

ORDINANCE NO. O2016-27

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING PORTIONS OF THE LAND IN SECTIONS 31, 32, 33 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND CHANGING THE NAME OF THE DISTRICT TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, AND RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR THE POWERS OF THE DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of The City of Wildwood adopted Ordinance Number 02011-09 on September 13th 2011 and;

WHEREAS, Ordinance Number 02011-09 established The Wildwood Springs Development District (the "District"), and;

WHEREAS, the District has approved a petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance 02011-09 be amended to reflect a net reduction in the size of the District of 295.3 acres as a result of an increase of 2.08 acres that is the C-505 right-of-way while removing 297.82 acres of lands that will be utilized for conservation and non-residential areas, such that the resulting District will total 699.02 acres, more or less, and;

WHEREAS, the District has approved a petition to the City of Wildwood requesting that the name of the District be changed to "Village Community Development District No. 12," and;

WHEREAS, the District has filed a petition to the City of Wildwood "AMENDING THE WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING PORTIONS OF THE LAND IN SECTIONS 31, 32, 33 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND CHANGING THE NAME OF THE DISTRICT TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, AND RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES" and;

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance 02011-09, to reflect the new legal description and amended boundary of the District, and;

NOW, THEREFORE, BE IT ORDAINED by the City Commission of The City of

Ordinance

Wildwood Springs - CDD Name Change and Boundary Amendment

Page 2

Wildwood, Florida, that Ordinance Number 02011-09 is hereby amended as follows:

SECTION 1: *Petition.* The "Petition to Amend the Boundaries of the Wildwood Springs Community Development District, as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 2: *Modification of Map and Legal Description.* Exhibit A to Ordinance Number 02011-09 is hereby stricken in its entirety and replaced by the map and legal description attached hereto and incorporated herein as "Exhibit A".

SECTION 3: *Ratification and Consent.* The City Commission of The City of Wildwood, Florida, ratifies and consents to the special powers authorized in Section 190.012(1) and 190.012(2) Florida Statutes as requested by the petitioner.

SECTION 4: *Severability.* If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not effect other provisions or applications of the Ordinance which can be given the effect without the invalid provision or application, and to this end, the provision of this ordinance are declared severable.

SECTION 5. *Effective Date.* This Ordinance shall take effect July 11, 2016.

DONE AND ORDAINED this 11th day of July, 2016 at Wildwood, Sumter County, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: 
Cassandra Lippincott, City Clerk


BY: Ed Wolf, Mayor

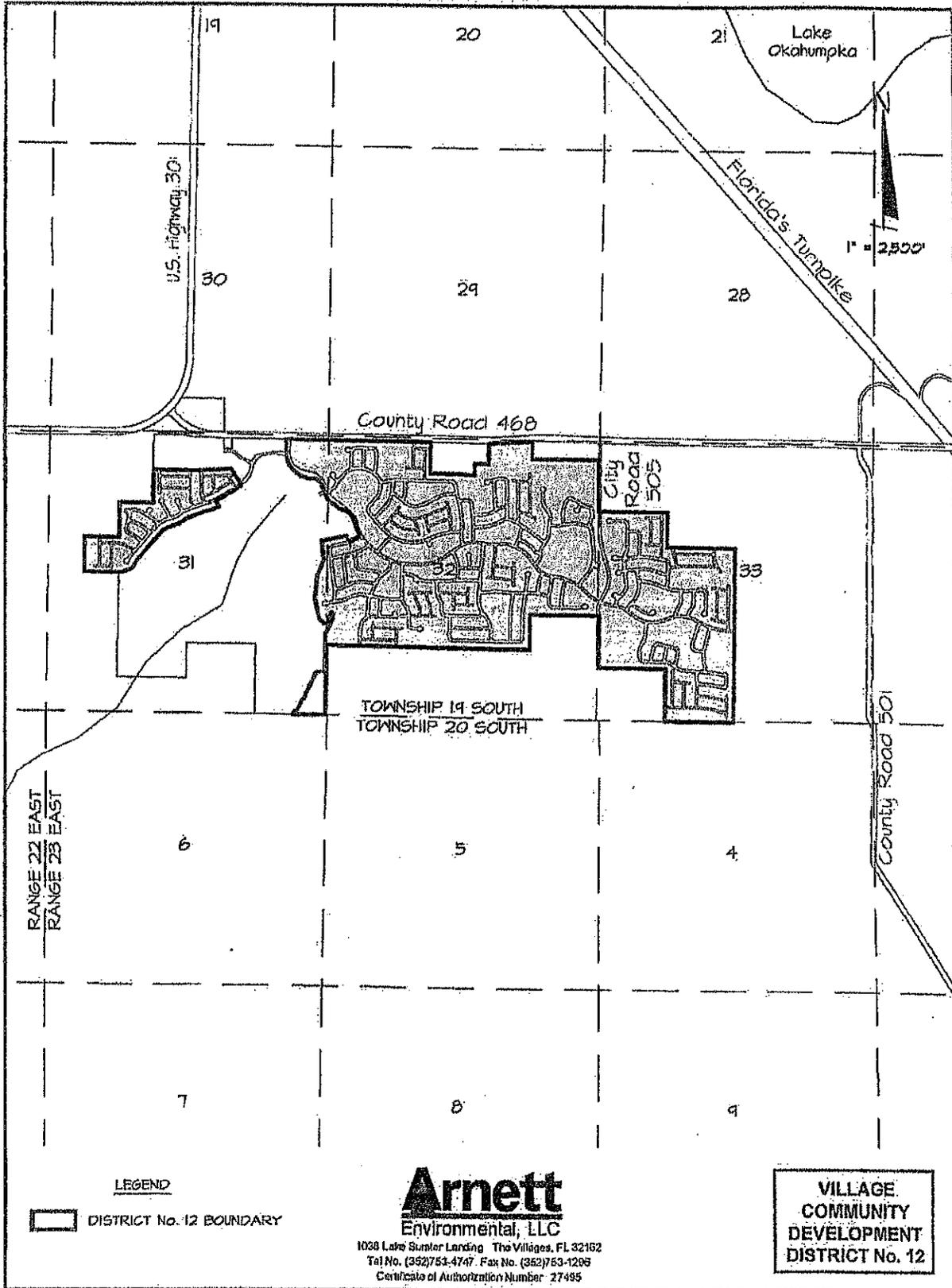
First Reading: 6/27/16

Second Reading: 7/11/16

Approved as to form:


Ashley Hunt, City Attorney

EXHIBIT 7



AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 12

EXHIBIT "7"

DESCRIPTION OF THE AMENDED
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
APPROXIMATELY 699.02 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 31, 32 AND 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 31;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31
RUN N89°42'10"W A DISTANCE OF 846.51 FEET; THENCE PERPENDICULAR TO
SAID NORTH LINE RUN S00°17'50"W A DISTANCE OF 79.31 FEET TO A POINT
ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY,
HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE
OF S44°52'21"E, 49.39 FEET TO WHICH A RADIAL LINE BEARS N00°15'19"E;
SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 89°44'41", AN ARC DISTANCE OF 54.82 FEET TO THE POINT OF
TANGENCY; THENCE S00°00'00"E, 45.49 FEET TO A POINT ON THE ARC OF A
NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 253.00
FEET AND A CHORD BEARING AND DISTANCE OF S03°23'15"E, 27.57 FEET TO
WHICH A RADIAL LINE BEARS S89°44'09"W; THENCE SOUTHERLY ALONG
THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'48", AN
ARC DISTANCE OF 27.58 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE ALONG SAID LINE RUN S06°30'39"E, 15.70 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS
OF 247.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 06°14'36", AN ARC DISTANCE OF 26.92
FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 139.32 FEET TO
THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND
HAVING A RADIUS OF 396.00 FEET; THENCE SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°28'37", AN ARC
DISTANCE OF 341.96 FEET TO THE POINT OF COMPOUND CURVATURE OF A
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 717.00
FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 14°07'58", AN ARC DISTANCE OF 176.86
FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE
NORTHERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
28°34'58", AN ARC DISTANCE OF 232.97 FEET TO THE POINT OF REVERSE
CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A
RADIUS OF 173.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE THROUGH A CENTRAL ANGLE OF 58°00'40", AN ARC DISTANCE

