

Agenda

Agenda

CITY COMMISSIONERS OF THE CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
 Mayor Pro-Tem/Commissioner – Ronald Allen – Seat 5
 Pamala Harrison-Bivins – Seat 2
 Don C. Clark – Seat 4
 Robby Strickland – Seat 3
 Robert Smith – City Manager

December 13th, 2010
 7:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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.

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).

AGENDA

- THE MEETING IS CALLED TO ORDER BY THE MAYOR
- INVOCATION
- FLAG SALUTE

1. TIMED ITEMS AND PUBLIC HEARINGS

7:00 PM (a)	PUBLIC HEARING – 2nd FINAL READING	Ordinance No. O2010 – 26, an ordinance adopting the annual update to the Capital Improvement Element of the Comprehensive Plan (Attachments – Staff Recommends Approval)
7:00 PM (b)	PUBLIC HEARING – 2nd FINAL READING	Ordinance No. O2010-27, an ordinance correcting Scriveners errors in Ordinance No. 616 (Turkey Run PUD) (Attachments – Staff Recommends Approval)
7:00 PM (c)	TIMED ITEM	Approval of Resolution No. R2010-36 and of the 2 nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order (Attachments – Staff Recommends Approval)
7:00 PM (d)	TIMED ITEM	Final plat approval for Lakeside Landings – Regatta II (Attachments – Staff Recommends Approval)
7:00 PM (e)	TIMED ITEM	Approval requested for the Negotiated Settlement Agreement; the Proportionate Share Agreement; and the Amended and Restated Development Order for Landstone DRI (Attachments – Staff Recommends Approval)

* Quasi Judicial Hearing

2. REPORTS AND PUBLIC INPUT

- **SPECIAL PRESENTATION:** None at this time
 - a. City Manager
 - b. City Attorney
 - c. City Clerk
 - d. Commission Members
 - e. Public Forum (10 minute time limit)
 - f. Notes, Reports, and items for the file as attached

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

1. Minutes of Regular Meeting held on November 22nd, 2010 (Attachments – Staff recommends approval)

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

1. None

c. **RESOLUTIONS FOR APPROVAL:**

1. None

d. **APPOINTMENTS:**

1. None

e. **CONTRACTS AND AGREEMENTS**

1. Physical Assessment Survey of City Hall HVAC System – Award of Contract (Attachments – Staff Recommends Approval)

f. **FINANCIAL**

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

g. **GENERAL ITEMS FOR CONSIDERATION**

1. Discussion relative whether or not to hold the December 27th City Commission meeting due to the Christmas holidays) (NO Attachments)
2. Request to hold a Dr. Martin Luther King, Jr. "Parade and Park Program Celebration" for the week-end of January 15th – 17th, 2011 (Attachments – Board Option)
3. Request to schedule a date for the "Ribbon Cutting" for Gamble Street Park – Calendar Attached (Board Option)
4. Commission to review/accept and declare election results as final (Attachment – Staff Recommends Approval)
5. Request from The Villages (Gary Moyer, VP of Development) for the city to release mineral reservations (Attachments – Staff Recommends Approval)

