\$412,000.00** is considered the estimated market value for the subject property. All three approaches were considered but only the Sales Comparison Approach was used. Based upon my knowledge and experience, it is my opinion that the estimated market value for the subject is **\$412,000.00**

## ESTIMATED MARKETING TIME

The estimated marketing time is from twelve to twenty four months at the market value estimate cited herein. The value is contingent upon rezoning to the site's highest and best use, that use being Industrial.

**FOUR-HUNDRED, TWELVE THOUSAND DOLLARS  
( \$412,000.00 )**



GUY SIMMONS  
State Certified General Appraiser  
#0001989  
State of Florida  
Expires 11/30/06

## APPRAISER QUALIFICATIONS

Guy Simmons  
State Certified General Appraiser  
#0001989

### EDUCATION

Master of Education, Criminal Justice, Troy State Univ., 2004  
Bachelor of Arts Degree, Public Administration, Magna cum Laude, St. Leo College, 1985  
Associate of Science Degree, Business, Lake Sumter Community College, 1978  
Associate of Arts Degree, Lake Sumter Community College, 1978

### SPECIALIZED APPRAISAL/REAL ESTATE EDUCATION

International Association of Assessing Officers Appraisal Courses:  
Course 1-Fundamentals of Real Property Appraisal  
Course 2-Income Approach to Valuation  
Course 3-Development and Review of Appraisal Reports  
Course 4-Assessment Administration  
Course 5-Personal Property Valuation  
Course 202-Income Approach to Valuation II  
Lake Sumter Community College  
Real Estate Principles and Practice I-Salesperson Course  
Real Estate Principles and Practice II-Broker Course  
The American Society of Appraisers  
Uniform Standards of Professional Appraisal Practice &  
Code of Ethics  
Real Estate Education Specialist, Orlando, Florida  
Florida Appraisal Board Course III

### LICENSE AND CERTIFICATION

State Certified General Real Estate Appraiser #0001989, State of Florida  
Licensed Real Estate Broker, State of Florida

### PROFESSIONAL EXPERIENCE

James Guy Simmons, P.A., Appraiser and Consultant, Present  
Broker/Appraiser, Owner, First Realty of Sumter, Inc. 1994-present  
Supervisor, Tangible Personal Property Assessments, Hernando County Property Appraisers Office 1989-1994  
Staff Appraiser, Department of Revenue, Ad Valorem, State of Florida 1982-89  
Director, Public Services Department, Sumter County Commissioners 1982  
Deputy Appraiser, Sumter County Property Appraisers Office 1976-1982

### OTHER

Expert Witness Federal Bankruptcy Court/Circuit Court

ADDENDUMS AND MAPS

### Subject Photo Page

Borrower/Client	City of Wildwood						
Property Address	Lee Street						
City	Wildwood	County	Sumter	State	FL	Zip Code	34785
Lender	City of Wildwood						

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#### Subject Front

Lee Street  
N/A

Oxford  
9 Acres



#### Subject Rear



#### Subject Street

Lee Street

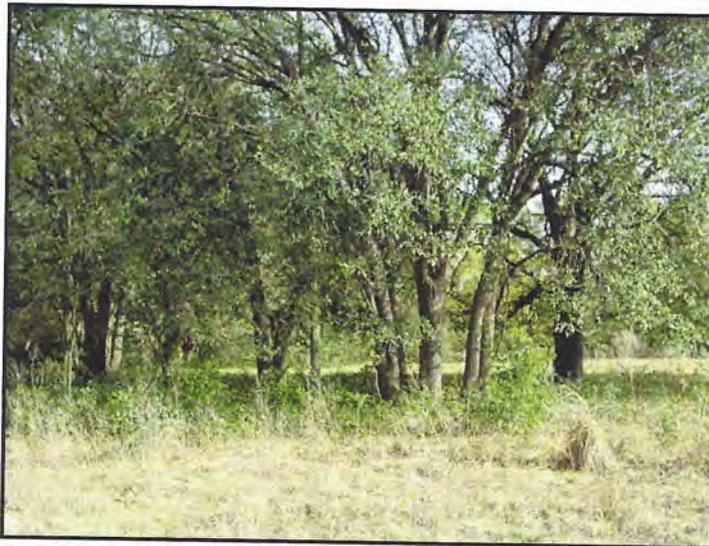
### Subject Photo Page

Borrower/Client	City of Wildwood			2-b.2. Page 24 of 27				
Property Address	9867 N US 301							
City	Wildwood	County	Sumter		State	FL	Zip Code	34785
Lender	City of Wildwood							



#### Subject Front

Lee Street  
 US Hwy 301  
 Overpass  
 N/A  
 Oxford  
 9 Acres



#### Subject Rear

South

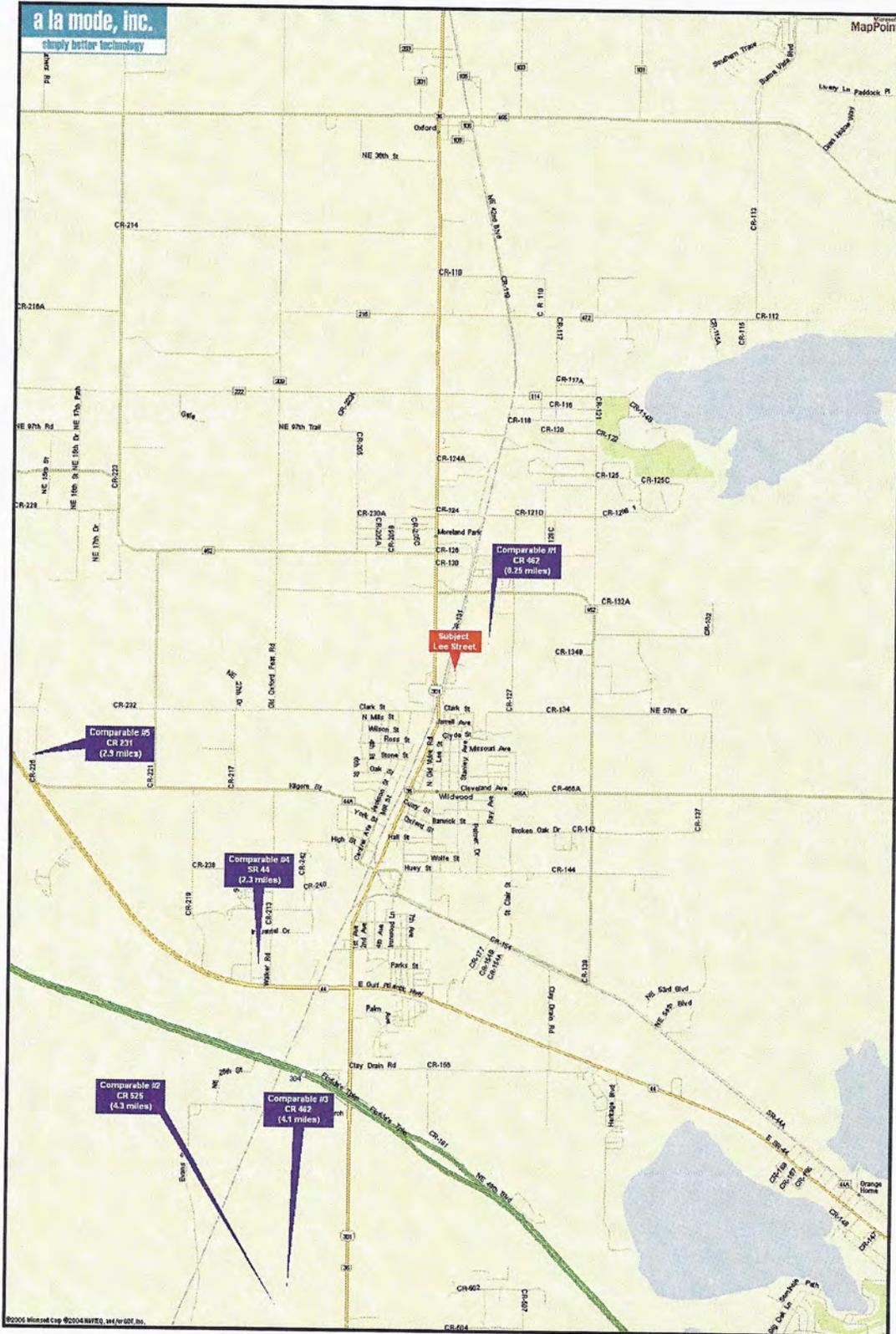


#### Norther Boundary

North  
Jetta Corp

### Location Map

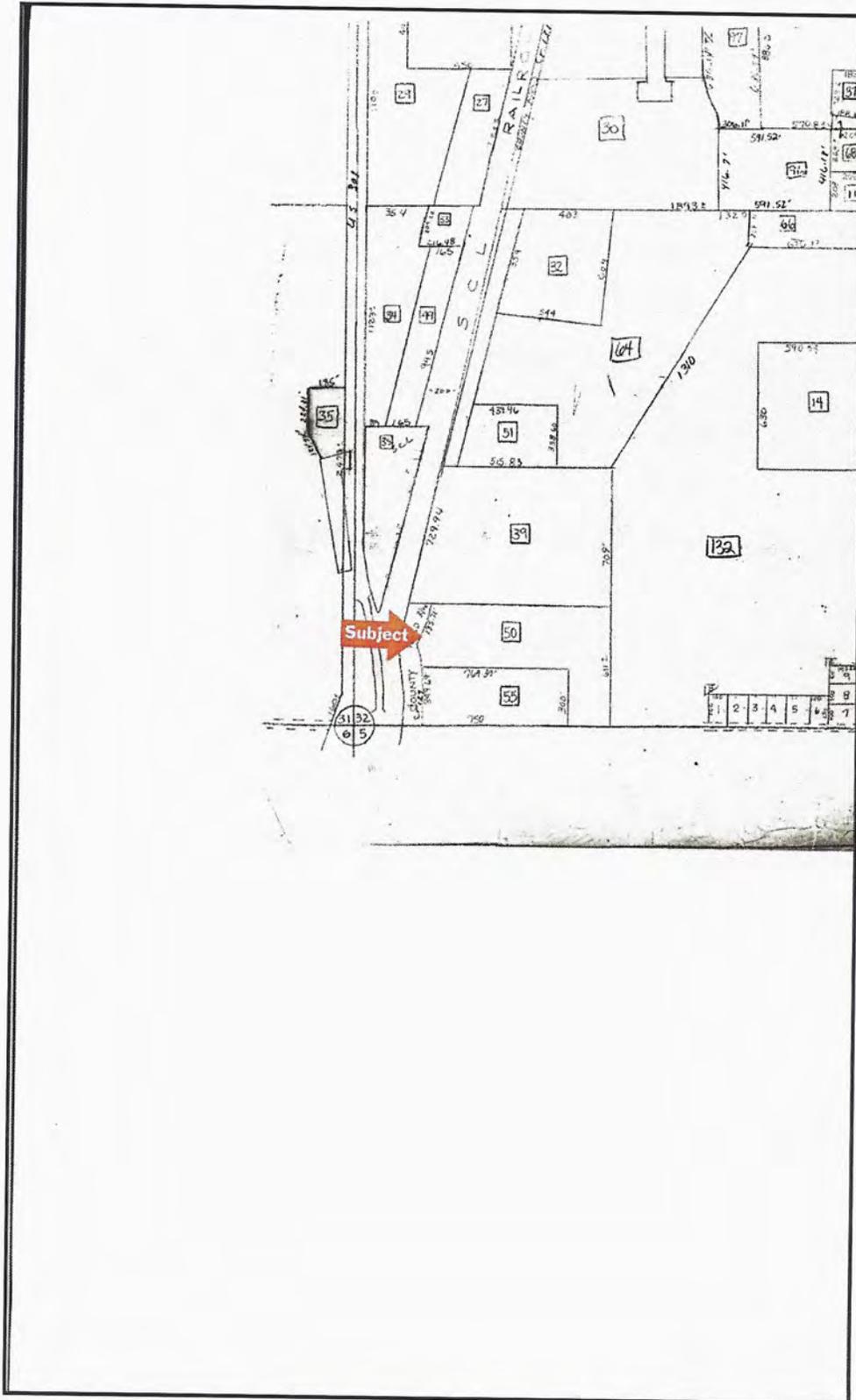
Borrower/Client	City of Wildwood			2-b.2. Page 25 of 27
Property Address	Lee Street			
City	Wildwood	County	Sumter	
Lender	City of Wildwood	State	FL	
			Zip Code	34785



### Site Map

Borrower/Client City of Wildwood				
Property Address Lee Street				
City Wildwood	County Sumter	State FL	Zip Code 34785	
Lender City of Wildwood				

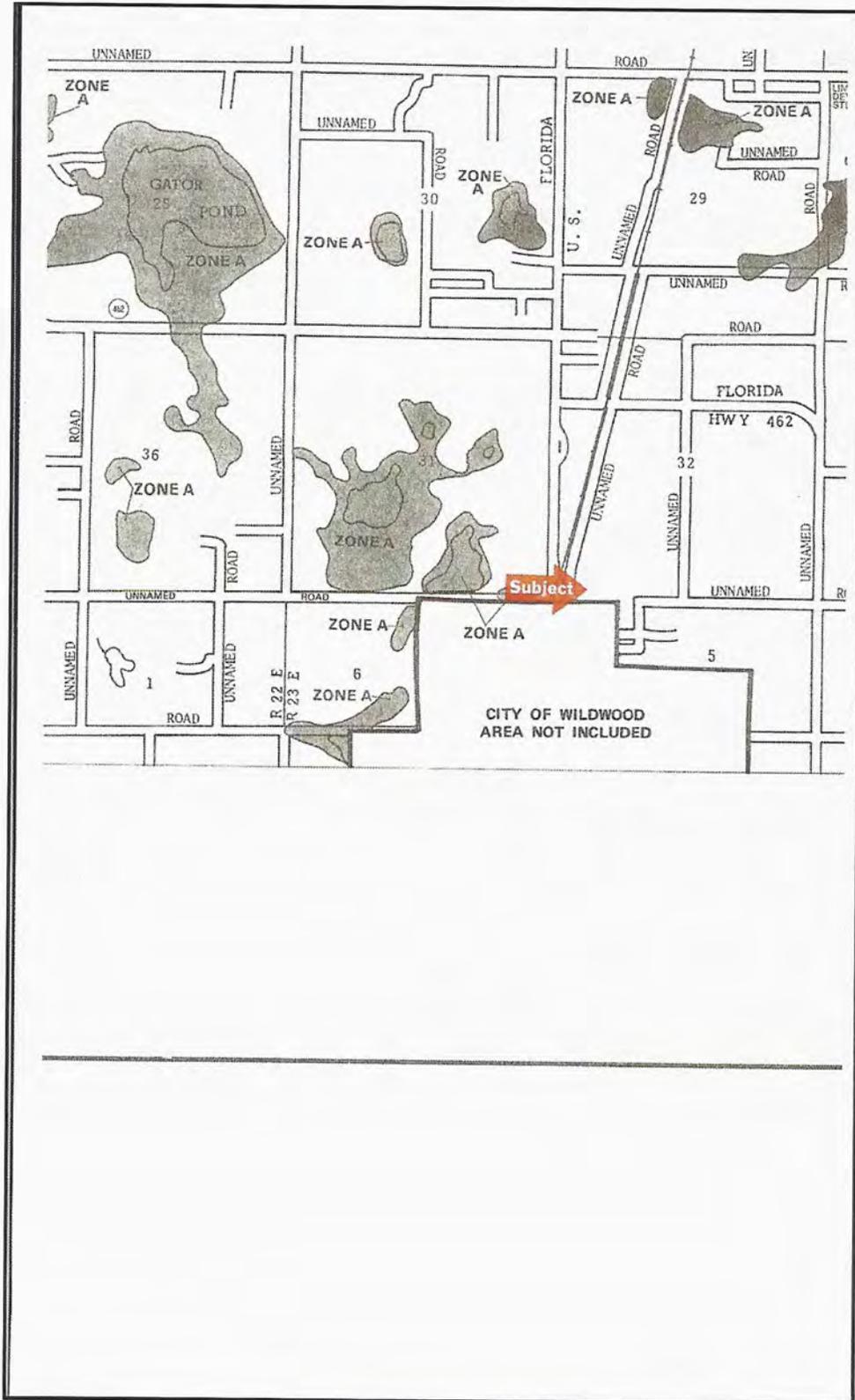
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### Location Map

Borrower/Client City of Wildwood				2-b.2.	
Property Address Lee Street					
City Wildwood		County Sumter	State FL		Zip Code 34785
Lender City of Wildwood					

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*Hey Kids!*

Before you hop back on the bus,  
join us for our...

2.g.1.  
Page 1 of 1

# Back To School Bash!

**GAMES • PRIZES**

**WATER SLIDES**

**BOUNCE HOUSES**

**FOOD and MORE!**

Tickets for all activities and games  
will be available on site.

**PLEASE  
DONATE!**

## SCHOOL SUPPLIES

Your generous donation will be  
greatly appreciated by our area kids!



**Sat**  **JULY 27**  
 **10AM-2PM**



**At the HISTORIC BAKER HOUSE  
6101 CR 44A ~ WILDWOOD**

Brought to you by the Wildwood Historical Association

**PROCEEDS BENEFIT THE BAKER HOUSE RESTORATION**

For more information call Jenny Hudson 352-330-1330 ext. 114  
or [jhudson@wildwood-fl.gov](mailto:jhudson@wildwood-fl.gov)

**General Fund Revenue  
Budget Analysis Report  
For the Month Ended June, 2013  
FY 2012-2013**

2.g.2.  
Page 1 of 4

ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
InterFund Transfers- Industrial Park	\$ 10,000.00	\$ 10,000.00	\$ -	100.00%
InterFund Transfers-Enterprise Fund	\$ 350,000.00		\$ 350,000.00	0.00%
State Revenue Sharing-State(Intergovt)	\$ 176,024.00	\$ 112,239.99	\$ 63,784.01	63.76%
Local Option Gas Tax-State(Intergovt)	\$ 304,003.00	\$ 202,482.33	\$ 101,520.67	66.61%
.01 Infrastructure Surtax-State ( Intergovt)	\$ 686,703.00	\$ 522,474.84	\$ 164,228.16	76.08%
State Sales Tax-(Intergovt)	\$ 388,648.00	\$ 280,291.24	\$ 108,356.76	72.12%
County Motor Fuel Tax(9th cent) (Intergovt)	\$ 48,000.00	\$ 32,396.79	\$ 15,603.21	67.49%
State Beverage Licenses	\$ 2,451.00	\$ 3,079.97	\$ (628.97)	125.66%
Mobile Home Licenses-State (Intergovt)	\$ 14,192.00	\$ 12,721.06	\$ 1,470.94	89.64%
Ad Valorem Taxes-Wildwood	\$ 1,533,344.00	\$ 1,290,984.65	\$ 242,359.35	84.19%
Ad Valorem Taxes- CRA District-City	\$ 68,950.00	\$ 68,950.00	\$ -	100.00%
Ad Valorem Taxes-CRA District-County	\$ 101,992.00	\$ 107,539.00	\$ (5,547.00)	105.44%
Utility Tax- Water Sales- City	\$ 33,500.00	\$ 28,528.16	\$ 6,971.84	79.19%
Utility Tax- Villages 5% Water Utility & Central	\$ 160,000.00	\$ 129,416.72	\$ 30,583.28	80.89%
Utility Tax-Electric/Gas	\$ 250,000.00	\$ 311,335.81	\$ (61,335.81)	124.53%
Telecommunications (Communications Services) (Intergovt)	\$ 221,118.00	\$ 143,982.46	\$ 77,135.54	65.12%
Franchise Taxes-Electric (Progress Energy)	\$ 346,000.00	\$ 243,434.27	\$ 102,565.73	70.36%
Franchise Taxes-Electric (SECO)	\$ 100,000.00	\$ 80,851.49	\$ 19,148.51	80.85%
Franchises Taxes- Refuse Service (Waste Mgmt)	\$ 90,000.00	\$ 69,585.07	\$ 20,414.93	77.32%
Franchise Taxes- Natural Gas (TECO)	\$ 5,000.00	\$ 2,632.24	\$ 2,367.76	52.64%
Interest Income	\$ 2,000.00	\$ 1,788.92	\$ 211.08	89.45%
Community Development Services	\$ 75,000.00	\$ 123,307.38	\$ (48,307.38)	164.41%
Second Dollar Fees- Police	\$ 2,000.00	\$ 1,540.00	\$ 460.00	77.00%
Fines & Forfeitures- Police	\$ 54,000.00	\$ 27,531.33	\$ 26,468.67	50.98%
Community Center Rental	\$ 30,000.00	\$ 29,400.78	\$ 599.22	98.00%
Community Center Reservation Fees	\$ 1,450.00	\$ 1,413.45	\$ 36.55	97.48%
Miscellaneous General Fund	\$ 20,000.00	\$ 28,450.03	\$ (8,450.03)	142.25%
Summer Camp Registrations	\$ 20,000.00		\$ 20,000.00	0.00%
Dixie Youth Baseball Registration Fees	\$ 1,425.00	\$ 1,075.00	\$ 350.00	75.44%
Life Flight- MEDIVAC LEASE	\$ 12,000.00	\$ 9,000.00	\$ 3,000.00	75.00%
Fuel Tax Refunds -State	\$ 6,200.00	\$ 3,461.18	\$ 2,738.82	55.83%
USDA Police Vehicle Grant-2010-2011	\$ -		\$ -	0.00%
USDA Police Vehicle Grant-2011-2012	\$ 83,000.00	\$ 79,496.93	\$ 3,503.07	95.78%
Police User Fees	\$ -		\$ -	0.00%
The Villages Amended Agreement - 2007	\$ 45,000.00	\$ 45,000.00	\$ -	100.00%
City Occupational Licenses	\$ -		\$ -	0.00%
CRA Administration Costs	\$ 19,297.00		\$ 19,297.00	0.00%
Growers Market	\$ 9,000.00	\$ 218.00	\$ 8,782.00	2.42%
Park's & Recreation Activities	\$ 13,500.00	\$ 8,427.00	\$ 5,073.00	62.42%
Sumter County Dispatch Compensation	\$ 100,000.00	\$ 100,000.00	\$ -	100.00%
Administrative Building Services- Sumter County	\$ 60,000.00	\$ 36,450.70	\$ 23,549.30	60.75%
FDOT Lighting Agreement	\$ 11,249.00		\$ 11,249.00	0.00%
FDOT Maintenance Agreement	\$ 6,400.00		\$ 6,400.00	0.00%
CDBG Grant- State	\$ -	\$ 171,835.52	\$ (171,835.52)	0.00%
Police Impact Fees	\$ 10,000.00	\$ 141,815.98	\$ (131,815.98)	1418.16%
Parks & Recreation Impact Fees	\$ 10,000.00	\$ 10,990.00	\$ (990.00)	109.90%
Cash Forward- General Fund	\$ 425,000.00		\$ 425,000.00	0.00%
Cash Forward- CRA Districts	\$ 28,257.00		\$ 28,257.00	0.00%
	\$ -		\$ -	0.00%
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$ 5,934,703.00</b>	<b>\$ 4,472,128.29</b>	<b>\$ 1,462,574.71</b>	<b>75.36%</b>

**General Fund Expenditures  
Budget Analysis Report  
for the Month Ended June, 2013  
FY 2012-2013**

GENERAL FUND DEPARTMENTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
Legislative (Mayor/Commissioners)	\$ 53,003.00	\$ 38,982.98	\$ 14,020.02	73.55%
Executive (City Manager)	\$ 173,866.00	\$ 135,550.84	\$ 38,315.16	77.96%
Clerk/Finance Administration	\$ 649,153.00	\$ 473,175.82	\$ 175,977.18	72.89%
Development Services	\$ 347,684.00	\$ 308,221.60	\$ 39,462.40	88.65%
Human Resources	\$ 67,919.00	\$ 43,279.76	\$ 24,639.24	63.72%
Police	\$ 2,209,631.00	\$ 1,978,652.96	\$ 230,978.04	89.55%
Streets/Public Works	\$ 886,258.00	\$ 627,384.93	\$ 258,873.07	70.79%
Fleet Services	\$ 179,530.00	\$ 131,243.31	\$ 48,286.69	73.10%
Community Redevelopment	\$ 198,719.00	\$ 236,935.75	\$ (38,216.75)	119.23%
Parks & Recreation	\$ 413,325.00	\$ 279,241.26	\$ 134,083.74	67.56%
Community Center	\$ 49,050.00	\$ 27,870.56	\$ 21,179.44	56.82%
	\$ -	\$ -	\$ -	0.00%
<b>TOTAL - OPERATING EXPENDITURES</b>	<b>\$ 5,228,138.00</b>	<b>\$ 4,280,539.77</b>	<b>\$ 947,598.23</b>	<b>81.88%</b>

NOTES:

DEBT SERVICE	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
City Hall Loan - Principal	\$ 31,060.00	\$ -	\$ -	0.00%
City Hall Loan - Interest	\$ 90,570.00	\$ -	\$ -	0.00%
<b>TOTAL - DEBT SERVICE</b>	<b>\$ 121,630.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>

CONTINGENCIES	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
General Fund Operating	\$ 564,455.00	\$ -	\$ 564,455.00	0.00%
Police Impact Fees	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
Parks & Recreation Impact Fees	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
CRA DISTRICTS	\$ 480.00	\$ -	\$ 480.00	0.00%
<b>TOTAL - CONTINGENCIES</b>	<b>\$ 584,935.00</b>	<b>\$ -</b>	<b>\$ 584,935.00</b>	<b>0.00%</b>

<b>TOTAL - GENERAL FUND EXPENDITURES</b>	<b>\$ 5,934,703.00</b>	<b>\$ 4,280,539.77</b>	<b>\$ 1,654,163.23</b>	<b>72.13%</b>
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**Enterprise Fund Revenue  
Budget Analysis Report  
For the Month Ended June, 2013  
FY 2012-2013**

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ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
Water Operational	\$ 1,420,545.00	\$ 1,115,394.06	\$ 305,150.94	78.52%
Water Connection Fees	\$ 141,229.00	\$ 68,846.33	\$ 72,382.67	48.75%
Water TIE Fees	\$ 2,446.00	\$ 57,245.53	\$ (54,799.53)	2340.37%
Water Meter Installs	\$ 24,000.00	\$ 24,906.44	\$ (906.44)	103.78%
Water - Miscellaneous (on/off)	\$ 23,000.00	\$ 24,225.65	\$ (1,225.65)	105.33%
Water Income - Other	\$ 7,500.00	\$ 23,085.09	\$ (15,585.09)	307.80%
Wastewater Operational	\$ 2,340,844.00	\$ 1,822,331.08	\$ 518,512.92	77.85%
Wastewater Connection Fees	\$ 109,052.00	\$ 136,005.75	\$ (26,953.75)	124.72%
Wastewater TIE Fees	\$ 3,200.00	\$ 82,124.38	\$ (78,924.38)	2566.39%
Wastewater - Other Miscellaneous	\$ 14,100.00	\$ 5,447.97	\$ 8,652.03	38.64%
Wastewater TSS/COD	\$ 700,523.00	\$ 519,603.00	\$ 180,920.00	74.17%
Reuse Water Operations	\$ 53,427.00	\$ 44,664.29	\$ 8,762.71	83.60%
Interest Income	\$ 1,450.00	\$ 1,818.51	\$ (368.51)	125.41%
Word Property - Grant Feasibility Services	\$ -	\$ -	\$ -	0.00%
Turtle Mount Land Lease-Tower Site	\$ 12,000.00	\$ 9,000.00	\$ 3,000.00	0.00%
Police User Fees- Clearing Acct	\$ -	\$ (237.96)	\$ -	0.00%
Water-Sewer - Cash Brought Forward	\$ 329,948.00		\$ 329,948.00	0.00%
<b>Total - Enterprise Fund Revenues</b>	<b>\$ 5,183,264.00</b>	<b>\$ 3,934,460.12</b>	<b>\$ 1,248,803.88</b>	<b>75.91%</b>
Greenwood Cemetery Revenues	\$ 5,300.00	\$ 3,037.81	\$ 2,262.19	57.32%
Greenwood Cemetery - Cash Forward	\$ 7,500.00	\$ -	\$ 7,500.00	0.00%
<b>Total - Cemetery Fund Revenues</b>	<b>\$ 12,800.00</b>	<b>\$ 3,037.81</b>	<b>\$ 9,762.19</b>	<b>23.73%</b>
Industrial Park - MISCELLANEOUS	\$ 325.00	\$ 80.90	\$ 244.10	24.89%
Industrial Park - Cash Forward	\$ 10,950.00		\$ 10,950.00	0.00%
<b>Total - Industrial Park Fund Revenues</b>	<b>\$ 11,275.00</b>	<b>\$ 80.90</b>	<b>\$ 11,194.10</b>	<b>1%</b>
<b>TOTAL- ALL ENTERPRISE OPERATIONS</b>	<b>\$ 5,207,339.00</b>	<b>\$ 3,937,578.83</b>	<b>\$ 1,269,760.17</b>	

**Enterprise Fund Expenditures  
Budget Analysis Report  
For The Month Ended June, 2013  
Fy 2012-2013**

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Page 4 of 4

ENTERPRISE FUND DEPARTMENTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
PHYSICAL ENVIRONMENT ADMINISTRATION	\$ 492,367.00	\$ 357,457.75	\$ 134,909.25	72.60%
WATER DEPARTMENT	\$ -	\$ -	\$ -	0.00%
WASTEWATER DEPARTMENT	\$ -	\$ -	\$ -	0.00%
UTILITIES DEPARTMENT	\$ 2,443,357.00	\$ 1,829,829.41	\$ 613,527.59	74.89%
INDUSTRIAL PARK	\$ 1,275.00	\$ 183.08	\$ 1,091.92	14.36%
GREENWOOD CEMETERY	\$ 8,225.00	\$ 1,064.92	\$ 7,160.08	12.95%
<b>TOTAL - OPERATING EXPENDITURES</b>	<b>\$ 2,945,224.00</b>	<b>\$ 2,188,535.16</b>	<b>\$ 756,688.84</b>	<b>74.31%</b>
NOTES:				
TRANSFERS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
W/S TO GENERAL	\$ 350,000.00	\$ -	\$ 350,000.00	0.00%
IND. PARK TO GENERAL	\$ 10,000.00	\$ 10,000.00	\$ -	100.00%
<b>TOTAL TRANSFERS</b>	<b>\$ 360,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 350,000.00</b>	<b>2.78%</b>
DEBT SERVICE	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
CHAMPAGNE FARMS - PRINCIPAL	\$ 74,108.00	\$ 74,107.90	\$ 0.10	100.00%
CHAMPAGNE FARMS - INTEREST	\$ 27,692.00	\$ 27,692.30	\$ (0.30)	100.00%
1994 SRF LOAN	\$ 178,555.00	\$ 176,272.45	\$ 2,282.55	98.72%
INT EXP-SRF LOAN 1 (1994)	\$ 10,640.00	\$ 12,922.49	\$ (2,282.49)	121.45%
1996 SRF LOAN	\$ 231,589.00	\$ 118,136.35	\$ 113,452.65	51.01%
INT EXP-SRF LOAN 1 (1996)	\$ 38,474.00	\$ 16,894.96	\$ 21,579.04	43.91%
2007 SRF LOAN	\$ 277,106.00	\$ 137,836.06	\$ 139,269.94	49.74%
INT EXP-SRF LOAN 1 (2007)	\$ 102,809.00	\$ 52,121.38	\$ 50,687.62	50.70%
			\$ -	
<b>TOTAL - DEBT SERVICE</b>	<b>\$ 940,973.00</b>	<b>\$ 615,983.89</b>	<b>\$ 324,989.11</b>	<b>65.46%</b>
CONTINGENCIES	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ 4,575.00	\$ -	\$ 4,575.00	0.00%
WATER/SEWER ENTERPRISE FUND	\$ 518,067.00	\$ -	\$ 518,067.00	0.00%
INDUSTRIAL PARK	\$ -	\$ -	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
<b>TOTAL - CONTINGENCIES</b>	<b>\$ 522,642.00</b>	<b>\$ -</b>	<b>\$ 522,642.00</b>	<b>0.00%</b>
SPECIAL PROJECTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ -	\$ -	\$ -	0.00%
CAPITAL IMPROVEMENTS-OTHER	\$ -	\$ -	\$ -	0.00%
WATER/WASTEWATER TIE FEE PROJECTS	\$ 100,000.00	\$ 8,287.11	\$ -	0.00%
FACILITY UPGRADES-WATER & SEWER	\$ 338,500.00	\$ 105,323.52	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
<b>TOTAL - SPECIAL PROJECTS</b>	<b>\$ 438,500.00</b>	<b>\$ 113,610.63</b>	<b>\$ 324,889.37</b>	<b>0.00%</b>
<b>TOTAL - ENTERPRISE FUND EXPENDITURES</b>	<b>\$ 5,207,339.00</b>	<b>\$ 2,928,129.68</b>	<b>\$ 2,279,209.32</b>	<b>56.23%</b>

# HomeServe

**Thomas Rusin**  
Chief Executive Officer, USA  
750 East Main Street, 8th Floor  
Stamford, CT 06902

**NO ACTION NEEDED  
JUST AN FYI IN CASE  
YOU RECEIVE ANY  
CALLS FROM RESIDENTS**

July 8, 2013

Ed Wolf  
Mayor  
100 N Main St  
Wildwood, FL 34785-4047



To the Honorable Mayor Ed Wolf:

This letter is intended as a professional courtesy to inform you that HomeServe will be mailing a solicitation for our Water Service Line Coverage to residents of Wildwood starting in July.