OF 175.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE
CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 518.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 16°21'06", AN ARC DISTANCE OF 147.83 FEET TO THE
POINT OF TANGENCY; THENCE S17°49'47"E, 127.60 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A
RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'07", AN ARC DISTANCE
OF 165.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE
CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 598.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 12°22'02", AN ARC DISTANCE OF 129.08 FEET TO THE
POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
AND HAVING A RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'48", AN
ARC DISTANCE OF 111.25 FEET TO THE POINT OF REVERSE CURVATURE OF
A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 359.00
FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 39°16'49", AN ARC DISTANCE OF 246.12
FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 26°17'26", AN ARC DISTANCE OF 137.66 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A
RADIUS OF 822.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 16°50'43", AN ARC DISTANCE OF
241.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE
CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE
SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 86°56'18", AN ARC DISTANCE OF 30.35 FEET TO THE POINT OF
TANGENCY; THENCE S58°50'11"W, 89.02 FEET TO THE POINT OF CURVATURE
OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF
475.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 14°26'48", AN ARC DISTANCE OF 119.77
FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE
RUN N32°19'40"W, 115.59 FEET; THENCE S77°50'28"W, 473.38 FEET; THENCE
S07°14'13"E, 366.17 FEET; THENCE S22°07'39"W, 335.28 FEET; THENCE
S06°14'50"W, 415.02 FEET; THENCE S12°29'33"E, 420.58 FEET; THENCE
S51°34'57"E, 121.29 FEET; THENCE N82°51'13"E, 65.22 FEET; THENCE
N11°28'51"E, 124.45 FEET; THENCE N27°19'00"E, 75.20 FEET; THENCE
N71°48'17"E, 20.78 FEET; THENCE S34°11'36"E, 38.49 FEET; THENCE
S09°51'25"W, 60.18 FEET; THENCE S18°07'18"W, 122.16 FEET; THENCE
S25°34'35"W, 225.36 FEET; THENCE S00°07'00"E, 244.97 FEET; THENCE
S00°14'03"E, 292.46 FEET; THENCE S00°01'40"W, 111.95 FEET; THENCE
S03°07'31"W, 75.61 FEET; THENCE N81°13'27"W, 44.88 FEET; THENCE

S88°04'17"W, 95.32 FEET; THENCE S49°37'08"W, 69.54 FEET; THENCE S15°12'39"W, 82.60 FEET; THENCE S28°11'49"W, 114.17 FEET; THENCE S24°28'49"W, 105.24 FEET; THENCE S30°10'18"W, 87.13 FEET; THENCE S10°55'18"W, 89.80 FEET; THENCE S47°03'17"W, 89.59 FEET; THENCE S23°36'58"W, 95.03 FEET; THENCE S29°56'09"W, 91.61 FEET; THENCE S55°21'38"W, 75.10 FEET; THENCE S19°06'04"W, 59.74 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE RUN S89°46'01"E, 620.68 FEET TO THE SOUTHEAST CORNER OF SECTION 31; THENCE N00°13'05"E, 1,327.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°37'23"E, 2,598.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE S89°40'08"E, 1,328.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°34'38"E, 664.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE S89°40'28"E, 1,328.29 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°34'26"W, 995.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S89°41'06"E, 1,324.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°33'28"W, 999.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S89°43'52"E, 1,325.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N00°32'29"E, 2,656.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE CONTINUE N00°32'29"E, 665.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N89°40'10"W, 1,325.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N00°29'19"E, 664.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N89°46'05"W, 1,325.73 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°26'09"E, 976.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°39'45"W, 1,325.35 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32 RUN N00°30'30"E, 324.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE RUN N89°40'56"W, 131.81 FEET TO

A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7,041.50 FEET AND A CHORD BEARING AND DISTANCE OF S85°50'36"W, 184.16 FEET TO WHICH A RADIAL LINE BEARS N03°24'27"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'55", AN ARC DISTANCE OF 184.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 7,908.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'27", AN ARC DISTANCE OF 543.97 FEET TO A POINT ON THE EAST LINE OF THE 5 ACRES IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°14'14"W, 391.63 FEET TO THE SOUTHEAST CORNER OF SAID 5 ACRES; THENCE N89°42'39"W, 256.69 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 461, PAGE 661, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE COURSES BEING ALONG SAID LANDS PER OFFICIAL RECORDS BOOK 461, PAGE 661: RUN S00°14'25"W, 209.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N89°41'54"W, 210.21 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N01°30'44"E, 14.13 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID LANDS RUN S89°58'15"W, 658.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°23'21"E, 589.08 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°42'01"W, 1,721.93 FEET; THENCE N89°44'41"W, 1,092.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 31; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°42'48"E, 34.15 FEET; THENCE N76°13'46"E, 77.44 FEET; THENCE N69°40'13"E, 167.36 FEET; THENCE N39°23'37"E, 89.55 FEET; THENCE N24°25'56"E, 78.03 FEET; THENCE N40°27'25"E, 670.00 FEET; THENCE N42°51'19"E, 70.66 FEET; THENCE N50°45'36"E, 68.90 FEET; THENCE N59°41'30"E, 68.92 FEET; THENCE N68°19'15"E, 69.82 FEET; THENCE N71°24'58"E, 75.00 FEET; THENCE N68°54'19"E, 82.67 FEET; THENCE N57°53'02"E, 96.39 FEET; THENCE N50°54'27"E, 73.22 FEET; THENCE N67°00'17"E, 68.57 FEET; THENCE N68°48'08"E, 225.00 FEET; THENCE N69°35'04"E, 75.01 FEET; THENCE

N73°57'44"E, 70.28 FEET; THENCE N77°13'17"E, 70.76 FEET; THENCE N71°07'50"E, 70.06 FEET; THENCE N63°23'29"E, 70.31 FEET; THENCE N21°11'52"W, 121.70 FEET; THENCE N59°10'51"E, 453.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°11'46", AN ARC DISTANCE OF 124.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN N33°44'08"W, 366.96 FEET; THENCE S87°05'41"W, 675.67 FEET; THENCE N89°39'04"W, 803.17 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE RUN S00°20'56"W, 624.97 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE N89°42'41"W, 664.04 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S00°22'45"W, 664.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE N89°42'44"W, 664.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°24'35"W, 664.58 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°42'48"E, 664.74 FEET TO THE POINT OF BEGINNING

RESOLUTION NO. 2016-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF WILDWOOD, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES; REQUESTING A CHANGE OF NAME OF THE DISTRICT AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wildwood Springs Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), and City of Wildwood, Florida Ordinance Number 02011-09 ("Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, street lighting and conduit, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

WHEREAS, the District presently consists of 994.29 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, Wildwood Springs, LLC, a Florida limited liability company ("Landowner"), is the owner of real property within the District; and

WHEREAS, the Landowner has approached the District and requested the District petition to amend its boundaries to add approximately 2.68 acres of land and to remove approximately 297.82 acres as more particularly described in the attached Composite Exhibit A ("Amended Lands"); and

WHEREAS, the Landowner additionally has requested the District to amend the Ordinance to change the District's name from Wildwood Springs Community Development District to Villages No. 12 Community Development District; and

WHEREAS, the amendment of the boundaries to amend the lands will not impact the development of the overall lands remaining in the District as a functionally interrelated community and said lands will remain sufficient for the compact and economical development of the lands within the District; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, amendment of the lands described in Composite Exhibit A from the District is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Landowner has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City of Wildwood, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Wildwood, Florida, to seek the amendment of the District's boundaries for the lands depicted in **Composite Exhibit A**, pursuant to Chapter 190, Florida Statutes, as well as to seek a change in name from Wildwood Springs Community Development District to Villages No. 12 Community Development District and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairman and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Wildwood, Florida to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of May, 2016.

ATTEST:

**WILDWOOD SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**


Secretary


Chairman/Vice-Chairman, Board of Supervisors

Composite Exhibit A: Legal Description of Amended Lands

COMPOSITE EXHIBIT A

**PETITION TO AMEND BOUNDARIES OF
WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT
BY ADDING AND DELETING CERTAIN LANDS
PURSUANT TO FLORIDA STATUTE 190.046; CHANGING THE NAME OF THE
DISTRICT TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12;
RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION
190.012 (1) AND 190.012 (2) FLORIDA STATUTES**

Petitioner, Wildwood Springs Community Development District, a Community Development District duly established by Ordinance 02011-09 on September 13, 2011 of the City Commission of the City of Wildwood, Florida, pursuant to the powers set forth in Chapter 190, Florida Statutes, petitions the City of Wildwood City Commission (hereinafter referred to as "City", pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance amending the ordinance heretofore adopted establishing Wildwood Springs Community Development District (hereinafter referred to as the "District") by adding and deleting certain lands to the District.

1. Petitioner is a Community Development District duly established by an ordinance of the City, pursuant to the powers set forth in Chapter 190, Florida Statutes, with its principal place of business at 313 Campus Street, Celebration, Florida.

2. The land area to be served by the District after amending the District boundaries as requested would comprise approximately 699.02 acres. A map showing the location of the land area to comprise the District after this amendment is attached as Exhibit "1", and lies within the City of Wildwood, Florida. A legal description of the external boundaries of the District as it exists today is shown as Exhibit "2". Exhibit "3" is a legal description of the area which Petitioner proposes to delete from the District. Exhibit "4" is a legal description of the area which Petitioner wishes to add to the District. Exhibit "5" lists the names and addresses of the real property owners within the amended District boundary to be added to or deleted from the District. Attached as Exhibit "6" is documentation constituting written consent to the addition of the parcels requested hereby to be included and the deletion of those parcels requested to be excluded from the District.

3. A legal description of the District after the proposed amendment is attached as Exhibit "7".

4. The five persons currently serving as the members of the Board of Supervisors of the District who shall serve in that office until replaced are named in Exhibit "8" attached hereto.

5. It is proposed the name of the District be changed to "Village Community Development District No. 12".

6. A map of the District as proposed to be amended showing current major trunk water mains and sewer interceptors and outfalls is attached as Exhibit "9".

7. All the property in the District and the area proposed to be added into or deleted from the District is designated PUD, pursuant to the approved development plan of Wildwood Springs, Development of Regional Impact Development Order, and under the City of Wildwood Land Use Element and Future Land Use Map are shown on Exhibit "10".