4. **ADJOURN:**

NOTES – NO ACTION REQUIRED:

- ~~~~~
- a. None

REPORTS:

CITY MANAGER (2.a.f.):

1. FYI - Report on quiet title issue relative to Parcel D17=040 Oxford Park (Attachments)
2. Update on Champagne Farms Well Site Litigation update (NO Attachments)
3. Update on Fiber Optic and Computer Upgrade update (Attachments)
4. FYI – Joint Planning Area Timeline and Sequence of Events (Attachment)
5. FYI – CDBG (Community Development Block Grant) Update – Initial Rankings (Attachment)
6. FYI – Wildwood/Bushnell library reports – updates (Attachments)
7. FYI – Budget Analysis Report for November 2010 (Attachments)
8. FYI–Emergency purchase of Flygt Prop Mixer for WWTP to repair Oxidation Ditch #1 (Attachments – Staff Recommends Approval)

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* Quasi Judicial Hearing

City of Wildwood
Projects Contained Within the
Annual Update to the 5-Year Schedule of Capital Improvements
FY 2010/2011 – FY 2014/2015

(RE: Ordinance No. O2010-26)

Executive Summary

The 5-Year Schedule of Capital of Improvements covers the period from FY 2010-2011 through 2014-2015 and is scheduled to be adopted by Ordinance O2010-26. The Schedule is broken down to show project expenditures and the revenues sources associated with each project. Additionally, Tables 9.1A and 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule. All projects contained within the 5-Year Schedule are required to be financially feasible by Florida Statute.

Transportation Projects

The Lake-Sumter Metropolitan Organization maintains the City’s Transportation Concurrency Management System (CMS). All roadways within the CMS are anticipated to operate within their adopted level of service within the next five years. However, there are planned improvements for roadway segments within the City’s CMS. The City’s schedule includes transportation projects identified within the Florida Department of Transportation’s 5-Year Work Program, the Lake-Sumter MPO’s Transportation Improvement Program and Sumter County’s Capital Improvement Plan for road segments contained within the City’s Concurrency Management System. There is only one City transportation project contained within the City’s 5-Year Schedule. The City is actively seeking a CDBG grant to fund the repaving of CR 232 from US 301 to CR 213.

Potable Water, Sanitary Sewer, and Reuse Projects

The City’s potable water and sanitary sewer systems are anticipated to operate within their adopted level of service for the next five years. There are three projects identified in the Schedule related to the line extensions associated with the Landstone and Wildwood Springs Developments of Regional Impact.

In the near future, the City and those developers will enter into a Developer’s Agreement which, among other items, will outline the costs and timetable for delivery of water and sewer services to the development. At execution of the Agreement, the developer is required to pay their Connection and Transmission Infrastructure Extension (TIE) fees. This method is intended to enable the City to complete utility infrastructure projects without having to bond for payment.

The design and construction of the Champagne Farms Water Treatment Plant and transmission system are included in the Schedule. This system may add up to 3.5 MGD of additional capacity in the first phase of expansion. The anticipated completion date of this project is 2014.

An additional wastewater treatment plant (the South Wildwood WWTP) is planned to be located on Landstone property. The City intends to engage in the design of this facility in the within the next few years to ensure adequate capacity in the long term. The Schedule includes the design of this facility.

Each of these projects will be funded by revenues collected through water and wastewater connection and TIE fees. Table 9.1B provides a balance sheet of the anticipated revenues and expenditures for potable water and sanitary sewer projects contained within the Schedule.

Drainage Projects

The Schedule includes two drainage/stormwater projects. The Osceola Avenue drainage improvement is intended to alleviate a flooding issue on Osceola Avenue. The CR 232 drainage improvements are in conjunction with the CR 232 resurfacing project. The City is actively seeking CDBG grants to fund both drainage projects.

Recreation Projects

The Schedule does not include improvements to the City's recreation facilities. All recreation facilities are operating within their adopted level of service.

Solid Waste Projects

The Schedule does not include improvements to the solid waste facilities. The City has contracted with Waste Management to provide refuse services to its businesses and residents.

Public Schools Facilities Projects

Pursuant to the adopted Interlocal Agreement between the City and the Sumter County School Board, the Sumter County School Board maintains concurrency for public schools. The Sumter County School District 2010-2011 Work Plan does not include any capacity projects within the City's Concurrency Service Area (A).

Financial Feasibility

The 5-Year Schedule of Capital Improvements identifies eight (8) projects that will be administered by the City. The City has the obligation, per Statute, to demonstrate that the projects identified within the Schedule are financially feasible.

As previously stated, the City has financing mechanisms in place to fund the costs associated with potable water and sanitary sewer improvements. The total anticipated cost of the Wildwood Springs and Landstone utility line extensions is \$1,172,140. The design and construction of the Champagne Farms water treatment plant and transmission system is estimated at \$2.5 million. The design of the wastewater treatment plant is estimated at \$500,000. As demonstrated in Table 9.1B, the anticipated revenues generated from water and sewer connection and TIE fees will cover the costs to administer these projects.

The three remaining projects (Osceola drainage improvement, CR 232 resurfacing and drainage improvements) are expected to be funded by CDBG grants. The City is actively pursuing grants to fund these improvements, and it is anticipated the applications will be submitted to the Department of Community Affairs by November 14, 2010. In the event the City is not awarded the grants, the projects will be dropped from the schedule.

ORDINANCE NO. O2010-26

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING THE COMPREHENSIVE PLAN AS REQUIRED PURSUANT TO SECTION 163.3177(3)(b)1, FLORIDA STATUTES; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood proposes to update the 5-Year Schedule of the Capital Improvements of the Capital Improvements Element of its Comprehensive Plan in accordance with Section 163.3177(3)(b)1, Florida Statutes; and,

WHEREAS, the update contains modifications to the plan.

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

SECTION 1. The attached Exhibit “A” is the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the Comprehensive Plan amending the 5-Year Schedule of Capital Improvements as required by Section 163.3177(3)(b)1, Florida Statutes. The modified Goals, Objectives and Policies of the City of Wildwood Comprehensive Plan are hereby amended as shown in the attached Exhibit “B.”

SECTION 2. The 5-Year Schedule of Capital Improvements and amended Goals, Objectives and Policies of the Comprehensive and supporting data and analysis are hereby transmitted by the City Commission to the Florida Department of Community Affairs for compliance determination in accordance with Section 163.3184, Florida Statutes.

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 second reading and final adoption by the City Commission.

PASSED AND ORDAINED this ____ day of December, 2010, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

Ordinance No. O2010 - 26

1 of 1

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form: _____

Jerri A. Blair, City Attorney

Exhibit A

5-Year Schedule of Capital Improvements Table

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$43,304			
All Other Revenues						
Revenues Total:		\$0	\$43,304	\$0	\$0	\$0
Expenditures/ Projects:						
CR 232 Resurfacing from CR 209 to West of US 301			\$43,304			
Expenditures Total		\$0	\$43,304	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
CR 468 widen to 4 lanes from SR 44 to FTP	PE		\$507,000			
	ROW	\$2,006,000				
CR 468 PD&E Study from US 301 to FTP	PD&E	\$150,000				
CR 466A widen from Powell Road to US 301 (Phase III)	PE	\$500,000				
	ROW					\$2,068,438
CR 466 PD&E Study add lanes from CR 245 to US 301	PD&E	\$80,000				
CR 462 PD&E Study from US 301 to CR 466A	PD&E	\$80,000				
CR 468/FTP Interchange	CON	\$2,000,000		\$2,500,000	\$10,200,000	
Total		\$4,816,000	\$507,000	\$2,500,000	\$10,200,000	\$2,068,438
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
US 301 widen to 4 lanes from N of CR 204 to Marion Co. line	PD	\$5,000				
	ROW	\$9,570,400				
	CON	\$16,449,559		\$123,424		
	ROW	\$3,463,025				
US 301 widen to 4 lanes from N of CR 232 to N of NE 110th Rd.	CON	\$9,729,520				
	AD	\$1,838,631	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
US 301 – CSX Improvement (Overpass)	CON	\$525,917				
SR 44 – CSX Improvement (Overpass)	CON	\$2,714,870				
CR 466 Resurfacing from CR 475 to CR 466	CON					\$1,612,903
Total		\$44,296,922	\$1,371,870	\$1,495,294	\$1,371,870	\$2,984,773
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$456,340		\$2,287,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$456,340	\$0	\$2,287,000	\$0
Expenditures/ Projects:						
Water line extension Prison WTP to CR 470			\$243,340			
Champagne Farms Water Treatment Plant and Transmission System	DES		\$213,000			
	CON				\$2,287,000	
Expenditures Total		\$0	\$456,340	\$0	\$2,287,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

City of Wildwood
5 - Year Schedule of Capital Improvements

Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$928,800		\$500,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$928,800	\$0	\$500,000	\$0
Expenditures/ Projects:						
Sewer line extension from Coleman Federal Prison to CR 501/ CR 470			\$294,000			
Sewer line extension from CR 468 LS to S. Main St.			\$634,800			
South Wildwood Wastewater Treatment Plant	DES				\$500,000	
Expenditures Total		\$0	\$928,800	\$0	\$500,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Drainage (Stormwater) Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$658,859			
All Other Revenues						
Revenues Total:		\$0	\$658,859	\$0	\$0	\$0
Expenditures/ Projects:						
Osceola Ave Drainage Improvement			\$408,859			
CR 232 Drainage Improvements			\$250,000			
Expenditures Total		\$0	\$658,859	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Recreation Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Expenditures Total		\$0	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Exhibit B

Amended Goals, Objectives and Policies

Capital Improvements Element

Transportation Element

Chapter 8

CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives and Policies

Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to tie Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

Goal 1 The City of Wildwood shall implement a capital planning program that provides and maintains public facilities and services through the use of sound fiscal policies.

Objective 1.1 Capital Improvements Program. The City shall adopt each year, as part of the budget process, a Capital Improvements Program (CIP) that meets the needs of the City of Wildwood for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

Policy 1.1.1 The City shall adopt a Capital Improvements Budget in congruence of the annual budgeting process which evaluates current, short range and long range needs for infrastructure. An annual capital improvement budget as well as a five year forecast of projects will be an ongoing practice. The five year plan will require consideration of construction costs, inflation and impacts on other operating revenues.

Policy 1.1.2 The Capital Improvements Element shall include projects identified in other elements of the comprehensive plan such as utilities, transportation, recreation and open space, and public school facilities.

Policy 1.1.3 The Capital Improvements Program shall be updated annually by all affected Departments within the City to incorporate any necessary adjustments in prioritization or evaluation of proposed projects.

Policy 1.1.4 The following priorities shall be used to determine which projects are included in the CIP:

1. To remove a direct and immediate threat to the public health or safety.