Since we last mailed in your area, HomeServe and former New York City Mayor Rudy Giuliani have announced a new association. Rudy Giuliani and his team at Giuliani Partners will advise the company on enhancing awareness of the need for water and sewer infrastructure investment and consumer protection nationwide. This nationwide effort is designed to help educate consumers about their water service line responsibilities and availability of affordable ways to protect themselves from the costs of these unforeseen home emergencies.

#### ABOUT HOMESERVE

- Operating in the US for over a decade, HomeServe is an independent company.
- We provide emergency repair services to 1,300,000 homeowners from coast to coast.
- We have saved homeowners over \$100 million in unexpected repair costs in the last 3 years.
- All of our service and repair plans are optional.
- Repair services are performed by locally established, licensed and insured independent contractors.
- 35 municipal and investor owned utility companies have chosen HomeServe to be their official provider of emergency home repair services.
- Unless we have a partnership with the community or utility to provide our service, HomeServe materials do not indicate any endorsement.

#### ABOUT EXTERIOR WATER SERVICE LINE EMERGENCIES

- According to our repair records and US Census Bureau data<sup>1</sup>, we estimate there will be over 1,000,000 water service line emergencies in the US in 2013.
- A national survey conducted by Ipsos Public Affairs<sup>2</sup> found that nearly 61% of homeowners surveyed don't know that they are responsible for repairs to the water line on their property. We attempt to verify homeowner responsibilities based on local ordinances, codes and/or laws in your community before mailing.
- Repairing a section of water service line costs an average of \$2,500<sup>3</sup>.
- According to the National Foundation for Credit Counseling, 64% of Americans do not have \$1,000 in savings to pay for emergency repairs.

(over, please)

<sup>1</sup>US Census American Community Service estimate of detached or attached single-family residences in the US and 2012 HomeServe national water service line repair frequency experience.

<sup>2</sup>Ipsos Public Affairs on behalf of HomeServe Dec 2011-Jan 2012.

<sup>3</sup>2012 HomeServe national average repair cost experience.

## ABOUT WATER SERVICE LINE COVERAGE

Water Service Line Coverage from HomeServe provides eligible homeowners with:

- Protection against the costs of most types of common repairs to exterior city water service or private well lines
- 24-hour Emergency Repair Hotline with priority repair status
- Local, licensed and insured contractors who live and work in the area to perform the repairs
- A one-year guarantee on all repairs

I hope this information gives you some background on our company and our protection plan. If you or any of your constituents have questions about our products, please feel free to call me at 1-855-530-8616 or visit our informational website, [www.homeservewaterlinecoverage.com](http://www.homeservewaterlinecoverage.com), where consumers can learn about water service lines and their responsibilities.

We look forward to providing Wildwood homeowners with this valuable coverage and bringing more repair work to contractors in your community.

Sincerely,



Tom Rusin  
Chief Executive Officer  
Tom.Rusin@HomeServeUSA.com

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
JUNE 24, 2013 – 7:00 P.M.  
CITY HALL COMMISSION CHAMBER

3.a.1.  
Page 1 of 8

The City Commission of the City of Wildwood, Florida met in Regular session June 24, 2013 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Green, Clark and Strickland. Also present were: City Manager Cannon, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, AVT Law, and Utility Director Phillips.

The meeting was called to Order followed by an invocation and Pledge of Allegiance to the American Flag.

1. TIMED ITEMS AND PUBLIC HEARINGS – 7:00 PM

DSD Peavy was sworn in by Mayor Wolf.

a. Ordinance No. O2013-15, an ordinance reclassifying a portion of parcel # G07=133 containing 2.67 ± acres (Hughes Brothers Properties LLC) from Sumter County “Industrial” to City “Industrial” requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1302-01 (Attachments - Staff Recommends Approval)

Ordinance O2013-15 was introduced and read by title only. Public Hearing opened. No comments received.

Motion by Commissioner Green, second by Commissioner Bivins that Ordinance O2013-15 be adopted on second final reading. An Ordinance Of The City Of Wildwood Florida; Proposing A Small Scale Land Use Amendment To The Adopted Local Comprehensive Plan and Future Land Use Map In Accordance With The Community Planning Act Of 2011, As Amended; Providing For Codification; Providing For Conflict; And Providing For An Effective Date. Motion carried by unanimous vote.

b. Ordinance No. O2013-16, an ordinance rezoning a portion of parcel # G07=133 containing 2.67 +/- acres (Hughes Brothers Properties LLC) from Sumter County “ID” to City “M-1: Industrial” in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1302-01 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-15)

Ordinance O2013-16 was introduced and read by title only. Public Hearing opened. No comments received.

Motion by Commissioner Green second by Commissioner Bivins that Ordinance O2013-16 be adopted on second final reading. 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; And Providing For An Effective Date. Motion carried by unanimous vote.

- c. Ordinance No. O2013-18; an ordinance amending subsection 3.3(B)(4) of the LDRs pertaining to the Planning and Zoning Board report requirements for rezoning's: Modifying the Rezoning Report Criteria (Attachments - Staff Recommends Approval)

Commissioner Strickland asked if the requirements being deleted will require someone else to provide an opinion. DSD Peavy noted the report requirements were just opinions and were not relevant.

Ordinance O2013-18 was introduced and read by title only. Public Hearing opened. No comments received.

Motion by Commissioner Bivins, second by Commissioner Clark that Ordinance O2013-18 be adopted on second final reading. An Ordinance Of The City Of Wildwood Florida; Amending Subsection 3.3(B)(4) Of The Land Development Regulations Of The City Of Wildwood, Florida; Pertaining To The Planning And Zoning Board Report Requirements For Rezoning's; Providing For Codification; Providing For Conflict; And Providing For An Effective Date. Motion carried by unanimous vote.

- d. Ordinance No. O2013-19; an ordinance amending Table 3.6 and Section 3.9 of the LDRs: Creating Standards for the outdoor storage of recreational vehicles (RVs), boats, campers, vehicles, machinery, equipment, or similar items. (Attachments - Staff Recommends Approval)

Ordinance O2013-19 was introduced and read by title only. Public Hearing opened. No comments received.

Motion by Commissioner Bivins, second by Commissioner Green that Ordinance O2013-19 be adopted on second final reading. An Ordinance Of The City Of Wildwood Florida; Amending Table 3.6 And Section 3.9 Of The Land Development Regulations Of The City Of Wildwood, Florida; Pertaining To Outdoor Storage Facilities For Recreational Vehicles, Boats, Campers, Vehicles, Machinery, Equipment, Or Similar Items; Providing For Codification; Providing For Conflict; And Providing For An Effective Date. Motion carried by unanimous vote.

- e. Ordinance No. O2013-20; an ordinance annexing parcel D17=054 into the City of Wildwood, based upon the petition of the owner, Anirudha Miryala, pursuant to Section 171.204, Florida Statutes. The property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation (Attachments - Staff Recommends Approval).

Ordinance O2013-20 was introduced and read by title only. Public Hearing opened. No comments received.

Motion by Commissioner Clark, second by Commissioner Bivins that Ordinance O2013-20 be adopted on second final reading. An Ordinance Of The City Of Wildwood, Florida, Providing For The Voluntary Annexation Of Certain Real Property Consisting Of Approximately 1.00 Acres Being Generally Located On The South Side Of C-466 And West Of C-106; In Section 17, Township 18 South, Range 23 East; Providing That Section 1-14 Of The City Of Wildwood Code Of Ordinances Is Amended To Include The Annexed Property; And Providing For An Effective Date. Motion carried by unanimous vote.

2. REPORTS AND PUBLIC INPUT / SPECIAL PRESENTATION(S)

a. Special Presentations – None

b. City Manager

1) West Well – received information and appraisal on the Ashley property. Lewis Bryant of KHA was present to answer questions. There is enough property for a well and the only thing unknown is the quantity and quality of water. Quote for test well is \$17,000. Estimated cost of 8" production well is \$38,000. Mr. Ashley is favorable to selling the property at the appraised value of \$1.60 per square foot. His experience in the area of this property is to find the quantity of water, but it is hit and miss on quality. Test well is 5" and up to 350 feet deep. Will pull samples every 30 feet below the casing. CA Blair reported on the litigation on the current west well and at a case management meeting this date the parties were ordered to have mediation within 60 days. Would like to have something in place before the mediation. Mr. Bryant reported that the total project cost for the complete package including about 1500 feet to connect to the existing system would run between \$400,000 and \$600,000. CA Blair reported if the City were to use the test well at Champagne Farms and ran a line down 231 the cost would be around \$700,000 to \$900,000. Mayor Wolf expressed concern about spending \$500,000 for a temporary fix. Asked if an offer could be made to the property owner of the current west well to hold the City over until the full Champagne Farms well is ready 10 years out. CA Blair noted an offer has been made and his attorneys have said the offer is fair, but the owner would not respond.

Mayor Wolf asked if Mr. Farkus would sell water to the City. UD Phillips noted Mr. Farkus was favorable until he talked with SWFWMD. CA Blair noted the WUP renewal is due by the end of July and this is also one of the issues. Commissioner Strickland asked if alternative sites have been looked at. Mayor Wolf noted at the last meeting they recommended to the Commission the City could do without the West Well. How much would it cost to bring another line down the road from the Royal area to tie into the line just east of the interchange. UD Phillips indicated this has not been reviewed. The Farkus' made the comment they do not want to jeopardize their permit but they have a parcel of land east of the interstate north of 44 they would sell the City, but the well would be the same cost whether on Ashley or Farkus property.

CM Cannon noted Jim Gollahan will be at the next meeting to provide financing information. In the meantime UD Phillips and KHA will look at other locations and also look at other line routes to loop the lines.

2) Budget Workshop dates. Mayor Wolf asked that the first workshop be moved from July 15 as he would be out of town. Commissioner Clark noted he would be out from July 20 through 27.

By common consent the first budget workshop was scheduled for July 17 at 9:00 a.m.

c. City Attorney – None

d. City Clerk – None

e. Commission Members

- 1) Green – Had citizen contact him about unsafe road conditions on York Street. He called Public Works and the phone just rang and rang – it needs to have voice mail if someone will not be available to answer the phones. Mayor Wolf noted there is voice mail there.
- 2) Green – will be on vacation July 1 through 9.
- 3) Strickland – asked if the new Kangaroo would be allowed to sell alcohol due to the proximity to a church. CA Blair – there is an ordinance that sets the distances and would have to be checked. DSD Peavy indicated the ordinance could be changed if the Commission requested, and introduced Mr. Stewart. Mr. Stewart indicated he owns a Wildwood Oaks Business Center at 9801 N US Hwy 301. He currently leases to a small church and recently was approached by the owner of several small Italian restaurants about leasing space in the shopping center. Some people will have to be moved around to accommodate the restaurant and the issue came up regarding the distances. The book he saw had 300 feet. He asked if the Commission might consider rescinding the ordinance or changing it. Commission expressed possibility of changing the ordinance to not apply to churches leasing property. DSD Peavy indicated it would take two readings of an ordinance and it would be the end of July before it could be approved. Commissioner Green suggested looking at the Ordinance and updating. DSD Peavy and City Attorney to draft ordinance and have at next meeting for first reading.

DSD Peavy reported the 466A widening coming quickly and that if the Commission wants any changes to the number of light poles, the request needs to be made now. The Commission discussed whether the cost included in the monthly charge the City will pay includes the equipment costs through leasing, because they understood the County was paying for the equipment. Commission requested that PWD Kornegay and City Attorney review the lease and report back to Commission.

- 4) Wolf – noted the Fire Works display and would recommend that the person providing the display be considered if the City were to provide display.
- f. Public Forum (10 minute time limit)

Notes and Reports were referenced by Mayor Wolf.

g. Notes and Reports

- 1) FYI – Informational Purposes Only – Brochure produced by the Utility Department to educate developers, contractors and property owners on the City's policy of Cross-Connection Control and Backflow Prevention on new and existing utility connections for conformance with City codes and regulations (Attachments)
- 2) FYI - Budget Comparison Report for May 2013 (eight months into FY 12/13) CM Cannon indicated next budget year he will be doing some things differently, but that currently the revenues and expenditures are on track.

- 3) FYI – FEMA letter regarding the NFIP (National Flood Insurance Program) and FIRM (Flood Insurance Rate Map) and adoption requirements (Attachments – Information only)

DSD Peavy and City Attorney working on an ordinance.

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

- 1) Approval of Minutes of Regular Meeting held on May 13, 2013
- 2) Approval of Minutes of Regular Meeting held on June 10, 2013

Motion by Commissioner Green, second by Commissioner Clark to approve the minutes of Regular Meeting held on May 13, 2013 and Regular Meeting held on June 10, 2013. Motion carried by unanimous vote.

b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE)

- 1) Ordinance No. O2013-21; An Ordinance to correct scrivener's errors in Ordinance O2011-06; repealing O2011-14 (Mills Property Annexation, parcel G04=050)
- 2) Ordinance No. O2013-26; An Ordinance to voluntarily annex into the City of Wildwood, parcel G08=003 that is approximately 3.5± acres of property located on Powell Road near Millennium Park and owned by Geneva Hampton and Donnie and Doris Ford. The owners are moving forward to utilize the property as Assisted Living Facility to be known as Bright Oaks (Attachments – Staff Recommends Approval)
- 3) Ordinance No. O2013-27; An Ordinance amending sections of the City of Wildwood Building Codes amending the process for determining buildings unsafe and demolition procedures providing for the City Commission to approve any repair or demolition initiated by the City (Attachments – Staff Recommends Approval)
- 4) Ordinance No. O2013-28: An Ordinance removing approximately 43.9 acres from the Brownwood Community Development District and adding approximately 2.5 acres to the Brownwood CDD; making the Brownwood CDD approximately 198.4-acres in size (Attachments – Staff Recommends Approval)

DSD Peavy indicated the Villages have satisfied the conditions of the non-residential acreage to the City.

Ordinances O2013-21, O2013-26, O2013-27 and O2013-28 were introduced and read by title only.

- c. RESOLUTIONS FOR APPROVAL – None
- d. APPOINTMENTS – None
- e. CONTRACTS AND AGREEMENTS

- 1) Consideration of Sales Agreement between the COW and Arlen D. Ashley, Jr., Trustee, to purchase property at the NW Corner SR 44/CR 231 for \$93,500 for the purpose of relocating the "West Well" (Attachments – Board Option)

Addressed under City Manager section.

f. FINANCIAL

- 1) Bills for Approval (Attachments – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Green to pay bills. Motion carried by unanimous vote.

- 2) Bruce Phillips, Utility Director requests approval to accept quote from I. Kruger, Inc., Veolia Water Solutions & Technologies of \$12,008.34 to rebuild the failed right hand gearbox at the WWTP and the additional \$3,600 for installation bringing total cost to \$15,608.34 (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Green to approve to accept quote from I. Kruger, Inc., Veolia Water Solutions & Technologies of \$12,008.34 to rebuild the failed right hand gearbox at the WWTP and the additional \$3,600 for installation bringing total cost to \$15,608.34. Motion carried by unanimous vote.

- 3) Bruce Phillips, Utility Director requests approval to purchase a new 60 HP motor from TAW Orlando Services Center, Inc. in the amount of \$3,381.62 to replace the electric motor on Pump #2 at the Lake Miona Golf Course site. Half of this cost \$1,690.81 will be paid by Brassboys Enterprises, Inc. under the terms of the Agreement with them to deliver reclaimed water. (Attachments – Staff Recommends Approval)

Mayor Wolf asked if Brassboys ever paid for their half on the first pump. That should be checked.

Motion by Commissioner Green, second by Commissioner Strickland to approve, provided Brassboys has paid their half on the first pump. Motion carried by unanimous.

- 4) Request by the Wildwood Area Historical Association Board to accept the lowest quote from Bowles Roofing to make repairs to the Baker House roof in the amount of \$3,400 (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Clark to accept the lowest quote from Bowles Roofing to make repairs to the Baker House roof in the amount of \$3,400. Motion carried by unanimous vote.

- 5) Request approval to accept the lowest quote to replace the entrance & exit doors in the Oxford Community Center and replace restroom doors at the same time (Attachments – Staff Recommends Approval – **QUOTES TO BE HANDED OUT AT MEETING**)

Mayor Wolf expressed concern whether the quotes were on the same materials and labor.

Motion by Commissioner Clark, second by Commissioner Green to refer to City Manager and Public Works Director for review and accept best lowest bid. Motion carried by unanimous vote.

6) Request for approval to upgrade the Mitel Phone System to the Mitel 5000 NA System (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Green to approve upgrade the Mitel Phone System to the Mitel 5000 NA System. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) Based on a favorable recommendation by the P&Z Board/Special Magistrate of Site Plan SP 1303-06 to the City Commission, request for Site Plan approval for Providence II ALF to construct a 67,600 sq. ft. 108-unit Assisted Living Facility and 32-unit Memory Care Facility with associated improvements and parking (a portion of Parcel G05=013) (Attachments – Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Bivins to approve SP 1303-06 for Providence II ALF to construct a 67,600 sq. ft. 108-unit Assisted Living Facility and 32-unit Memory Care Facility with associated improvements and parking (a portion of Parcel G05=013). Motion carried by unanimous vote.

2) Request by the Wildwood Area Historical Association Board to hold a “Back to School Bash” on Friday, July 27 to raise funds toward the restoration of the Baker House. (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Green to approve the Wildwood Area Historical Association Board to hold a “Back to School Bash” on Friday, July 27 to raise funds toward the restoration of the Baker House. Motion carried by unanimous vote.

PRC Hudson reminded the Commission of upcoming State tournament at the Millennium Park fields. The Villages baseball group has been working on the field for their use.

3) Proclamation request by Florida Water & Pollution Control Operators Association to proclaim the week of August 12-16 as Florida Water Professionals Week (Attachment – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Green to approve Proclamation request by Florida Water & Pollution Control Operators Association to proclaim the week of August 12-16 as Florida Water Professionals Week. Motion approved by unanimous vote.

- 4) Set dates for first and second Budget Workshops. Scheduled from 9AM-Noon on the third Mondays of July and August in 2012. Calendars attached show 'suggested' dates for 2013; also on the third Mondays of July and August.

Addressed earlier in meeting.

4. ADJOURN

Upon a motion by Commissioner Bivins, second by Commissioner Green the meeting was adjourned.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

\_\_\_\_\_  
Ed Wolf, Mayor

IMPORTANT DATES (No Attachments)

- a. July 2, 2013 – (Tuesday) – Parks & Recreation Board Meeting – 6:00 PM – City Hall Conference Room #124
- b. July 4, 2013 – (Thursday) – 4<sup>th</sup> of JULY HOLIDAY – ALL CITY OFFICES/DEPARTMENTS CLOSED EXCEPT POLICE DEPT
- c. July 8, 2013 - (Monday) - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. July 22, 2013 - (Monday) - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- e. August 13, 2013 – (Tuesday) – Wildwood Springs Community Development District Adoption of Proposed FY 2014 Budget – 1:00 PM – Wildwood Community Center
- f. October 12, 2013 – (Saturday) – Oxford Fall Festival
- g. October 19, 2013 – (Saturday) – Bushnell Fall Festival

**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

**SUBJECT:** Ordinance O2013-30: Annexation of Parcels G08=105 and G08=099

**REQUESTED ACTION:** Approval of Ordinance O2013-30  
**FIRST READING**

Work Session (Report Only)      **DATE OF MEETING:** 7/22/13 First Reading  
8/12/13 Adoption  
 Regular Meeting       Special Meeting

**CONTRACT:**  N/A      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

**HISTORY/FACTS/ISSUES:**

The applicant, Leonard Powell Properties, LLC, has submitted a voluntary annexation application for parcels G08=105 and G08=099. The property totals 1.85 +/- acres and is located on the west side of Powell Road between Millennium Park and C-44A.

Annexation into the City is appropriate because the property is contiguous to the City limits and contained within the City's Joint Planning Area with Sumter County.

The applicant has also submitted Small Scale Comprehensive Plan Amendment and Rezoning applications for the subject property. Those applications will be brought to Commission in the near future should the Commission move to annex the property.

**Staff recommends approval of Ordinance O2013-30.**



Jason McHugh  
Development Services Coordinator



**FIRST READING**

**ORDINANCE NO. O2013-30**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.85 ACRES BEING GENERALLY LOCATED ON THE WEST SIDE OF POWELL ROAD AND NORTH OF C-44A; IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Now, therefore, **BE IT ORDAINED** by the City Commission of the City of Wildwood, Florida:

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is generally located on the west side of Powell Road and north of C-44A, to be annexed into the City the property is hereby annexed into the City of Wildwood pursuant to Section 171.044, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County, is contiguous to the municipal limits of the City of Wildwood, and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida owned by Leonard Powell Properties, LLC is more particularly described as follows:

**LEGAL DESCRIPTION**

**Parcel # G08=099**  
**1.0 +/- Acre**

Section 8, Township 19 South, Range 23 East, [Sumter County, Florida]: Commence at the Northeast corner of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 8 as a point of reference and the Point of Beginning of this description: run North 89°46'30" West 155.50 feet along the North line of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; run South 07°55'49" West 254.13 feet; run South 89°46'30" East 190.26 feet to the East line of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; run North 0°04'10" East 251.84 feet along the above said East line to the Point of Beginning.

Together with an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 8, Township 19 South, Range 23 East, Sumter County, Florida for a Point of Reference: Thence run N.  $89^{\circ}48'42''$  W. 101.80 feet to the North Right-of-Way line of County Road 44A; thence N.  $65^{\circ}34'20''$  W. 183.20 feet to the Point of Beginning of the line; thence N.  $21^{\circ}36'32''$  E. 133.86 feet; thence N.  $07^{\circ}55'49''$  E. 254.74 feet to the Point of Termination.

**Parcel # G08=105**  
**.85 +/- Acres**

Commence at the Northeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida as a point of reference, thence run South  $0^{\circ}04'10''$  West 251.84 feet along the East line of the West half of the North half of the Northeast quarter of the Southeast quarter to the Point of Beginning of this description (1) continue South  $0^{\circ}04'10''$  West 213.12 feet along the above said East line (2) then run North  $89^{\circ}48'40''$  West 219.51 feet; (3) thence run North  $07^{\circ}55'49''$  East 214.79 feet; (4) thence run South  $89^{\circ}46'30''$  East 190.26 feet back to the Point of Beginning to close. TOGETHER WITH an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida, for a point of reference; thence run North  $89^{\circ}48'40''$  West 101.80 feet to the Point of Beginning of the line; thence North  $21^{\circ}36'32''$  East 133.86 feet; thence North  $07^{\circ}55'49''$  East 254.74 feet to the Point of Termination, Sumter County, Florida.

**LESS AND EXCEPT:**

A portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 8, Township 19 South, Range 23 East, Sumter County, Florida:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 8; thence South  $00^{\circ}27'52''$  West along the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 8 a distance of 270.15 feet to the Point of Beginning; thence continue South  $00^{\circ}27'52''$  West along said East line for 193.50 feet; thence North  $89^{\circ}24'58''$  West for 88.56 feet; thence North  $25^{\circ}04'43''$  East for 212.64 feet to the Point of Beginning.