8. Those District facilities and services to be furnished by the District, the estimated costs and the proposed timetable for construction of the amended District facilities and services are listed on Exhibit "11".

9. The District request of powers granted in Section 190.012(1) and 190.012(2) Florida Statutes.

10. A Statement of Estimated Regulatory Costs of Granting this Petition is attached as Exhibit "12".

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule a public hearing as soon as possible to consider this Petition in accordance with law.

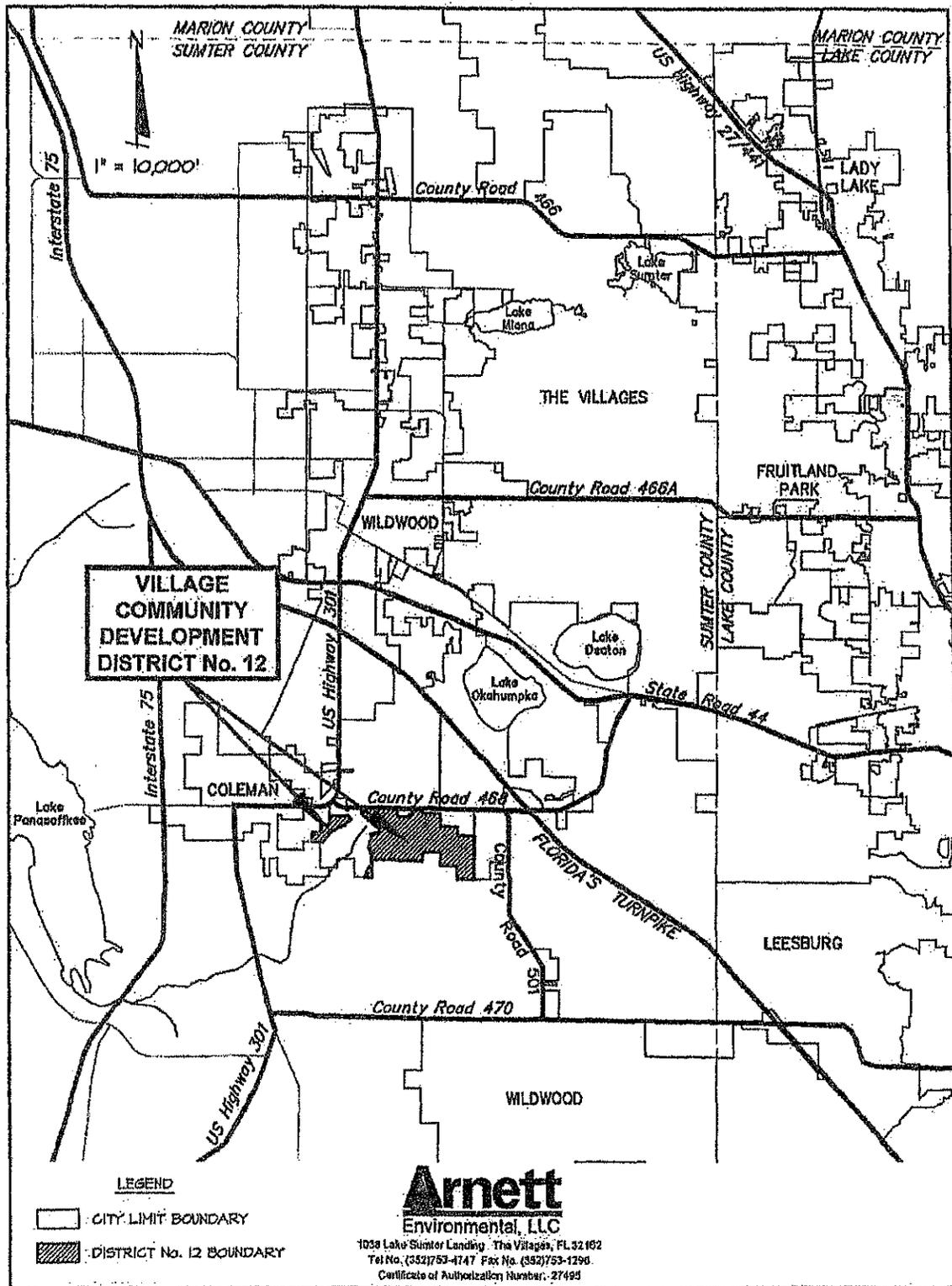
B. Grant the Petition and adopt an ordinance amending the original ordinance establishing the District, by deleting the lands described on Exhibit "2" and adding the lands as described on Exhibit "3", changing the name of the District to Village Community Development District No. 12, and granting the powers contained in Section 190.012(1) and 190.012(2), Florida Statutes.

Respectfully submitted this 10 day of May, 2016.

WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT

By:  _____

EXHIBIT 1



**VILLAGE
COMMUNITY
DEVELOPMENT
DISTRICT No. 12**

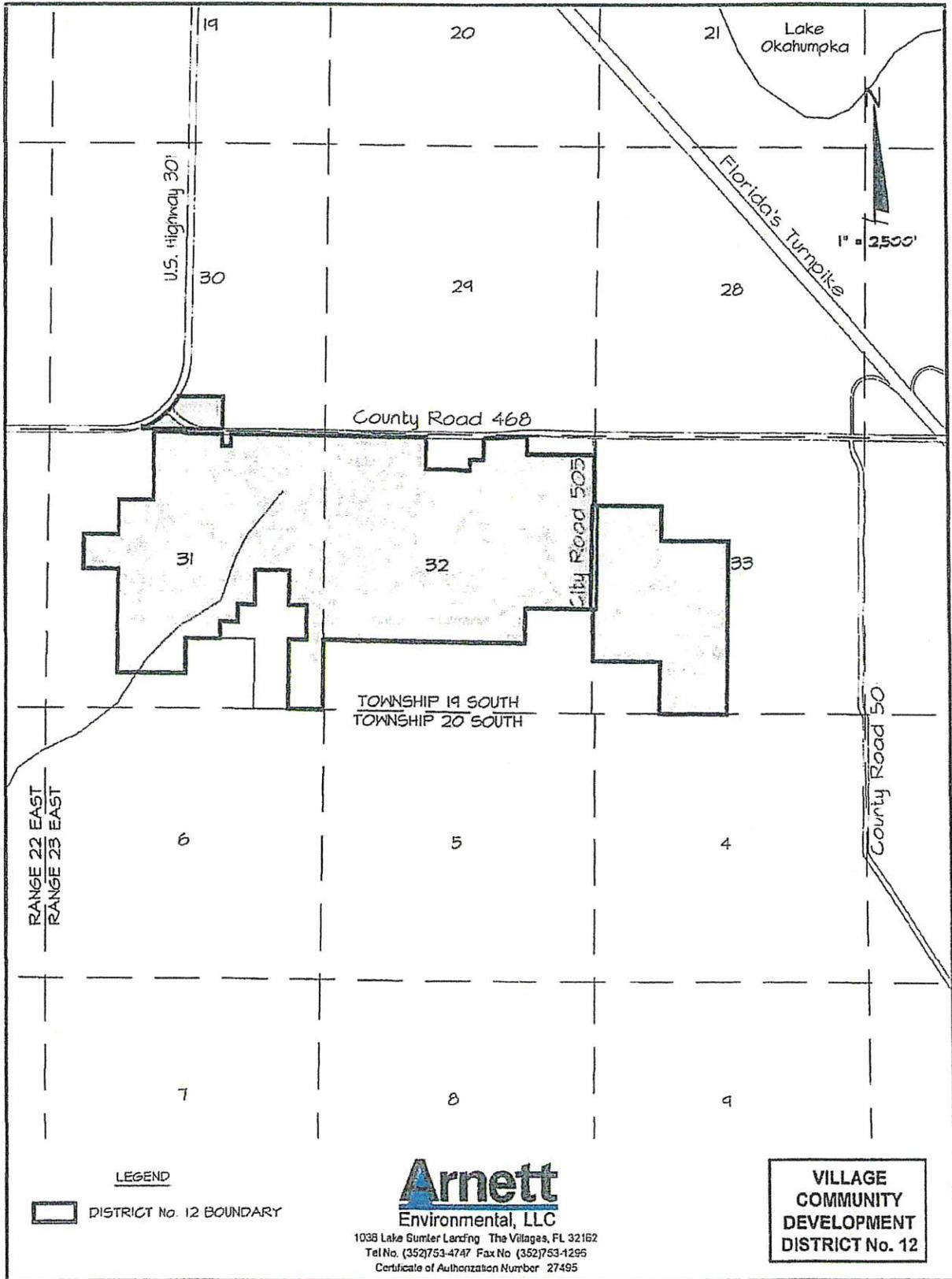
- LEGEND**
- CITY LIMIT BOUNDARY
 - DISTRICT No. 12 BOUNDARY

Arnett
Environmental, LLC

1039 Lake Sumter Landing, The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1290
Certificate of Authorization Number: 27495

GENERAL LOCATION MAP

EXHIBIT 2



Arnett
Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1295
Certificate of Authorization Number 27495

VILLAGE
COMMUNITY
DEVELOPMENT
DISTRICT No. 12

VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 12

EXHIBIT "2"

DESCRIPTION OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
APPROXIMATELY 994.76 ACRES

THE EAST 1/2 OF THE EAST 1/2 AND THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19
SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY,
FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 ALL IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

AND

THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, LESS THE NORTHEAST 1/4
OF THE NORTHEAST OF THE NORTHWEST 1/4; AND THE NORTH 1/2 OF THE
SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS 5 ACRES IN THE
NORTHWEST CORNER AND LESS BEGIN AT THE NORTHWEST CORNER OF
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN SOUTH 466 FEET 8

MAY 6, 2016

INCHES FOR POINT OF BEGINNING, THENCE RUN SOUTH 210 FEET, THENCE EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAYS LYING WITHIN THE ABOVE DESCRIBED PARCELS.