2. Necessary to meet or maintain established levels of service.
3. Essential for the maintenance of existing facilities or infrastructure.
4. Increase the efficiency of existing facilities or infrastructure.
5. Will accommodate new development or redevelopment anticipated in this plan.
6. Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.
7. The revenue-generating potential of the project.

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

8. Whether the project leverages additional benefits to the city, such as offers to donate land or services by the private sector and/or other governmental entities.

Policy 1.1.5 Adoption of TIP. The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY 2010/11 through 2014/15, as adopted by the appropriate governing body.

Deleted: 2009/10
Deleted: 2013/14

Objective 1.2: Coordination of Land Use Decisions. The City of Wildwood shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs.

Policy 1.2.1 The City shall use the development approval process to ensure coordination of the level of service standards in the area of proposed development. Such development will not be approved until public facilities in the proposed area meet or exceed the level of service standards.

Policy 1.2.2 Provisions for facilities to serve development for which development orders were issued prior to plan adoption will be as directed by the City's existing codes and ordinances.

Policy 1.2.3 The City shall have provisions for the availability of public facilities and services needed to support development concurrent with the impacts of such development. Public facility and service availability shall be sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of the development in accordance with the requirements of Florida Statutes. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its equivalent.

Objective 1.3: Level of Service (LOS). The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.3.1 The City of Wildwood hereby adopts the following guidelines and procedures: All plan amendments and requests for new development shall meet at a minimum:

- a. The intent and polices of the Comprehensive Plan, Future Land Use Element and Capital Improvements Element.
- b. The adopted LOS Standards as follows for all facilities and services required by the City of Wildwood.
- c. The economic feasibility requirements of the Capital Improvements Element of

the Comprehensive Plan.

- d. The requirements of appropriate state and regional agency plans.
- e. The minimum requirements for concurrency as set forth in the administrative rules of the state.

<u>Category</u>	<u>Level of Service Standard</u>
Water	300 gallons per day per ERC
Sewer	250 gallons per day per ERC
Solid Waste	2.04 lbs/capita/day (in accordance with the level of service established by the County – Source: Sumter Utilities Element Policy 4.3.1.2)
Drainage Facilities	Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. Water Quantity Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. Water Quality Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area sewed and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or *as* an option for projects with drainage basins less than 100 acres, for the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C. It is intended that rill standards in these citations are to apply to all development and redevelopment and that any exemptions or

exceptions in these citations including project size thresholds, are not applicable.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Recreation

Neighborhood Parks	2 acres per 1,000 population
Community Parks	3 acres per 1,000 population
Regional Parks	5 acres per 1,000 population

Transportation

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
All Other Roadways	LOS D

Public School Facilities

DISTRICT-WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

Objective 1.4 New Development. Future development will bear a proportionate cost of needed facility improvements through equitable and legally available means.

Policy 1.4.1: Development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees, capacity fees, developer dedications, developer contributions pursuant to land development regulations and special benefit

assessment/taxing districts.

Policy 1.4.2: The City shall continue to use the various impact fees to support the implementation of the Capital Improvements Program.

Policy 1.4.3: The City shall regularly evaluate the following:

- A) Whether the present fee levies are adequate to address impacts of inflations.
- B) Whether the City needs to appropriate new impact fees.
- C) Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

Policy 1.4.4: The City shall continue to utilize the Concurrency Management System located within the Land Development Regulations, which states that development orders may only be issued where the required levels of service are being met concurrent with current or projected development. A valid Certificate of Concurrency is proof that the applicant has met such criteria. This approval is required prior to the issuance of any development order.

Policy 1.4.5 The City Land Development Regulations shall be amended to require developers to supply data outlining the demand of their project on all infrastructure.

Policy 1.4.2 All developers creating a deficiency upon any infrastructure facility shall up grade the deficient facility so the adopted level of service is maintained.

Objective 1.5 Management of Process. The city will seek to manage its fiscal resources efficiently in order to insure funds are available to implement capital facilities needs and priorities.

Policy 1.5.1: Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy 1.5.2: To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted and implemented on the schedule identified, the City shall either:

- A. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or

- B. Amend the Plan Elements included level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

Policy 1.5.3: To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- A. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding.
- B. Implementation of impact fees to assist in the funding of new facilities.
- C. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding.
- D. Establishment of special assessments on property owners.
- E. Combination of funding sources.

Policy 1.5.4: The City will actively seek grants from federal, state and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

Policy 1.5.5: The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

Policy 1.5.6: The Capital Improvements Program shall embody and be consistent with the following:

- A) Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified.
- B) Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
- C) A debt management strategy and set of criteria, which shall be based upon the debt management principles set out in Policy 1.5.6.
- D) Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
- E) Equity of the uses of a revenue source relative to the populace generating the revenue.

Policy 1.5.7: Management of Debt. The City shall manage debt issuance and obligations according to sound public fiscal management principles, including the following:

- A) Debt issuance will be included in the City’s long-term capital plan.
- B) The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years.

- C) Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less.
- D) The maximum ratio of total debt service to total revenue shall be 15%.
- E) Total City debt will not exceed one hundred percent (100%) of the taxable value of property located within the City.
- F) Credit enhancement will be utilized when necessary to lower total borrowing costs.

Policy 1.5.8 The City will expend revenue generated by the citizens or Wildwood for capital facilities in a manner consistent with this Comprehensive Plan only.

Objective 1.6 Implement School Concurrency

The City hereby incorporates by reference the Sumter County School Board’s Five-Year financially feasible Work Program (adopted by the Sumter County School Board on October 1, 2010) that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board’s projections of student enrollment, based on the adopted level of service standards for public schools and to correct any school deficiencies. This reference will aid in the timing management of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

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Policy 1.6.1 Consistent with the Interlocal Agreement, the City agrees to apply the following standards for school concurrency district wide to all of the same type of schools in Sumter County. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

DISTRICT-WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

Policy 1.6.2 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 1.6.3 The School Board, in coordination with the City of Wildwood, shall annually update the School Board’s financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the five year planning period. The City of Wildwood, School Board, County and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5-Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be finically feasible and the level of service standards will continue to be achieved and maintained.

Policy 1.6.4 The City shall coordinate an annual review of the element to review enrollment projections and evaluate and update procedures for annual update process.

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities’ and County’s Growth Reports Provided to School Board
April 15	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board’s adoption of Educational Facilities Plan
September 1	Update of Five-Year Capital Facilities Plan adopted into City’s and County’s comprehensive plans

CAPITAL IMPROVEMENTS IMPLEMENTATION

A 5-year schedule of capital improvements is included in this section of the Capital Improvements Element. This schedule is the mechanism by which the City of Wildwood utilizes to stage the timing, location, cost, and revenue sources required for capital projects that effect concurrency as derived from other elements of the Comprehensive Plan. The 5-year schedule demonstrates the financial feasibility of the concurrency-related capital needs of the City of Wildwood.

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Reclaimed Water

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1. (a) PUBLIC HEARINGS - 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the "Annual Budget of the 5-year Schedule of the Capital Improvements Element" of the Comprehensive Plan

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$43,304			
All Other Revenues						
Revenues Total:		\$0	\$43,304	\$0	\$0	\$0
Expenditures/ Projects:						
CR 232 Resurfacing from CR 209 to West of US 301			\$43,304			
Expenditures Total		\$0	\$43,304	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
CR 468 widen to 4 lanes from SR 44 to FTP	PE		\$507,000			
	ROW	\$2,006,000				
CR 468 PD&E Study from US 301 to FTP	PD&E	\$150,000				
CR 466A widen from Powell Road to US 301 (Phase III)	PE	\$500,000				
	ROW					\$2,068,438
CR 466 PD&E Study add lanes from CR 245 to US 301	PD&E	\$80,000				
CR 462 PD&E Study from US 301 to CR 466A	PD&E	\$80,000				
CR 468/FTP Interchange	CON	\$2,000,000		\$2,500,000	\$10,200,000	
Total		\$4,816,000	\$507,000	\$2,500,000	\$10,200,000	\$2,068,438
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
US 301 widen to 4 lanes from N of CR 204 to Marion Co. line	PD	\$5,000				
	ROW	\$9,570,400				
	CON	\$16,449,559		\$123,424		
US 301 widen to 4 lanes from N of CR 232 to N of NE 110th Rd.	ROW	\$3,463,025				
	CON	\$9,729,520				
	AD	\$1,838,631	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
US 301 – CSX Improvement (Overpass)	CON	\$525,917				
SR 44 – CSX Improvement (Overpass)	CON	\$2,714,870				
CR 466 Resurfacing from CR 475 to CR 466	CON					\$1,612,903
Total		\$44,296,922	\$1,371,870	\$1,495,294	\$1,371,870	\$2,984,773
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$456,340		\$2,287,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$456,340	\$0	\$2,287,000	\$0
Expenditures/ Projects:						
Water line extension Prison WTP to CR 470			\$243,340			
Champagne Farms Water Treatment Plant and Transmission System	DES		\$213,000			
	CON				\$2,287,000	
Expenditures Total		\$0	\$456,340	\$0	\$2,287,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

City of Wildwood
5 - Year Schedule of Capital Improvements

Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$928,800		\$500,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$928,800	\$0	\$500,000	\$0