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

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

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

**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance.

**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.

**DONE AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

SEAL

ATTEST:

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Joseph Jacobs, City Clerk

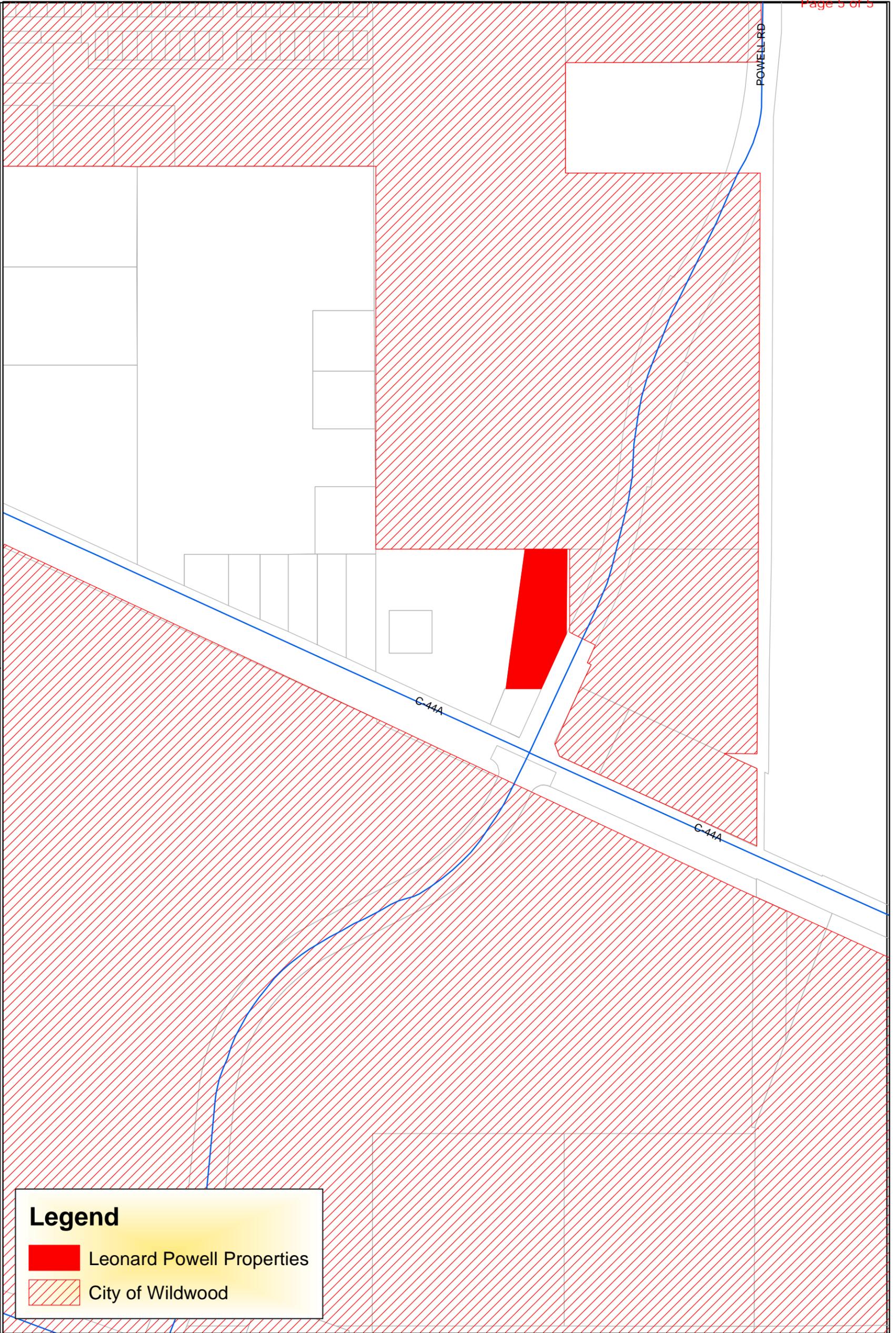
\_\_\_\_\_  
Ed Wolf, Mayor

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney



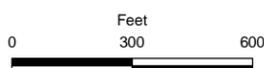
I:\Terr\GIS\Maps\Location - Leonard Powell.mxd - 7/15/2013 3:40:17 PM - toneal

**Legend**

-  Leonard Powell Properties
-  City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



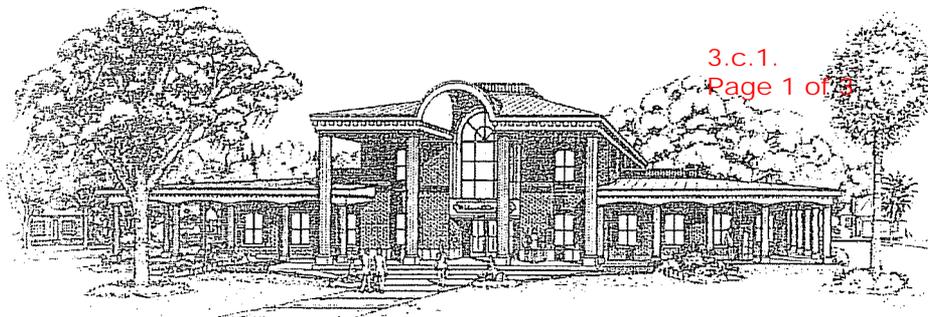
**LEONARD POWELL PROPERTIES**

**WILDWOOD, FLORIDA**

July 2013

LOCATION MAP

*City of  
Wildwood,  
Florida*



3.c.1.  
Page 1 of 3

**DATE: July 15, 2013**

**TO: Mayor and Commissioners**

**FROM: E.W. Reeser, Chief**

**RE: Request for Resolution to declare surplus and turn over to S.C.S.O.**

---

As part as our ongoing fight to prevent criminal activity, we are confiscating items belonging to criminals that are used during the commission of crimes. Recently we confiscated 1999 Ford Ranger, Pick-up truck.

On June 5, 2013, under case number 2012-CA-001936, Circuit Judge Hallman ruled the ownership of the vehicle to be turned over to the City of Wildwood police department, pursuant to Sections 932.701 through 932.704. . The vehicle does not have any benefit to the City; however it can be utilized by the Sumter County Sheriff's Office.

I'm requesting the below listed vehicle to be declared surplus and turned over to Sumter County Sheriff's Office. .

1999 Ford Ranger, pickup truck, VIN#1FTYR10V6XPA51675  
Condition - Poor

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR SUMTER COUNTY, FLORIDA

IN RE: THE FORFEITURE OF  
1999 Ford Ranger Pickup  
VIN # 1FTYR10V6XPA51675

Case Number: 2012-CA-001930

CLERK  
CIRCUIT COURT  
2013 JUL -5 PM 12:52

**FINAL JUDGMENT OF PROPERTY FORFEITURE**

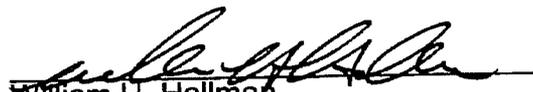
This cause came before the court upon the final hearing of forfeiture and this Court having considered the file and hearing testimony to determine whether or not probable cause exists as to why the described property should not be forfeited to the use of or sold by the Wildwood Police Department in this action and the final order of the court:

IT IS ADJUDGED as follows:

That the 1999 Ford Ranger Pickup VIN # 1FTYR10V6XPA51675 is hereby forfeited to the ownership, use and benefit of the City of Wildwood Florida Police Department pursuant to Section 932.701 through Section 932.704, Florida Statutes, subject to any valid liens or perfected security interests, if any. This judgment serves as specific authorization and direction for transfer of 1999 Ford Ranger Pickup VIN # 1FTYR10V6XPA51675 to the City of Wildwood Police Department.

DONE AND ORDERED at Bushnell, Sumter County, Florida on this 5 day of

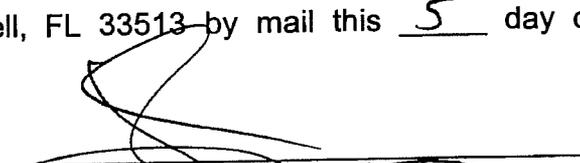
July, 2013.

  
William H. Hallman  
Circuit Judge

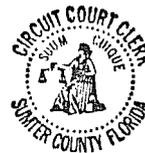
**CERTIFICATE OF SERVICE**

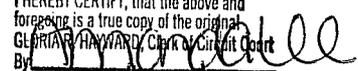
I certify that copy hereof has been furnished to Jerri A. Blair, and Roger Darnell Hannah, 6856 County Road 559, Bushnell, FL 33513 by mail this 5 day of

July, 2013.

  
Judicial Assistant/Deputy Clerk

forfeiturell  
edwardsfinal.jud



STATE OF FLORIDA, COUNTY OF SUMTER  
I HEREBY CERTIFY, that the above and  
forfeiture is a true copy of the original.  
By:   
Gloria A. Hanward, Clerk of Circuit Court  
Deputy Clerk  
Dated: 7/5/13

**RESOLUTION NO. R2013-11**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AND EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF BY DONATION TO THE SUMTER COUNTY SHERIFF'S DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood is the owner of certain equipment identified as:

**POLICE DEPARTMENT**

1999 Ford Ranger Pickup VIN# 1FTYR10V6XPA51675  
Which was awarded to the City of Wildwood through forfeiture during court proceedings related to Case Number 2012-CA-001936; and

WHEREAS, the City Commission of the City of Wildwood has determined that the equipment identified above is surplus because the equipment is not usable or has a benefit by the City of Wildwood Police Department.

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

1. The Property identified above is hereby declared surplus.
2. The property is to be donated to the Sumter County Sheriff's Office that has expressed a need or use for the 1999 pickup.,
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION,  
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

\_\_\_\_\_  
Ed Wolf, Mayor



FLORIDA  
DEPARTMENT of  
CORRECTIONS

3.e.1.  
Page 1 of 13

Governor  
**RICK SCOTT**

Secretary  
**MICHAEL D. CREWS**

*An Equal Opportunity Employer*

501 South Calhoun Street • Tallahassee, FL 32399-2500

<http://www.dc.state.fl.us>

June 6, 2013

Gene Komegay  
City of Wildwood  
410 Gray Street  
Wildwood, Florida 34783

RE: Work Squad Contract #WS858

Dear Mr. Komegay:

Please find attached for signatures an original in PDF format of Work Squad Contract WS858 between the Department of Corrections and your organization. This Contract will replace the current Contract #W703 effective **October 2, 2013.**

To provide a seamless transition in contracting, please print two (2) copies of the attached PDF original contract and have **the two (2) originals signed and returned to this office, via Express Mail, by July 5, 2013.** If your agency requires a longer period for approval and execution of the enclosed documents, please contact me at the telephone number shown below to request an alternate date upon which our office can expect submission. Once this Contract has been executed by the Department, one (1) executed original of the Contract will be returned to your agency.

As a reminder, please be advised:

- to include the Contract #(**WS858**) on all correspondence;
- **to include the FEID Number on the signature page;**
- that changes to the scope of services cannot be made except through a formal Contract amendment, executed by both parties, and issued by this office; and
- that services may not be provided after the expiration date unless the Contract has been extended or renewed.

If there are any questions, please call me at (850) 717-3661.

Sincerely,  
Cristy E. Williams  
Cristy E. Williams, GOC I  
Bureau of Contract Management and Monitoring  
Enclosure

**CONTRACT BETWEEN**  
**THE FLORIDA DEPARTMENT OF CORRECTIONS**  
**AND**  
**CITY OF WILDWOOD**

This Contract is between the Florida Department of Corrections (“Department”) and City of Wildwood ("Agency") which are the parties hereto.

**WITNESSETH**

WHEREAS, Section 944.10(7) and Section 946.40, Florida Statutes and Rules 33-601.201 and 33-601.202, Florida Administrative Code, provide for the use of inmate labor in work programs;

WHEREAS, inmate labor will be used for the purposes of providing services and performing work under the supervision of the Department’s staff;

WHEREAS City of Wildwood is a qualified and willing participant with the Department to contract for an inmate work squad(s); and

WHEREAS, the parties hereto find it to be in their best interests to enter into this Contract, and in recognition of the mutual benefits and considerations set forth, the parties hereto covenant and agree as follows:

**I. CONTRACT TERM/RENEWAL**

A. This Contract shall begin on October 2, 2013 or the last date of signature by all parties, whichever is later.

This Contract shall end at midnight one (1) year(s) from the last date of signature by all parties or October 1, 2014, whichever is later. In the event this Contract is signed by the parties on different dates, the latter date shall control.

B. Contract Renewal

This Contract may be renewed, for one (1) additional one (1) year period after the initial Contract period upon the same terms and conditions contained herein. The Contract renewal is at the Agency’s initiative with the concurrence of the Department. The decision to exercise the option to renew should be made no later than sixty (60) days prior to the Contract expiration.

**II. SCOPE OF CONTRACT**

**A. Administrative Functions**

1. Each party shall cooperate with the other in any litigation or claims against the other party as a result of unlawful acts committed by an inmate(s) performing services under this Contract between the parties.
2. Each party will retain responsibility for its personnel, and its fiscal and general administrative services to support this Contract.
3. Through their designated representatives, the parties shall collaborate on the development of policies and operational procedures for the effective management and operation of this Contract.

**B. Description of Services**

**1. Responsibilities of the Department**

- a. Pursuant to Chapter 33-601.202(2)(a), F.A.C., supervision of the work squad(s) will be provided by the Department. The Department shall provide one (1) Correctional Work Squad Officer position(s) to supervise an inmate work squad(s). This Contract provides for one (1) Work Squad(s) of up to ten (10) inmates.
- b. The Department shall ensure the availability of the work squad(s) except: when weather conditions are such that to check the squad(s) out would breach good security practices; when the absence of the Correctional Work Squad Officer is necessary for reasons of required participation in training or approved use of leave; when the Officer's presence is required at the institution to assist with an emergency situation; when the officer is ill; or when the Correctional Work Squad Officer position is vacant. In the event a position becomes vacant, the Department shall make every effort to fill the position(s) within five (5) working days.
- c. For security and other reasons, the Department shall keep physical custody of the vehicles, trailers, and all tools, equipment, supplies, materials and personal work items (gloves, boots, hard hats, etc.) furnished by the Agency. (The Department shall maintain an inventory of all property, expendable and non-expendable, provided by the Agency, which is in the care, custody, and control of the Department.) A hand receipt shall be signed by the Department's Work Squad Supervisor upon the issuance and return of non-expendable items.
- d. In the event of damage to property as a result of an accident charged to a Department employee or blatant acts of vandalism by inmates, or loss of tools and equipment, the Agency may request that the Department replace or repair to previous condition the damaged or lost property.
- e. The Department shall be reimbursed by the Agency for the Department's costs associated with this Contract in accordance with Addendum A.

Once the Agency reimburses the Department for the costs reflected on Addendum A, Section II., these items will be placed on the Department's property records, as appropriate, and upon the end or termination of this Contract such items will be transferred to the Agency.

- f. The Department shall, to the maximum extent possible, maintain stability in the inmate work force assigned to the work squad on a day-to-day basis in order to maximize the effectiveness of the work squad.
- g. The Department shall provide food and drinks for inmates' lunches.
- h. The Department shall be responsible for the apprehension of an escapee and handling of problem inmates. The Department shall provide transportation from the work site to the correctional facility for inmates who refuse to work, become unable to work, or cause a disruption in the work schedule.
- i. The Department shall be responsible for administering all disciplinary action taken against an inmate for infractions committed while performing work under this Contract.
- j. The Department shall provide for medical treatment of ill or injured inmates and transportation of such inmates.
- k. The Department shall provide inmates with all personal items of clothing appropriate for the season of the year.
- l. The Department shall be responsible for driving the Correctional Work Squad Officer and the inmates to and from the work site.
- m. Both parties agree that the Department is making no representations as to the level of skills of the work squad.

2. Responsibilities of the Agency

- a. The Agency shall periodically provide the Department's Contract Manager with a schedule of work to be accomplished under the terms of this Contract. Deviation from the established schedule shall be reported to, and coordinated with, the Department.
- b. If required, the Agency shall obtain licenses or permits for the work to be performed. The Agency shall provide supervision and guidance for projects that require a permit or which require technical assistance to complete the project.
- c. The Agency shall ensure that all projects utilizing inmates are authorized projects of the municipality, city, county, governmental Agency, or non-profit organization and that private contractors employed by the Agency do not use inmates as any part of their labor force.

- d. The Agency shall retain ownership of any vehicles or equipment provided by the Agency for the work squad. The Agency shall maintain its own inventory of transportation, tools and equipment belonging to the Agency.
- e. The Agency shall provide vehicles for transportation of the work squads.

3. Communications Equipment

It is the intent of this Contract that the Work Squad have and maintain communication with the institution at all times. A method of communication (radios, cellular phone, etc.), shall be provided at no cost to the Department. The Agency shall provide a primary method of communication that shall be approved by the Contract Manager in writing prior to assignment of the work squad. Depending upon the method of communication provided, the Contract Manager may require a secondary or back-up method of communication.

All radio communication equipment owned or purchased by the Agency that is programmed to the Department's radio frequency and used by the work squad(s), whether purchased by the Department or the Agency, shall be IMMEDIATELY deprogrammed by the Department at no cost to the Agency upon the end or termination of this Contract. Under no circumstances shall the Agency accept the return of radio communications equipment provided to the Department under this Contract until such time as the radio communications equipment has been deprogrammed by the Department.

At the end or termination of this Contract, the Department's Contract Manager will contact the Department's Utility Systems/Communications Engineer in the Bureau of Field Support Services, Central Office, to effect the deprogramming of radio communications equipment provided by the Agency.

a. Vehicle Mounted Radios:

Vehicles provided by the Agency that are or that will be equipped with a mobile/vehicle mounted radio programmed to the Department's radio frequency(ies) will be retained by the Department to ensure security of the communication equipment except for short durations dictated by the need for vehicle and/or communications equipment maintenance and/or repair. The use of these vehicle(s) during the period covered by this Contract shall not be for any purpose other than as indicated in this Contract.

b. Hand Held Radios:

Hand held radios provided by the Agency that are or that will be programmed to the Department's radio frequency(ies) will be retained by the Department to ensure security of the communication equipment except for short durations dictated by the need for maintenance and/or repair. The use of any hand held radio(s) provided by the Agency that is programmed to a Department radio frequency utilized by the Agency during the period covered by this Contract shall not be for any purpose other than as indicated in this Contract.

c. Cellular Phones:

Cellular phones may be utilized by the work squad officer as either a primary or secondary means of communication as approved by the Contract Manager. The Contract Manager shall designate whether the usage of a cellular phone is required on Addendum A. The cellular phone will be retained by the Department and upon the end or termination of this Contract, returned to the Agency. The use of the cellular phone is not authorized for any purposes other than as indicated in this Contract.

4. Other Equipment

The Contract Manager shall determine if an enclosed trailer is required for the work squad to transport tools and equipment utilized in the performance of this Contract and shall notify the Agency when a trailer is necessary. The Contract Manager shall designate whether the usage of an enclosed trailer is required on Addendum A.

If a trailer for the work squad is provided by the Agency at no cost to the Department, and the Department maintains the trailer when the squad is not working, the Agency shall provide an enclosed trailer that can be secured when not in use. All tools and equipment utilized by the work squad shall be secured in the trailer. Upon the end or termination of this Contract, the trailer will be returned to the Agency.

**III. COMPENSATION**

A. Payment to the Department

1. **Total Operating Capital To Be Advanced By Agency**, as delineated in Section IV., of Addendum A, shall be due and payable upon execution of the Contract. The Department will not proceed with the purchase until payment, in full, has been received and processed by the Department's Bureau of Finance and Accounting. Delays in receipt of these funds may result in start-up postponement or interruption of the services provided by the Work Squad.
2. **Total Costs To Be Billed To Agency By Contract**, as delineated in Section VI., of Addendum A, will be made quarterly, in advance, with the first payment equaling one-fourth of the total amount, due within two (2) weeks after the effective date of the Contract. The second quarterly payment is due no later than the 20<sup>th</sup> day of the last month of the first Contract quarter. Payment for subsequent consecutive quarters shall be received no later than the 20<sup>th</sup> day of the last month of the preceding Contract quarter.
3. In the event the Correctional Work Squad Officer position becomes vacant and remains vacant for a period of more than five (5) working days, the next or subsequent billing will be adjusted by the Department for services not provided.
4. The Agency shall insure any vehicles owned by the Agency used under this Contract.
5. The rate of compensation shall remain in effect through the term of the Contract or subsequent to legislative change. In the event there is an increase/decrease in costs identified in Addendum A, this Contract shall be amended to adjust to such new rates.

B. Official Payee

The name and address of the Department's official payee to whom payment shall be made is as follows:

Department of Corrections  
Bureau of Finance and Accounting  
Attn: Professional Accountant Supervisor  
Centerville Station  
Call Box 13600  
Tallahassee, Florida 32317-3600

C. Submission of Invoice(s)

The name, address and phone number of the Agency's official representative to whom invoices shall be submitted to is as follows:

Joseph Jacobs, City Clerk  
City of Wildwood  
100 North Main Street  
Telephone: 352-330-1330, ext 102  
Fax: 352-330-1338  
[jacobs-wildwood@cfl.rr.com](mailto:jacobs-wildwood@cfl.rr.com)

**IV. CONTRACT MANAGEMENT**

The Department will be responsible for the project management of this Contract. The Department has assigned the following named individuals, address and phone number as indicated, as Contract Manager and Contract Administrator for the Project.

A. Department's Contract Manager

The Warden of the Correctional Institution represented in this Contract is designated Contract Manager for the Department and is responsible for enforcing performance of the Contract terms and conditions and shall serve as a liaison with the Agency. The position, address and telephone number of the Department's Contract Manager for this Contract is:

Warden  
Sumter Correctional Institution  
9544 County Road 476B  
Bushnell, Fl 33513  
Telephone: (352) 569-6100

B. Department's Contract Administrator

The Contract Administrator for the Department is responsible for maintaining a Contract file on this Contract service and will serve as a liaison with the Contract Manager for the Department. The address and telephone number of the Department's Contract Administrator for this Contract is:

Operations Manager, Contract Administration  
Bureau of Contract Management and Monitoring  
501 South Calhoun Street  
Tallahassee, FL 32399-2500  
Phone: (850) 717-3681  
Fax: (850) 488-7189

C. Agency's Representative

The name, address and telephone number of the representative of the Agency is:

Gene Kornegay, Director  
City of Wildwood Public Works  
410 Grey Street  
Wildwood, Florida 34783  
Telephone: (352) 330-1341  
Fax: (352) 330-1353

D. Changes to Designees

In the event that different representatives are designated by either party after execution of this Contract, notice of the name and address of the new representatives will be rendered in writing to the other party and said notification attached to originals of this Contract.

**V. CONTRACT MODIFICATIONS**

Modifications to provisions of this Contract shall only be valid when they have been rendered in writing and duly signed by both parties. The parties agree to renegotiate this Contract if stated revisions of any applicable laws, regulations or increases/decreases in allocations make changes to this Contract necessary.

**VI. TERMINATION/CANCELLATION**

Termination at Will

This Contract may be terminated by either party upon no less than thirty (30) calendar days notice, without cause, unless a lesser time is mutually agreed upon by both parties. Said notice shall be delivered by certified mail (return receipt requested), by other method of delivery whereby an original signature is obtained, or in-person with proof of delivery. In the event of termination, the Department will be paid for all costs incurred and hours worked up to the time of termination. The Department shall reimburse the Agency any advance payments, prorated as of last day worked.

**VII. CONDITIONS**

A. Records

The Department and the Agency agree to maintain books, records and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices.

The Department and the Agency agree to allow public access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119 of the Florida Statutes, and made or received by the Agency in conjunction with this Contract. It is expressly understood that substantial evidence of either the Department's or the Agency's refusal to comply with this provision shall constitute a breach of Contract.

B. Annual Appropriation

The Department's performance under this Contract is contingent upon an annual appropriation by the legislature. It is also contingent upon receipt of payments as outlined in Addendum A and in Section III, COMPENSATION.

C. Disputes

Any dispute concerning performance of the Contract shall be resolved informally by the Contract Manager. Any dispute that can not be resolved informally shall be reduced to writing and delivered to the Assistant Secretary of Institutions. The Assistant Secretary of Institutions, shall decide the dispute, reduce the decision to writing, and deliver a copy to the Agency with a copy to the Contract Administrator and Contract Manager.

D. Force Majeure

Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under this Contract or interruption of performance resulting directly or indirectly from acts of God, civil, or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, accidents, fire, explosions, earthquakes, floods, water, wind, lightning, strikes, labor disputes, shortages of suitable parts, materials, labor, or transportation to the extent such events are beyond the reasonable control of the party claiming excuse from liability resulting there from.

E. Severability

The invalidity or unenforceability of any particular provision of this Contract shall not affect the other provisions hereof and this Contract shall be construed in all respects as if such invalid or unenforceable provision was omitted.

F. Verbal Instructions

No negotiations, decisions, or actions shall be initiated or executed by the Agency as a result of any discussions with any Department employee. Only those communications which are in writing from the Department's administrative or project staff identified in Section IV, CONTRACT MANAGEMENT, of this Contract shall be considered as a duly authorized expression on behalf of the Department. Only communications from the Agency that are signed and in writing will be recognized by the Department as duly authorized expressions on behalf of the Agency.

G. No Third Party Beneficiaries

Except as otherwise expressly provided herein, neither this Contract, nor any amendment, addendum or exhibit attached hereto, nor term, provision or clause contained therein, shall be construed as being for the benefit of, or providing a benefit to, any party not a signatory hereto.

Waiver of breach of any provision of this Contract shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Contract.

This Contract will be governed by and construed in accordance with the laws of the State of Florida. Any action hereon or in connection herewith shall be brought in Leon County, Florida.

This Contract and Addendum A contain all of the terms and conditions agreed upon by the parties.

IN WITNESS THEREOF, the parties hereto have caused this Contract to be executed by their undersigned officials as duly authorized.

**AGENCY: CITY OF WILDWOOD**

SIGNED  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FEID #: \_\_\_\_\_

**DEPARTMENT OF CORRECTIONS**

**Approved as to form and legality,  
subject to execution.**

SIGNED  
BY: \_\_\_\_\_  
NAME: **Michael D. Crews**  
TITLE: **Secretary  
Department of Corrections**  
DATE: \_\_\_\_\_

SIGNED  
BY: \_\_\_\_\_  
NAME: **Jennifer A. Parker**  
TITLE: **General Counsel  
Department of Corrections**  
DATE: \_\_\_\_\_

**Addendum A**  
**Inmate Work Squad Detail of Costs for City of Wildwood**  
**Interagency Contract Number WS858 Effective October 2, 2013**

\*\*\*ENTER MULTIPLIERS IN SHADED BOXES ONLY IF TO BE INVOICED TO AGENCY\*\*\*

**I. CORRECTIONAL WORK SQUAD OFFICER SALARIES AND POSITION RELATED-EXPENSES TO BE REIMBURSED BY THE AGENCY:**

	# Officer: Multiplier	Per Officer Annual Cost	Total Annual Cost
Officers Salary	1	\$ 54,194.00 **	\$ 54,194.00
Salary Incentive Payment		\$ 1,128.00	\$ 1,128.00
Repair and Maintenance		\$ 121.00	\$ 121.00
State Personnel Assessment		\$ 354.00	\$ 354.00
Training/Criminal Justice Standards		\$ 200.00	\$ 200.00
Uniform Purchase		\$ 400.00	\$ 400.00
Uniform Maintenance		\$ 350.00	\$ 350.00
Training/Criminal Justice Standards *		\$ 2,225.00	
<b>TOTAL - To Be Billed By Contract To Agency</b>		\$ 58,972.00	\$ 56,747.00

\*Cost limited to first year of contract as this is not a recurring personnel/position cost.

\*\* Annual cost does not include overtime pay.

IA. **The Overtime Hourly Rate of Compensation for this Contract is \$31.85, if applicable.** (The Overtime Hourly Rate of Compensation shall include the average hourly rate of pay for a Correctional Officer and the average benefit package provided by the department, represented as time and one half for purposes of this Contract.)

**II. ADMINISTRATIVE COSTS TO BE REIMBURSED BY THE AGENCY:**

Costs include but may not be limited to the following:  
 Rain coats, staff high visibility safety vest, inmate high visibility safety vest, fire extinguisher, first aid kit, personal protection kit, flex cuffs, warning signs, handcuffs, Igloo coolers, portable toilets, insect repellants, masks, vaccinations, and other administrative expenses.

Number Squads	Total Annual Cost
1	\$ 750.00
<b>TOTAL - To Be Billed By Contract To Agency</b>	
	\$ 750.00

**III. ADDITIONAL AGENCY EXPENSES:**

Tools, equipment, materials and supplies not listed in Section II above are to be provided by the Agency.

**CELLULAR PHONE WITH SERVICE REQUIRED:** YES  NO   
**ENCLOSED TRAILER REQUIRED:** YES  NO

**Addendum A**  
**Inmate Work Squad Detail of Costs for City of Wildwood**  
**Interagency Contract Number WS858 Effective October 2, 2013**

		Per Unit Cost	Number of Units	Total Cost	Bill To Agency	Provided By Agency	Already Exists
<b>IV. OPERATING CAPITAL TO BE ADVANCED BY AGENCY:</b>							
Hand Held Radio	MACOM	\$4969.00		\$ -	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle Mounted Radio	MACOM	\$5400.00	1	\$ -	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>TOTAL Operating Capital To Be Advanced By Agency</b>				<b>\$ -</b>			

<b>V. TOTAL COSTS TO BE ADVANCED BY AGENCY:</b>	<b>Total Cost</b>
1. Operating Capital - from Section IV.	\$0.00
<b>2. Grand Total - To Be Advanced By Agency At Contract Signing:</b>	<b>\$0.00</b>

<b>VI. TOTAL COSTS TO BE BILLED TO AGENCY BY CONTRACT:</b>	<b>Total Cost</b>
1. Correctional Officer Salaries and Position-Related Expenses - from Section I.	\$56,747.00
2. Other Related Expenses and Security Supplies - from Section II.	\$750.00
<b>3. Grand Total - To Be Billed To Agency By Contract:</b>	<b>\$57,497.00</b>

<b>VII. TOTAL OF ALL COSTS ASSOCIATED WITH CONTRACT:</b> (Total of Sections V. and VI.)	<b>\$57,497.00</b>
--	--------------------

**VIII. OVERTIME COSTS:**  
If the contracting Agency requests overtime for the work squad which is approved by the Department, the contracting Agency agrees to pay such costs and will be billed separately by the Department for the cost of overtime.

**Addendum A - INSTRUCTIONS**  
**Inmate Work Squad Detail of Costs for City of Wildwood**  
**Interagency Contract Number WS858 Effective October 2, 2013**

- Section I.** Costs in this section are determined each fiscal year by the Budget and Management Evaluation Bureau and are fixed. By entering the number of Officers required for this contract, the spreadsheet will automatically calculate the "Total Annual Cost" column. If this Work Squad is beyond the first year of existence, enter a zero (0) in the "Total Annual Cost" column for "Training/Criminal Justice Standards" after you have entered the "# Officers Multiplier".
- Section II.** Safety and environmental health procedures require safety measures such as the use of safety signs, vests, and clothing. The Department's procedure for Outside Work Squads requires that all Work Squad Officers be responsible for ensuring their squad is equipped with a first aid kit and a personal protection equipment (PPE) kit. Section II identifies such required equipment. A new squad must be sufficiently equipped and an on-going squad must be re-supplied when needed. Type in the number of squads used for this contract and the spreadsheet will automatically calculate the fixed annual expense of \$750.00 per squad and place the total in Section VI.
- Section III.** Check "Yes" or "No" to indicate whether a Cellular Phone with Service and/or an Enclosed Trailer is required by the Contract Manager.
- Section IV.** The Department's procedure for Outside Work Squads requires that they have at least one (1) primary means of direct communication with the Institution's Control Room. Communication via radio and/or cellular phone is appropriate. It is preferred that a backup, secondary means of communication also be available. It is the Agency's responsibility to provide them. If the Department purchases a radio(s), the Agency must fund the purchase at the time the Contract is signed. Check the box for the type of radio and fill in the Per Unit Cost for the type of radio, Number of Units, and Total Cost columns. Leave the Total Cost column blank if a radio(s) is not being purchased at this time. Check applicable boxes ("Bill to Agency", "Provided by Agency" and "Already Exists") for each radio.  
**NOTE:** All radio communication equipment owned or purchased by the Agency that is programmed to the Department's radio frequency and used by the work squad(s), whether purchased by the Department or the Agency, shall be IMMEDIATELY deprogrammed by the Department at no cost to the Agency upon the end or termination of this Contract.
- Section V.** The total funds the Agency must provide at the time the contract is signed will be displayed here when the form is properly filled out.
- Section VI.** The total funds the Agency will owe contractually, and pay in equal quarterly payments, will be displayed here.
- Section VII.** The total funds associated with the Contract, to be paid by the Agency as indicated in Sections V. and VI., will be displayed here.
- Section VIII.** Any agreement in this area will be billed separately as charges are incurred.