AND LESS THOSE PARCELS DESCRIBED IN DEED TO SUMTER COUNTY, FLORIDA RECORDED IN O.R. BOOK 950, PAGE 54, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION THEREOF CLAIMED BY SUMTER COUNTY, FLORIDA, FOR THE MAINTENANCE OF COUNTY ROAD 505.

TOGETHER WITH:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 278.68 FEET OF THE WEST 163.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 468 ACROSS THE NORTH SIDE THEREOF.

TOGETHER WITH:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT OF WAY FOR HIGHWAY 468.

AND

MAY 6, 2016

FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 07 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 34.05 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 468 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST 942.29 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF HIGHWAY 468 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 301; THENCE BY THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 301, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1486.18 FEET, 1022.51 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES 05 SECONDS EAST 162.41 FEET; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 02 SECONDS WEST 630.01 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 25, 1990 IN OFFICIAL RECORDS BOOK 401, PAGE 26, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN NORTH 0 DEGREES 02 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 33.65 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89 DEGREES 59 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 942.26 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 35 (U.S. 301) FOR THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE ALONG STATE ROAD 35 CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1482.70 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 34 MINUTES 18 SECONDS EAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 58 SECONDS A DISTANCE OF 62.96 FEET FOR THE END OF SAID CURVE; THENCE, DEPARTING THE SOUTHEASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 35, SOUTH 01 DEGREES 26 MINUTES 29 SECONDS WEST 21.99 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89 DEGREES 59 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 58.44 FEET TO THE POINT OF BEGINNING.

LESS

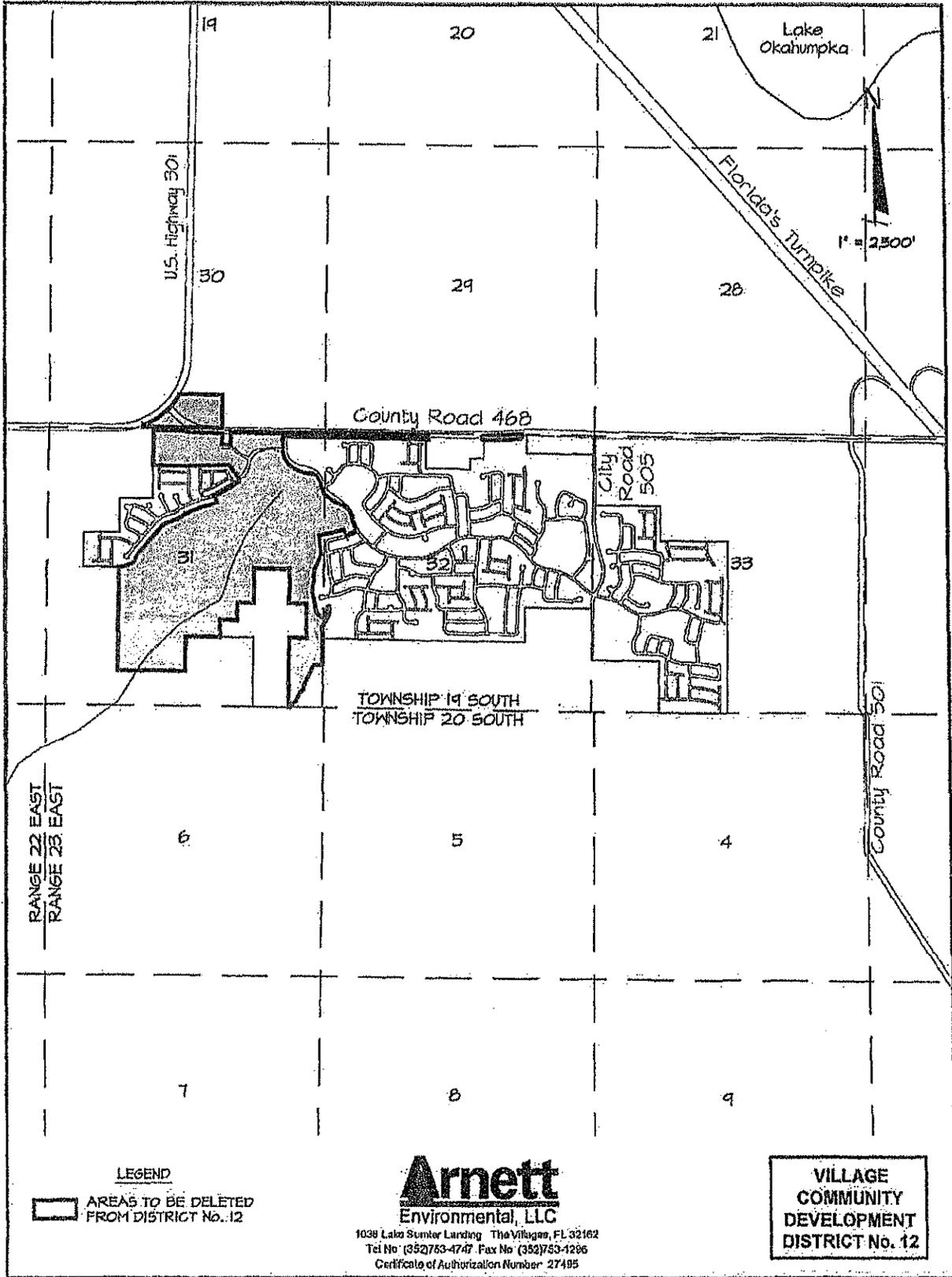
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE

MAY 6, 2016

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST
1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19
SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

MAY 6, 2016

EXHIBIT 3



AREAS TO BE DELETED FROM VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 12

EXHIBIT "3"

**DESCRIPTION OF THE AREA TO BE DELETED
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
APPROXIMATELY 297.82 ACRES**

A PARCEL OF LAND LYING WITHIN SECTIONS 31 AND 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 RUN N89°42'10"W A DISTANCE OF 846.51 FEET; THENCE PERPENDICULAR TO SAID NORTH LINE RUN S00°17'50"W A DISTANCE OF 63.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THE FOLLOWING TWO COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468: RUN S89°44'03"E, 1,092.01 FEET; THENCE S89°41'00"E, 1,722.19 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG SAID WEST LINE RUN S00°23'21"W, 15.58 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°42'01"W, 1,721.93 FEET; THENCE N89°44'41"W, 1,092.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF S44°52'21"E, 49.39 FEET TO WHICH A RADIAL LINE BEARS N00°15'19"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°44'41", AN ARC DISTANCE OF 54.82 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 45.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 253.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°23'15"E, 27.57 FEET TO WHICH A RADIAL LINE BEARS S89°44'09"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'48", AN ARC DISTANCE OF 27.58 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN S06°30'39"E, 15.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'36", AN ARC DISTANCE OF 26.92 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 139.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 396.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°28'37", AN ARC DISTANCE OF 341.96 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 717.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'58", AN ARC DISTANCE OF 176.86 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 28°34'58", AN ARC DISTANCE OF 232.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°00'40", AN ARC DISTANCE OF 175.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 518.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'06", AN ARC DISTANCE OF 147.83 FEET TO THE POINT OF TANGENCY; THENCE S17°49'47"E, 127.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'07", AN ARC DISTANCE OF 165.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 598.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'02", AN ARC DISTANCE OF 129.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'48", AN ARC DISTANCE OF 111.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 359.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°16'49", AN ARC DISTANCE OF 246.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'26", AN ARC DISTANCE OF 137.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 822.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'43", AN ARC DISTANCE OF 241.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°56'18", AN ARC DISTANCE OF 30.35 FEET TO THE POINT OF TANGENCY; THENCE S58°50'11"W, 89.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'48", AN ARC DISTANCE OF 119.77 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN N32°19'40"W, 115.59 FEET; THENCE S77°50'28"W, 473.38 FEET; THENCE S07°14'13"E, 366.17 FEET; THENCE S22°07'39"W, 335.28 FEET; THENCE S06°14'50"W, 415.02 FEET; THENCE S12°29'33"E, 420.58 FEET; THENCE S51°34'57"E, 121.29 FEET; THENCE N82°51'13"E, 65.22 FEET; THENCE N11°28'51"E, 124.45 FEET; THENCE N27°19'00"E, 75.20 FEET; THENCE N71°48'17"E, 20.78 FEET; THENCE S34°11'36"E, 38.49 FEET; THENCE S09°51'25"W, 60.18 FEET; THENCE S18°07'18"W, 122.16 FEET; THENCE S25°34'35"W, 225.36 FEET; THENCE S00°07'00"E, 244.97 FEET; THENCE S00°14'03"E, 292.46 FEET; THENCE S00°01'40"W, 111.95 FEET; THENCE S03°07'31"W, 75.61 FEET; THENCE N81°13'27"W, 44.88 FEET; THENCE S88°04'17"W, 95.32 FEET; THENCE S49°37'08"W,