Expenditures/ Projects:						
Sewer line extension from Coleman Federal Prison to CR 501/ CR 470			\$294,000			
Sewer line extension from CR 468 LS to S. Main St.			\$634,800			
South Wildwood Wastewater Treatment Plant	DES				\$500,000	
Expenditures Total		\$0	\$928,800	\$0	\$500,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Drainage (Stormwater) Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$658,859			
All Other Revenues						
Revenues Total:		\$0	\$658,859	\$0	\$0	\$0
Expenditures/ Projects:						
Osceola Ave Drainage Improvement			\$408,859			
CR 232 Drainage Improvements			\$250,000			
Expenditures Total		\$0	\$658,859	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Recreation Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Expenditures Total		\$0	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Chapter 2

TRANSPORTATION ELEMENT

Goals, Objectives and Policies

Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statue or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 To provide for a safe, convenient, and efficient transportation system for motorized and non-motorized travel needs for the residents of the City of Wildwood.

OBJECTIVE 1.1 The City shall establish service standards for roadways within the City of Wildwood.

Policy 1.1.1 The City will maintain a Concurrency Management System (CMS) to monitor the impacts of development and growth on the following roadways:

- a. US 301
- b. SR 44
- c. CR 44A
- d. CR 139
- e. CR 209
- f. CR 213
- g. CR 462
- h. CR 466
- i. CR 466A
- j. CR 468
- k. CR 470
- l. CR 472
- m. CR 501
- n. Florida’s Turnpike

Policy 1.1.2 The City will annually monitor and update the CMS during the peak season (January through March).

Policy 1.1.3 The City shall adopt and use a traffic study methodology to be included as a part of the Transportation Element. The most current concurrency management system shall be the standard for all traffic circulation studies.

Policy 1.1.4 The land development regulations shall be amended to require that:

- a. Adequate roadway facilities as determined by the CMS are available to serve the proposed development in accordance with the adopted level of service standard.

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the "Annual Update of the 5-year Schedule of the Capital Improvements Element" of the Comprehensive Plan

- CR 466A widen to 4 lanes from CR 462 to US 301 (PD&E funded, ROW funding identified)
- SR 44 CSX Improvement (Overpass) (under construction)
- US 301 CSX Improvement (Overpass) (under construction)

Deleted: construction funding identified

Deleted: <#>Construct new 2 lane road (CR 209 extension) from CR 232 to CR 44A (City planned project; not required for LOS)¶

Deleted: funded

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Policy 1.2.3 Improvements to the transportation system shall be prioritized based on safety considerations, existing deficiencies, multi-modal and environmental considerations, physical, economic and policy constraints, contribution to quality urban design, required right-of-way needs and level of service.

Policy 1.2.4 The City of Wildwood shall provide a land use plan which provides a balance of productions and attractions locally within the City to reduce potential trips on the Florida Turnpike.

OBJECTIVE 1.3 Roadway deficiencies, when identified, will be corrected on a scheduled basis as reflected in the Capital Improvements Element.

Policy 1.3.1 Traffic improvement projects shall be evaluated and prioritized according to the following guidelines:

- Existing projects to correct identified traffic system deficiencies.
- Projects to correct traffic system deficiencies as identified by the concurrency management system.
- Projects which are necessary to protect the public health, safety and welfare.
- Projects which are necessary to fulfill a legal commitment made by the City.
- Projects which will preserve or achieve the full utilization of existing facilities.
- Projects to provide facilities and services in accordance with the future land use plan and capital improvements program.
- Projects which are cost effective and lead to serving existing developed areas lacking a complete range of needs.
- Projects which are designed to meet the needs of defined growth or development areas within the City.

Policy 1.3.2 The scheduling of new roadway projects shall be deferred until projects designed to correct existing deficiencies and/or deficiencies identified in the CMS are scheduled.

Policy 1.3.3 Development permits issued for new development and roadway projects shall be in conformance with the adopted LOS standard in this Transportation Element, the scheduled improvements in the Capital Improvements Element, the CMS, and the Future Land Use Element.

OBJECTIVE 1.4 Right-of-way needs shall be formally identified and prioritized for acquisition or reservation shall be established.

b. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.

Policy 1.1.5 The City shall maintain all municipally-owned roadways and all roadways under adopted agreements with the State or County or Developer of Record.

Policy 1.1.6 The City hereby adopts the following Level of Service Standards

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
All Other Roadways	LOS D

All roadway level of service standards are based on peak hour, peak direction (PHPD) traffic volumes. The City’s Land Development Code should provide procedures and methodology for evaluating LOS standards as part of the City’s concurrency management system.

OBJECTIVE 1.2 Provide transportation improvements and strategies to meet projected needs of growth and anticipated development.

Policy 1.2.1 Adoption of TIP The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY 2010-2011 through 2014-2015, as adopted by the appropriate governing body.

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Policy 1.2.2 In coordination with FDOT, Lake-Sumter MPO, Sumter County and developers, the City shall mitigate for the anticipated growth of new development on the transportation system through implementation of the following projects as need arises:

Projects Contained within the 5-Year Schedule of Capital Improvements (2010-2014)

- CR 462 add lanes from US 301 to CR 466A (PD&E funded) Deleted: CR 209
- CR 468 Turnpike Interchange Phase 1 (construction funding identified) Deleted: construction funding identified
- CR 468 widen to 4 lanes from Turnpike Interchange to SR 44 (ROW and PE funded) Deleted: <#>CR 139 4 Laning (construction funded)¶
- CR 468 widen to 4 lanes from Turnpike Interchange to US 301 (PD&E funded) Deleted: <#>CR 466A widen to 4 lanes from Buena Vista Blvd to CR 462 (Phase II) (construction funded)¶
- US 301 widen to 4 lanes from N of CR 204 to Marion County line (under construction) Deleted: ; construction funding in future years
- US 301 widen to 4 lanes from N of CR 232 to N of Ne 110th Street (under construction) Deleted: <#>CR 470 widen to 4/6 lanes from Lake County line to I-75 (PD&E funded; ROW funding identified)¶ <#>CR 501 add lanes from CR 468 to CR 470 (PD&E funded)¶
- CR 466 widen to 4 lanes from CR 245 to US 301 (PD&E funded) Deleted: funded
- Deleted: funding identified

Policy 1.4.1 The City of Wildwood shall analyze right-of-way needs identified through the Capital Improvements Plan in order to coordinate planned infrastructure development.

Policy 1.4.2 The City shall enforce minimum right-of-way requirements for new roadways.

Policy 1.4.3 The City of Wildwood shall implement a program for mandatory dedication of right-of ways, as a condition of site plan or plat approval.

Policy 1.4.4 The City of Wildwood shall plan for the Bus Rapid Transit System by acquiring additional right-of-way to accommodate this system.

OBJECTIVE 1.5 The City shall enforce regulations that restrict parking on City roadways.

Policy 1.5.1 The City shall review all proposed developments to insure that all City parking requirements are complied with.

Policy 1.5.2 The City shall enforce regulations concerning on site traffic flow.

OBJECTIVE 1.6 The City shall enforce regulations to ensure that the City’s transportation system will emphasize safety and efficiency.

Policy 1.6.1 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.6.2 Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 1.6.3 The City shall utilize landscaping to improve the aesthetic quality of the City’s transportation facilities, to act as a traffic-calming mechanism and buffer adjoining land uses from major roadways.

Policy 1.6.4 The City hereby establishes an access management policy to eliminate roadway designs which lead to hazardous conditions. The City shall:

- a. Limit construction permits for roadway access points to the minimum necessary by the project;
- b. Encourage the use of shared access points by adjacent projects;
- c. Require that parcels located along two or more roadways establish the access point along the roadway of the lower functional class;
- d. Require access on all State roads have the approval of the Florida Department of Transportation; and

e. Require access on all County roads have the approval of Sumter County.

OBJECTIVE 1.7 Transportation plans for the City will be coordinated with the future land uses shown on the Future Land Use Map of the Comprehensive Plan, the plans and programs of Sumter County and with the five-year Transportation Plan of Florida Department of Transportation (FDOT).

Policy 1.7.1 By June 30 of each year the City shall review annually the progress of meeting traffic improvement needs in relationship to the adopted Future Land Use Map and Element, the Capital Improvement Element, and the Concurrency Management System.

Policy 1.7.2 The City shall review the FDOT Five-Year Transportation Plan for purposes of coordinating improvement needs of joint interest and benefit.

Policy 1.7.3 The City shall work with FDOT in the scheduling of needed roadway improvements in the FDOT five-year work program for state roads in the City of Wildwood.

Policy 1.7.4 The City shall review the transportation and future land use plans of Sumter County and its jurisdictions for purposes of coordinating future development and the provision of traffic needs.

Policy 1.7.5 The City shall coordinate with the Lake-Sumter MPO regarding transportation improvements.

Policy 1.7.6 The City shall continue discussions with FDOT and other agencies as needed for potential bypass routes around Wildwood.

Policy 1.7.7 The City shall conduct a feasibility study to identify alternatives for possible bypass routes around Wildwood.

OBJECTIVE 1.8 Develop a sustainable City through actions which reduce the emission of greenhouse gases.

Policy 1.8.1 The City shall encourage a mix and location of land uses designed to increase accessibility of Wildwood’s residents to jobs, services and housing and reduce vehicle trips.

Policy 1.8.2 The City shall support development proposals that incorporate new urbanism principles and create a more walkable urban environment.

Policy 1.8.3 The City shall require that bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects.

Policy 1.8.4 The City shall require that new sidewalks be constructed where technically feasible, as part of new commercial, residential, industrial and mixed use projects.

Policy 1.8.5 The City shall encourage the use of shaded, separate walkways that extend from existing sidewalks to buildings to promote pedestrian travel to commercial and employment centers.

OBJECTIVE 1.9 The City shall plan for and promote alternative modes of transportation to provide a safe and efficient multi-modal system and to provide for a possible reduction of individual motor vehicle travel.

Policy 1.9.1 All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 1.9.2 The City of Wildwood shall prepare and adopt a comprehensive bicycle and pedestrian master plan by the year 2012. The master plan shall prioritize those corridors currently developed which link residential developments to nearby schools, recreational and activity centers prior to developing new corridors.

Policy 1.9.3 The City shall enforce land development regulations that require new subdivisions, replats, planned developments, and site plans accommodate bicycle and pedestrian traffic needs; and new multi-family residences, shopping facilities, recreational areas, schools, and other public uses provide storage areas for bicycles.

Policy 1.9.4 By 2015, the City shall install bicycle parking facilities at all City-owned public buildings.