**BILLS FOR APPROVAL**  
**City of Wildwood, Florida**  
**July 22, 2013**

3.f.1.  
Page 1 of 3

**CITY COMMISSION-LEGISLATIVE DEPARTMENT**

1	Verizon Wireless	Cell Phone Service	\$	49.44
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**CITY MANAGER-EXECUTIVE DEPARTMENT**

2	Payroll	June 30, 2013 Pay Period - 2 Employees	\$	6,101.86
3	Bank of America	PDH Express	\$	255.00
4	Bill Ed Cannon	Car Allowance	\$	500.00
5	EGP	Per Copy Maintenance	\$	45.63
6	Ernie Morris Enterprises, Inc	Office Supplies	\$	15.21
7	Verizon Wireless	Cell Phone Service	\$	49.44

**CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT**

8	Payroll	June 30, 2013 Pay Period - 4 Employees	\$	10,206.74
9	Capital Office Products	Office Supplies	\$	29.48
10	Century Link	Telephone Service	\$	43.95
11	Duke Electric	Electric Service	\$	447.48
12	EGP	Per Copy Maintenance	\$	25.21
13	Ernie Morris Enterprises, Inc	Office Supplies	\$	37.92
14	FL Association of City Clerks	FACC Membership Dues	\$	75.00
15	FL Gov. Finance Assoc. Inc	FGFOA Annual Dues - Joseph Jacobs	\$	35.00
16	Intl Institute of Municipal Clerks	Annual Membership - Joseph Jacobs	\$	185.00
17	Joseph Jacobs	Personal Vehicle Use	\$	17.52
18	Sumter County Clerk	Record Deed G06B115& Easement Chapel Church	\$	37.00
19	Terminix	Monthly Pest Control	\$	71.50
20	The Daily Commercial	Ad	\$	59.16
21	The Villages Daily Sun	Subscription	\$	56.07
22	Verizon Wireless	Cell Phone Service	\$	50.30
23	Water Sewer Revenue	Tower Lease Payment Deposited in Wrong Acct	\$	1,000.00
24	Wildwood Community Cemetery	Budgeted Maintenance Support - Arthur Rivers	\$	340.93

**DEVELOPMENT SERVICES**

25	Payroll	June 30, 2013 Pay Period - 4 Employees	\$	8,876.46
26	Bank of America	Hyatt Regency, Best Western - FL Trust for Historic	\$	517.75
27	EGP	Per Copy Maintenance	\$	45.06
28	Ernie Morris Enterprises, Inc	Office Supplies	\$	41.33
29	Paul Ketz	Personal Vehicle Use	\$	24.30
30	The Daily Commercial	Ads	\$	3,050.26

**HUMAN RESOURCES**

31	Payroll	June 30, 2013 Pay Period - 1 Employees	\$	2,016.16
32	Bank of America	Hotel Indigo - PRM Heath Reform Workshop	\$	87.00
33	EGP	Per Copy Maintenance	\$	32.22
34	Ernie Morris Enterprises, Inc	Office Supplies	\$	8.38

**POLICE DEPARTMENT**

35	Payroll	June 30, 2013 Pay Period - 32 Employees	\$	67,990.97
36	Bank of America	Inst Police Tech, Safariland, Public Agency Training	\$	1,656.27
37	CarQuest Auto Parts Store	Radiator, Switch, Coil, Climate Cntrl Module, Fan Ass	\$	894.67
38	Cason & Gaskins TV Inc	Molex, LED w/Holder, RCA Cable, Tri Phono, Etc	\$	53.93
39	Century Link	Telephone Records Request	\$	85.00
40	Duke Electric	Electric Service	\$	331.16
41	EGP	Per Copy Maintenance	\$	171.62
42	Ernie Morris Enterprises, Inc	Office Supplies	\$	293.57
43	Key Scales Ford	Switch, O-Ring, Check Air Bag Sensor	\$	133.39
44	Leads On Line	TotalTrack Investigations Service Package	\$	439.50
45	Russell Poitevent	Travel Reimbursement - Internal Affairs Course	\$	106.15

46	Shell	Gasoline	\$	55.77
47	Sirchie	Finder Packets, Sporicidin, Mask, Print Pads, Etc	\$	323.46
48	Sprint	CDMA Tower Search, Nextel & DC Tower Search	\$	150.00
49	Sumter County Clerk	Record Traffic Enforcement Agree, Order of Fine	\$	139.00
50	Terminix	Monthly Pest Control	\$	29.00
51	U.S. HealthWorks	DS Urine 10 Panel, COC,EKG, PE Basic - New Hire	\$	175.00
52	Verizon Wireless	Cell Phone Service & Bluetooth	\$	1,535.64
53	Wildwood Tire Company	Tires and Repairs	\$	202.80

**STREET DEPARTMENT**

54	Payroll	June 30, 2013 Pay Period - 9 Employees	\$	16,600.73
55	CarQuest Auto Parts Store	Compressor, Water Pump, Clutch, Brake Pads, Etc.	\$	508.17
56	C.R. 466A Landfill Facility, LLC.	Tipping Fee	\$	1,444.46
57	Duke Electric	Electric Service	\$	466.95
58	Ernie Morris Enterprises, Inc	Office Supplies	\$	64.24
59	KWI Grand Rental Station, LLC	Boom Rental - Flags July 4th	\$	539.66
60	Sumter Electric	Electric Service	\$	179.59
61	Terminix	Monthly Pest Control	\$	12.50
62	Verizon Wireless	Cell Phone Service	\$	195.89
63	Wildwood Tire Company	Tire Repairs	\$	91.80

**FLEET SERVICES**

64	Payroll	June 30, 2013 Pay Period - 2 Employees	\$	5,048.37
65	Bank of America	Northern Tool	\$	302.98
66	CarQuest Auto Parts Store	Fuse, Switch, Starter Solenoid, Torch Kit, Etc.	\$	245.58
67	Duke Electric	Electric Service	\$	14.41
68	Ernie Morris Enterprises, Inc	Office Supplies	\$	58.82
69	Interstate Battery System of N FLA	Batteries	\$	452.75
70	Terminix	Monthly Pest Control	\$	12.50
71	Verizon Wireless	Cell Phone Service	\$	56.52

**COMMUNITY RE-DEVELOPMENT**

72	Security Land Holding Company	Refund to Word Family for CDBG-ED Grant Writing	\$	5,000.00
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**PARKS AND RECREATION**

73	Payroll	June 30, 2013 Pay Period - 5 Employees	\$	7,854.55
74	Bright House	WIFI Internet System to Ballfields	\$	163.13
75	CarQuest Auto Parts Store	Ball Joint, Oxygen Sensor, Water Pump, Hose Assm	\$	334.20
76	Duke Electric	Electric Service	\$	1,584.99
77	EGP	Per Copy Maintenance	\$	8.41
78	Ernie Morris Enterprises, Inc	Office Supplies	\$	6.90
79	Galaxy Home Services	Add New Public Address System to Ballfields	\$	1,800.00
80	Logan Sitework Contractors, Inc	36 Yards Ball Clay	\$	270.00
81	Sumter Electric	Electric Service	\$	364.28
82	U.S. HealthWorks	DS Urine 10 Panel, COC, PE Basic - New Hire	\$	130.00
83	Verizon Wireless	Cell Phone Service	\$	10.53

**COMMUNITY CENTER & OXFORD COMMUNITY CENTER**

84	Maria Alvarado	Deposit Refund - Wildwood Community Center	\$	675.00
85	EGP	Per Copy Maintenance	\$	1.07
86	Maggio Enterprises, Inc	Paper and Cleaning Products	\$	369.09
87	Jake Mixon	Deposit Refund - Wildwood Community Center	\$	250.00
88	Resource One	Cleaning Supplies	\$	157.46
89	Sumter Electric	Electric Service	\$	1,745.03
90	Terminix	Monthly Pest Control	\$	54.00
91	Jay Turner	Deposit Refund - Wildwood Community Center	\$	100.00

**PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT**

92	Payroll	June 30, 2013 Pay Period - 3 Employees	\$	5,310.45
93	Capital Office Products	Office Supplies	\$	15.97

94	Paula Corbin	Personal Vehicle Use	\$ 14.13
95	EGP	Per Copy Maintenance	\$ 30.20
96	Ernie Morris Enterprises, Inc	Office Supplies	\$ 27.00
97	General Fund	June Refuse Franchise Fees	\$ 7,174.52
98	General Fund	June Water Utility Tax and Gas Consumption	\$ 7,996.44
99	Postmaster	Postage - Utility Billing	\$ 241.00
100	Southwest FL Water Management	Exceeds Threshold Test Processing Fee Waiver	\$ 100.00
101	Terminix	Monthly Pest Control	\$ 13.50
102	Waste Management	June Refuse Billed Less Franchise Fee	\$ 64,570.77

**UTILITY DEPARTMENT**

103	Payroll	June 30, 2013 Pay Period - 23 Employees	\$ 43,615.55
104	Bank of America	Russell Cellular	\$ 13.90
105	BB&T	2nd Payment for 4 Vehicle Truck Financing	\$ 24,481.32
106	Brenntag	Liquid Chlorine	\$ 770.92
107	Bright House	Internet Service	\$ 84.95
108	C & C Peat Co., Inc	Wastewater Treatment-Dewatered Bio-Solids	\$ 2,560.00
109	CarQuest Auto Parts Store	Switch, Rotor, Brake Pads, Bearings, Bladerunner	\$ 255.06
110	Century Link	Telephone Service	\$ 113.94
111	Cottom's A-1 Sod	Floritam Sod	\$ 107.00
112	Duke Electric	Electric Service	\$ 24,370.63
113	EGP	Per Copy Maintenance	\$ 23.92
114	Ernie Morris Enterprises, Inc	Office Supplies	\$ 50.28
115	HD Supply Waterworks	Blue Tubing	\$ 35.00
116	Bruce Phillips	Personal Vehicle Use	\$ 174.02
117	Plant Technicians	Environmental Testing	\$ 1,115.00
118	Pride Enterprises	Brochure Mailer	\$ 734.71
119	Postmaster	Annual Water Mail Out	\$ 789.13
120	Alice Scheidler	Personal Vehicle Use	\$ 30.74
121	Sumter County Health Department	HEP A & HEP B - Shots 2nd Dose	\$ 472.50
122	Sumter Electric	Electric Service	\$ 4,126.34
123	Sunshine State One Call of Florida	Locators for Month of June 2013	\$ 402.79
124	Sunstate Meter & Supply, Inc.	Gate Valves, Gland Joints, Gaskets, Swivel Hydrants	\$ 810.51
125	Terminix	Monthly Pest Control	\$ 27.00
126	Test America	Environmental Testing	\$ 84.00
127	United States Plastic Corporation	PVC Check Valves, Unions, Zerust Tool Brute	\$ 169.05
128	Verizon Wireless	Cell Phone Service	\$ 431.98
129	Wildwood Tire Company	Tires and Repairs	\$ 747.95

**GREENWOOD CEMETERY**

130	Duke Electric	Electric Service	\$ 12.78
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**FUEL INVENTORY**

131	Stone Petroleum Products, Inc	Unleaded Gasoline	\$ 6,692.35
132	Stone Petroleum Products, Inc	Ultra LSD Fuel	\$ 1,782.02

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<b>TOTAL</b>			<b>\$ 356,954.54</b>
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CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

\_\_\_\_\_  
Ed Wolf, Mayor

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** SP 1306-01 Wildwood Entertainment Park Site Plan

**REQUESTED ACTION:** Site Plan approval (SP 1306-01) to construct an outdoor sports and music recreation facility, consisting of two mud holes, a volleyball court, a 3,414 sq. ft. concrete truck pull area, and other similar outdoor activities.

Work Session (Report Only)      **DATE OF MEETING:** 7/22/2013  
 Regular Meeting                               Special Meeting

**CONTRACT:**       N/A                              Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

### HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission to construct an outdoor sports and music recreation facility, consisting of two mud holes, a volleyball court, a 3,414 sq. ft. concrete truck pull area, and other similar outdoor activities (Parcels G19=011 and G30=048). **Staff recommends approval of the Site Plan subject to approval of O2013-25, which establishes a Commercial/Industrial Planned Development (CIPD) zoning overlay appropriate to the proposed project.**

Case SP 1306-01 was considered by the Planning & Zoning Board/Special Magistrate on Thursday, June 27, 2013. **The Planning and Zoning Board/Special Magistrate has recommended approval of the Site Plan** subject to the following conditions (also conditions of O2013-25):

- Specificity be given to the type of vehicles that may participate in the activities; and
- Additional requirements for noise are incorporated into the Ordinance.

If approved by the Commission, these comments will be integrated into the Site Plan and O2013-25.



Melanie D. Peavy, Director  
Development Services Director

**City of Wildwood**  
**Planning & Zoning Board/Special Magistrate**

The case below was heard on Thursday, June 27, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for two mud holes, a volleyball court, and a 3,414 sq. ft. concrete truck pull area with related improvements. The property is generally located on the west side of US Hwy 301, south of the Turnpike and just north of the South Wildwood Industrial Park.

**Case:** SP 1306-01  
**Parcels:** G19=011 and G30=048  
**Owner:** Cliff Wittman, Witcow Holding LLC  
**Applicant:** Cliff Wittman, Witcow Holding LLC

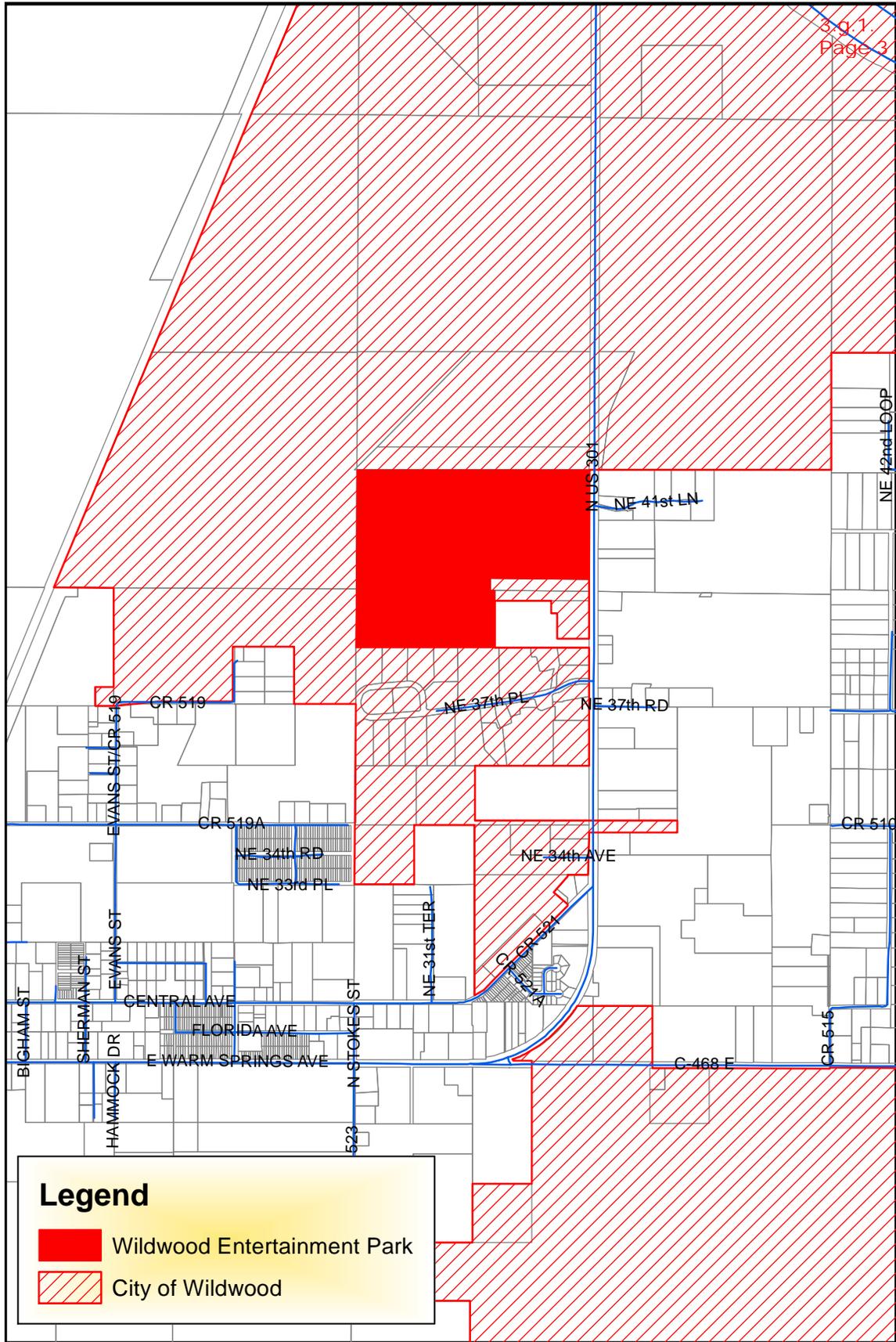
Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Wildwood Entertainment Park Site Plan, project number SP 1306-01, to the City Commission, subject to the following requirements of case RZ 1306-01 and O2013-25:

- Noise level regulation be written into ordinance O2013-25 that addresses any activity on the property, including but not limited to music as well as vehicles; and
- Some type of criteria or guidelines regarding the types of vehicles that can be used on the property as a means to addressing the level of noise coming from the development and as a mechanism for the City to regulate said noise

The Engineer of Record is Lee Clymer PE, Farner Barley and Associates, of Wildwood, Florida.

Dated: June 29, 2013

  
\_\_\_\_\_  
Archie O. Lowry, Jr.  
Special Magistrate City of Wildwood



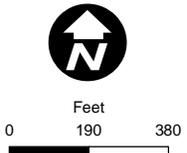
I:\Terr\GIS\Maps\Location - Wildwood Entertainment Park.mxd - 6/21/2013 4:07:32 PM - toneal

**Legend**

-  Wildwood Entertainment Park
-  City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



**WILDWOOD ENTERTAINMENT PARK**

**WILDWOOD, FLORIDA**

JUNE 2013

LOCATION MAP

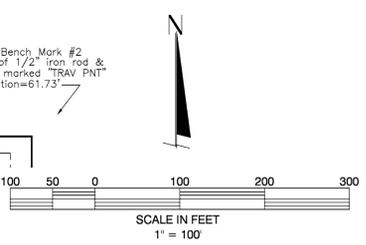
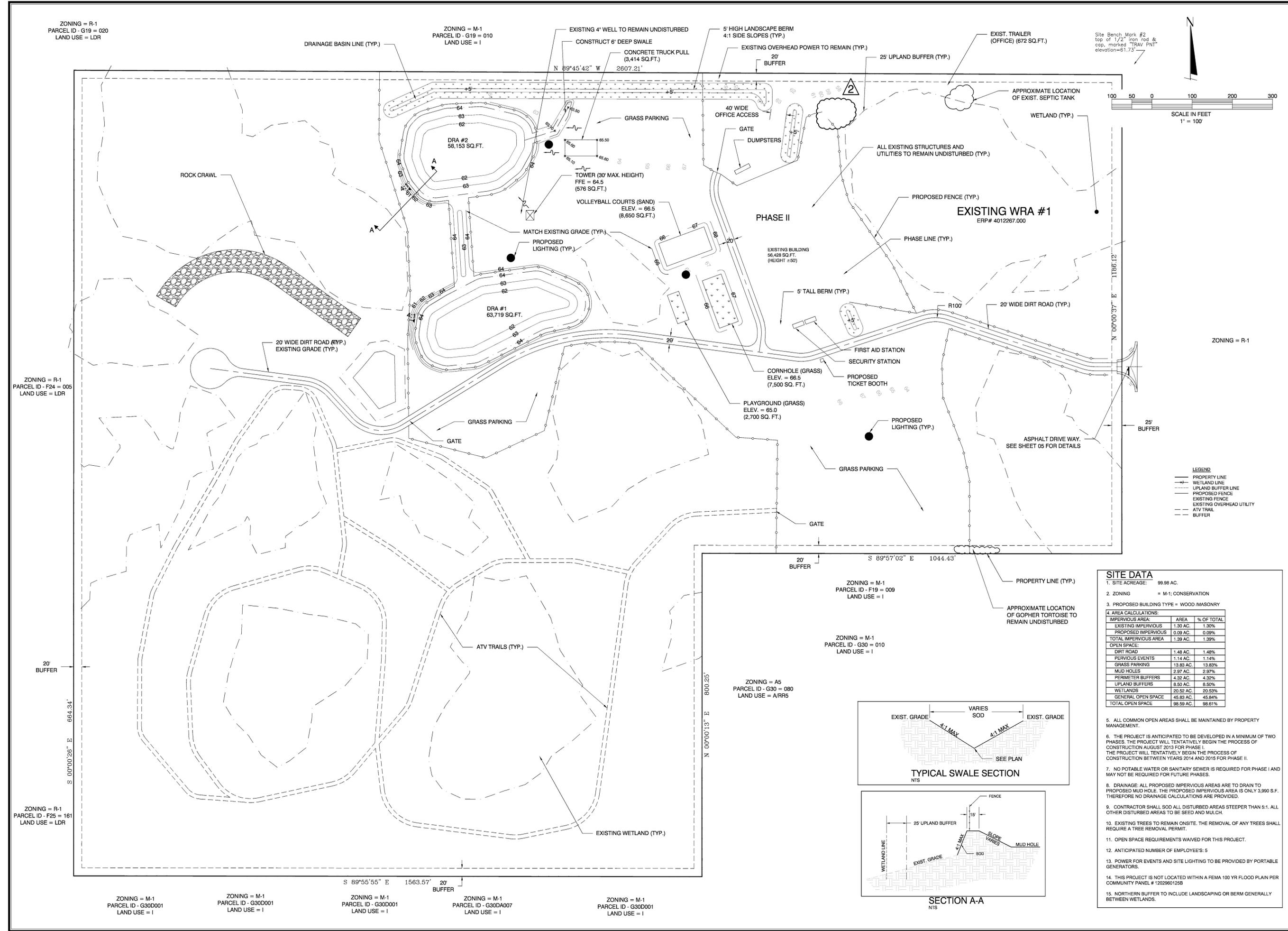
REVISIONS  
DATE 06-21-13  
BY MJT  
REVISOR REVISED PROPOSED FENCE

**FARNER BARLEY**  
ENGINEERS SURVEYORS PLANNERS  
AND ASSOCIATES, INC.  
Certificate of Authorization Number: 4709  
4450 N.E. 63rd Road • Wildwood, Florida 34785 • (352) 748-3126

**WILDWOOD ENTERTAINMENT PARK  
PHASE I  
SITE PLAN**

DATE 6/21/2013  
DRAWN BY MJT  
CHKD BY WLC  
FILE NAME 04-WEP-SITE  
JOB NO. ....

ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_



**LEGEND**

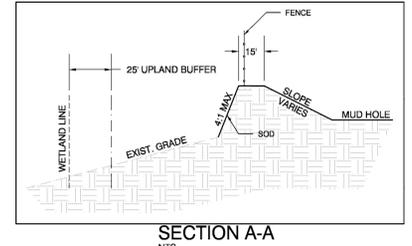
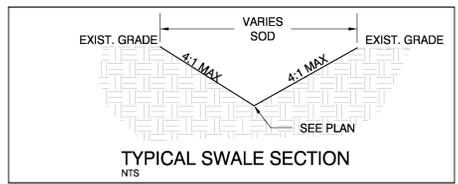
- PROPERTY LINE
- - - WETLAND LINE
- - - UPLAND BUFFER LINE
- - - PROPOSED FENCE
- - - EXISTING FENCE
- - - EXISTING OVERHEAD UTILITY
- - - ATV TRAIL
- - - BUFFER

**SITE DATA**

- SITE ACREAGE: 99.98 AC.
- ZONING = M-1: CONSERVATION
- PROPOSED BUILDING TYPE = WOOD/MASONRY
- AREA CALCULATIONS:

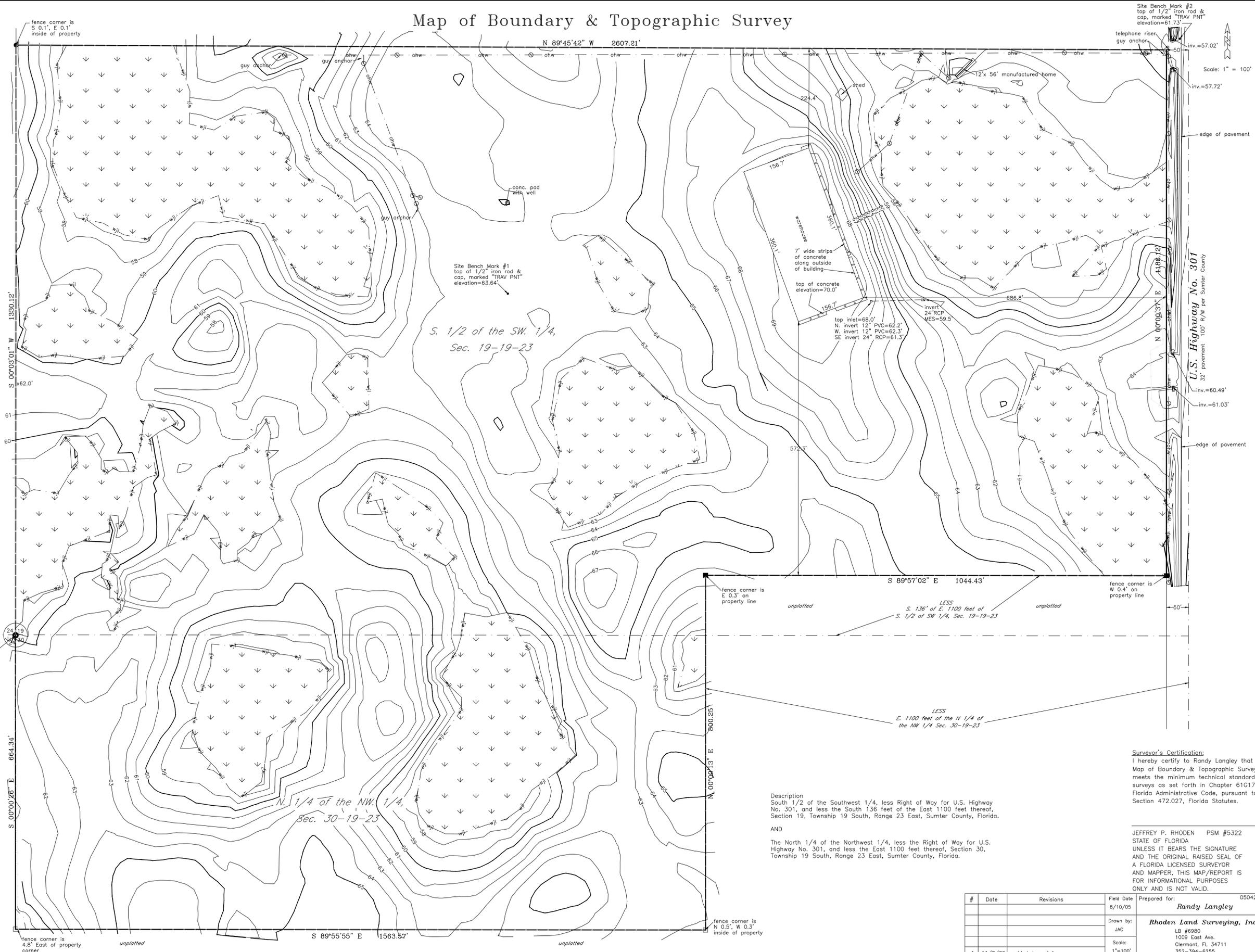
IMPERVIOUS AREA:	AREA	% OF TOTAL
EXISTING IMPERVIOUS	1.30 AC.	1.30%
PROPOSED IMPERVIOUS	0.09 AC.	0.09%
TOTAL IMPERVIOUS AREA	1.39 AC.	1.39%
OPEN SPACE:		
DIRT ROAD	1.48 AC.	1.48%
PERVIOUS EVENTS	1.14 AC.	1.14%
GRASS PARKING	13.83 AC.	13.83%
MUD HOLES	2.97 AC.	2.97%
PERIMETER BUFFERS	4.32 AC.	4.32%
UPLAND BUFFERS	8.50 AC.	8.50%
WETLANDS	20.52 AC.	20.53%
GENERAL OPEN SPACE	45.83 AC.	45.84%
TOTAL OPEN SPACE	98.59 AC.	98.61%

- ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.
- THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A MINIMUM OF TWO PHASES. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION AUGUST 2013 FOR PHASE I. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION BETWEEN YEARS 2014 AND 2015 FOR PHASE II.
- NO POTABLE WATER OR SANITARY SEWER IS REQUIRED FOR PHASE I AND MAY NOT BE REQUIRED FOR FUTURE PHASES.
- DRAINAGE: ALL PROPOSED IMPERVIOUS AREAS ARE TO DRAIN TO PROPOSED MUD HOLE. THE PROPOSED IMPERVIOUS AREA IS ONLY 3,990 S.F. THEREFORE NO DRAINAGE CALCULATIONS ARE PROVIDED.
- CONTRACTOR SHALL SOO ALL DISTURBED AREAS STEEPER THAN 5:1. ALL OTHER DISTURBED AREAS TO BE SEED AND MULCH.
- EXISTING TREES TO REMAIN ONSITE. THE REMOVAL OF ANY TREES SHALL REQUIRE A TREE REMOVAL PERMIT.
- OPEN SPACE REQUIREMENTS WAIVED FOR THIS PROJECT.
- ANTICIPATED NUMBER OF EMPLOYEES: 5
- POWER FOR EVENTS AND SITE LIGHTING TO BE PROVIDED BY PORTABLE GENERATORS.
- THIS PROJECT IS NOT LOCATED WITHIN A FEMA 100 YR FLOOD PLAIN PER COMMUNITY PANEL # 12029601258
- NORTHERN BUFFER TO INCLUDE LANDSCAPING OR BERM GENERALLY BETWEEN WETLANDS.