69.54 FEET; THENCE S15°12'39"W, 82.60 FEET; THENCE S28°11'49"W, 114.17 FEET; THENCE S24°28'49"W, 105.24 FEET; THENCE S30°10'18"W, 87.13 FEET; THENCE S10°55'18"W, 89.80 FEET; THENCE S47°03'17"W, 89.59 FEET; THENCE S23°36'58"W, 95.03 FEET; THENCE S29°56'09"W, 91.61 FEET; THENCE S55°21'38"W, 75.10 FEET; THENCE S19°06'04"W, 59.74 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE RUN N89°46'01"W, 45.46 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE N00°14'35"E, 1,327.36 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE S89°44'24"E, 332.78 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°13'50"E, 663.60 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N89°43'36"W, 332.63 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°14'35"E, 663.68 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE N89°42'48"W, 664.98 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°16'06"W, 663.84 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE N89°43'36"W, 332.63 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°16'51"W, 331.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE N89°44'00"W, 332.71 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°17'36"W, 332.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N89°44'24"W, 665.56 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE S00°19'07"W, 664.15 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N89°45'13"W, 1,331.59 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N00°22'44"E, 1,993.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°42'48"E, 34.15 FEET; THENCE N76°13'46"E, 77.44 FEET; THENCE N69°40'13"E, 167.36 FEET; THENCE N39°23'37"E, 89.55 FEET; THENCE N24°25'56"E, 78.03 FEET; THENCE N40°27'25"E, 670.00 FEET; THENCE N42°51'19"E, 70.66 FEET; THENCE N50°45'36"E, 68.90 FEET; THENCE N59°41'30"E, 68.92 FEET; THENCE N68°19'15"E, 69.82 FEET; THENCE N71°24'58"E, 75.00 FEET; THENCE N68°54'19"E, 82.67 FEET; THENCE N57°53'02"E, 96.39 FEET; THENCE N50°54'27"E, 73.22 FEET; THENCE N67°00'17"E, 68.57 FEET; THENCE N68°48'08"E, 225.00 FEET; THENCE N69°35'04"E, 75.01 FEET; THENCE N73°57'44"E, 70.28 FEET; THENCE N77°13'17"E, 70.76 FEET; THENCE N71°07'50"E, 70.06

FEEET; THENCE N63°23'29"E, 70.31 FEET; THENCE N21°11'52"W, 121.70 FEET; THENCE N59°10'51"E, 453.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°11'46", AN ARC DISTANCE OF 124.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN N33°44'08"W, 366.96 FEET; THENCE S87°05'41"W, 675.67 FEET; THENCE N89°39'04"W, 803.17 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE RUN N00°20'56"E, 670.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION 18040; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°49'30"E, 545.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 781.20 FEET AND A CHORD BEARING AND DISTANCE OF S81°35'28"E, 221.31 FEET TO WHICH A RADIAL LINE BEARS S16°33'08"W; SAID POINT BEING ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53; THE FOLLOWING TWO COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°17'11", AN ARC DISTANCE OF 222.06 FEET TO THE POINT OF TANGENCY; THENCE S89°44'03"E, 562.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE RUN S00°17'26"W, 215.04 FEET TO THE SOUTHWEST CORNER OF THE NORTH 278.68 FEET OF THE WEST 163.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S89°42'10"E, 163.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 278.68 FEET OF THE WEST 163.00 FEET; THENCE ALONG THE EAST LINE OF SAID NORTH 278.68 FEET OF THE WEST 163.00 FEET RUN N00°17'26"E, 246.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION 18040; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°38'32"E, 500.70 FEET TO A POINT ON THE EAST LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID EAST LINE RUN S00°15'45"W, 30.62 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°44'03"E, 480.81 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF AFORESAID SECTION 32; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32 RUN S89°38'43"E

A DISTANCE OF 466.32 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 5 ACRES IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG SAID LINE RUN S00°14'14"W, 61.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING AND BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,794.58 FEET AND A CHORD BEARING AND DISTANCE OF N87°21'59"E, 515.35 FEET TO WHICH A RADIAL LINE BEARS S00°05'05"E; THE FOLLOWING THREE COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°05'51", AN ARC DISTANCE OF 515.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5,664.58 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'37", AN ARC DISTANCE OF 58.68 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN S89°40'56"E, 153.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7,041.50 FEET AND A CHORD BEARING AND DISTANCE OF S85°50'36"W, 184.16 FEET TO WHICH A RADIAL LINE BEARS N03°24'27"W; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'55", AN ARC DISTANCE OF 184.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 7,908.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'27", AN ARC DISTANCE OF 543.97 FEET TO AFORESAID EAST LINE OF 5 ACRES; THENCE ALONG SAID EAST LINE RUN N00°14'14"E, 13.37 FEET TO THE POINT OF BEGINNING.

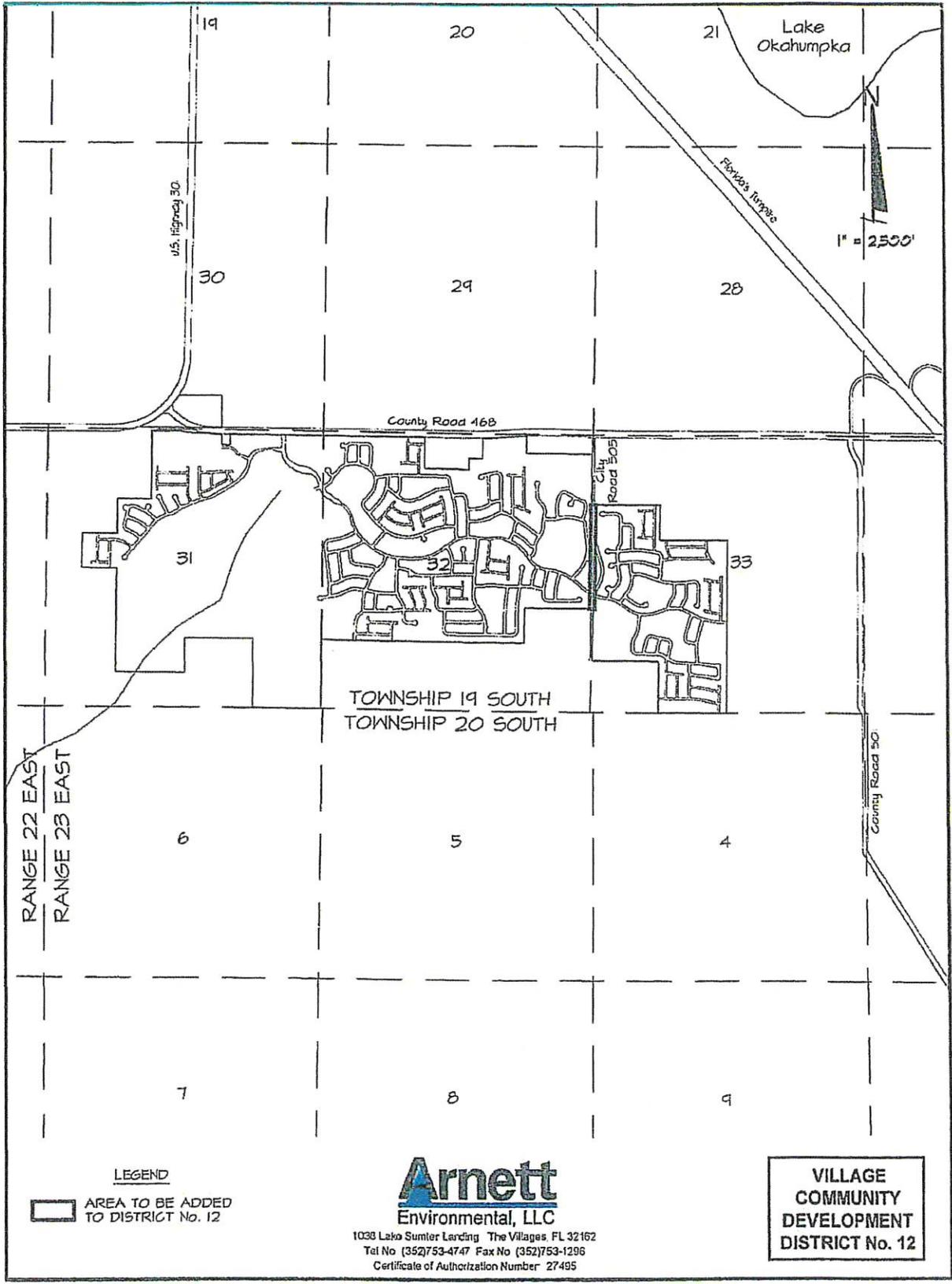
AND

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE RUN SOUTHERLY ALONG THE EAST LINE THEREOF TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION 18040; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN WESTERLY TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 401, PAGE 26, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN NORTHERLY TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN NORTHEASTERLY TO THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1770, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN
EASTERLY ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING.

EXHIBIT 4



NET AREAS TO BE ADDED TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 12

EXHIBIT "4"

DESCRIPTION OF THE AREA TO BE ADDED
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
APPROXIMATELY 2.08 ACRES

THAT PORTION OF COUNTY ROAD 505 MAINTENANCE RIGHT-OF-WAY LYING
WITHIN: THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

AND

THAT PORTION OF COUNTY ROAD 505 MAINTENANCE RIGHT-OF-WAY LYING
WITHIN: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THE NORTH 1/2 OF THE
SOUTHWEST 1/4; AND THE NORTH 330.00 FEET OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER
COUNTY, FLORIDA.