Policy 1.9.5 The City shall integrate the future trail and bicycle system as identified on Map 2-6 into Neighborhood and Employment Mixed Use Centers, residential areas, public schools, activity centers, recreational areas, and the park system along existing and future transportation thoroughfares through activities such as the development review process and through City acquisition.

Policy 1.9.6 The City shall coordinate with the Lake-Sumter MPO and Sumter County in developing a Bus Rapid Transit Network as identified on Map 2-7.

Policy 1.9.7 The City shall coordinate with Sumter County and the Lake-Sumter MPO to ensure that transit linkages are provided from the major transportation corridors along routes to land uses generating or attracting heavy traffic such as the Downtown area and within future Mixed Use Centers.

Policy 1.9.8 The special needs of transportation disadvantaged person shall be considered in the design of all public transit systems.

Policy 1.9.9 The City shall support the continuation of existing freight rail infrastructure where consistent with land use policies.

Policy 1.9.10 By 2014 the City shall update the Concurrency Management Program to address a Multi-modal Transportation System.

Policy 1.9.11 By 2014 the City shall establish a Multi-modal Transportation District (MMTD) and shall explore revenue sources such as Mobility Fees to implement the MMTD.

Policy 1.9.12 The City shall require minimum densities along designation transit corridors and within Mixed Use Centers that promote and support public transportation.

OBJECTIVE 1.10 Maintain a transportation map series as the guiding document for development of an adequate network of major travelways consistent with 9J-5.019 (2)(a) F.A.C. requirements.

Policy 1.10.1 Maintain a transportation map series of existing features which:

- a. Establishes the *Existing Roadway Functional Classification Map* as the official listing of existing arterial, collector and limited and controlled access roadway facilities with number of through lanes for each roadway indicated for the City of Wildwood.
- b. Establishes the *Existing Bicycle/Pedestrian Circulation Map* as the official listing of existing bicycle and pedestrian facilities for the City of Wildwood.
- c. Establishes the *Existing Freight and Passenger Rail Lines Map* with terminal locations for the City of Wildwood.

Policy 1.10.2 Maintain a transportation map series of future features which:

- a. Establishes the *Future Transportation Map 2035* as the official listing of needed transportation facilities to meet future concurrency within the City of Wildwood.
- b. Establishes the *Future Trail and Bicycle Circulation Map* as the official listing of future bicycle and pedestrian facilities needed to create a complete bicycle and pedestrian network for the City of Wildwood.
- c. Establishes the future *Bus Rapid Transit Map* with terminal locations for the City of Wildwood and Sumter County.

GOAL 2 To develop a financially feasible transportation system that meets the needs of the City residents with utilization of all public and private funding sources available.

OBJECTIVE 2.1 The City will continue to identify specific revenue sources to be used in funding traffic system improvements.

Policy 2.1.1 To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy

exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- a. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding;
- b. Implementation of impact fees to assist in the funding of new facilities;
- c. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding;
- d. Establishment of special assessments on property owners; and
- e. Combination of funding sources.

Policy 2.1.2 The City shall determine the feasibility of various alternative mechanisms for funding roadway improvements through the Capital Improvement Plan.

Policy 2.1.3 The City shall minimize the impacts of development on constrained and backlogged corridors by placing an emphasis on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical operational improvements, demand management strategies (e.g., ridesharing and vanpooling), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the land development regulations.

Policy 2.1.4 For roadways exceeding the adopted level of service, an applicant for development may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share under certain conditions, described in the land development regulations. The applicant must contribute their fair-share towards the construction of facilities, including pedestrian, bicycle, and transit facilities.

Policy 2.1.5 The City shall work with Sumter County to use Transportation Impact Fee funds to construct new transportation facilities, and on adjustments to the Transportation Impact Fee Ordinance to allow funds to be spent on multi-modal projects to include sidewalks, bicycle facilities, and transit infrastructure.

GOAL 3 Provide for the coordination of City transportation plans with the plans and programs of other local, state, regional and federal agencies as well as affected groups and organizations.

OBJECTIVE 3.1 Transportation improvement requirements shall be coordinated with other affected government entities to ensure that the most efficient and cost-effective course of action is followed and that strategies demonstrating the area-wide coordination necessary to implement all provisions of this element are developed.

Policy 3.1.1 Interlocal solutions to the transportation needs and problems of the City shall be coordinated with transportation improvements in the County, local MPO, regional and state plans, and the FDOT Adopted Work Program.

OBJECTIVE 3.2 Citizen participation in decisions which impact the transportation system should be fostered by appropriate agencies and local officials.

1. (a) PUBLIC HEARINGS – 2nd Final Reading of Ordinance No. O2010-26, an ordinance adopting the “Annual Update of the 5-year Schedule of the Capital Improvements Element” of the Comprehensive Plan

Policy 3.2.1 Encourage active participation of citizens, neighborhood groups, and economic interest groups in determining the transportation needs of the City.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Ordinance Correcting Legal Description in Ordinance 616

REQUESTED ACTION: 1st Reading of Ordinance O2010-27

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 11/22/10
 Special Meeting

CONTRACT: N/A
Effective Date: _____
Managing Division / Dept: _____

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

It was recently discovered that the legal description in the Turkey Run PUD-Ordinance 616 is incorrect. The error in legal description does not change the overall intent of the ordinance or planned unit development.

Ordinance O2010-27 corrects the scrivener's error in Ordinance 616.

Melanie Peavy
Development Services Director

ORDINANCE NO. O2010-27

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, CORRECTING SCRIVENERS ERRORS CAUSED BY SCRIVENERS ERRORS CONTAINED IN THE PROPERTY DESCRIPTION PROVIDED BY THE ORIGINAL SURVEYOR IN ORDINANCE NUMBER 616; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 616 was enacted using a property description and a map to depict the area encompassed by the ordinance; and,

WHEREAS, the property description provided to the City contained scriveners errors; and,

WHEREAS, the map properly identified the property impacted by the ordinance; and,

WHEREAS, all notice and other legal requirements to any property owner were met for the area depicted in the map which was the correct area which would be affected by the ordinance; and,

WHEREAS, the property owner subsequently contacted the City with a corrected legal description; and,

WHEREAS, the City wishes to corrected the legal description contained in Ordinance 616.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida:

SECTION 1. The City of Wildwood enacted ordinance number 616 on November 10, 2008, annexing certain real property north of the City of Wildwood. Certain scriveners errors were included in ordinance number 616. The scriveners errors contained in ordinance number 616 are corrected as follows:

a. The ordinance contained a typing error in the legal description, which is correctly described as follows (cross-throughs indicate deletions and underlines indicate additions):

LEGAL DESCRIPTION:

~~The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, and that part of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida, and that part of BRIARWOOD, a subdivision in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, recorded in Plat Book 4, Page 16, Public Records of Sumter County, Florida, described as follows; From the southeast corner of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida, run N89°57'30" W, along the south boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 of Section 5, a distance of 33.00 feet;~~

~~thence N00°08'55"W, a distance of 384.05 feet, to the northeast corner of Lot 1, of the aforementioned BRIARWOOD, and the POINT OF BEGINNING of the following described parcel of land; from said POINT OF BEGINNING, run N89°57'00"W, along the north boundary of the aforesaid Lot 1, a distance of 220.06 feet (N89°57'00"W – 220.00' Plat of BRIARWOOD), to the northwest corner of said Lot 1; thence N89°57'30"W, a distance of 617.77 feet; thence N00°09'50"W, a distance of 149.22 feet; thence N89°57'30"W, a distance of 454.44 feet, to a point on the west boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 of Section 5, said point being N00°06'13"W, a distance of 533.50 feet, from the southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 5; thence run N00°06'13"W, along the west boundary of the said Southeast 1/4 of the Northeast 1/4, and the west boundary of the aforesaid Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 1457.89 feet, to the northwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 5; thence S89°57'33"E, along the north boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 661.82 feet, to the northeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence S00°08'02"E, along the east boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 663.74 feet, to the southeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence S89°57'32"E, along the north boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 and the north boundary of the aforementioned BRIARWOOD, (S89°57'00"E – Plat of BRIARWOOD), a distance of 629.28 feet, to the northeast corner of said BRIARWOOD; thence S00°09'32"E, a distance of 50.00 feet, to the northeast corner of Lot 5, BRIARWOOD; thence N89°57'32"W (N89°57'00"W – Plat of BRIARWOOD), along the north boundary of said Lot 5, a distance of 220.00 feet, to the northwest corner of said Lot 5; thence S00°09'32"E, (S00°05'50"E – Plat of BRIARWOOD), along the west boundary of said Lot 5, and the west boundary of Lot 4, BRIARWOOD, a distance of 323.37 feet (323.40' – Plat of BRIARWOOD), to a point that is N00°09'32"W, a distance of 73.40 feet, from the southwest corner of said Lot 4; thence S89°57'32"E (S89°57'00"E – Plat of BRIARWOOD), along a line that is 73.40 feet northerly and parallel with the south boundary of said Lot 4, a distance of 220.00 feet, to the east boundary of said Lot 4; thence S00°09'32"E (S00°05'50"E – Plat of BRIARWOOD), along the east boundary of said Lot 4, and the east boundary of a parcel labeled, "Not a Part of This Subd", on the plat of BRIARWOOD, a distance of 123.40 feet, to the northeast corner of Lot 3, BRIARWOOD; thence N89°57'32"W, (N89°57'00"W – Plat of BRIARWOOD), along the north boundary of said Lot 3, a distance of 220.00 feet, to the northwest corner of said Lot 3; thence S00°10'14"E (S00°05'50"E – Plat of BRIARWOOD), along the west boundary of said Lot 3, and the west boundary of Lot 2, BRIARWOOD, a distance of 248.29 feet (248.40' – Plat of BRIARWOOD), to a point that is S00°10'14"E, a distance of 50.00 feet, from the northwest corner of said Lot 2; thence S89°57'00"E, along a line that is 50.00 feet southerly and parallel with the north boundary of said Lot 2, a distance of 220.06 feet (S89°57'00"E – 220.00' – Plat of BRIARWOOD), to a point on the east boundary of said Lot 2; thence S00°08'55"E, along the east boundary of said Lot 2, and the east boundary of a parcel labeled, "Not a Part of This Subd", on the plat of BRIARWOOD, a distance of 198.34 feet (S00°05'50"E – 198.40' – Plat of BRIARWOOD), to the POINT OF BEGINNING, and end of this description.~~