# Map of Boundary & Topographic Survey

Notes:  
 -Bearings based on the West R/W line of U.S. Highway No. 301 as being N 00°00'37" E, an assumed meridian.  
 -Legal description supplied by client.  
 -No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.  
 -No adjacent or underground improvements, other than those shown, located this date.  
 -Subject property contains 99.976 acres, more or less, and is subject to any rights of way or easements of record.  
 -Wetlands jurisdictional lines based on location of flags set by Modica & Associates.  
 -Elevations based on assumed datum.  
 Benchmarks #8066, elevation=59.80' and #8067, elevation=59.24' from FDOT plan sheet for US Hwy. No. 301, sheet #14 were used for this project. Datum is unknown.



- LEGEND:
- ohw- denotes overhead wires
  - x-x- denotes fence
  - wjl- denotes wetlands jurisdictional line
  - R/W denotes right of way
  - ⊙ denotes centerline
  - denotes centerline
  - denotes found lightwood post
  - denotes found 1/2" iron rod & cap marked, "LB 3827" unless noted otherwise
  - denotes found iron pipe & cap marked, "LB 3827" unless noted otherwise
  - ▲ denotes replaced nail with 1/2" iron rod & cap, marked "LB 6980"
  - denotes found 2"x2" concrete monument unless noted otherwise
  - denotes found round concrete monument unless noted otherwise

Description  
 South 1/2 of the Southwest 1/4, less Right of Way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, Section 19, Township 19 South, Range 23 East, Sumter County, Florida.

AND  
 The North 1/4 of the Northwest 1/4, less the Right of Way for U.S. Highway No. 301, and less the East 1100 feet thereof, Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

Surveyor's Certification:  
 I hereby certify to Randy Langley that this Map of Boundary & Topographic Survey meets the minimum technical standards for surveys as set forth in Chapter 61G17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322  
 STATE OF FLORIDA  
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

#	Date	Revisions	Field Date	Prepared for:
			8/10/05	Randy Langley
				Rhoden Land Surveying, Inc.
				LB #6980
				1009 East Ave.
				Clermont, FL 34711
				352-394-6255

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** SP 1306-04 Brownwood Downtown – Final Plat

**REQUESTED ACTION:** Final Plat approval (SP 1306-04)

Work Session (Report Only)      **DATE OF MEETING:** 7/22/2013  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A                      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_

Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

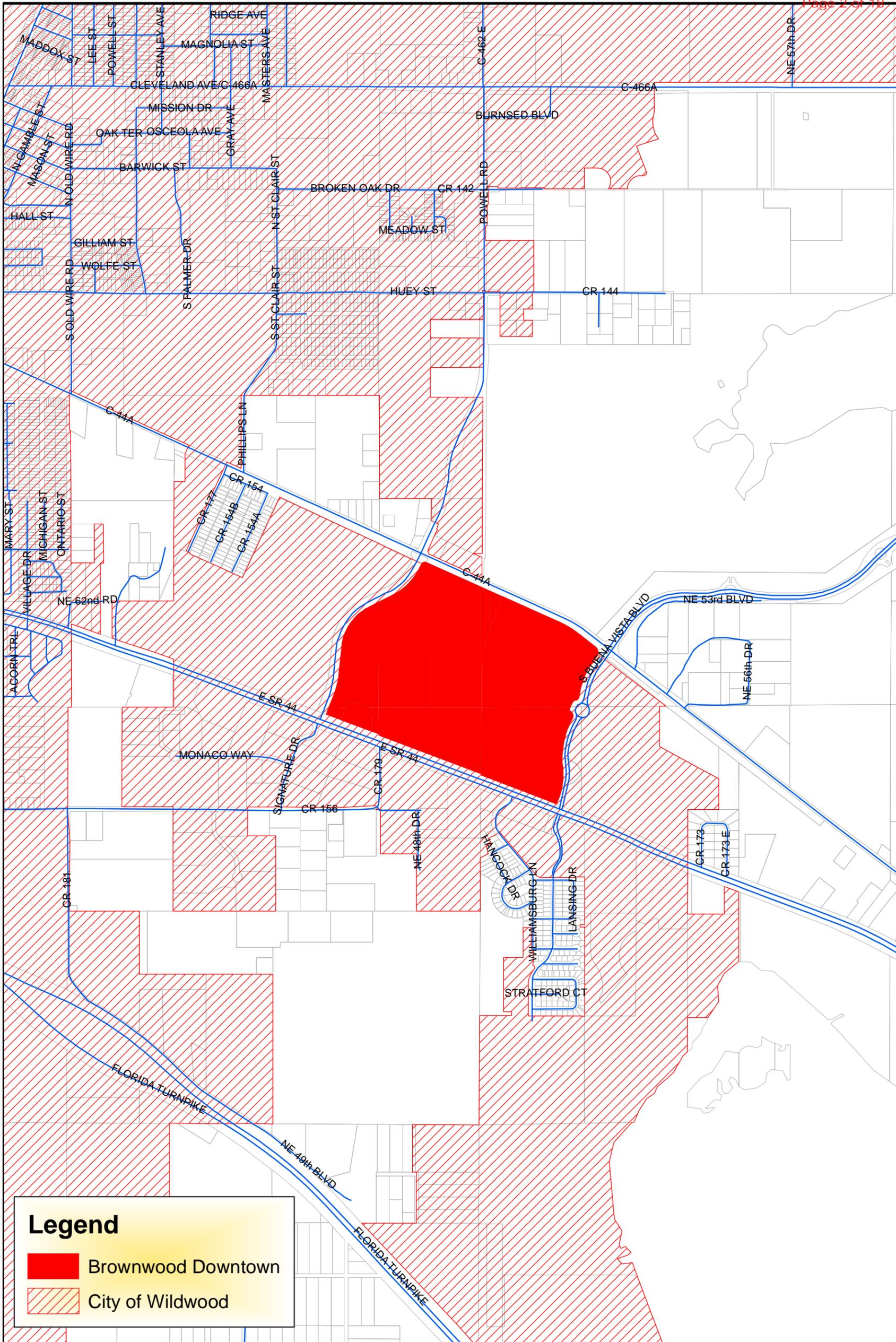
### HISTORY/FACTS/ISSUES:

The applicant seeks Final Plat approval from the City Commission for the Brownwood Downtown Plat to subdivide parcels G08=200, G08=200A, and G17=041 into thirty-five tracts. This area is located within the Villages of Wildwood Development of Regional Impact (VOW DRI) in the area being developed as the Brownwood Town Square. **Staff recommends approval of the Final Plat for Brownwood Downtown (case SP 1306-04).**

Case SP 1306-04 was considered by the Project Review Committee on Tuesday, July 16, 2013, as required under subsection 5.3(c)(3) of the Memorandum of Agreement (MOA) with The Villages Lake-Sumter, Inc. The Project Review Committee gave a favorable recommendation of the Final Plat to the City Commission.



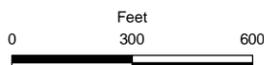
Melanie D. Peavy, Director  
Development Services Director



I:\Terr\GIS\Maps\Location - Brownwood Downtown.mxd - 7/15/2013 2:51:22 PM - toneal



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



### BROWNWOOD DOWNTOWN

### WILDWOOD, FLORIDA

July 2013

LOCATION MAP



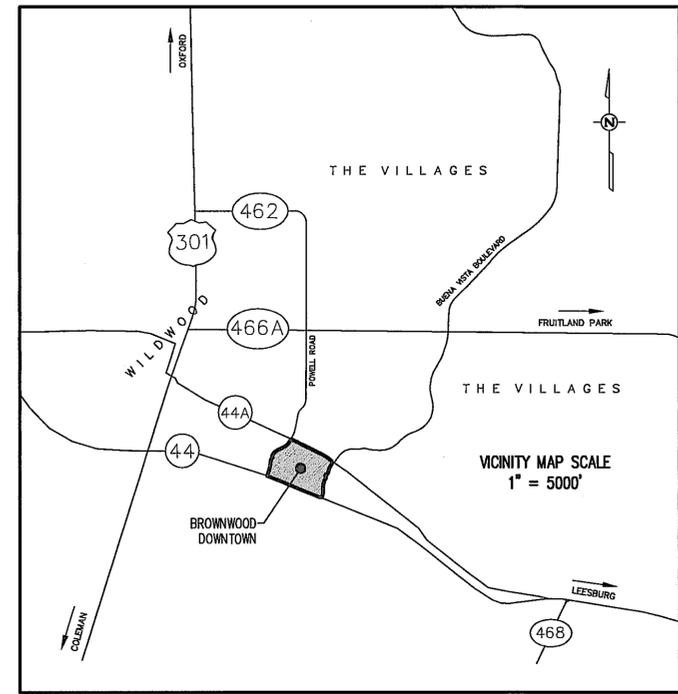
# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

### LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16 AND RUN S00°40'51"W, ALONG THE WEST LINE THEREOF A DISTANCE OF 882.90 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #18070-2518 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N69°02'55"W, 1,118.82 FEET; THENCE N20°57'05"E, 5.00 FEET; THENCE N69°02'55"W, 390.89 FEET; THENCE S20°57'05"W, 5.00 FEET; THENCE N69°02'55"W, 630.20 FEET TO THE EASTERN RIGHT-OF-WAY OF POWELL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2089, PAGE 199 AND OFFICIAL RECORDS BOOK 2435, PAGE 1, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EASTERN RIGHT-OF-WAY THE FOLLOWING COURSES: N20°57'05"E, 276.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,080.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 15°07'22", A DISTANCE OF 278.78 FEET; THENCE N05°49'44"E, 315.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°37'52", A DISTANCE OF 48.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'03", A DISTANCE OF 83.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 109.36 FEET AND A CHORD BEARING AND DISTANCE OF N87°24'54"W, 18.89 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'22", A DISTANCE OF 18.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°12'28", A DISTANCE OF 10.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°39'07", A DISTANCE OF 15.86 FEET; THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'08", A DISTANCE OF 7.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117°52'44", A DISTANCE OF 10.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.95 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'51", A DISTANCE OF 18.97 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 129.75 FEET AND A CHORD BEARING AND DISTANCE OF N08°27'47"W, 100.74 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°41'10", A DISTANCE OF 103.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°51'33", A DISTANCE OF 51.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'29", A DISTANCE OF 399.05 FEET; THENCE N63°16'39"E, 330.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 810.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 38°11'57", A DISTANCE OF 540.03 FEET; THENCE N25°04'43"E, 31.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 89°45'08", A DISTANCE OF 78.32 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF C-44A, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2173, PAGE 649, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S65°10'12"E, 1,103.60 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF C-44A AS DESCRIBED IN OFFICIAL RECORDS BOOK 2332, PAGE 395, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: CONTINUE S65°10'12"E, 752.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,603.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°10'26", A DISTANCE OF 396.55 FEET; THENCE S50°59'45"E, 197.91 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°29'21"E, 66.95 FEET TO THE WESTERLY RIGHT-OF-WAY OF BUENA VISTA BOULEVARD AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2332, PAGE 395; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°00'49", A DISTANCE OF 89.39 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 131.00 FEET AND A CHORD BEARING AND DISTANCE OF S05°45'49"E, 35.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'45", A DISTANCE OF 35.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°03'16", A DISTANCE OF 64.21 FEET; THENCE S35°30'35"W, 39.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 23°09'58", A DISTANCE OF 388.15 FEET; THENCE S12°20'37"W, 112.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 57°24'28", A DISTANCE OF 50.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°37'11", A DISTANCE OF 47.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°56'28", A DISTANCE OF 37.47 FEET; THENCE S25°29'41"W, 42.43 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 128.55 FEET AND A CHORD BEARING AND DISTANCE OF S85°16'00"E, 39.99 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°53'57", A DISTANCE OF 40.16 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2.50 FEET AND A CHORD BEARING AND DISTANCE OF S34°48'23"E, 4.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 118°32'00", A DISTANCE OF 5.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°25'31", A DISTANCE OF 10.77 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°31'48", A DISTANCE OF 8.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°43'59", A DISTANCE OF 4.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'54", A DISTANCE OF 33.78 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 4,688.24 FEET AND A CHORD BEARING AND DISTANCE OF N76°51'48"W, 7.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°05'19", A DISTANCE OF 7.25 FEET; THENCE S25°29'41"W, 37.11 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S42°36'17"E, 48.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°30'27", A DISTANCE OF 50.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'30", A DISTANCE OF 27.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°03'31", A DISTANCE OF 50.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°01'31", A DISTANCE OF 636.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°21'08", A DISTANCE OF 401.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'13", A DISTANCE OF 79.15 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING COURSES: N69°02'55"W, 47.47 FEET; THENCE S18°38'47"W, 10.00 FEET; THENCE N69°02'55"W, 943.82 FEET TO THE POINT OF BEGINNING, CONTAINING 150.27 ACRES, MORE OR LESS.



PREPARED BY:  
**FARNER, BARLEY & ASSOCIATES, INC.**  
4450 N.E. 83rd ROAD - WILDWOOD, FL 34785 - (352) 748-3126  
ENGINEERS  
SURVEYORS  
PLANNERS  
LB 4709

### CONVEYANCE TO BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OPERATING COMPANY, (DEVELOPER) IN ALL ROADS AND ROAD RIGHTS OF WAY AND TRACTS 6, 7, 8, 10, 11, 12, 13, 15, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 31, 32, 34 AND 35, AS SHOWN HEREON IS HEREBY SOLD, CONVEYED AND SET OVER TO THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT, (DISTRICT) RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, WATER LINES, IRRIGATION LINES, SANITARY SEWER FACILITIES, TELECOMMUNICATION LINES, OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, FENCES, GOLF CART PATHS AND SIGNAGE, ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, SUCCESSORS AND ASSIGNS A RIGHT AND EASEMENT OVER, ACROSS AND UPON THE ROADS AND ROAD RIGHTS OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF AERIAL PROJECTIONS FROM ADJOINING STRUCTURES, INCLUDING BUT NOT LIMITED TO, EAVES AND FACIA, GUTTERS, PORCHES, VERANDAS, LANAIS, GALLERIES, AWNINGS, COVERED WALKWAYS, CANOPIES, PORTICOS, FACADES AND MARQUEES. THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN SAID TRACTS, ROADS, AND ROAD RIGHTS OF WAY PERPETUALLY.

WITNESSES: THE VILLAGES OPERATING COMPANY  
(1) SIGNATURE BY: SIGNATURE  
PRINT NAME PRINT NAME / TITLE  
(2) SIGNATURE  
PRINT NAME

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ OF THE VILLAGES OPERATING COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_ SERIAL / COMM. NO. \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_ PERSONALLY KNOWN

### CITY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177 BY THE UNDERSIGNED SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WILDWOOD, AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER.

SIGNATURE DATE  
PRINT NAME REGISTRATION NO.

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ OF THE VILLAGES OPERATING COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_ SERIAL / COMM. NO. \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_ PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ OF BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT, AND DID NOT TAKE AN OATH.  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_ SERIAL / COMM. NO. \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_ PERSONALLY KNOWN

### NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING N00°40'51"E, AN ASSUMED MERIDIAN.
- 2.) ALL PLATTED AND/OR NOTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) TRACT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY TRACT OR PRIOR TO THE EXPIRATION OF THE APPLICABLE BOND OR SURETY.
- 5.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY A SEPARATE DOCUMENT.
- 7.) THE FOLLOWING TRACTS HAVE BEEN RESERVED BY THE VILLAGES OPERATING COMPANY: 1, 2, 3, 4, 5, 9, 14, 16, 17, 21, 22, 30 AND 33.
- 8.) THE FOLLOWING TRACTS HAVE BEEN RESERVED BY THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT: 6, 7, 8, 10, 11, 12, 13, 15, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 31, 32, 34 AND 35

### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT, BROWNWOOD DOWNTOWN, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 19TH DAY OF APRIL, 2013; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
LICENSED BUSINESS NO. 4709  
William S. Barley 6/13/2013  
WILLIAM S. BARLEY DATE  
REGISTRATION NO. 3815

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAGES OPERATING COMPANY, A FLORIDA CORPORATION (DEVELOPER) AND BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT, AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN HAVE CAUSED TO BE MADE THIS PLAT OF BROWNWOOD DOWNTOWN AND DEDICATES THE UTILITY EASEMENT TO THE PROVIDERS OF UTILITIES TO THE SUBDIVISION AND THE CITY OF WILDWOOD AND DEDICATES THE ROADS AND ROAD RIGHTS OF WAY TO THE PERPETUAL USE OF THE PROPERTY OWNERS WITHIN THE PLAT OF BROWNWOOD DOWNTOWN, THEIR HEIRS, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, AND THE PUBLIC. SUBJECT TO THE RIGHT OF INGRESS AND EGRESS, HEREBY GRANTED TO THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, SUBJECT TO THE RESERVATIONS STATED IN THE CONVEYANCE TO BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

WITNESSES: THE VILLAGES OPERATING COMPANY  
(1) SIGNATURE BY: SIGNATURE  
PRINT NAME PRINT NAME / TITLE  
(2) SIGNATURE  
PRINT NAME

WITNESSES: BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT  
(1) SIGNATURE BY: SIGNATURE  
PRINT NAME PRINT NAME / TITLE  
(2) SIGNATURE  
PRINT NAME

### CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

ATTEST:  
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

JOSEPH JACOBS CITY CLERK ED WOLF MAYOR  
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.  
JERRI BLAIR CITY OF WILDWOOD, ATTORNEY

### DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE ZONED PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED TO THE CITY COMMISSION FOR RECORDATION IN THE MINUTES OF THEIR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, CERTIFIED BY THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

MELANIE PEAVY DEVELOPMENT SERVICES DIRECTOR CITY OF WILDWOOD

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_ 2013, AT \_\_\_\_\_ FILE NUMBER \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

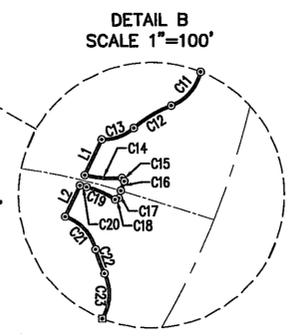
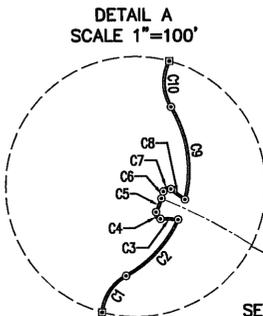
CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA  
PRINT NAME SIGNATURE  
DEPUTY CLERK DEPUTY CLERK

# BROWNWOOD DOWNTOWN

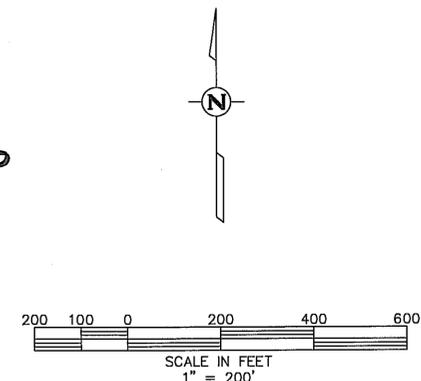
BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	48.79'	50.25'	55°37'52"	S33°38'40"W	46.90'	C13	37.47'	50.00'	42°56'28"	N70°36'08"E	36.60'
C2	83.72'	129.75'	36°58'03"	N42°58'35"E	82.27'	C14	40.16'	128.55'	175°53'57"	S85°16'00"E	39.99'
C3	18.91'	109.36'	9°54'22"	N87°24'54"W	18.89'	C15	5.08'	2.50'	116°32'00"	N34°48'23"W	4.25'
C4	10.32'	5.00'	118°12'28"	S33°15'51"E	8.58'	C16	10.77'	105.00'	5°52'31"	S20°31'22"W	10.76'
C5	15.86'	105.00'	8°39'07"	N21°30'50"E	15.84'	C17	8.30'	105.00'	4°31'48"	S15°19'13"W	8.30'
C6	7.70'	105.00'	4°12'08"	N15°05'12"E	7.70'	C18	4.83'	2.50'	110°43'59"	N68°25'18"E	4.11'
C7	10.29'	5.00'	117°52'44"	S71°55'30"W	8.57'	C19	33.78'	99.00'	19°32'54"	N65°59'09"W	33.61'
C8	18.97'	125.95'	8°37'51"	S53°27'03"E	18.95'	C20	7.25'	4688.24'	0°05'19"	N76°51'48"W	7.25'
C9	103.46'	129.75'	45°41'10"	N08°27'47"W	100.74'	C21	50.18'	50.00'	57°30'27"	N42°36'17"W	48.10'
C10	51.62'	50.25'	58°51'33"	S01°52'36"E	49.38'	C22	27.65'	131.00'	12°05'30"	S19°53'48"E	27.59'
C11	50.10'	50.00'	57°24'28"	N41°02'51"E	48.03'	C23	50.62'	50.00'	58°00'31"	N03°03'43"E	48.49'
C12	47.14'	131.00'	20°37'11"	S59°26'30"W	46.89'						

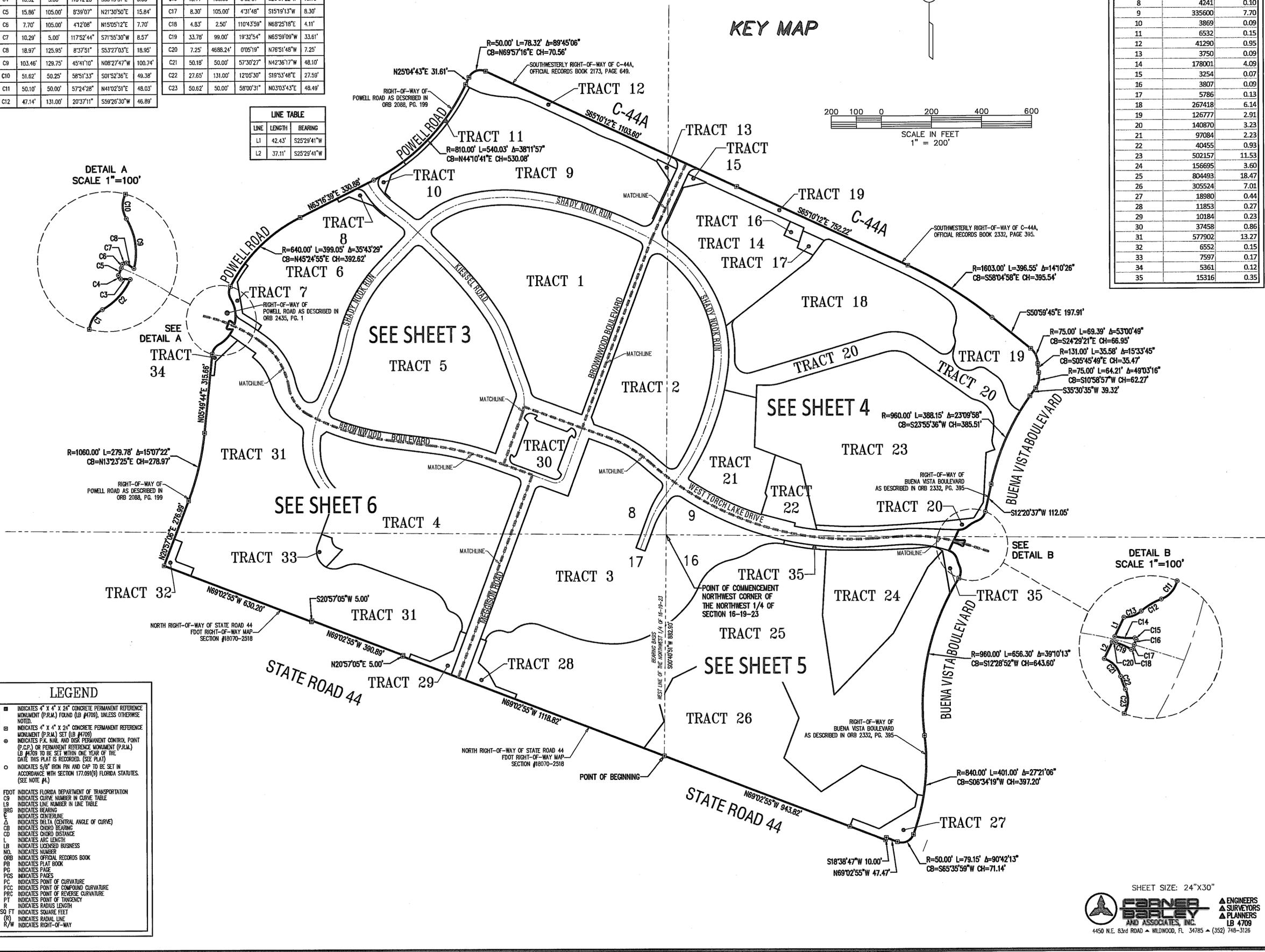
LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43'	S25°29'41"W
L2	37.11'	S25°29'41"W



LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
□	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
⊙	INDICATES P.C., N.M. AND DISK PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED. (SEE PLAT)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #4)
FDOT	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
BNG	INDICATES BEARING
Δ	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CD	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PB	INDICATES PLAT BOOK
PG.	INDICATES PAGE
PCS	INDICATES PAGES
P.C.	INDICATES POINT OF CURVATURE
P.C.C.	INDICATES POINT OF COMPOUND CURVATURE
P.R.C.	INDICATES POINT OF REVERSE CURVATURE
P.T.	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
SQ. FT.	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE
R/W	INDICATES RIGHT-OF-WAY



TRACT	SQ. FT.	ACRES
1	391082	8.98
2	258027	5.92
3	499027	11.46
4	374637	8.60
5	389058	8.93
6	276884	6.36
7	8067	0.19
8	4241	0.10
9	335600	7.70
10	3869	0.09
11	6532	0.15
12	41290	0.95
13	3750	0.09
14	178001	4.09
15	3254	0.07
16	3807	0.09
17	5786	0.13
18	267418	6.14
19	126777	2.91
20	140870	3.23
21	97084	2.23
22	40455	0.93
23	502157	11.53
24	156695	3.60
25	804493	18.47
26	305524	7.01
27	18980	0.44
28	11853	0.27
29	10184	0.23
30	37458	0.86
31	577902	13.27
32	6552	0.15
33	7597	0.17
34	5361	0.12
35	15316	0.35



# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

## LEGEND

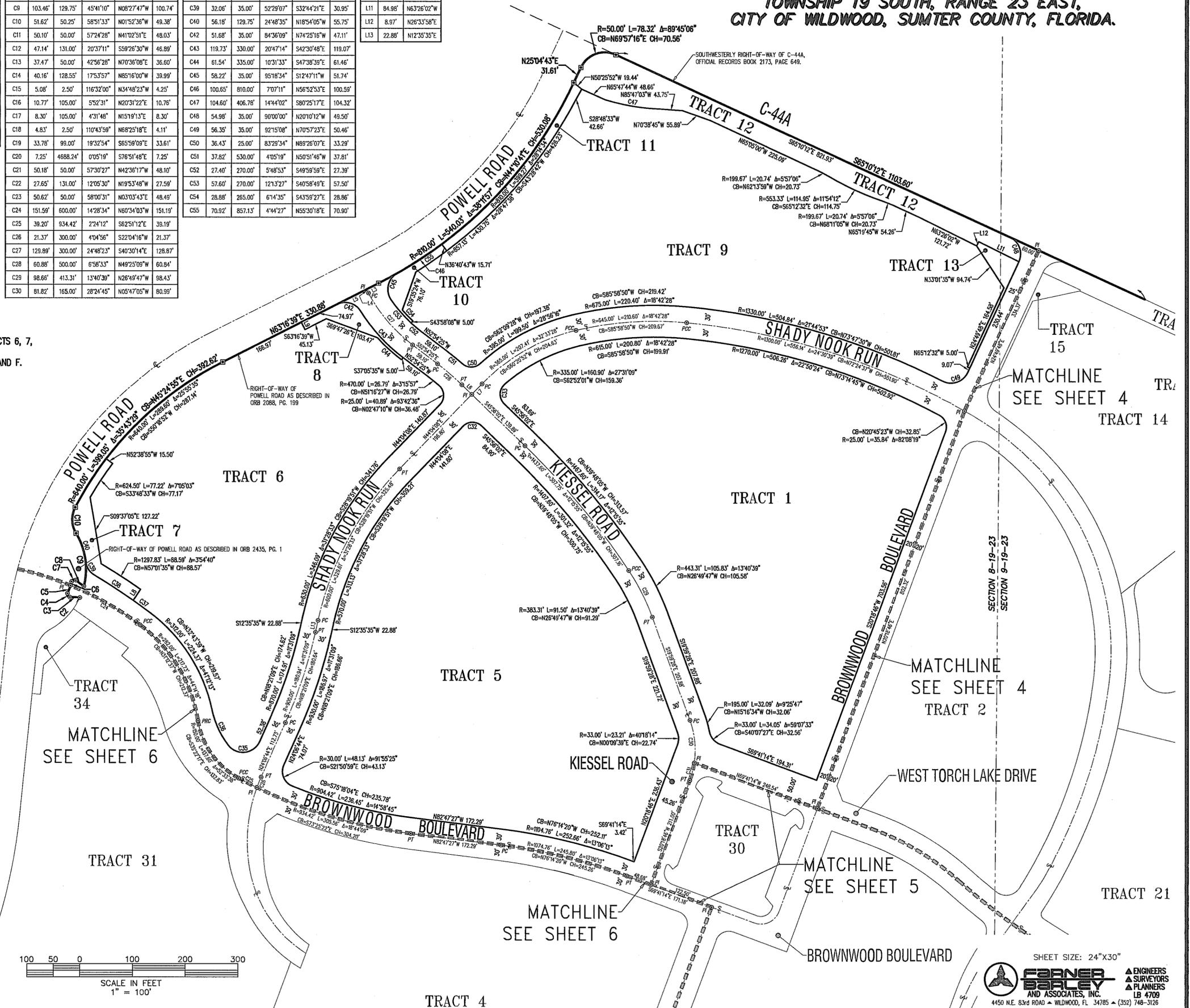
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
- INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) LB #4709 SET PRIOR TO THE DATE THIS PLAT WAS RECORDED. (SEE PLAT)
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #4)
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- CB INDICATES BEARING
- CH INDICATES CENTER LINE
- SL INDICATES SURVEY LINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
- PC INDICATES PAGE
- PI INDICATES POINT OF INTERSECTION
- PCC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- RSQ FT INDICATES SQUARE FEET
- (R) INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG. CHORD
C2	83.72'	129.75'	365°03'	N42°58'35"E 82.27'
C3	18.91'	109.36'	95°42'	N67°24'54"W 18.89'
C4	10.32'	5.00'	118°12'28"	N33°15'51"W 8.58'
C5	15.86'	105.00'	83°07'	N21°30'50"W 15.84'
C6	7.70'	105.00'	41°20'8"	N15°05'12"E 7.70'
C7	10.29'	5.00'	117°52'44"	N71°55'30"E 8.57'
C8	18.97'	125.95'	83°37'51"	S53°27'03"E 18.95'
C9	103.46'	129.75'	45°41'10"	N08°27'47"W 100.74'
C10	51.62'	50.25'	58°51'33"	N01°52'36"W 49.38'
C11	50.10'	50.00'	57°24'28"	N41°02'51"E 48.03'
C12	47.14'	131.00'	20°37'11"	S59°26'30"W 46.89'
C13	37.47'	50.00'	42°56'28"	N70°36'09"E 36.60'
C14	40.16'	50.00'	127°53'57"	N85°16'00"W 39.99'
C15	5.08'	2.50'	116°32'00"	N34°48'23"W 4.25'
C16	10.77'	105.00'	5°52'31"	N20°31'22"E 10.76'
C17	8.30'	105.00'	4°31'48"	N15°19'13"E 8.30'
C18	4.83'	2.50'	110°43'59"	N68°25'18"E 4.11'
C19	33.78'	99.00'	19°32'54"	S65°59'09"E 33.61'
C20	7.25'	4688.24'	0°05'19"	S76°51'48"E 7.25'
C21	50.18'	50.00'	57°30'27"	N42°36'17"W 48.10'
C22	27.65'	131.00'	12°05'30"	N19°53'48"W 27.59'
C23	50.62'	50.00'	58°00'31"	N03°03'43"E 48.49'
C24	151.59'	800.00'	14°28'34"	N80°34'03"W 151.19'
C25	39.20'	934.42'	2°24'12"	S62°51'12"E 39.19'
C26	21.37'	300.00'	4°04'56"	S22°04'16"W 21.37'
C27	129.89'	300.00'	24°48'23"	S40°30'14"E 128.87'
C28	60.88'	500.00'	6°58'33"	N49°25'09"W 60.84'
C29	98.66'	413.31'	13°40'39"	N26°49'47"W 98.43'
C30	81.82'	165.00'	28°24'45"	N05°47'05"W 80.99'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG. CHORD
C31	34.24'	165.00'	115°32'9"	N14°22'02"E 34.18'
C32	39.27'	25.00'	89°59'50"	S89°04'03"W 35.35'
C33	41.47'	25.00'	95°02'29"	S01°35'12"W 36.88'
C35	72.56'	35.00'	118°46'56"	N83°30'12"E 60.25'
C36	74.12'	170.00'	24°58'47"	S24°36'56"E 73.53'
C37	37.94'	1272.83'	142°28'	N54°11'00"W 37.94'
C38	87.63'	1272.83'	356°41"	N57°00'34"W 87.61'
C39	32.06'	35.00'	52°29'07"	S32°44'21"E 30.95'
C40	56.18'	129.75'	24°48'35"	N18°54'05"W 55.75'
C42	51.68'	35.00'	84°36'09"	N74°25'18"W 47.11'
C43	119.73'	330.00'	20°47'14"	S42°30'48"E 119.07'
C44	61.54'	335.00'	10°31'33"	S47°38'39"E 61.46'
C45	58.22'	35.00'	95°16'54"	S124°7'11"W 51.74'
C46	100.65'	810.00'	7°07'11"	N56°52'53"E 100.59'
C47	104.60'	406.78'	14°44'02"	S80°25'17"E 104.32'
C48	54.98'	35.00'	90°00'00"	N20°10'12"W 48.50'
C49	56.35'	35.00'	92°15'08"	N70°57'23"E 50.46'
C50	36.43'	25.00'	83°29'34"	N89°26'07"E 33.29'
C51	37.82'	530.00'	4°05'19"	N50°51'48"W 37.81'
C52	27.40'	270.00'	5°48'53"	S49°58'59"E 27.39'
C53	57.60'	270.00'	12°13'27"	S40°58'49"E 57.50'
C54	28.88'	285.00'	6°14'35"	S43°58'27"E 28.86'
C55	70.92'	857.13'	4°44'27"	N55°30'18"E 70.90'

LINE TABLE		
LINE	LENGTH	BEARING
L3	25.66'	N63°16'39"E
L4	7.89'	S28°06'02"E
L5	63.28'	N63°16'39"E
L6	26.21'	S45°56'02"E
L7	27.78'	N44°04'08"E
L8	25.01'	N33°13'19"E
L9	15.50'	S26°43'20"E
L11	84.98'	N63°26'02"W
L12	8.97'	N26°33'58"E
L13	22.88'	N12°35'35"E

EASEMENTS AFFECTING TRACTS 6, 7, 8 AND 31 ARE SHOWN ON SHEET 7, DETAILS C, D, E AND F.



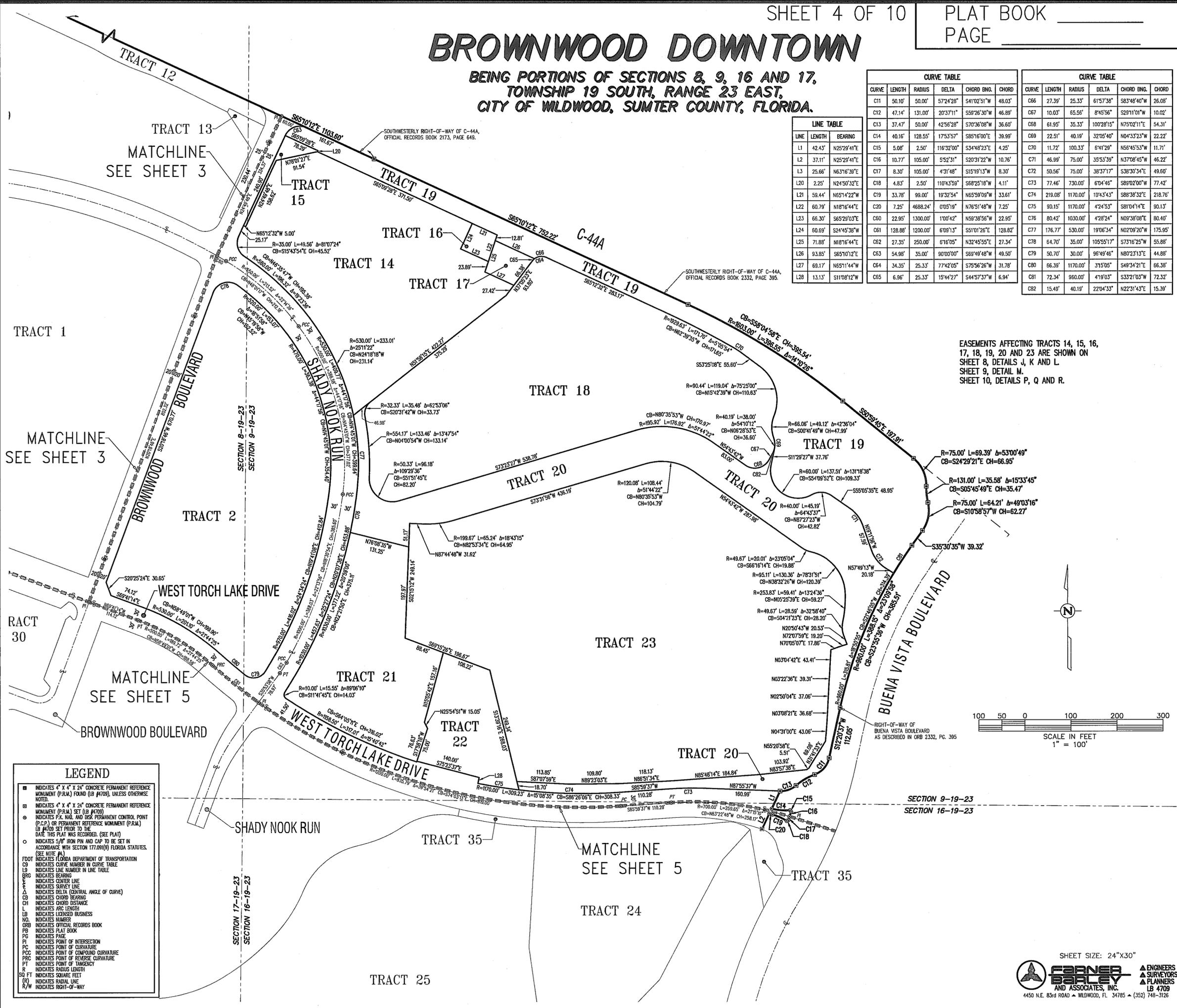
# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE						CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD			
C11	50.10'	50.00'	57°24'28"	S41°02'51"W	48.03'	C66	27.39'	25.33'	61°57'36"	S83°48'40"W	26.08'			
C12	47.14'	131.00'	20°37'11"	S58°26'30"W	46.89'	C67	10.03'	65.56'	52°51'01"W	10.02'				
C13	37.47'	50.00'	42°56'28"	S70°36'08"W	36.60'	C68	61.95'	35.33'	100°28'15"	N75°02'11"E	54.31'			
C14	40.16'	128.55'	17°53'57"	S85°16'00"E	39.99'	C69	22.51'	40.19'	32°05'40"	N04°33'23"W	22.22'			
L1	42.43'	N25°29'41"E	C15	5.08'	2.50'	116°32'00"	S34°48'23"E	4.25'	C70	11.72'	100.33'	6°41'29"	N65°45'53"W	11.71'
L2	37.11'	N25°29'41"E	C16	10.77'	105.00'	5°52'31"	S20°31'22"W	10.76'	C71	46.99'	75.00'	35°53'39"	N37°08'45"W	46.22'
L3	25.66'	N63°16'38"E	C17	8.30'	105.00'	4°31'48"	S15°19'13"W	8.30'	C72	50.56'	75.00'	38°37'17"	S38°30'34"E	49.60'
L20	2.25'	N24°50'32"E	C18	4.83'	2.50'	110°43'59"	S68°25'18"W	4.11'	C73	77.46'	730.00'	6°04'46"	S89°02'00"W	77.42'
L21	98.44'	N65°14'22"W	C19	33.78'	99.00'	19°32'54"	N65°59'09"W	33.61'	C74	219.08'	1170.00'	1°04'43"	S88°38'32"E	218.76'
L22	60.79'	N18°16'44"E	C20	7.25'	4688.24'	0°05'19"	N76°51'48"W	7.25'	C75	90.15'	1170.00'	4°24'53"	N87°04'14"E	90.13'
L23	66.30'	S65°29'03"E	C20	22.95'	1300.00'	1°00'42"	N59°38'58"W	22.95'	C76	80.42'	1030.00'	4°28'24"	N09°38'08"E	80.40'
L24	60.69'	S24°45'38"W	C61	128.88'	1200.00'	6°09'13"	S51°01'26"E	128.82'	C77	176.77'	530.00'	19°06'34"	N02°09'20"W	175.95'
L25	71.88'	N18°16'44"E	C62	27.35'	250.00'	6°16'05"	N32°45'55"E	27.34'	C78	64.70'	35.00'	105°55'17"	S73°16'25"W	55.88'
L26	93.85'	S65°10'12"E	C63	54.98'	35.00'	90°00'00"	S69°49'48"W	49.50'	C79	50.17'	30.00'	96°49'46"	N80°23'13"E	44.88'
L27	69.17'	N65°11'44"W	C64	34.35'	25.33'	7°42'05"	S75°56'26"W	31.78'	C80	66.38'	1170.00'	3°15'05"	S49°34'21"E	66.38'
L28	13.13'	S11°08'12"W	C65	6.96'	25.33'	15°44'27"	S44°57'37"W	6.94'	C81	72.34'	960.00'	4°19'03"	S33°21'03"W	72.32'
									C82	15.49'	40.19'	22°04'33"	N22°31'43"E	15.39'

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43'	N25°29'41"E
L2	37.11'	N25°29'41"E
L3	25.66'	N63°16'38"E
L20	2.25'	N24°50'32"E
L21	98.44'	N65°14'22"W
L22	60.79'	N18°16'44"E
L23	66.30'	S65°29'03"E
L24	60.69'	S24°45'38"W
L25	71.88'	N18°16'44"E
L26	93.85'	S65°10'12"E
L27	69.17'	N65°11'44"W
L28	13.13'	S11°08'12"W

EASEMENTS AFFECTING TRACTS 14, 15, 16, 17, 18, 19, 20 AND 23 ARE SHOWN ON SHEET 8, DETAILS J, K AND L. SHEET 9, DETAIL M. SHEET 10, DETAILS P, Q AND R.

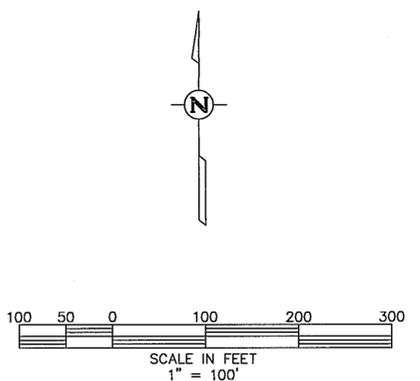


MATCHLINE  
SEE SHEET 3

MATCHLINE  
SEE SHEET 5

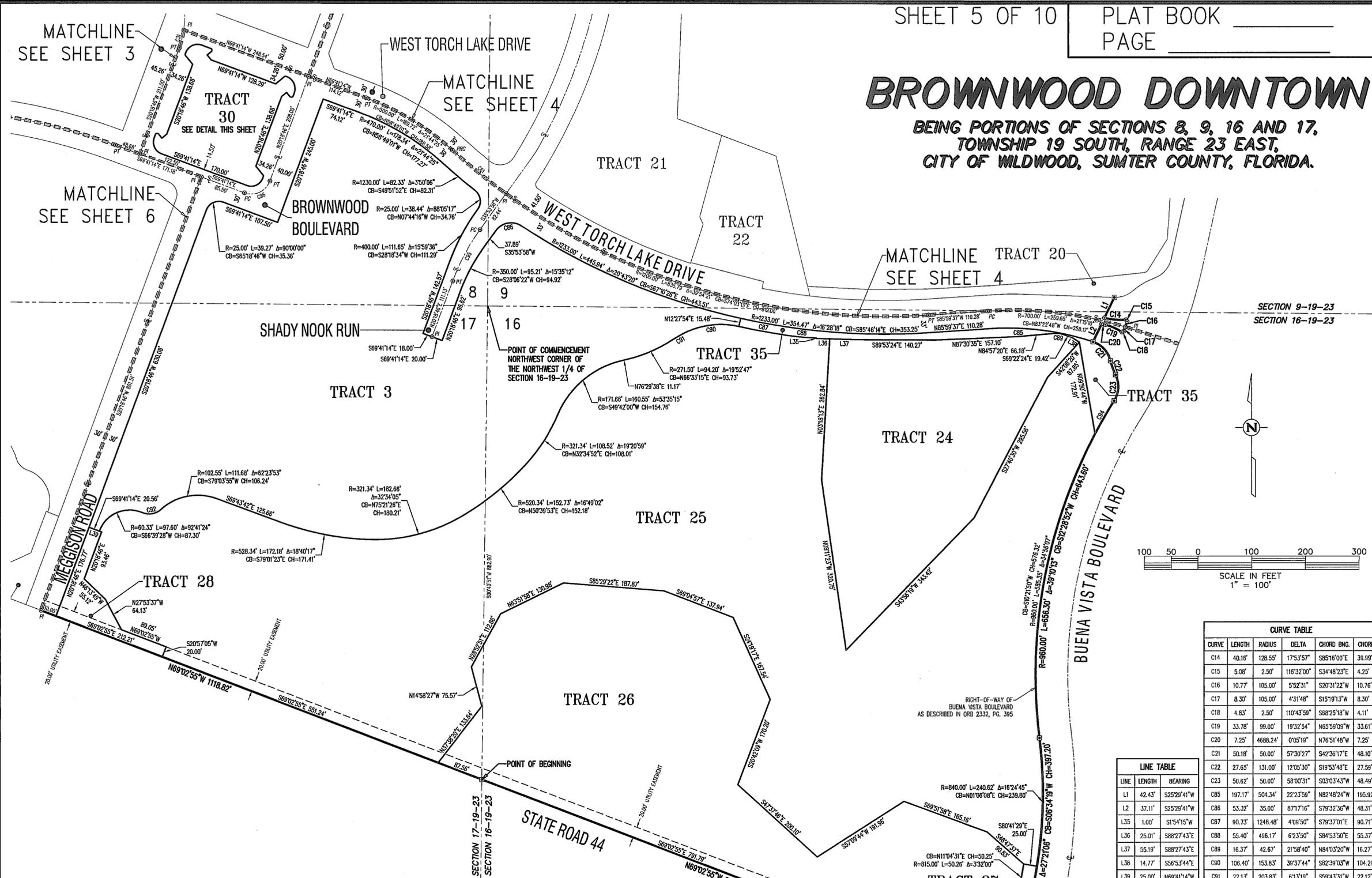
MATCHLINE  
SEE SHEET 5

LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
□	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
○	INDICATES P.I. AND ORS. PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) (LB #4709) SET PRIOR TO THE DATE THIS PLAT WAS RECORDED. (SEE PLAT)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(8) FLORIDA STATUTES. (SEE NOTE #4)
FDOT	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
CS	INDICATES CURVE NUMBER IN CURVE TABLE
LS	INDICATES LINE NUMBER IN LINE TABLE
BRG	INDICATES BEARING
CL	INDICATES CENTER LINE
SL	INDICATES SURVEY LINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
NO.	INDICATES LICENSED BUSINESS
ORB	INDICATES OFFICIAL RECORDS BOOK
PL	INDICATES PLAT BOOK
PC	INDICATES POINT OF INTERSECTION
PCC	INDICATES POINT OF CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
SD FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

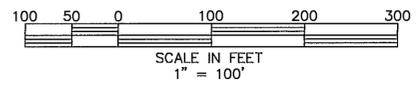
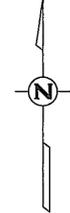


# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



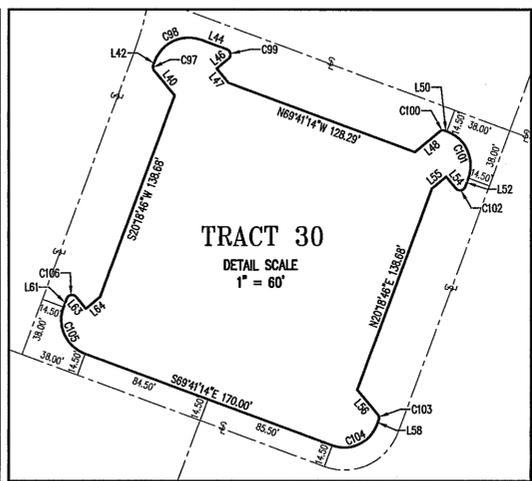
SECTION 9-19-23  
SECTION 16-19-23



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C14	40.16'	128.55'	175°35'57"	S85°16'00"E	39.99'
C15	5.08'	2.50'	116°32'00"	S34°48'23"E	4.25'
C16	10.77'	105.00'	552°31'	S20°31'22"W	10.76'
C17	8.30'	105.00'	4°31'48"	S15°19'13"W	8.30'
C18	4.83'	2.50'	110°43'59"	S68°25'18"W	4.11'
C19	33.78'	99.00'	193°25'4"	N65°58'09"W	33.61'
C20	7.25'	4688.24'	0°05'19"	N76°51'48"W	7.25'
C21	50.18'	50.00'	57°30'27"	S42°36'17"E	48.10'
C22	27.65'	131.00'	120°5'30"	S19°53'48"E	27.59'
C23	50.62'	50.00'	58°00'31"	S03°03'43"W	48.49'
C25	197.17'	504.34'	222°23'59"	N82°48'24"W	195.92'
C26	53.32'	35.00'	67°17'16"	S79°32'58"W	48.31'
C27	90.73'	1248.48'	4°09'50"	S79°37'01"E	90.71'
C28	55.40'	498.17'	62°35'04"	S84°53'50"E	55.37'
C29	16.37'	42.67'	21°58'40"	N84°03'20"W	16.27'
C30	106.40'	153.83'	39°37'44"	S82°39'03"W	104.29'
C31	22.13'	203.83'	6°13'19"	S59°43'31"W	22.12'
C32	37.22'	32.67'	65°16'05"	N80°22'07"E	35.24'
C33	160.38'	840.00'	10°56'21"	N14°46'41"E	160.13'
C34	70.95'	960.00'	4°14'05"	S29°56'56"W	70.94'
C35	108.81'	400.00'	15°35'12"	S28°06'22"W	108.48'
C36	58.12'	37.00'	90°00'00"	N65°18'46"E	52.33'
C37	3.67'	3.50'	60°00'00"	S09°41'14"E	3.50'
C38	36.91'	23.50'	90°00'00"	S65°18'46"W	33.23'
C39	7.33'	3.50'	120°00'00"	N09°41'14"W	6.06'
C40	3.67'	3.50'	60°00'00"	S80°18'46"W	3.50'
C41	36.91'	23.50'	90°00'00"	N24°41'14"W	33.23'
C42	7.33'	3.50'	120°00'00"	N80°18'46"E	6.06'
C43	3.67'	3.50'	60°00'00"	N09°41'14"W	3.50'
C44	36.91'	23.50'	90°00'00"	N65°18'46"E	31.82'
C45	7.33'	3.50'	120°00'00"	S24°41'14"E	33.23'
C46	3.67'	3.50'	60°00'00"	S80°18'46"W	6.06'

LINE TABLE					
LINE	LENGTH	BEARING	CURVE	CHORD BNG.	CHORD
L1	42.43'	S25°29'41"W	C85	197.17'	504.34'
L2	37.11'	S25°29'41"W	C86	53.32'	35.00'
L35	1.00'	S1°54'15"W	C87	90.73'	1248.48'
L36	25.01'	S88°27'43"E	C88	55.40'	498.17'
L37	55.19'	S88°27'43"E	C89	16.37'	42.67'
L38	14.77'	S56°53'44"E	C90	106.40'	153.83'
L39	25.00'	N69°41'14"W	C91	22.13'	203.83'
L40	20.79'	S39°41'14"E	C92	37.22'	32.67'
L42	2.46'	S2018'46"W	C93	160.38'	840.00'
L44	17.58'	N69°41'14"W	C94	70.95'	960.00'
L46	9.88'	N5018'46"E	C95	108.81'	400.00'
L47	11.90'	N39°41'14"W	C96	58.12'	37.00'
L48	20.79'	S5018'46"W	C97	3.67'	3.50'
L50	1.31'	N69°41'14"W	C98	36.91'	23.50'
L52	6.03'	N2018'46"E	C99	7.33'	3.50'
L54	9.88'	S39°41'14"E	C100	3.67'	3.50'
L55	11.90'	N5018'46"E	C101	36.91'	23.50'
L56	20.79'	N39°41'14"W	C102	7.33'	3.50'
L58	3.46'	N2018'46"E	C103	3.67'	3.50'
L61	6.03'	S2018'46"W	C104	35.34'	22.50'
L63	9.88'	N39°41'14"W	C105	36.91'	23.50'
L64	11.90'	S5018'46"W	C106	7.33'	3.50'

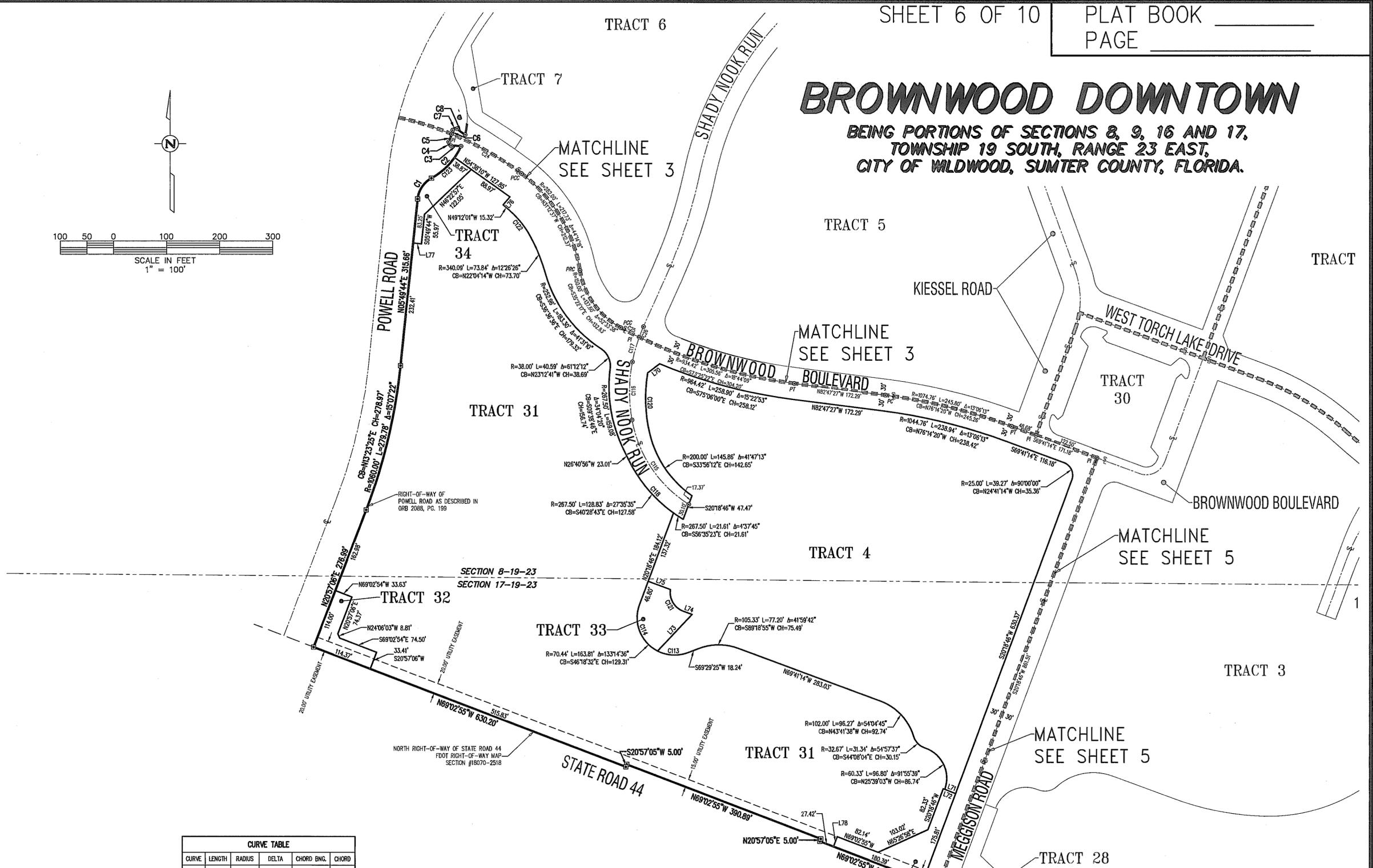
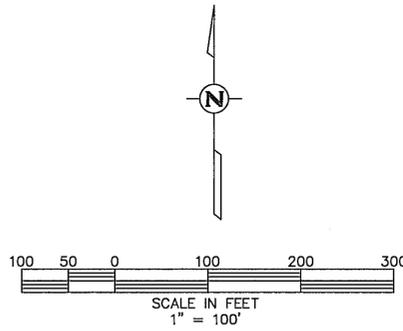
LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
□	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
○	INDICATES P.C. AND O.C. PERMANENT CONTROL POINT (P.C.P. OR PERMANENT REFERENCE MONUMENT (P.R.M.) LB #4709 SET PRIOR TO THE DATE THIS PLAT WAS RECORDED. (SEE PLAT)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #4)
FDOT	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
CS	INDICATES CURVE NUMBER IN CURVE TABLE
LS	INDICATES LINE NUMBER IN LINE TABLE
BRG	INDICATES BEARING
CL	INDICATES CENTER LINE
SL	INDICATES SURVEY LINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PB	INDICATES PLAT BOOK
PI	INDICATES PILE
PI	INDICATES POINT OF INTERSECTION
POC	INDICATES POINT OF CURVATURE
PCQ	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
SQ. FT.	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE
R/W	INDICATES RIGHT-OF-WAY



EASEMENTS AFFECTING TRACTS 24, 25, 26, 27, 28 AND 35 ARE SHOWN ON SHEET 8, DETAIL I. SHEET 9, DETAIL M. SHEET 10, DETAIL O.

# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



### LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
- INDICATES P.C. NAIL AND O.S. PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) (LB #4709) SET PRIOR TO THE DATE THIS PLAT WAS RECORDED. (SEE PLAT)
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(3) FLORIDA STATUTES. (SEE NOTE #4)
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LB INDICATES LINE NUMBER IN LINE TABLE
- BRG INDICATES BEARING
- Δ INDICATES CENTER LINE
- Δ INDICATES SURVEY LINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
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- PI INDICATES POINT OF INTERSECTION
- PC INDICATES POINT OF CURVATURE
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- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADII LENGTH
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	48.79'	50.25'	55°37'52"	N33°38'40"E	46.90'
C2	83.72'	129.75'	36°58'03"	N42°58'35"E	82.27'
C3	18.91'	109.38'	9°54'22"	N87°24'54"W	18.89'
C4	10.32'	5.00'	118°12'28"	N33°15'51"W	8.58'
C5	15.86'	105.00'	8°39'07"	N21°30'50"E	15.84'
C6	7.70'	105.00'	4°12'08"	N15°05'12"E	7.70'
C7	10.29'	5.00'	117°52'44"	N71°55'30"E	8.57'
C8	18.97'	125.95'	8°37'51"	S53°27'03"E	18.95'
C24	151.59'	800.00'	14°26'34"	N60°34'03"W	151.19'
C25	39.20'	934.42'	2°24'12"	S62°51'12"E	39.19'
C26	21.37'	300.00'	4°04'56"	S22°04'16"W	21.37'
C113	61.23'	70.44'	49°48'06"	S88°01'47"E	59.32'
C114	102.58'	70.44'	83°26'30"	S21°24'29"E	93.75'
C115	196.79'	238.00'	47°22'27"	S33°51'42"E	191.23'
C116	109.79'	300.00'	20°58'06"	S00°18'35"W	109.18'
C117	48.36'	300.00'	9°14'09"	S15°24'44"W	48.31'
C118	150.44'	267.50'	32°13'20"	S42°47'36"E	148.46'
C120	113.51'	288.50'	22°32'32"	S01°46'19"E	112.78'
C121	51.42'	38.00'	77°32'05"	S30°55'11"E	47.59'
C122	64.69'	177.27'	20°54'34"	N38°44'44"W	64.33'
C123	59.10'	129.75'	28°05'46"	N48°24'43"E	58.59'

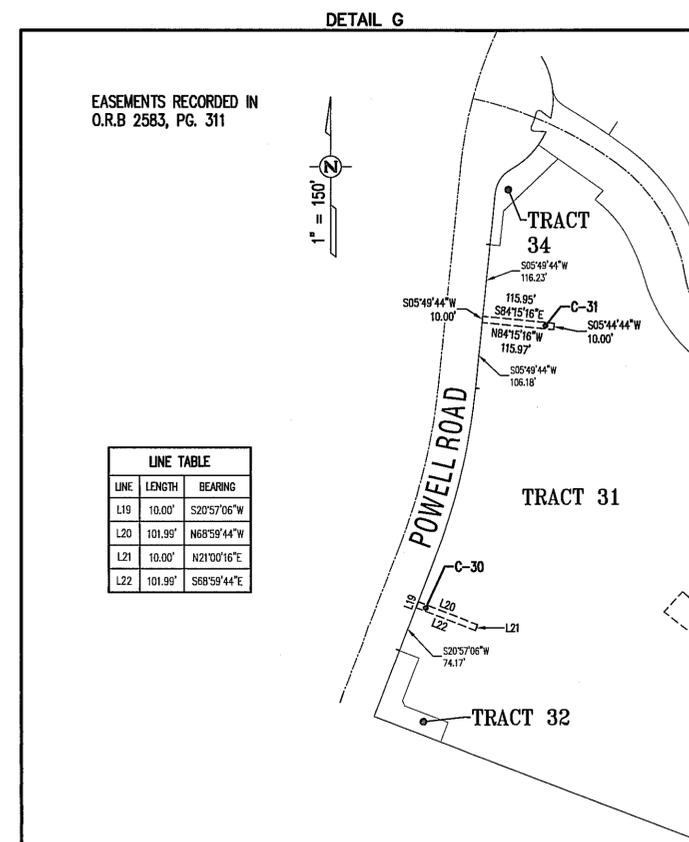
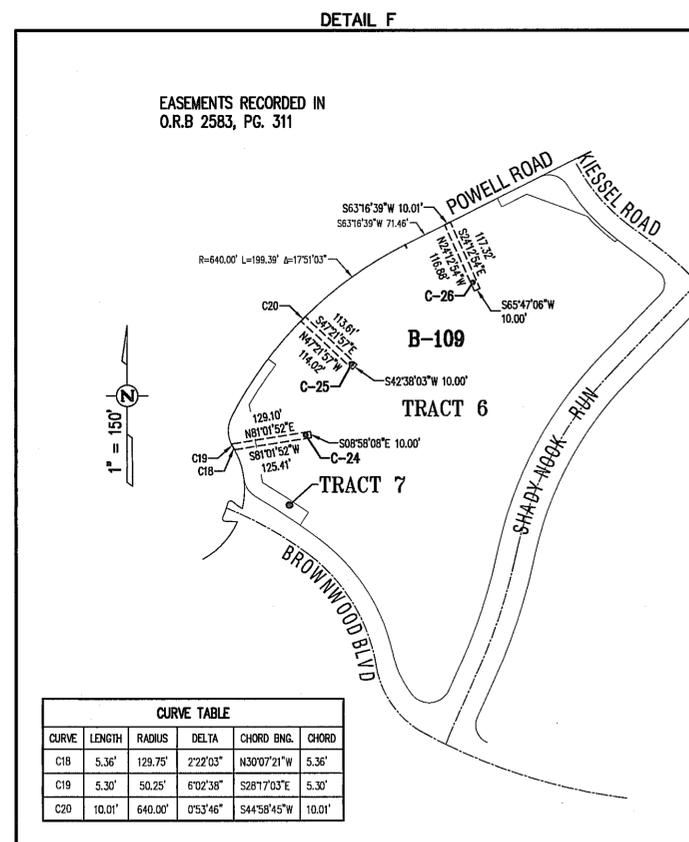
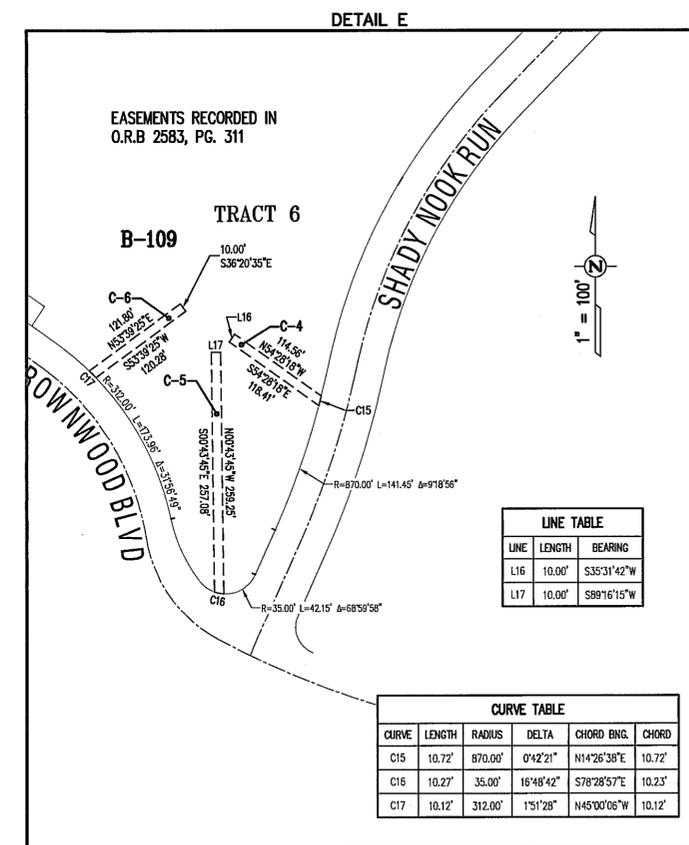
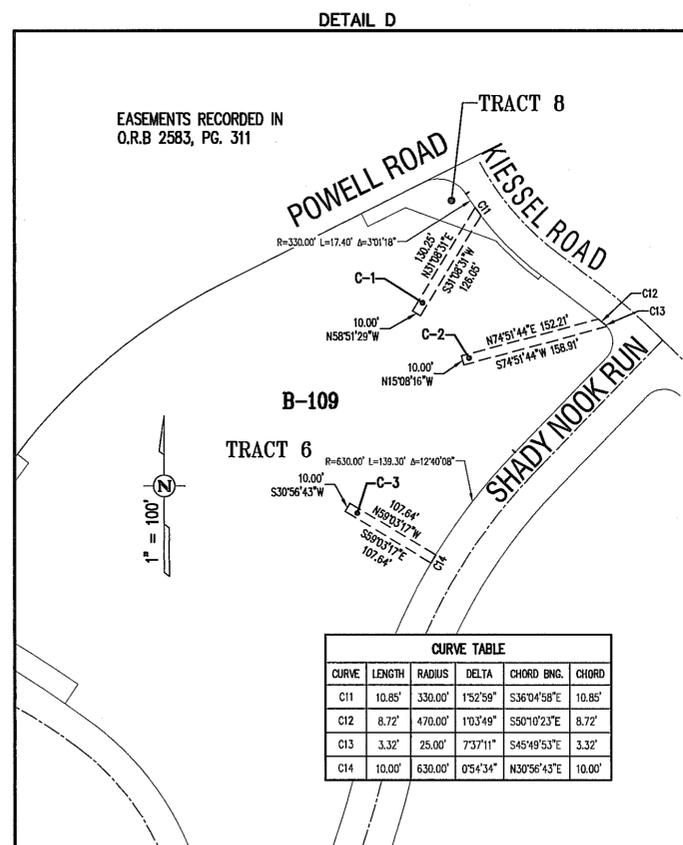
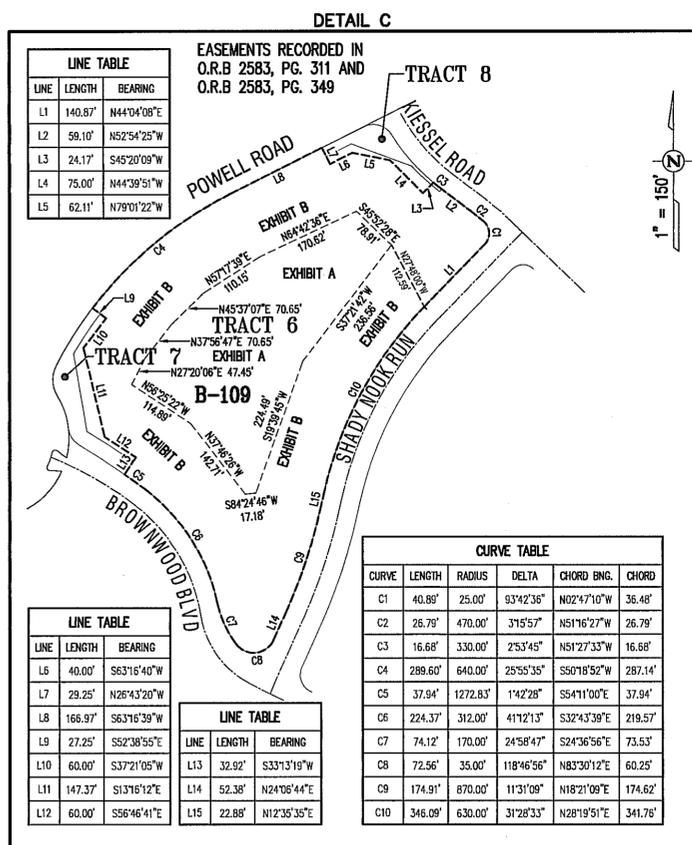
### LINE TABLE

LINE	LENGTH	BEARING
L70	28.06'	N52°41'57"E
L71	21.80'	N69°02'54"W
L72	25.00'	S69°02'54"E
L73	94.40'	N43°10'52"E
L74	17.36'	S69°41'14"E
L75	44.61'	N69°41'14"W
L76	19.57'	N40°47'59"E
L77	16.00'	N84°10'16"W
L78	20.00'	S20°57'06"W

EASEMENTS AFFECTING TRACTS 29, 31, 32 AND 33, ARE SHOWN ON SHEET 7, DETAIL G. SHEET 8, DETAIL H. SHEET 9, DETAIL M. SHEET 10, DETAIL N.

# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



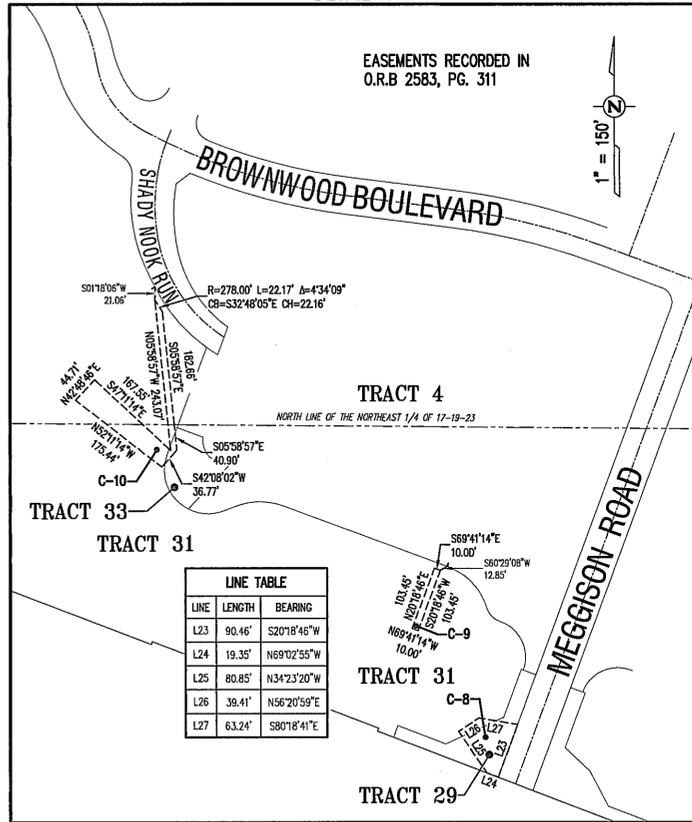
**LEGEND**

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #1709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #1709)
- INDICATES P.I.C. AND D.S.M. PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) LB #1709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED. (SEE PLAN)
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LB INDICATES LINE NUMBER IN LINE TABLE
- POB INDICATES POINT OF BEGINNING
- E INDICATES CENTERLINE
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- CS INDICATES CHORD BEARING
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- L INDICATES ARC LENGTH
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- R INDICATES RADIUS LENGTH
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- (R) INDICATES RADIAL LINE
- INDICATES RIGHT-OF-WAY

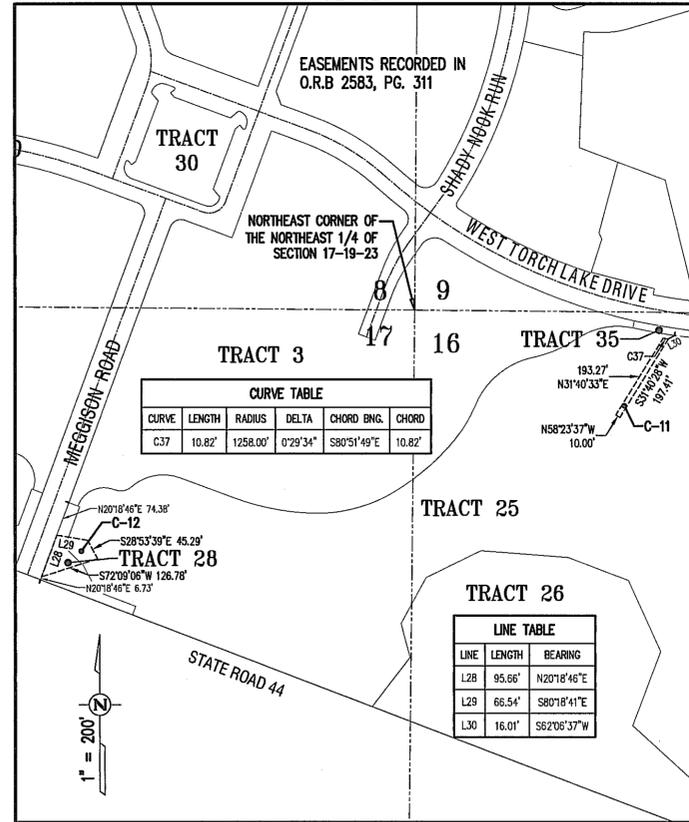
# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

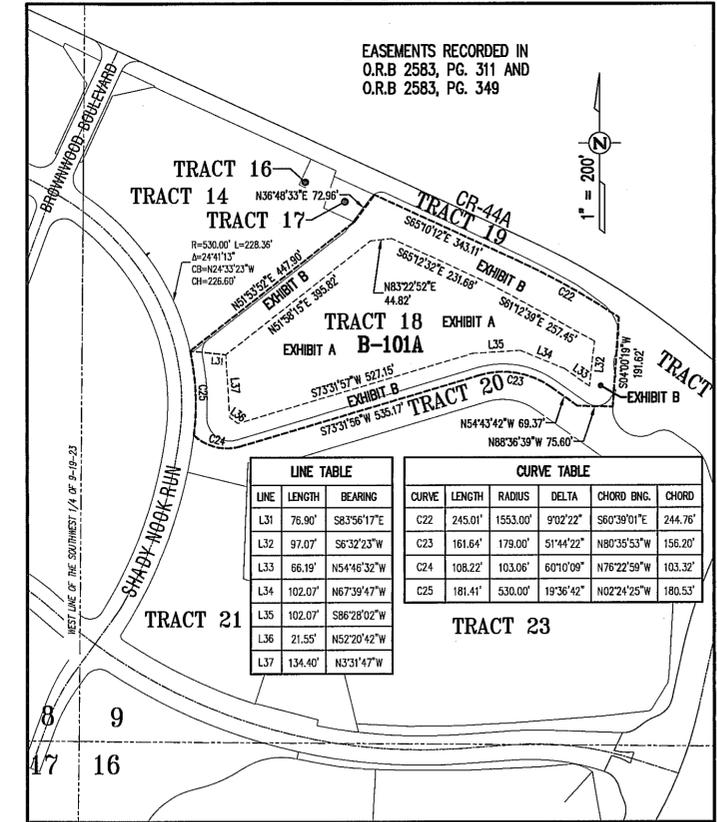
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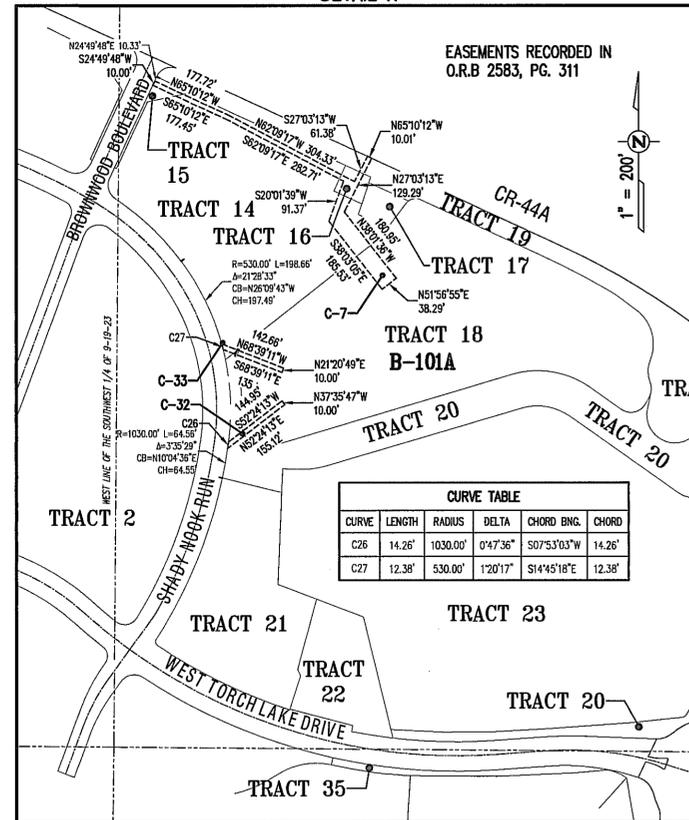
DETAIL I



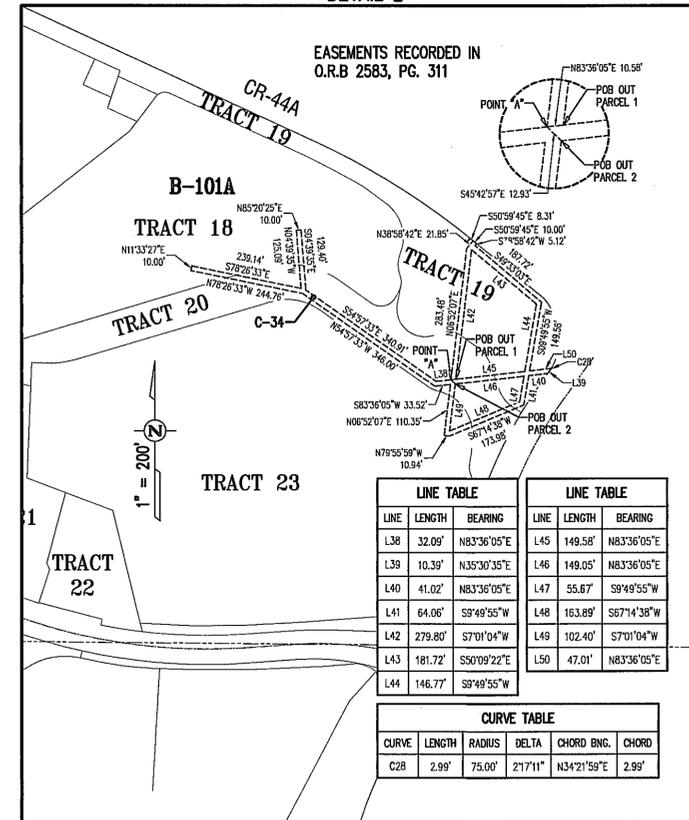
DETAIL J



DETAIL K



DETAIL L



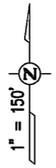
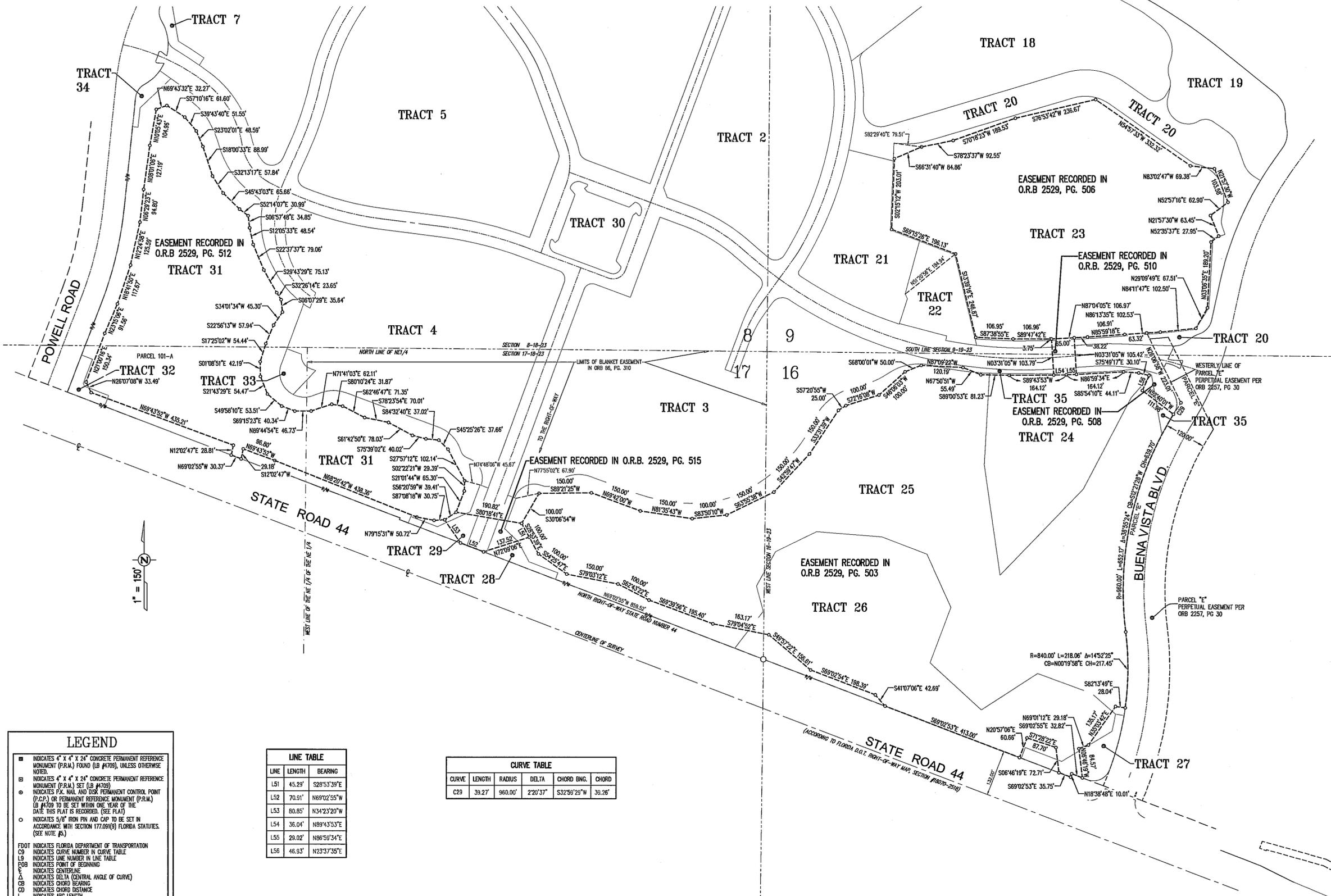
## LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4708)
- INDICATES P.I.C. AND O.S.M. PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) (LB #4709) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED. (SEE PLAT)
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5)
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- POB INDICATES POINT OF BEGINNING
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
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- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- SO. FT INDICATES SQUARE FEET
- (R) INDICATES RADIAL LINE
- INDICATES RIGHT-OF-WAY

# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

DETAIL M



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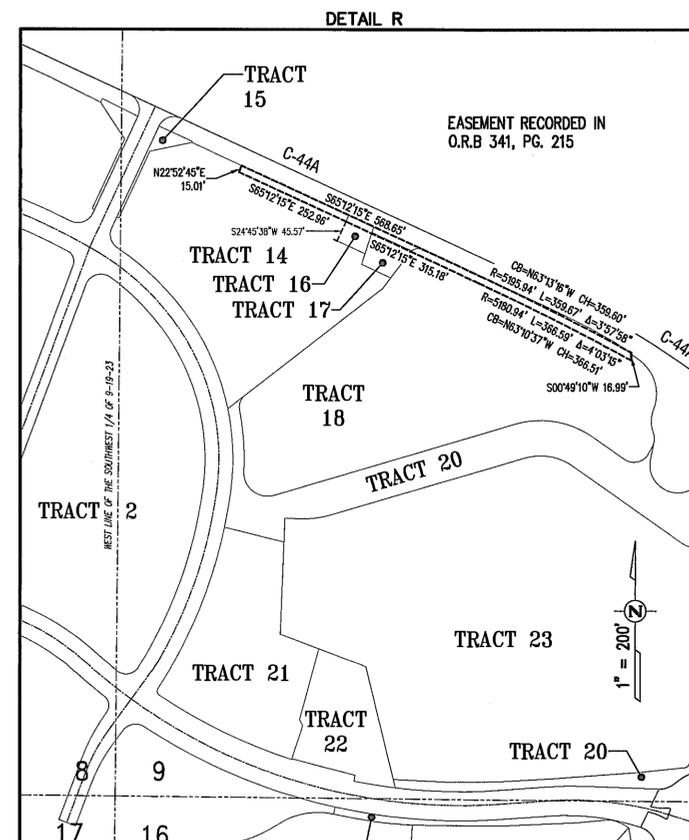
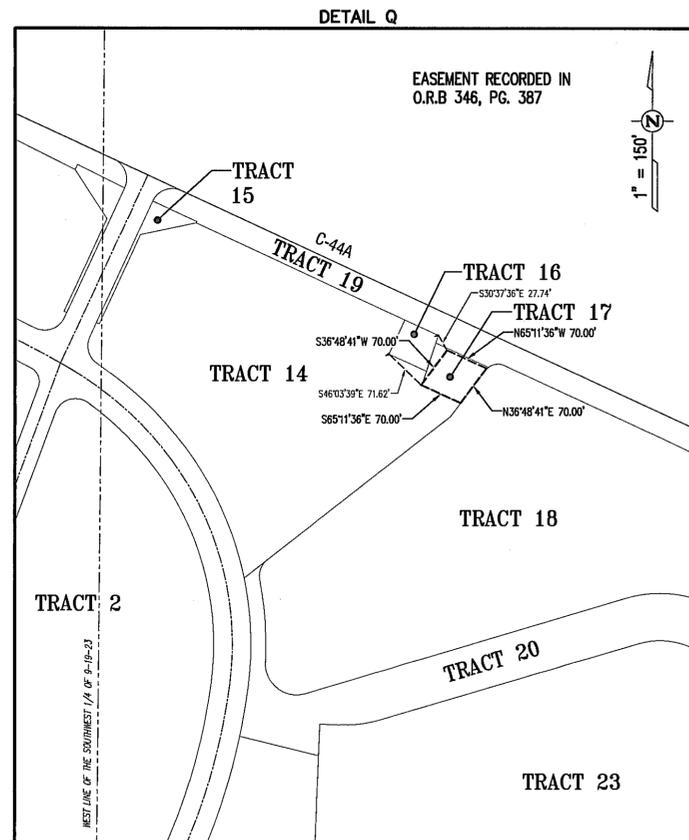
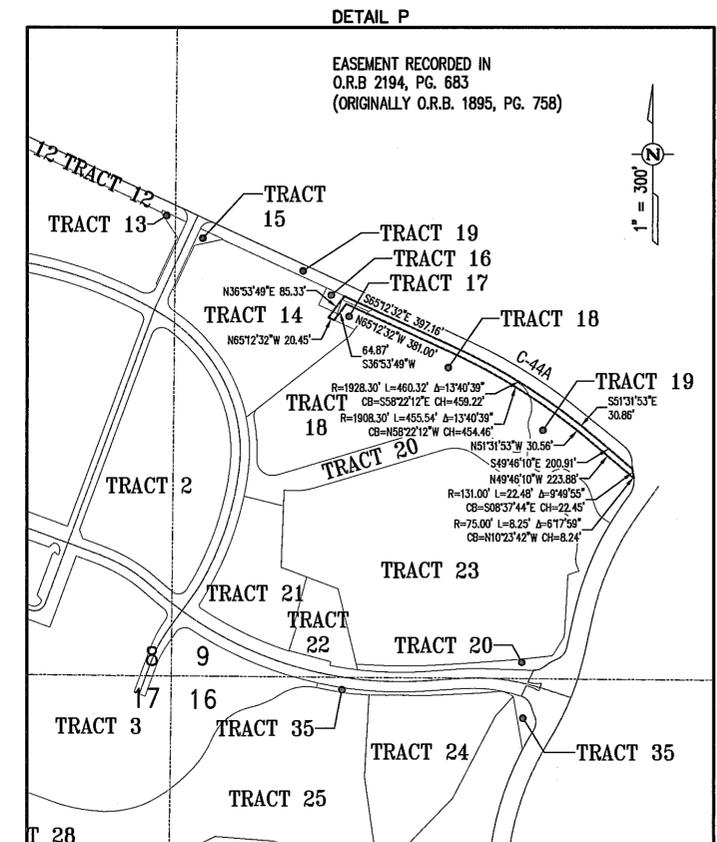
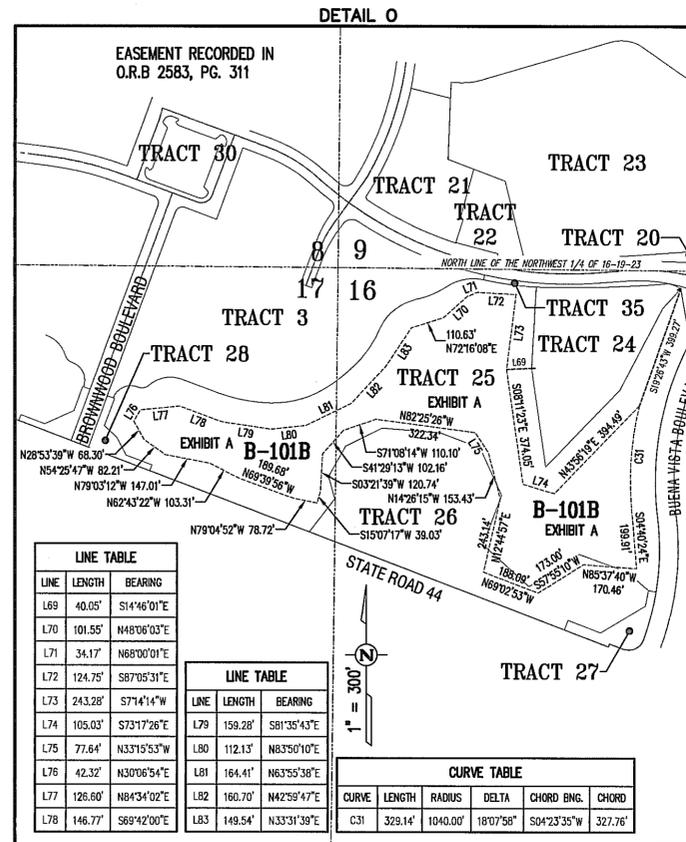
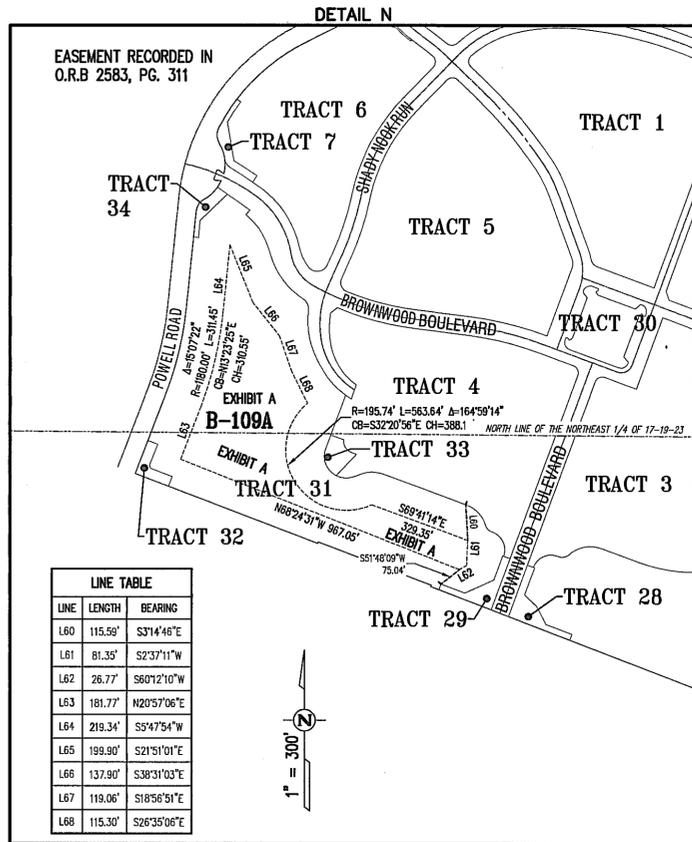
LINE	LENGTH	BEARING
L51	45.29'	S28°53'39"E
L52	70.91'	N69°02'55"W
L53	80.85'	N34°23'20"W
L54	36.04'	N89°43'53"E
L55	29.02'	N86°59'34"E
L56	46.93'	N23°37'35"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C29	39.27'	960.00'	2°20'37"	S32°50'29"W	39.26'

DETAIL M

# BROWNWOOD DOWNTOWN

BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



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- ⊙ INDICATES P.C., NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED. (SEE PLAT)
- INDICATES 5/16" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #6.)
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LN INDICATES LINE NUMBER IN LINE TABLE
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- INDICATES RIGHT-OF-WAY

June 12, 2013

Board of County Commissioners  
7375 Powell Road  
Wildwood, Florida 34785

RE: Title Opinion for Plat of Brownwood

Dear Sirs:

We have reviewed Title Certificate Number 44-2013-000077A2 (the "Title Certificate"), prepared by Old Republic National Title Insurance Company issued through Attorneys' Title Fund Services, LLC (the "Underwriter") in relation to certain real property located in Sumter County, Florida, included within that certain proposed plat named Plat of Brownwood more particularly described on *Exhibit "A"* attached hereto (the "Property"). In connection therewith the Title Certificate states the following:

1. The Underwriter has reviewed the chain of title on the Property described on *Exhibit "A"* through May 14, 2013, the "Effective Date." As of the Effective Date, title to the Property was vested in The Villages Operating Company and Brownwood Community Development District pursuant to the documents recorded in O.R. Books and Pages 2108/716; 2108/734; 2123/69; 2132/185; 2149/383; 2199/749; 2264/450; 2500/783; 2529/485; 2529/489; 2529/493; 2529/497 and 2529/500, all within the Public Records of Sumter County, Florida.

2. The 2012 real property taxes have been paid and the 2013 real property taxes are not yet due and payable; all other real property taxes have been paid.

3. As of the Effective Date, the Property is encumbered by the following:

(a) Rights or claims of parties in possession not shown by the public records.

(b) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

(c) Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

(d) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

(e) Easements or claims of easements not shown by the public records.

(f) MORTGAGES AND ENCUMBRANCES:

None.

(g) EASEMENTS, RESTRICTIONS AND RESERVATIONS:

(1) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 530, of the Public Records of Sumter County, Florida.

ATTORNEYS AT LAW

THE VILLAGES AT LAKE SUMTER LANDING | 1028 Lake Sumter Landing | P.O. Box 1299 | The Villages, FL 32158-1299

P 352-753-4690 | F 352-751-4993 | [www.mclinburnsed.com](http://www.mclinburnsed.com)

(2) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 528, of the Public Records of Sumter County, Florida.

(3) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 526, of the Public Records of Sumter County, Florida.

(4) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded June 6, 2012, under O.R. Book 2456, Page 741, of the Public Records of Sumter County, Florida.

(5) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 536, of the Public Records of Sumter County, Florida.

(6) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 534, of the Public Records of Sumter County, Florida.

(7) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded October 31, 2012, under O.R. Book 2515, Page 636, of the Public Records of Sumter County, Florida.

(8) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded October 31, 2012, under O.R. Book 2515, Page 634, of the Public Records of Sumter County, Florida.

(9) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 11, 2012, under O.R. Book 2470, Page 532, of the Public Records of Sumter County, Florida.

(10) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 1, 2012, under O.R. Book 2479, Page 40, of the Public Records of Sumter County, Florida.

(11) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 22, 2012, under O.R. Book 2486, Page 514, of the Public Records of Sumter County, Florida.

(12) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 8, 2013, under O.R. Book 2562, Page 238, of the Public Records of Sumter County, Florida.

(13) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 8, 2013, under O.R. Book 2562, Page 240, of the Public Records of Sumter County, Florida.

(14) Right of Way Easement in favor of Sumter Electric Cooperative Inc. recorded in O.R. Book 86, Page 310 together with Subordination of Utility Interests as recorded in O.R. Book 593, Page 329; O.R. Book 2139, Page 174; O.R. Book 2428, Page 727 and with O.R. Book 2431, Page 301, Public Records of Sumter County, Florida.

(15) Non Exclusive Perpetual Easement recorded in O.R. Book 2257, Page 30, Public Records of Sumter County, Florida.

(16) Grant of Communication System Right of Way and Easement recorded in O.R. Book 1895, Page 758 and Corrective Grant of Communication Systems Right of Way and Easement as recorded in O.R. Book 2194, Page 683 together with Subordination of Utility Interests as recorded in O.R. Book 2116, Page 686, Public Records of Sumter County, Florida.

(17) Grant of Easement recorded in O.R. Book 346, Page 387, Public Records of Sumter County, Florida.

(18) Right of Way Grant (Roadway) recorded in O.R. Book 341, Page 215, Public Records of Sumter County, Florida.

(19) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 515, Public Records of Sumter County, Florida.

(20) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 512, Public Records of Sumter County, Florida.

(21) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 503, Public Records of Sumter County, Florida.

(22) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 506, Public Records of Sumter County, Florida.

(23) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 508, Public Records of Sumter County, Florida.

(24) Non Exclusive Perpetual Easement recorded in O.R. Book 2529, Page 510, Public Records of Sumter County, Florida.

(25) Exchange Agreement recorded in O.R. Book 2022, Page 758, Public Records of Sumter County, Florida.

(26) Memorandum of Agreement recorded in O.R. Book 2041, Page 407, Public Records of Sumter County, Florida.

(27) Exchange Agreement recorded in O.R. Book 2323, Page 78 together with Amendment to Exchange Agreement as recorded in O.R. Book 2407, Page 362, Public Records of Sumter County, Florida.

(28) Mass Grading and Infrastructure Construction Agreement recorded in O.R. Book 1772, Page 743, Public Records of Sumter County, Florida.

(29) Notice of Leased Premises Not Subject to Construction Liens recorded in O.R. Book 2432, Page 259, Public Records of Sumter County, Florida.

(30) Ordinance Number O2012-20 recorded in O.R. Book 2488, Page 502, Public Records of Sumter County, Florida.

(31) Resolution 2012-30 recorded in O.R. Book 2547, Page 338, Public Records of Sumter County, Florida.

(32) Ordinance No. 309 recorded in O.R. Book 656, Page 03, Public Records of Sumter County, Florida.

(33) Ordinance No. 275 recorded in O.R. Book 549, Page 243, Public Records of Sumter County, Florida.

(34) Notice of Adoption of the First Amendment to the Development Order for The Villages of Wildwood Development of Regional Impact recorded in O.R. Book 2050, Page 65 and further Amendments recorded in O.R. Books and Pages: 2291/674; 2342/672; 2536/714; 2538/50; 2532/64 and by Ordinance No. O2013-02 as recorded in O.R. Book 2581, Page 473, Public Records of Sumter County, Florida.

(35) Notice of Establishment of the Brownwood Community Development District recorded in O.R. Book 2470, Page 553, Public Records of Sumter County, Florida.

(36) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 4, 2013, under O.R. Book 2573, Page 184, of the Public Records of Sumter County, Florida.

(37) Grant of Easement as recorded in O.R. Book 2583, Page 349, Public Records of Sumter County, Florida.

(38) Grant of Easement and Maintenance Agreement as recorded in O.R. Book 2583, Page 311, Public Records of Sumter County, Florida.

(39) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 22, 2013, under O.R. Book 2599, Page 380, of the Public Records of Sumter County, Florida.

(40) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 22, 2013, under O.R. Book 2599, Page 382, of the Public Records of Sumter County, Florida.

(41) Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 3, 2013, under O.R. Book 2605, Page 133, of the Public Records of Sumter County, Florida.

(42) Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.  
This opinion is limited to the matters expressly stated herein, and no opinion is implied or may be inferred beyond the matters expressly stated.

The opinion as expressed in this letter is rendered as of May 14, 2013, at 11:00 P.M. and is based on existing law which is subject to change.

In the examination, both the Underwriter and the undersigned have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to the original of all documents submitted to us as certified, photostatic or confirmed copies, and the authenticity of the originals of all such latter documents. In addition, as to certain matters, we may have relied on certificates from various state authorities and public officials. We assume the accuracy of the factual and legal matters contained therein.

The opinions expressed in this letter are given solely for the benefit of addressee in connection with the Plat of Brownwood and the property described in *Exhibit "A"* filed with the County of Sumter and may not be relied upon by any other party for any other purpose without prior written consent.

Sincerely,

McLin Burnsed



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Erick D. Langenbrunner, Esq.

EDL\lw

TEMP 1307-02



City of Wildwood, Florida  
Development Services Department  
100 N. Main St., Wildwood, FL 34785  
Tel: 352.330.1330 Fax: 352.330.1334  
www.wildwood-fl.gov

Staff Use Only  
Fee Paid: 3.g.3 Page 1 of 9  
Method of Payment:  
Receipt Number:

### Temporary Use/Special Event Application

Applicant's Name: Carolyn Ford  
Business/Organization Name: Our Children's Educational Dream  
Address: P.O. Box # 1798 Wildwood, FL 34785  
Phone: (352) 460-5658 Email: ocedream@yahoo.com  
Property Owner(s): city of wildwood city parking lot  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Type of Event: Back pack give away Fun Day, vendors  
Proposed Use: \_\_\_\_\_

Beginning Date: Aug. 10<sup>th</sup>, 2013 Ending Date: Aug. 10<sup>th</sup>, 2013 Hours of Operation: 11a - 4:00pm

Property Information:  
Address (if any): City parking lot + grassy Area behind 206 N. Main Street, Wildwood Flor 104  
Parcel Number(s): G 06L 076 Current Zoning: PEL

The following items must be submitted at least three (3) weeks prior to event start date for application to be reviewed.  
The proposed use must meet all criteria set forth in the City of Wildwood Ordinance No. 476.

- \$100.00 non-refundable application fee (per site).
- Notarized, dated permission letter from the property owner(s). Commission
- Letter stating times and dates of the event.
- Site plan indicating the placement of all materials and outlining the traffic flow and any other pertinent information.
- If a tent will be used for the event, a copy of the flame-retardant seal must be provided.
- ~~Copy of State of Florida Dept. of Highway Safety and Motor Vehicles License.~~
- ~~State of Florida Dept. of Highway Safety and Motor Vehicles Temporary "supplemental" application (form HSMV 86042).~~
- List of phone numbers and contact information on-site.

A fire safety inspection must be completed prior to start of sale (contact Sumter County Fire Department upon approval of permit).

Applicant's Signature: Carolyn Ford Date: 7-19-2013

Conditions: \_\_\_\_\_  
Application Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Date of this notice: 06-25-2013

Employer Identification Number:  
46-3044271

Form: SS-4

Number of this notice: CP 575 E

OUR CHILDRENS EDUCATIONAL DREAM  
% CAROLYN FORD  
303 WEBSTER STREET  
WILDWOOD, FL 34785

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-3044271. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it's very important that you use your EIN along with your complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information shown above isn't correct, please send us the correction using the attached tear-off stub.

#### Annual filing requirements

Most organizations with an EIN have an annual filing requirement, even if they engage in minimal or no activity.

A. If you are tax exempt, you may be required to file one of the following returns or notices:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-PF, Return of Private Foundation
- Form 990-N, e-Postcard (available online only)

Additionally, you may be required to file your annual return electronically.

If an organization required to file a Form 990, Form 990-PF, Form 990-EZ, or Form 990-N does not do so for three consecutive years, its tax-exempt status is automatically revoked as of the due date of the third return or notice.

Please refer to [www.irs.gov/990filing](http://www.irs.gov/990filing) for the most current information on your filing requirements.

B. If you are not tax-exempt, you may be required to file one of the following returns:

- Form 1120, U.S. Corporation Income Tax Return
- Form 1041, U.S. Income Tax Return for Estates and Trusts
- Form 1065, U.S. Return of Partnership Income

Please refer to Publication 1635, Understanding Your EIN, for more information about which forms you may be required to file.



P. O. Box 742888, Riverdale, GA 30274 USA  
404.914.8787

[jenwilliamsintl@gmail.com](mailto:jenwilliamsintl@gmail.com)

TO WHOM IT MAY CONCERN,

I am a 501C3 specialist having prepared hundreds of 501C3 applications since 2001 with 100% IRS approval.

This letter will confirm that I prepared and filed a 501C3 application on July 8, 2013 for **Our Children's Educational Dream**, a Florida nonprofit corporation, to obtain tax-exempt status from the Internal Revenue Service.

Although the IRS is extremely backlogged, we do not anticipate the organization having any problem receiving its Letter of Determination (approval) based on our highly successful track record.

Very truly yours,

*Jennipher J. Williams*

**JENNIPHER J. WILLIAMS**

President & Chief Empowerment Officer

7-19-2013  
3 of 3  
Page 4 of 9

Dear Sir + Madam,

Would like to have the city of Wildwood  
Police dept. present on 8-10-2013 between  
the hours of 11a-4pm, to help with traffic  
for every year its a huge crowds of people

Thank you  
Carolyn Ford  
Carolyn Ford

*Our Children's Educational Dreams*  
*"A Community Helping Our Children"*  
*2013-2014*

3.g.3  
Page 5 of 9

**Service Location:**

206 N. Main Street  
Wildwood, Florida 34785

Tel# (352) 460-5658  
Mailing Address  
P.O. Box 1789  
Wildwood, FL 34785

**Hosted By:**

Our Children's  
Educational Dream

**Sponsor's listed:**

God's Glory Ministries

Care 4 Kids, Inc.

Rock of Ages Lutheran  
Church

Sumter Electric Corp. Co.

City of Wildwood

Wildwood Police Dept

Brown & Brown

Grace Baptist Church

Dr. Courtney of  
Leesburg, FL,

First Presbyterian of  
Wildwood, FL,

Chick-fil-a of The  
Villages

BW City Ministries

OBW Operation Bless  
Wildwood

Daily Commercial  
Newspaper

Grace Tabernacle Baptist  
Church

And many more  
participants.....

**I. Corinthians 3: 8 & 9** say's *Now he that planteth and he that watereth; are one: and every man shall receive his own reward according to his own labor. Verse 9; for we are laborers together with GOD: ye are we GOD'S husbandry, ye are GODS's building.*

Wow! Our 5<sup>th</sup> year is here already and getting prepared for the upcoming school year, preparing our children to begin another school year. Our goal is to assist local families with backpacks and basic school supplies. In light of the current economic status of our Country, State and even our neighbors, we should come together and relieve those who are in need with lightening their financial burden.

If you have the interested in being a blessing in helping a student on this year please address your area of help below. While continuing, the support in a child's education. This show of support is the catalyst to jumpstart a successful school year.

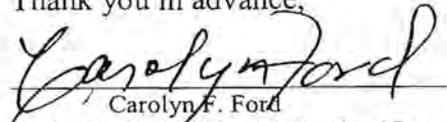
**Registration is scheduled for July 20<sup>th</sup>, 2013 @ 9a-2pm, again at 4pm- 6pm, this will be a one day registration,** any questions please forward to the number below.

We have confirmed contributions from local businesses and our local government, and we need your help; Please join us in our efforts by providing backpacks or school supplies. Your donation and attendance of our Back to School Bash /Fun Day will be greatly appreciated. The Family Fun Day is set for **August 10<sup>th</sup>, 2013 from 11am-4pm,** while passing out backpacks and school supplies it'll be a great family outing, bringing everything outside, the dancing, singing, clowns, bounce houses, fun games, free food and drinks, fun...fun...fun...so come on out.

All deadlines no later than August 8<sup>th</sup>, 2013.

You have an interest and would like to become a board member of **Our Children's Educational Dream** please contact me at (352) 460-5658 or [www.ecedream@yahoo.com](mailto:www.ecedream@yahoo.com) to confirm your pledge of service.

Thank you in advance,

  
Carolyn F. Ford  
President of Our Children's Educational Dream

## Our Children's Educational Dream

"A Community Helping Our Children"

(352) 460-5658

P.O. Box 1798

Wildwood Fl. 34785

[www.okedream@yahoo.com](http://www.okedream@yahoo.com)

Dear Sir or Ma'am,

July 2013

Since 2008, Our Children's Educational Dream a 501c3 Non-Profit Organization has provided hundreds and hundreds of children in our community with free backpacks and school supplies. This organization was generated out of God' Glory Ministries located at 206 Main Street, Wildwood, Florida. This access is made possible through the generous donations of local businesses, organizations, churches and community leaders like you.

Last year, your generous donation giving a monetary donation or donation of products of your company, which helped with backpacks and school supplies for the Back to School, placing school supplies in each backpack. We celebrated some of the high school students receiving gift basket worth over \$150.00 filled with a variety of school supplies. You had almost your entire team to assist you on last year. Without your generous support none of this would have been possible.

This year our goal is to provide 300 filled backpacks. Also coming within future planning my concerns will be more focused on being active within children's education by offering afternoon tutoring, free music lessons, educating parents of the importance of being involved in their child's education, showing them the importance within the child's first 5 years, eventually giving scholarships and more. Studies have shown that children who participate in sports are more likely to succeed as adults. We hope to give our children these advantages in life.

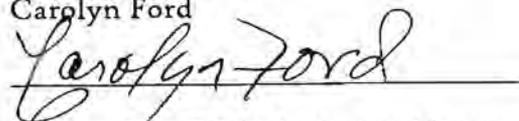
We hope you will join us once again in reaching our fundraising goal. A simple donation of backpacks or school supplies can be given up until August, 8<sup>th</sup>, 2013. K-12<sup>th</sup> grade, placing the basic things in all backpacks, Need help with this contact myself or see listings in Wal-mart locations.

My 501c3 is being processed (pending) at this time. Do have a letter upon request of notification.

Further, information, please contact me directly at [www.okedream@yahoo.com](http://www.okedream@yahoo.com) or (352) 460-5658. We sincerely thank you for your time and continued support.

Yours Sincerely,

Carolyn Ford



President of Our Children's Educational Dream



**Sumter County BOCC - GIS**  
BOCC - Bushnell, FL 33513 | 352-793-0200

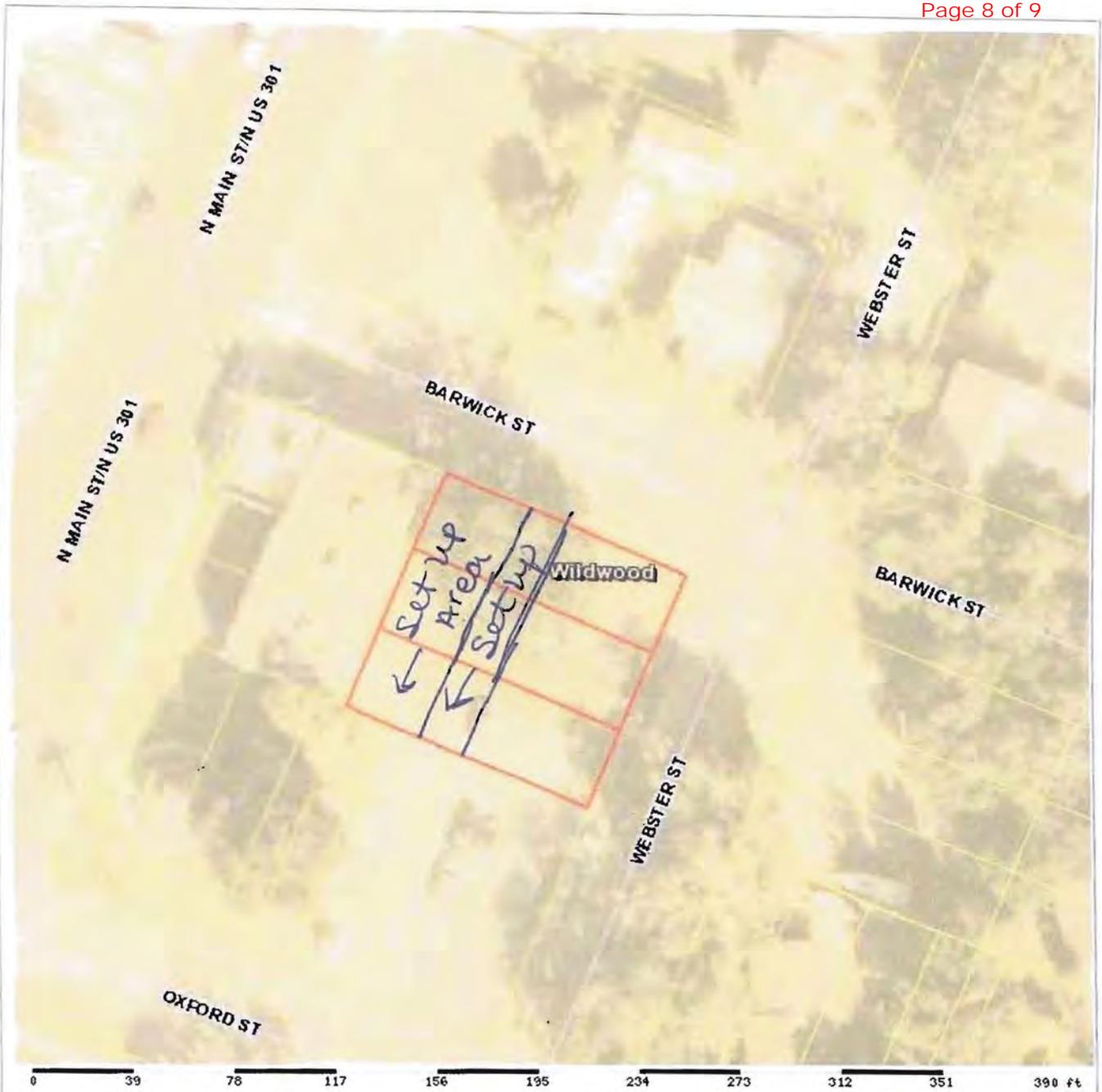
Parcel ID: **G06L076**  
**CITY: CITY OF WILDWOOD**  
 100 N MAIN ST WILDWOOD, FL 34785  
 Street: NOT ON FILE  
 S/T/R: 06/19/23 LOTS 1 3 & 5 BLK 12 OLD TOWN W ILDWOOD OR 153 PG 766  
 Sales  
 6/1/1974    153/766    Improved    \$10,000.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This information was last updated: 6/26/2013 and may not reflect the data currently on file at our office.





**Sumter County BOCC - GIS**  
BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: G06L076  
 CITY: CITY OF WILDWOOD  
 100 N MAIN ST WILDWOOD, FL 34785  
 Street: NOT ON FILE  
 S: F: 06/19/23 LOTS 1 3 & 5 BLK 12 OLD TOWN WILDWOOD OR 153 PG 766  
 Sales:

6/1/1974	153/766	Improved	\$10,000.00
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NOTES:



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Emergency #

Foster Taylor (352) 702-7648

Larry Green (352) 250-8794

Byron Sester (352) 504-2875

Naomi Folks (352) 537-4363

Carolyn Ford (352) 460-5658