EXHIBIT 5

**OWNERS OF THE PROPERTY TO BE ADDED OR DELETED TO VILLAGE
COMMUNITY DEVELOPMENT DISTRICT NO. 12**

RP Fenney, LLC
5851 T.G.Lee Boulevard, Suite 200
Orlando, Florida 32822
By: Reader & Partners, LLC, its Manager
By: Dean Barberree, its President

Wildwood Springs, LLC
5851 T.G.Lee Boulevard, Suite 200
Orlando, Florida 32822
By: Reader & Partners, LLC, its Management Company
By: Dean Barberree, its President

Sumter County
7375 Powell Road
Wildwood, FL 34785

The City of Wildwood
100 North Main Street
Wildwood, FL 34785

EXHIBIT 6

Consent to proposed amendments to the Wildwood Springs Community Development District, pursuant to the Petition to Amend the Boundaries of said District by adding and deleting certain lands pursuant to 190.046 Florida Statutes; Changing the name of the District to Village Community Development District No. 12; Ratifying and consenting to the powers authorized in Section 190.012(1) and 190.012(2), Florida Statutes dated _____ of May, 2016.

RP Fenney, LLC
By: Reader & Partners, LLC, its Manager



By: Dean Barberree, its President

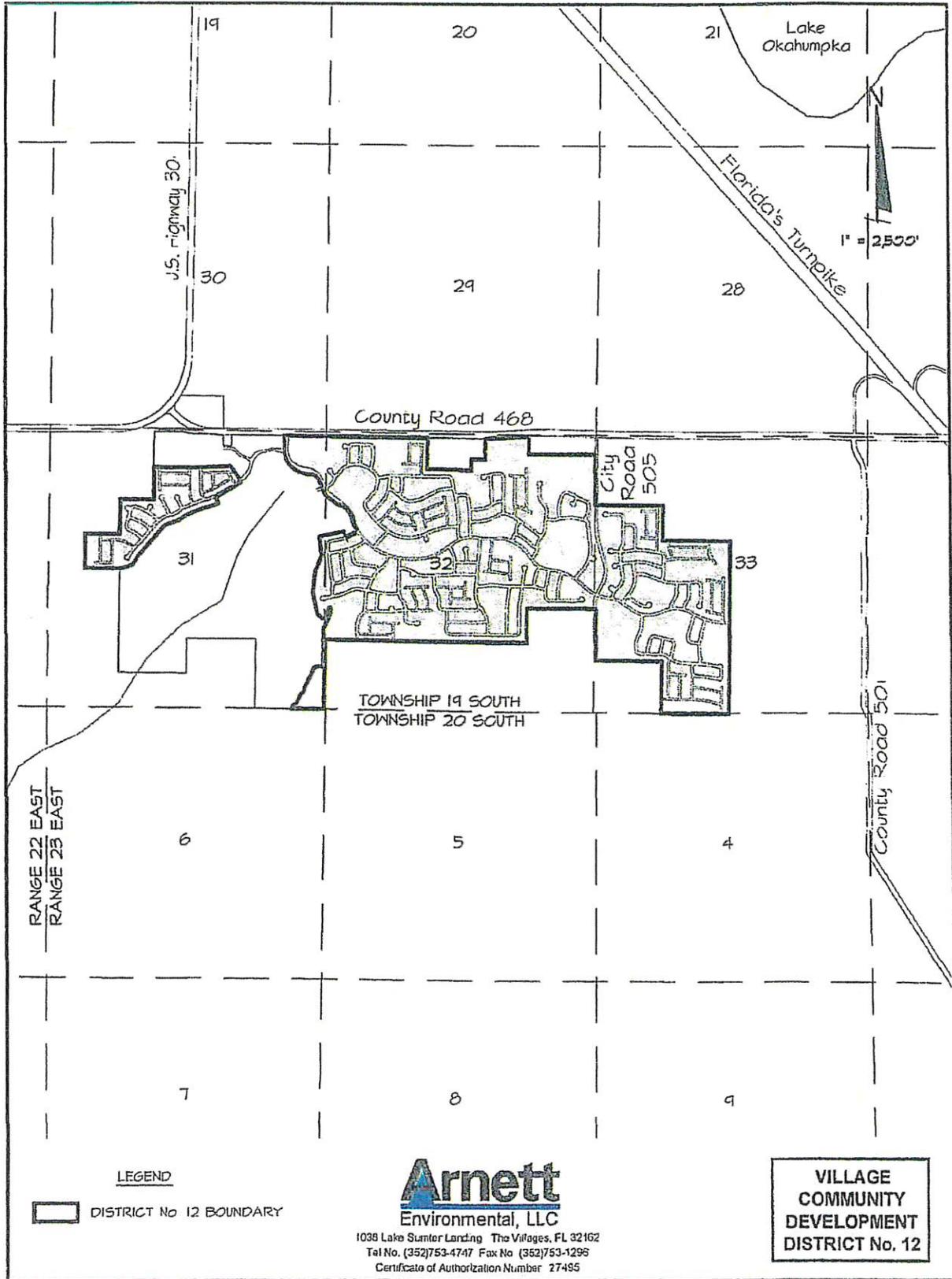
And

Wildwood Springs LLC
By: Reader & Partners, LLC, its Manager ~~MANAGEMENT COMPANY~~



By: Dean Barberree, its President

EXHIBIT 7



AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 12

EXHIBIT "7"

DESCRIPTION OF THE AMENDED
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
APPROXIMATELY 699.02 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 31, 32 AND 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 RUN N89°42'10"W A DISTANCE OF 846.51 FEET; THENCE PERPENDICULAR TO SAID NORTH LINE RUN S00°17'50"W A DISTANCE OF 79.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF S44°52'21"E, 49.39 FEET TO WHICH A RADIAL LINE BEARS N00°15'19"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°44'41", AN ARC DISTANCE OF 54.82 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 45.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 253.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°23'15"E, 27.57 FEET TO WHICH A RADIAL LINE BEARS S89°44'09"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'48", AN ARC DISTANCE OF 27.58 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN S06°30'39"E, 15.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'36", AN ARC DISTANCE OF 26.92 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 139.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 396.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°28'37", AN ARC DISTANCE OF 341.96 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 717.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'58", AN ARC DISTANCE OF 176.86 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'58", AN ARC DISTANCE OF 232.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°00'40", AN ARC DISTANCE

OF 175.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 518.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'06", AN ARC DISTANCE OF 147.83 FEET TO THE POINT OF TANGENCY; THENCE S17°49'47"E, 127.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'07", AN ARC DISTANCE OF 165.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 598.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'02", AN ARC DISTANCE OF 129.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 222.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'48", AN ARC DISTANCE OF 111.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 359.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°16'49", AN ARC DISTANCE OF 246.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'26", AN ARC DISTANCE OF 137.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 822.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'43", AN ARC DISTANCE OF 241.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°56'18", AN ARC DISTANCE OF 30.35 FEET TO THE POINT OF TANGENCY; THENCE S58°50'11"W, 89.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'48", AN ARC DISTANCE OF 119.77 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN N32°19'40"W, 115.59 FEET; THENCE S77°50'28"W, 473.38 FEET; THENCE S07°14'13"E, 366.17 FEET; THENCE S22°07'39"W, 335.28 FEET; THENCE S06°14'50"W, 415.02 FEET; THENCE S12°29'33"E, 420.58 FEET; THENCE S51°34'57"E, 121.29 FEET; THENCE N82°51'13"E, 65.22 FEET; THENCE N11°28'51"E, 124.45 FEET; THENCE N27°19'00"E, 75.20 FEET; THENCE N71°48'17"E, 20.78 FEET; THENCE S34°11'36"E, 38.49 FEET; THENCE S09°51'25"W, 60.18 FEET; THENCE S18°07'18"W, 122.16 FEET; THENCE S25°34'35"W, 225.36 FEET; THENCE S00°07'00"E, 244.97 FEET; THENCE S00°14'03"E, 292.46 FEET; THENCE S00°01'40"W, 111.95 FEET; THENCE S03°07'31"W, 75.61 FEET; THENCE N81°13'27"W, 44.88 FEET; THENCE

S88°04'17"W, 95.32 FEET; THENCE S49°37'08"W, 69.54 FEET; THENCE S15°12'39"W, 82.60 FEET; THENCE S28°11'49"W, 114.17 FEET; THENCE S24°28'49"W, 105.24 FEET; THENCE S30°10'18"W, 87.13 FEET; THENCE S10°55'18"W, 89.80 FEET; THENCE S47°03'17"W, 89.59 FEET; THENCE S23°36'58"W, 95.03 FEET; THENCE S29°56'09"W, 91.61 FEET; THENCE S55°21'38"W, 75.10 FEET; THENCE S19°06'04"W, 59.74 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE RUN S89°46'01"E, 620.68 FEET TO THE SOUTHEAST CORNER OF SECTION 31; THENCE N00°13'05"E, 1,327.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°37'23"E, 2,598.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE S89°40'08"E, 1,328.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°34'38"E, 664.95 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE S89°40'28"E, 1,328.29 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°34'26"W, 995.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S89°41'06"E, 1,324.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°33'28"W, 999.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S89°43'52"E, 1,325.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N00°32'29"E, 2,656.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE CONTINUE N00°32'29"E, 665.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N89°40'10"W, 1,325.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N00°29'19"E, 664.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N89°46'05"W, 1,325.73 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°26'09"E, 976.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°39'45"W, 1,325.35 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32 RUN N00°30'30"E, 324.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 950, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE RUN N89°40'56"W, 131.81 FEET TO