That part of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida; and that part BRIARWOOD, a subdivision in Section 5, Township 19 South, Range 23 East, recorded in Plat Book 4, Page 16, Public Records of Sumter County, Florida, described as follows: from the southeast corner of the Northeast 1/4 of said Section 5, run N89°57'30"W, along the south boundary of said Northeast 1/4, a distance of 33.13 feet; thence N00°09'05"W, a distance of 50.00 feet, to a point on the north right-of-way of C-466A and the west right-of-way of EC-462, said point being the Point of Beginning on the following described parcel: from said Point of Beginning, run N00°09'05"W, along the said west right-of-way of E C-462, and east boundary of the aforesaid BRIARWOOD subdivision, a distance of 904.11 feet, to a point that is N00°09'05"W, a distance of 73.40 feet, from the southeast corner of Lot 4, of BRIARWOOD subdivision; thence N 89°57'32" W, along a line parallel with the south boundary of said Lot 4, a distance of 220.00 feet, to the west boundary of said Lot 4; thence N 00°09'05" W, a distance of 323.37 feet, to the northwest corner of Lot 5, BRIARWOOD; thence S 89°57'32" E, a distance of 220.00 feet, to the northeast corner of said Lot 5; thence N 00°09'05" W, a distance of 50.00 feet, to a point on the north boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 5, Township 19 South, Range 23 East; thence N 89°57'32" W, along said north boundary of the Southeast 1/4 of the Northeast 1/4, a distance of 629.33 feet, to the southeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence N 00°08'02" W, along the east boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 663.74 feet, to the northeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence N 89°57'33" W, along the north boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 661.82 feet, to the northwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence S 00°06'13" E, along the west boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, and the west boundary of the Southeast 1/4 of the Northeast 1/4, a distance of 1457.89 feet, to a point that is N00°06'13"W, a distance of 533.30 feet, from the southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 5; thence S 89°57'30" E, a distance of 454.50 feet; thence S 00°07'20" E, a distance of 483.30 feet, to the north right-of-way of the aforementioned C-466A; thence S 89°57'30" E, along said north right-of-way, a distance of 837.90 feet, to the Point of Beginning, and end of this description. Description contains 41.30 acres.

SECTION 2. Section 1-14 of the City of Wildwood code of ordinances is hereby amended to include the following corrected legal descriptions contained herein:

That part of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida; and that part BRIARWOOD, a subdivision in Section 5, Township 19 South, Range 23 East, recorded in Plat Book 4, Page 16, Public Records of Sumter County, Florida, described as follows: from the southeast corner of the Northeast 1/4 of said Section 5, run N89°57'30"W, along the south boundary of said Northeast 1/4, a distance of 33.13 feet; thence N00°09'05"W, a distance of 50.00 feet, to a point on the north right-of-way of C-466A and the west right-of-way of EC-462, said point being the Point of Beginning on the following described parcel: from said Point of Beginning, run N00°09'05"W, along the said west right-of-way of E C-462, and east boundary of the aforesaid BRIARWOOD subdivision, a distance of 904.11 feet, to a point that is N00°09'05"W, a distance of 73.40 feet, from the

southeast corner of Lot 4, of BRIARWOOD subdivision; thence N 89°57'32" W, along a line parallel with the south boundary of said Lot 4, a distance of 220.00 feet, to the west boundary of said Lot 4; thence N 00°09'05" W, a distance of 323.37 feet, to the northwest corner of Lot 5, BRIARWOOD; thence S 89°57'32" E, a distance of 220.00 feet, to the northeast corner of said Lot 5; thence N 00°09'05" W, a distance of 50.00 feet, to a point on the north boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 5, Township 19 South, Range 23 East; thence N 89°57'32" W, along said north boundary of the Southeast 1/4 of the Northeast 1/4, a distance of 629.33 feet, to the southeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence N 00°08'02" W, along the east boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 663.74 feet, to the northeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence N 89°57'33" W, along the north boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 661.82 feet, to the northwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence S 00°06'13" E, along the west boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, and the west boundary of the Southeast 1/4 of the Northeast 1/4, a distance of 1457.89 feet, to a point that is N00°06'13"W, a distance of 533.30 feet, from the southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 5; thence S 89°57'30" E, a distance of 454.50 feet; thence S 00°07'20" E, a distance of 483.30 feet, to the north right-of-way of the aforementioned C-466A; thence S 89°57'30" E, along said north right-of-way, a distance of 837.90 feet, to the Point of Beginning, and end of this description. Description contains 41.30 acres.

SECTION 3. Section 1-14 of the City of Wildwood code of ordinances is hereby amended to delete the following incorrect legal descriptions contained herein:

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, and that part of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida, and that part of BRIARWOOD, a subdivision in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, recorded in Plat Book 4, Page 16, Public Records of Sumter County, Florida, described as follows; From the southeast corner of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida, run N89°57'30" W, along the south boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 of Section 5, a distance of 33.00 feet; thence N00°08'55"W, a distance of 384.05 feet, to the northeast corner of Lot 1, of the aforementioned BRIARWOOD, and the POINT OF BEGINNING of the following described parcel of land; from said POINT OF BEGINNING, run N89°57'00"W, along the north boundary of the aforesaid Lot 1, a distance of 220.06 feet (N89°57'00"W - 220.00' Plat of BRIARWOOD), to the northwest corner of said Lot 1; thence N89°57'30"W, a distance of 617.77 feet; thence N00°09'50"W, a distance of 149.22 feet; thence N89°57'30"W, a distance of 454.44 feet, to a point on the west boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 of Section 5, said point being N00°06'13"W, a distance of 533.50 feet, from the southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 5; thence run N00°06'13"W, along the west boundary of the said Southeast 1/4 of the Northeast 1/4, and the west boundary of the aforesaid Southwest 1/4 of the

Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 1457.89 feet, to the northwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 5; thence S89°57'33"E, along the north boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 661.82 feet, to the northeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence S00°08'02"E, along the east boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 663.74 feet, to the southeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence S89°57'32"E, along the north boundary of the aforesaid Southeast 1/4 of the Northeast 1/4 and the north boundary of the aforementioned BRIARWOOD, (S89°57'00"E - Plat of BRIARWOOD), a distance of 629.28 feet, to the northeast corner of said BRIARWOOD; thence S00°09'32"E, a distance of 50.00 feet, to the northeast corner of Lot 5, BRIARWOOD; thence N89°57'32"W (N89°57'00"W - Plat of BRIARWOOD), along the north boundary of said Lot 5, a distance of 220.00 feet, to the northwest corner of said Lot 5; thence S00°09'32"E, (S00°05'50"E - Plat of BRIARWOOD), along the west boundary of said Lot 5, and the west boundary of Lot 4, BRIARWOOD, a distance of 323.37 feet (323.40' - Plat of BRIARWOOD), to a point that is N00°09'32"W, a distance of 73.40 feet, from the southwest corner of said Lot 4; thence S89°57'32"E (S89°57'00"E - Plat of BRIARWOOD), along a line that is 73.40 feet northerly and parallel with the south boundary of said Lot 4, a distance of 220.00 feet, to the east boundary of said Lot 4; thence S00°09'32"E (S00°05'50"E - Plat of BRIARWOOD), along the east boundary of said Lot 4, and the east boundary of a parcel labeled, "Not a Part of This Subd", on the plat of BRIARWOOD, a distance of 123.40 feet, to the northeast corner of Lot 3, BRIARWOOD; thence N89°57'32"W, (N89°57'00"W - Plat of BRIARWOOD), along the north boundary of said Lot 3, a distance of 220.00 feet, to the northwest corner of said Lot 3; thence S00°10'14"E (S00°05'50"E - Plat of BRIARWOOD), along the west boundary of said Lot 3, and the west boundary of Lot 2, BRIARWOOD, a distance of 248.29 feet (248.40' - Plat of BRIARWOOD), to a point that is S00°10'14"E, a distance of 50.00 feet, from the northwest corner of said Lot 2; thence S89°57'00"E, along a line that is 50.00 feet southerly and parallel with the north boundary of said Lot 2, a distance of 220.06 feet (S89°57'00"E - 220.00' - Plat of BRIARWOOD), to a point on the east boundary of said Lot 2; thence S00°08'55"E, along the east boundary of said Lot 2, and the east boundary of a parcel labeled, "Not a Part of This Subd", on the plat of BRIARWOOD, a distance of 198.34 feet (S00°05'50"E - 198.40' - Plat of BRIARWOOD), to the POINT OF BEGINNING, and end of this description.

SECTION 4. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 5. 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 6. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this _____ day of _____, 2010, by the City

Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

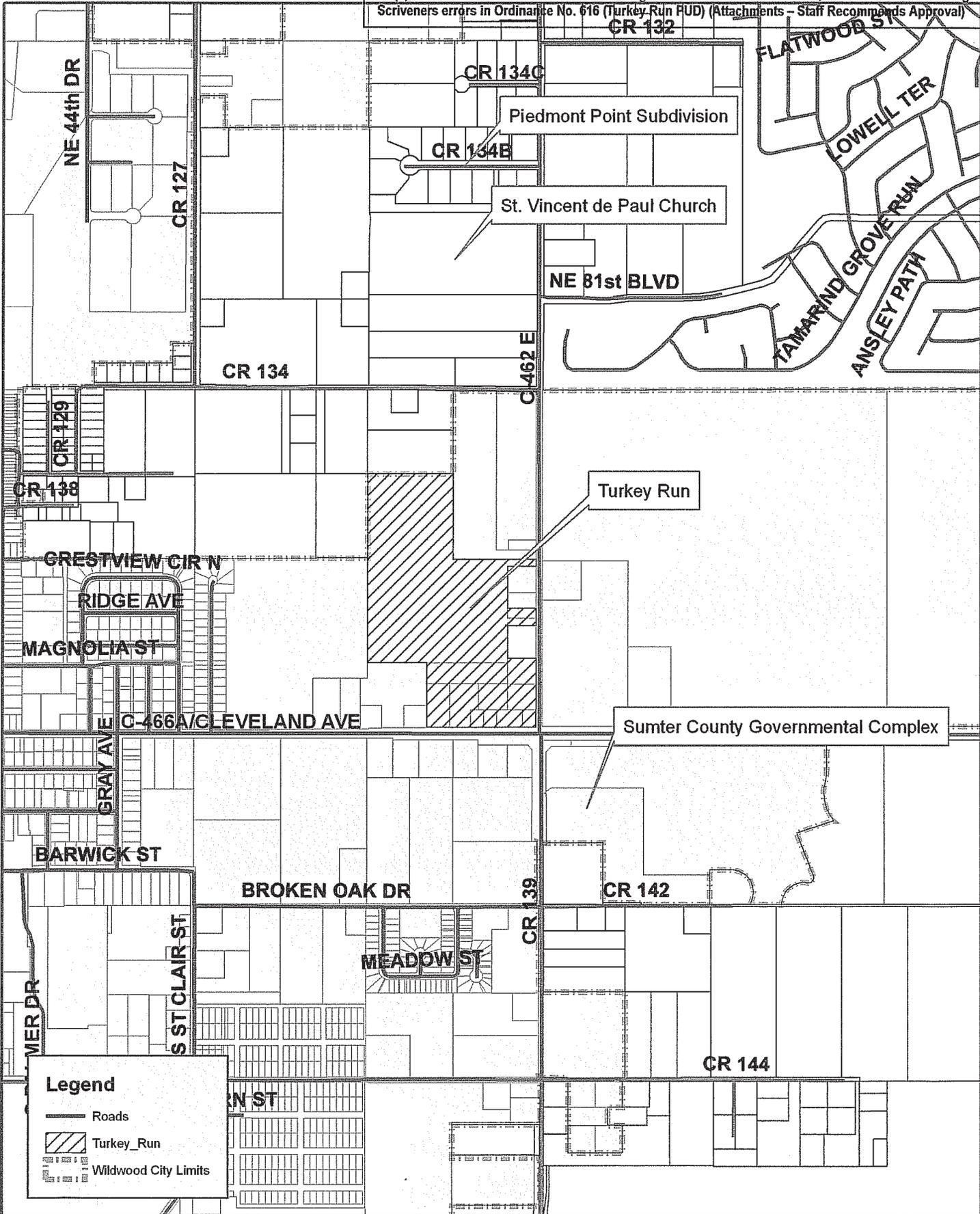
Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair
City Attorney



Legend

- Roads
- Turkey Run
- Wildwood City Limits



1 inch = 1,000 feet

City of Wildwood, Florida
Turkey Run



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Villages of Wildwood DRI – 2nd NOPC to the Development Order

REQUESTED ACTION: Approval of the 2nd Notice of Proposed Change to the DRI Development Order for the Villages of Wildwood and Adoption of Resolution 2010-36

Work Session (Report Only) **DATE OF MEETING:** 12/13/10
 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 Villages of Lake Sumter, Inc. has submitted a 2nd Notice of Proposed Change to the Villages of Wildwood DRI Development Order.

Pursuant to Florida Statute 380.06, a public hearing date was set for December 13, 2010.

The proposed changes to the Villages of Wildwood DRI are to amend the land use conversion matrix to include skilled nursing facilities, assisted living facilities and independent living facilities land uses, add approximately 4.71 acres to the Villages of Wildwood DRI and Amend Map H and H-1 to reflect the addition of the 4.71 acres as Town Center Mixed Use.

Staff recommends approval of the 2nd Notice of Proposed Change to the DRI Development Order for the Villages of Wildwood and Adoption of Resolution 2010-36

Melanie Peavy
Development Services Director

RESOLUTION 2010-36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING A SECOND AMENDMENT TO THE DEVELOPMENT ORDER FOR THE VILLAGES OF WILDWOOD DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 8, 2010 The Villages of Lake-Sumter, Inc. submitted a Notice of Proposed Change (NOPC) pursuant to 380.06 (19) Florida Statutes (F.S.), to the Villages of Wildwood Development of Regional Impact (DRI) Development Order (DO); and

WHEREAS, the Wildwood City Commission has conducted an advertised public hearing on December 13, 2010 for the purpose of receiving public comment and determining whether the proposed changes constitute a substantial deviation to the approved Amended Development Order (ADO).

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

SECTION 1. FINDINGS OF FACT. Based on the documentation and testimony received at the public hearing, the City Commission hereby finds as fact as follows:

1. On February 24, 2004 the Wildwood City Commission approved a third substantial deviation to the Villages of Sumter DRI (that was first approved in 2000) to create the Villages of Wildwood DRI. Pursuant to a §380.032(3) agreement the Department of Community Affairs signed with the Developer dated June 9, 1999 the various Villages DRIs would be processed as separate DRIs by the individual jurisdictions in which they are located without consideration of aggregation except for impacts to affordable housing, transportation, air quality and wildlife. Therefore, the Villages of Wildwood DRI is now being processed as a separate DRI. The 2008 approval was for a development total of not more than 1,288,258 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures; 14,400 square feet GFA of office space, 8 theater screens, and 200 hotel rooms on 235 acres; a 300 bed hospital on 51 acres, 49,714 square feet of educational/institutional floor area on 14 acres and 91 acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total development area of approximately 391 acres, located in the City of Wildwood herein referred to as the "Development".
2. On December 5, 2008, the Wildwood City Commission approved an NOPC to the previously approved DRI pursuant to Section 380.06 (19), F.S. and Rule 9J-2.025 (11), F.A.C., that amended the DO as follows:
 - Established December 31, 2019 as the Expiration Date.

- Established the Developer's cumulative transportation mitigation for state and regionally significant roadways and eliminate all monitoring and modeling requirements.
 - Established full mitigation for local roadways.
 - Clarified the requirements for annual reports cease upon reaching buildout.
 - Revised Map H and H-1 to reflect formatting changes.
3. On September 8, 2010, the Developer submitted an NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.025(11), F.A.C., to amend the DO as follows:
- Amend the Land Use Conversion Matrix to add Skilled Nursing Facilities, Assisted Living Facilities and Independent Living.
 - Add approximately 4.71 acres north of County Road 44A and east of CR 139.
 - Designate 4.71 acres on Map H as Town Center Mixed Use and modify the acreages on Map H-1

SECTION 2. CONCLUSIONS OF LAW. Based on the Findings of Fact adopted above, The City of Wildwood hereby adopts the following Conclusions of Law.

1. The City of Wildwood is the governing body having jurisdiction over the review and approval of the NOPC, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this amendment to the Villages of Wildwood DRI DO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the Withlacoochee Strategic Regional Policy Plan.
5. The provisions of this amendment to the DO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
6. The impacts of this development, as conditioned by this Amendment to the DO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the City do not constitute a substantial deviation to the DO or subsequent amendments or create additional adverse local impacts.
7. To the extent that the Application for Development Approval (ADA) or NOPC, or any other document is inconsistent with the terms and conditions of this Amendment to the DO, this Amendment to the DO shall prevail.

SECTION 3. GENERAL CONDITIONS. The City of Wildwood, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the following proposed changes contained in the NOPC, subject to the following modifications and conditions of development set forth in this Amendment to the DO:

1. Amend the Land Use Conversion Matrix. Amend the Land Use Conversion Matrix by adding Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities Land Uses. The revised Land Use Conversion Matrix is attached as Exhibit 1.

2. Amend the Master Development Plan.
Amend Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables in accordance with the Villages of Wildwood DRI DO:
 - Add 4.71 acres north of County Road 44A and east of CR 139 on Map H as
Town Center Mixed Use. The revised Maps H and H-1 are attached as Exhibit 2.
3. Legal Description. Amend the legal description of the Villages of Wildwood DRI to reflect the addition of approximately 4.71 acres to the DRI. The revised legal description is attached as Exhibit 3.

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF WILDWOOD, FLORIDA THAT THE FOLLOWING SHALL APPLY:

1. Final Order. That this amendment to the ADO shall constitute the final order of the City of Wildwood in response to the DRI NOPC filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.
3. Assignability. Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. That by _____, 2010 the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the City of Wildwood, the WRPC, the ECFRPC and the DCA.
6. Restriction on Down-zoning, Density Reduction or Intensity Reduction. That the City of Wildwood agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the City can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City to be essential to the public health, safety or welfare.
7. That approval of this Amendment to the ADO shall not exempt any portion or unit of the Villages of Wildwood DRI development from any future impact fees imposed by the City of Wildwood. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

- 8. Effective Date. That upon adoption, this amendment to the ADO shall be transmitted to the WRPC, the FDCA and the Developer and shall become effective upon rendering of this Development Order by the City.
- 9. Transmittal of Amendment. That copies of this Amendment to the ADO shall be transmitted immediately by certified mail to the WRPC, FDCA and the Developer, by the City of Wildwood.

ADOPTED, in Regular Session this 13th day of December, 2010, by The City of Wildwood Commission.

ATTEST:

THE CITY OF WILDWOOD, FLORIDA

CLERK

CHAIRMAN

State of Florida
County of Sumter

I, the undersigned, duly appointed City Clerk of the City of Wildwood, Florida, hereby certify that the attached is a true and correct copy of Resolution #2010-36 as shown in the records of the City on file in the office of the City Clerk.

Witness, my hand and the corporate seal of the City of Wildwood, Florida, this _____ day of _____, 2010.

(SEAL)

City Clerk, City of Wildwood, FL

The Villages

NOTICE OF PROPOSED CHANGE FOR THE VILLAGES OF WILDWOOD DRI

(2nd Amendment)



Prepared for:

**THE VILLAGES OF LAKE-SUMTER, INC.
1020 LAKE SUMTER LANDING
THE VILLAGES, FLORIDA 32162**

Prepared by:

**GRANT & DZURO
ENGINEERS • SURVEYORS • LAND PLANNERS
990 OLD MILL RUN
THE VILLAGES, FLORIDA 32162**

SUMMER 2010

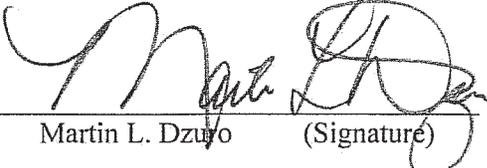
STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
(850) 922-1757

**NOTIFICATION OF A PROPOSED CHANGE
TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Martin L. Dzuro, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Villages of Wildwood DRI, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the City of Wildwood, the Withlacoochee Regional Planning Council, and the Department of Community Affairs.

September 8, 2010
(Date)


Martin L. Dzuro (Signature)

2. **Applicant (name, address, phone)**

The Villages of Lake Sumter, Inc.
c/o Gary Moyer, Vice President
1020 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6790
gary.moyer@thevillages.com

3. **Authorized Agent (name, address, phone).**

Martin L. Dzuro
Grant & Dzuro
990 Old Mill Run
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

City of Wildwood, Sumter County, Township 19 South; Range 23 East; Sections 4, 8, 9 and 16.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, Development Order conditions and requirements, or to the representations contained in either the Development Order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

The changes proposed under this Notice of Proposed Change (NOPC) are presented below:

1) Amendment to the Land Use Conversion Matrix (Exhibit C of the Villages of Wildwood ADO) – The proposed amendment will revise the Land Use Conversion Matrix to add Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities Land Uses. The amendment will allow the conversion of entitlements to other uses while ensuring no increase in impacts. Attached as **Exhibit E** to this NOPC is the existing Land Use Conversion Matrix. Attached as **Exhibit F** to this NOPC is the letter report and proposed Land Use Conversion Matrix from Kimley-Horn and Associates.

This amendment to the Land Use Conversion Matrix is identical to the recent Villages of Marion FQD amendment approved earlier this year by the DCA and represents the standardization of the equivalency matrices in the ADO for each of the Villages DRI development orders.

2) Add approximately 4.71 acres to the Villages of Wildwood DRI as specified below – The Villages proposes to add approximately 4.71 acres to the Villages of Wildwood DRI. This acreage is composed of five small parcels located north of County Road 44A and between the old and re-aligned County Road 139. See **Exhibit 1**. Approximately 3.13 of the 4.71 acres are being transferred from the Villages of Sumter DRI into the Villages of Wildwood DRI. The amendment will allow these parcels to be incorporated into the Brownwood Center master plan. All of the parcels will be designated as Town Center Mixed Use on the Map H-1. This change will not result in any additional impacts or any changes to the approved development amounts.

3) Amend Map H and H-1 Master Plan - The applicant proposes the following changes to the Map H and H-1:

- Add the 4.71 acres to Map H as Town Center Mixed Use and its acreage to Map H-1.

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

Please see the Substantial Deviation Chart attached as **Exhibit D**.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI Development Order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or Development Order was issued? If so, has the annexing local government adopted a new DRI Development Order for the project?

A complete history of the Villages of Wildwood Development Order and amendment is provided below:

Original Development Order approved by the City of Wildwood on November 10, 2008.

The original Development Order allowed the Villages of Wildwood DRI to develop not more than 14 acres of institutional/educational space; 1,288,258 square feet of Gross Floor Area (GFA) of retail structures; 14,400 square feet GFA of office space; a 200 room hotel; a 300 bed hospital; attraction/recreation facilities and related roads, conservation areas, wetlands, buffer area, stormwater retention and open space for a total project area of 391 acres in two phases [Phase I (2009-2011) and Phase II (2012-2014)].

NOPC approved by the City of Wildwood on February 23, 2009.

This Notice of Proposed Change (NOPC) is a result of a series of changes to the Villages DRIs (all The Villages DRIs and FQD). The Villages is a very unique project that includes four DRIs and one Florida Quality Development (FQD) now located in five local governments. To help in processing amendments to these projects and to ensure that regional impacts are analyzed, The Villages of Lake–Sumter, Inc. (the Developer) entered into a Chapter 380 agreement with the Department of Community Affairs (DCA). The agreement requires that all transportation, affordable housing, air quality and environmental issues are analyzed cumulatively.

This NOPC amendment to the Villages of Wildwood Development Order was composed of two general categories. The first category was the proposed changes for all five development orders and addressed the following:

1. Transportation – deleted existing development order conditions requiring monitoring and modeling and replacement with conditions to reflect the transportation mitigation included in the Proportionate Share Agreement with FDOT.
2. Affordable Housing – The Villages of Wildwood DRI DO contained a requirement to contribute \$419,916 to Sumter County housing programs to mitigate affordable housing impacts. Therefore no change was needed.
3. Buildout Date – set a common buildout date of December 31, 2014. No amendment was required because the Villages of Wildwood DO specifies that the Buildout Date is December 31, 2014.
4. Expiration Date - Established December 31, 2019 as the Expiration Date for all of The Villages DRI DOs. There was no expiration date in the Villages of Wildwood DO.

The second category consisted of housekeeping changes updating the DRI Development Order to reflect the following minor revisions:

- Clarify that the requirements for Annual Reports cease upon reaching buildout.
 - Adopt a revised Master Development Plan (Maps H and H-1) that clarify the specific plan of development for the Villages of Wildwood DRI. These were formatting changes only. No change was proposed to acreage or entitlements in this NOPC.
8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI Development Order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

The 0.68 acre parcel identified as one of the parcels to be added to this DRI.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), F.S.**

The proposed change does not affect any of the criteria listed in paragraph 380.06(19)(b), F.S.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

Yes _____ No X

- 10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

The buildout or phase end dates of the Villages of Wildwood DRI are not changed.