A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7,041.50 FEET AND A CHORD BEARING AND DISTANCE OF S85°50'36"W, 184.16 FEET TO WHICH A RADIAL LINE BEARS N03°24'27"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'55", AN ARC DISTANCE OF 184.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 7,908.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'27", AN ARC DISTANCE OF 543.97 FEET TO A POINT ON THE EAST LINE OF THE 5 ACRES IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°14'14"W, 391.63 FEET TO THE SOUTHEAST CORNER OF SAID 5 ACRES; THENCE N89°42'39"W, 256.69 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 461, PAGE 661, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE COURSES BEING ALONG SAID LANDS PER OFFICIAL RECORDS BOOK 461, PAGE 661: RUN S00°14'25"W, 209.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N89°41'54"W, 210.21 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N01°30'44"E, 14.13 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID LANDS RUN S89°58'15"W, 658.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°23'21"E, 589.08 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°42'01"W, 1,721.93 FEET; THENCE N89°44'41"W, 1,092.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 31; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°42'48"E, 34.15 FEET; THENCE N76°13'46"E, 77.44 FEET; THENCE N69°40'13"E, 167.36 FEET; THENCE N39°23'37"E, 89.55 FEET; THENCE N24°25'56"E, 78.03 FEET; THENCE N40°27'25"E, 670.00 FEET; THENCE N42°51'19"E, 70.66 FEET; THENCE N50°45'36"E, 68.90 FEET; THENCE N59°41'30"E, 68.92 FEET; THENCE N68°19'15"E, 69.82 FEET; THENCE N71°24'58"E, 75.00 FEET; THENCE N68°54'19"E, 82.67 FEET; THENCE N57°53'02"E, 96.39 FEET; THENCE N50°54'27"E, 73.22 FEET; THENCE N67°00'17"E, 68.57 FEET; THENCE N68°48'08"E, 225.00 FEET; THENCE N69°35'04"E, 75.01 FEET; THENCE

N73°57'44"E, 70.28 FEET; THENCE N77°13'17"E, 70.76 FEET; THENCE N71°07'50"E, 70.06 FEET; THENCE N63°23'29"E, 70.31 FEET; THENCE N21°11'52"W, 121.70 FEET; THENCE N59°10'51"E, 453.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°11'46", AN ARC DISTANCE OF 124.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID LINE RUN N33°44'08"W, 366.96 FEET; THENCE S87°05'41"W, 675.67 FEET; THENCE N89°39'04"W, 803.17 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE RUN S00°20'56"W, 624.97 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE N89°42'41"W, 664.04 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S00°22'45"W, 664.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE N89°42'44"W, 664.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°24'35"W, 664.58 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°42'48"E, 664.74 FEET TO THE POINT OF BEGINNING

Exhibit 8
WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT
Sumter County, Florida
Established 2011

Dean Barberree, Chairman

Seat 1

Reader and Partners

5851 T.G.Lee Boulevard, Suite 200

Orlando, Florida 32822

Email: dean@readerpartners.com

407-856-4899

Fax 407-856.5185

Elected 11/29/2011

Term expires: 11/2016

Kimberly Locher, Vice Chairman

Seat 3

Reader and Partners

5851 T. G. Lee Boulevard, Suite 200

Orlando, Florida 32822

Email: Kimberly@readerpartners.com

407-856-4899

Fax 407-856-5185

Elected 11/26/2014

Term expires: 11/2018

Reggie Caruthers, Assistant Secretary

Seat 4

11262 US Highway 301

Oxford, Florida 34484

Email: reggie@oxfordland.com

Elected 11/29/2011, 11/26/2014

Term expires 11/2018

Donald E. Levens, Assistant Secretary

Seat 5

2905 Amherst Way

The Villages, Florida 32163

Email: corvet5@yahoo.com

612-247-1509

Appointed 1/29/2016

Term expires: 11/2016

(Formerly Neil Frazee)

Mary Kate Reader, Assistant Secretary

Seat 2

322 East Central Boulevard, Unit 2011

Orlando, Florida 32801

Email: swannmk@uff.edu

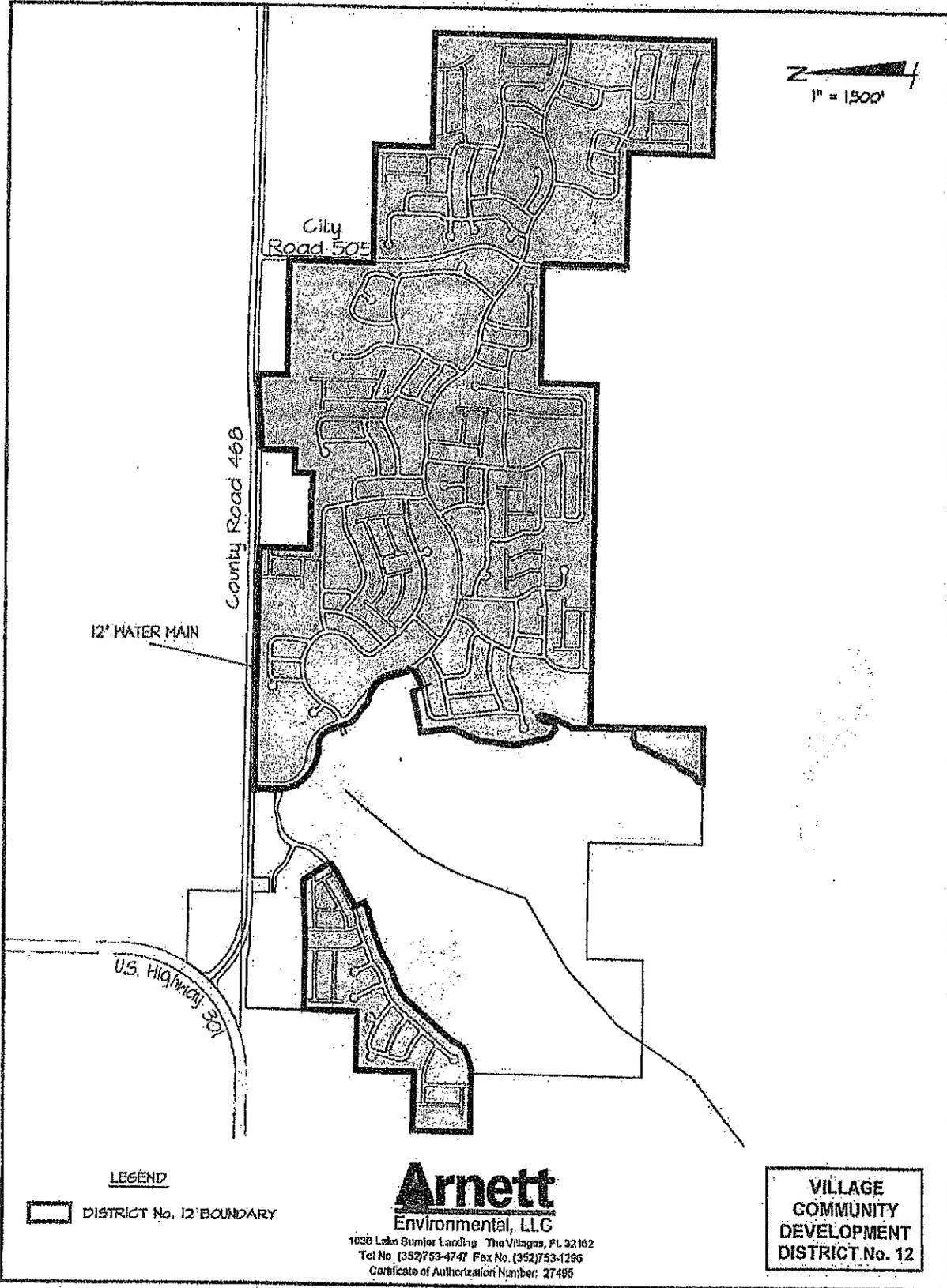
850-567-0790

Appointed 1/29/2016

Term expires: 11/2016

(Formerly Jeff Reader)

EXHIBIT 9



LEGEND

 DISTRICT No. 12 BOUNDARY

Arnett
Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27486

VILLAGE
COMMUNITY
DEVELOPMENT
DISTRICT No. 12

EXISTING MAJOR INTERCEPTORS AND OUTFALLS

EXHIBIT 11

VILLAGE COMMUNITY DEVELOPMENT
 DISTRICT NO. 12 DEVELOPMENT
 2016 BOND - SUMMARY OF CONSTRUCTION COSTS
 BY TYPE

DEVELOPMENT COSTS

* COLLECTOR ROADS & DRAINAGE	\$4,628,994
* CR 468 SIGNALIZATION	\$336,000
* SUBDIVISION ROADS & DRAINAGE	\$20,282,842
* STORMWATER EARTHWORK & STORMWATER COLLECTION SYSTEM	\$25,295,953
* MULTI-MODAL TRAILS ²	\$552,384
* WETLAND & WILDLIFE MITIGATION ²	\$1,612,800
** LANDSCAPING & IRRIGATION IN COMMON AREAS ¹	\$8,760,308
** PROJECT ENTRY FEATURES	\$1,680,000
UNDERGROUNDING OF ELECTRICAL SYSTEMS	\$4,162,942
* SUBDIVISION INFRASTRUCTURE - WATER DISTRIBUTION	\$3,158,803
* SUBDIVISION INFRASTRUCTURE - WASTEWATER COLLECTION	\$5,901,874
* MASTER POTABLE WATER DISTRIBUTION SYSTEM	\$277,670
* MASTER WASTEWATER COLLECTION SYSTEM	\$422,352
* LIFT STATIONS & FORCEMAINS	\$2,089,920
SUBDIVISION FINISH GRADING	\$1,237,000
OFF-SITE UTILITIES (FORCEMAIN)	\$960,000
TOTAL:	\$81,359,942

UTILITY COSTS

SUBDIVISION INFRASTRUCTURE - IRRIGATION DISTRIB. SYSTEM	\$2,375,040
MASTER IRRIGATION DISTRIBUTION PUMPING SYSTEM	\$3,471,900
STORMWATER PUMPING STATIONS (INCL. STRUCTURES & PIPES)	\$180,000
TOTAL:	\$6,026,940

TOTAL DEVELOPMENT COST: **\$87,386,882**

(Costs are preliminary in nature and are subject to change.)

* District-payable infrastructure and public project improvement costs to be constructed with proceeds from the 2016 Bond.

** The District may assist in funding all or part from investment earnings accrued in the Construction and Acquisition Account.

¹ The irrigation system beyond the point of delivery serving common areas to be owned and maintained by the District with water purchased from the Irrigation Utility pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

² As required by the DRI Development Order.

All costs include reasonable contingencies professional services.

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 12
2016 BOND - CONSTRUCTION COST ALLOCATIONS

DISTRICT FUNDED	\$75,000,000 ¹
DEVELOPER FUNDED	\$6,359,942 ²
UTILITY FUNDED	\$6,026,940
TOTAL:	<hr/> \$87,386,882

(Costs are preliminary in nature and are subject to change.)

¹ Consists of those items, or a portion thereof, shown on Table 1 and marked with asterisks.
Net of expected interest earnings, which will reduce the anticipated Developer funding.

² This cost represents Table 1 Development Costs not paid by the District. A portion of these costs may be acquired by the District if additional funds become available.

EXHIBIT 12

STATEMENT OF ESTIMATED REGULATORY COSTS

AMENDMENT TO WILDWOOD SPRINGS COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This Statement of Regulatory Costs (SERC) supports the petition to change the boundary of Wildwood Springs Community Development District ("District"). The boundary amendment will contract the District by approximately 277.74 acres of land, resulting in the District being 699.02 acres. The District will provide infrastructure and community services to this area in the District as described more fully below.

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

"That the process of amending such a District pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant." The same is true for this amendment. The remainder of this SERC will address the totality of the land within the District, presuming the contraction is approved.

1.2 Overview of the Amended District

The amended District will provide community infrastructure, services, and facilities, along with their operations and maintenance, to the land within the District, located in the City of Wildwood, Florida. The District will encompass 699.02 acres to be used exclusively for residential development.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2014) defines the elements a SERC must contain (or, if applicable, in City ordinance.)

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

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

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

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other residential community development districts, as well as the existing Wildwood Springs Community Development District is that the amended District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The amended District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the development of the land within the District. The residents of the District will purchase

goods and services. This new demand created by the District's residents will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the areas surrounding the District.

The District will have the ability to assess the District's property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District area. The infrastructure improvements to be funded by the District would be required to support development of lands within the District, regardless of the District's existence. Community development districts can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the new planned development will not be increased due to the amended District.

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

The landowner of the amended District plans to develop 2,478 dwelling units. Before the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

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

- 4.1 Impact on State and Local Costs

State Government Entities

There will be virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The City of Wildwood was the establishing entity for this District; therefore, the City is also the reviewing agency for this petition, pursuant to Section 190.046(1)(b), F.S. The State will incur no costs in reviewing the petition to contract the District, and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the amendment to the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. However, the costs to the State agencies that will receive and process the District's reports will be the same since the District already exists. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

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

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

4.2 Impact on State and Local Revenues

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

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City or any unit of local government. By State law, the debts of the District are strictly its own responsibility. In terms of the amended area and any future debt of the District for said area, only the benefited properties within the amended area will repay the debt.

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

Table 1, below, provides an outline of the various facilities and services the amended District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The District will also plan, construct, and finance the community's roadways, along with offsite roadway improvements. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The District will be responsible for maintenance of some of these facilities. The District will also construct certain water and wastewater facilities.

Table 1. Proposed Facilities and Services

<u>Improvement/Facility</u>	<u>Funded by</u>	<u>Ownership & Maintenance</u>
Sanitary Sewer	District	City of Wildwood
Water Distribution System	District	City of Wildwood
Stormwater System	District	District
Landscaping, Irrigation & entry features	District	District
Offsite Roadway and Utility Improvements	District	Sumter County

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 1. The cost estimates for these improvements and facilities are shown in Table 2, below. Total District are estimated at approximately \$81,359,942. To fund these improvements, the District may issue special assessment or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties located within the District that benefit from these improvements.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred by the District through one or more bond issuances. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

**Table 2 - SUMMARY OF CONSTRUCTION COSTS BY TYPE
TO BE CONSTRUCTED BETWEEN MAY, 2016 AND MAY 2018**

<u>DEVELOPMENT COSTS</u>	
* COLLECTOR ROADS AND DRAINS	\$4,628,994.
* CR 468 SIGNALIZATION	\$336,000
* SUBDIVISION ROADS & DRAINS	\$20,282,842
* STORMWATER EARTHWORK & STORMWATER COLLECTION SYSTEM	\$25,295,953
* MULTI-MODAL TRAILS ²	\$552,384
* WETLAND & WILDLIFE MITIGATION ²	\$1,612,800
** LANDSCAPING & IRRIGATION IN COMMON AREAS ¹	\$8,760,308
** PROJECT ENTRY FEATURES	\$1,680,000
UNDERGROUNDING OF ELECTRICAL SYSTEMS	\$4,162,942
* SUBDIVISION INFRASTRUCTURE - WATER DISTRIBUTION	\$3,158,803
* SUBDIVISION INFRASTRUCTURE - WASTEWATER COLLECTION	\$5,901,974
* MASTER POTABLE WATER DISTRIBUTION SYSTEM	\$277,670
* MASTER WASTEWATER COLLECTION SYSTEM	\$422,352
* LIFT STATIONS & FORCEMAINS	\$2,089,920
SUBDIVISION FINISH GRADING	\$1,237,000
OFF-SITE UTILITIES (FORCEMAIN)	\$960,000
TOTAL	\$81,359,942

UTILITY COSTS

SUBDIVISION INFRASTRUCTURE - IRRIGATION DISTRIB. SYSTEM	\$2,375,040
MASTER IRRIGATION DISTRIBUTION PUMPING SYSTEM	\$3,471,900
STORMWATER PUMPING STATIONS (INCL. STRUCTURES & PIPES)	<u>\$180,000</u>
TOTAL	\$6,026,940
TOTAL DEVELOPMENT COST	\$87,386,882

(Costs are preliminary in nature and are subject to change)

* District-payable infrastructure and public project improvement costs to be constructed with proceeds from the 2016 Bond.

** The District may assist in funding all or part of investment earnings accrued in the Construction and Acquisition Account

¹ The Irrigation system beyond the point of delivery serving common areas to be owned and maintained by the District with water purchased from the Irrigation Utility pursuant to a bulk water agreement. The master Irrigation system up to the point of delivery will be funded by the Utility.

² As required by the DRI Development Order

All costs include reasonable contingencies professional services.

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

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

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

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special district), or through developer-bank loans.

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

There will be no adverse impact on small businesses because of amending the District. If anything, the impact will be positive. This is because the District must competitively bid

certain of its contracts. This affords small businesses the opportunity to bid on District work.

Sumter County has a population greater than the number required to be classified as a "small county." As noted above, there will be no adverse impact on the County or City due to the amended District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

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

It is useful to reflect upon the question of whether or not the amended District is the best alternative to provide community facilities and services to the added property. As an alternative to the District, the City could approve a dependent special district for the area, such as a municipal service benefit unit (MSBU) or a special taxing district pursuant to Chapter 189, F.S. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District. However, since the District already exists, these alternatives would add additional administrative costs that are not necessarily beneficial.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations. Third, any debt of a District is strictly the District's responsibility. As stated earlier, any debt incurred by District on behalf of the amended area will only affect the properties located in the amended area. While it may be technically true that the debt of a City-established dependent special district is not strictly the City's responsibility, any financial problems that the dependent special district may have will inevitably entangle the City. This will not be the case if the District is amended as proposed.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them,

as the case would be with the District. In addition, administering a project of the size and complexity of the development program anticipated for the District is a very significant and expensive undertaking, especially in light of the fact that the District already exists.

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