- 11. Will the proposed change require an amendment to the local government comprehensive plan?

Yes. A small scale amendment has been filed to re-designate the approximately 4.71 acres as Villages of Wildwood DRI on the City's Future Land Use Map.

Provide the following for incorporation into such an Amended Development Order, pursuant to Subsections 380.06(15), F.S. and Rule 9J-2.025, F.A.C.:

- 12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or Development Order conditions.

The existing Master Development Plan (Map H) and Land Use and Phasing Tables (Map H-1) (February, 2009) and the Revised Master Development Plan (Map H) and Land Use and Phasing Tables (Map H-1) (August, 2010) are presented in Exhibit B.

- 13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the Development Order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to Development Order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

The proposed changes to the land use conversion matrix and a revised Map H and H-1 are found in the proposed resolution adopting this second amendment to the Villages of Wildwood DRI Development Order attached as Exhibit A.

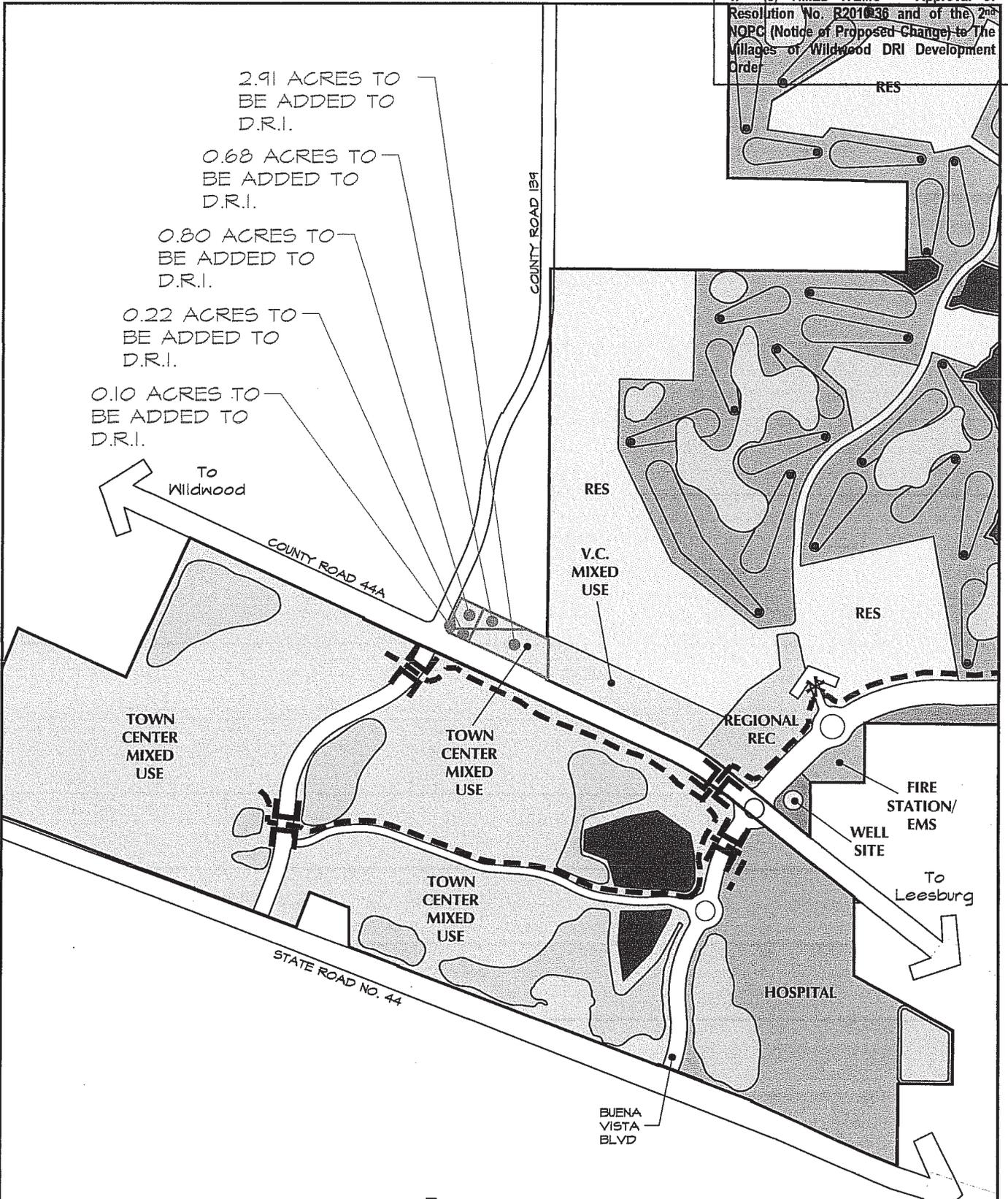
- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

An updated legal description is attached as Exhibit C.

- c. **A proposed Amended Development Order deadline for commencing physical development of the proposed changes, if applicable;**
No Change.
- d. **A proposed Amended Development Order termination date that reasonably reflects the time required to complete the development;**
No Change.
- e. **A proposed Amended Development Order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**
No Change.
- f. **Proposed Amended Development Order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Rule 9J-2.005(7), F.A.C.**
No Change.

Exhibit 1

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order



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: 27495

SCALE: 1"=1,000'

EXHIBITS

- EXHIBIT A** Proposed Resolution Adopting the Second Amendment to the Villages of Wildwood DRI Development Order
- EXHIBIT B** Master Development Plan (Map H) and Land Use and Phasing Tables (Map H-1) (February, 2009) and the Revised Master Development Plan (Map H) and Land Use and Phasing Tables (Map H-1) (August, 2010)
- EXHIBIT C** Revised Legal Description of the Villages of Wildwood DRI
- EXHIBIT D** Substantial Deviation Chart
- EXHIBIT E** Existing Land Use Conversion Matrix
- EXHIBIT F** Letter Report prepared by Kimley-Horn and Associates on Land Use Conversion Matrix amendment and Proposed Land Use Conversion Matrix

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT A

**PROPOSED RESOLUTION
ADOPTING THE SECOND AMENDMENT TO
THE VILLAGES OF WILDWOOD
DEVELOPMENT ORDER**

RESOLUTION 2010-36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING A SECOND AMENDMENT TO THE DEVELOPMENT ORDER FOR THE VILLAGES OF WILDWOOD DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 8, 2010 The Villages of Lake-Sumter, Inc. submitted a Notice of Proposed Change (NOPC) pursuant to 380.06 (19) Florida Statutes (F.S.), to the Villages of Wildwood Development of Regional Impact (DRI) Development Order (DO); and

WHEREAS, the Wildwood City Commission has conducted an advertised public hearing on December 13, 2010 for the purpose of receiving public comment and determining whether the proposed changes constitute a substantial deviation to the approved Amended Development Order (ADO).

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

SECTION 1. FINDINGS OF FACT. Based on the documentation and testimony received at the public hearing, the City Commission hereby finds as fact as follows:

1. On February 24, 2004 the Wildwood City Commission approved a third substantial deviation to the Villages of Sumter DRI (that was first approved in 2000) to create the Villages of Wildwood DRI. Pursuant to a §380.032(3) agreement the Department of Community Affairs signed with the Developer dated June 9, 1999 the various Villages DRIs would be processed as separate DRIs by the individual jurisdictions in which they are located without consideration of aggregation except for impacts to affordable housing, transportation, air quality and wildlife. Therefore, the Villages of Wildwood DRI is now being processed as a separate DRI. The 2008 approval was for a development total of not more than 1,288,258 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures; 14,400 square feet GFA of office space, 8 theater screens, and 200 hotel rooms on 235 acres; a 300 bed hospital on 51 acres, 49,714 square feet of educational/institutional floor area on 14 acres and 91 acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total development area of approximately 391 acres, located in the City of Wildwood herein referred to as the "Development".
2. On December 5, 2008, the Wildwood City Commission approved an NOPC to the previously approved DRI pursuant to Section 380.06 (19), F.S. and Rule 9J-2.025 (11), F.A.C., that amended the DO as follows:
 - Established December 31, 2019 as the Expiration Date.

- Established the Developer's cumulative transportation mitigation for state and regionally significant roadways and eliminate all monitoring and modeling requirements.
 - Established full mitigation for local roadways.
 - Clarified the requirements for annual reports cease upon reaching buildout.
 - Revised Map H and H-1 to reflect formatting changes.
3. On September 8, 2010, the Developer submitted an NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.025(11), F.A.C., to amend the DO as follows:
- Amend the Land Use Conversion Matrix to add Skilled Nursing Facilities, Assisted Living Facilities and Independent Living.
 - Add approximately 4.71 acres north of County Road 44A and east of CR 139.
 - Designate 4.71 acres on Map H as Town Center Mixed Use and modify the acreages on Map H-1

SECTION 2. CONCLUSIONS OF LAW. Based on the Findings of Fact adopted above, The City of Wildwood hereby adopts the following Conclusions of Law.

1. The City of Wildwood is the governing body having jurisdiction over the review and approval of the NOPC, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this amendment to the Villages of Wildwood DRI DO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the Withlacoochee Strategic Regional Policy Plan.
5. The provisions of this amendment to the DO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
6. The impacts of this development, as conditioned by this Amendment to the DO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the City do not constitute a substantial deviation to the DO or subsequent amendments or create additional adverse local impacts.
7. To the extent that the Application for Development Approval (ADA) or NOPC, or any other document is inconsistent with the terms and conditions of this Amendment to the DO, this Amendment to the DO shall prevail.

SECTION 3. GENERAL CONDITIONS. The City of Wildwood, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the following proposed changes contained in the NOPC, subject to the following modifications and conditions of development set forth in this Amendment to the DO:

1. Amend the Land Use Conversion Matrix. Amend the Land Use Conversion Matrix by adding Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities Land Uses. The revised Land Use Conversion Matrix is attached as Exhibit 1.

2. Amend the Master Development Plan.
Amend Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables in accordance with the Villages of Wildwood DRI DO:
 - Add 4.71 acres north of County Road 44A and east of CR 139 on Map H as
Town Center Mixed Use. The revised Maps H and H-1 are attached as Exhibit 2.
3. Legal Description. Amend the legal description of the Villages of Wildwood DRI to reflect the addition of approximately 4.71 acres to the DRI. The revised legal description is attached as Exhibit 3.

BE IT FURTHER RESOLVED BY THE CITY COMMISSION OF WILDWOOD, FLORIDA THAT THE FOLLOWING SHALL APPLY:

1. Final Order. That this amendment to the ADO shall constitute the final order of the City of Wildwood in response to the DRI NOPC filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.
3. Assignability. Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. That by _____, 2010 the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the City of Wildwood, the WRPC, the ECFRPC and the DCA.
6. Restriction on Down-zoning, Density Reduction or Intensity Reduction. That the City of Wildwood agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the City can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City to be essential to the public health, safety or welfare.
7. That approval of this Amendment to the ADO shall not exempt any portion or unit of the Villages of Wildwood DRI development from any future impact fees imposed by the City of Wildwood. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

- 8. Effective Date. That upon adoption, this amendment to the ADO shall be transmitted to the WRPC, the FDCA and the Developer and shall become effective upon rendering of this Development Order by the City.
- 9. Transmittal of Amendment. That copies of this Amendment to the ADO shall be transmitted immediately by certified mail to the WRPC, FDCA and the Developer, by the City of Wildwood.

ADOPTED, in Regular Session this 13th day of December, 2010, by The City of Wildwood Commission.

ATTEST:

THE CITY OF WILDWOOD, FLORIDA

CLERK

CHAIRMAN

State of Florida
County of Sumter

I, the undersigned, duly appointed City Clerk of the City of Wildwood, Florida, hereby certify that the attached is a true and correct copy of Resolution #2010-36 as shown in the records of the City on file in the office of the City Clerk.

Witness, my hand and the corporate seal of the City of Wildwood, Florida, this _____ day of _____, 2010.

(SEAL)

City Clerk, City of Wildwood, FL

EXHIBITS

EXHIBIT 1 Land Use Conversion Matrix

EXHIBIT 2 Revised Map H - Master Development Plan and Map H-1 - Land Use and Phasing

Tables

EXHIBIT 3 Revised Legal Description of the Villages of Wildwood DRI

EXHIBITS

- EXHIBIT 1** Land Use Conversion Matrix
- EXHIBIT 2** Revised Map H - Master Development Plan and Map H-1 - Land Use and Phasing Tables
- EXHIBIT 3** Revised Legal Description of the Villages of Wildwood DRI

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT 1

LAND USE CONVERSION MATRIX

Table LUC
Villages of Wildwood
Land Use Conversion Table

Land Use Conversion	From: ↓		To: →		Residential	Office	Shopping Center	Hotel	Congregate Care Facility (ILF)	Assisted Living (ALF)	Skilled Nursing (SNF)	Hospital	PM Peak Hour Trip Generation		
	Units		Units										Land use	ITE Code	Trip Generation Rate
Residential	DU	1.000	DU	0.235	DU	0.094	0.593	2.059	1.591	1.591	1.591	0.267	Residential	N/A	T= 0.35 *(X), X is # of Dwelling Units
Office	KSF	4.257	KSF	1.000	0.629	0.399	2.525	8.765	6.773	6.773	6.773	1.137	Office	710	T= 1.49 *(X), X is 1,000 Square Feet
Shopping Center	KSF	10.657	KSF	2.503	0.629	1.000	6.322	21.941	16.955	16.955	16.955	2.847	Shopping Center	820	T= 3.73 *(X), X is 1,000 Square Feet
Hotel	Rooms	1.686	Rooms	0.396	0.629	0.158	1.000	3.471	2.682	2.682	2.682	0.450	Hotel	310	T= 0.59 *(X), X is # of Rooms
Congregate Care Facility (ILF)	DU	0.486	DU	0.114	0.629	0.046	0.288	1.000	0.773	0.773	0.773	0.130	Congregate Care Facility (ILF)	253	T= 0.17 *(X), X is # of Dwelling Units
Assisted Living (ALF)	Beds	0.629	Beds	0.148	0.629	0.059	0.373	1.294	1.000	1.000	1.000	0.168	Assisted Living (ALF)	254	T= 0.22 *(X), X is # of Beds
Skilled Nursing (SNF)	Beds	0.629	Beds	0.148	0.629	0.059	0.373	1.294	1.000	1.000	1.000	0.168	Skilled Nursing (SNF)	620	T= 0.22 *(X), X is # of Beds
Hospital	Beds	3.743	Beds	0.879	3.743	0.351	2.220	7.706	5.955	5.955	5.955	1.000	Hospital	610	T= 1.31 *(X), X is # of Beds

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1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT 2

REVISED MAP H - MASTER DEVELOPMENT PLAN AND MAP H-1 - LAND USE AND PHASING TABLES

Exhibit 2

LEGEND

- VILLAGES OF SUMTER DRI BOUNDARY
- COUNTY LINE
- R.O.W.
- RESIDENTIAL
- RETAIL
- MIXED USE
- May include one or more of the following: Retail, Service, Office, Hotel, Recreation, Entertainment, Office, Multi-Family, Child Care Services (A-1, S-1, S-1F, L-1)
- EDUCATIONAL/INSTITUTIONAL
- MASTE WATER TREATMENT FAC.
- MATER TOWER / WELL SITE
- HOSPITAL / FIRE STATION / EMS
- REGIONAL / VILLAGE REC CENTER
- GOLF ROUGH
- GOLF GREENS/TESFAIRWAYS
- LAKE
- STORMWATER
- BUFFER
- EAGLE, KESTREL & TORTOSE PRES.
- MULHILL CORRIDOR
- R.I.D. SITE
- METLAND
- EAGLE MANAGEMENT AREA
- ACC CHAMPIONSHIP GOLF COURSE
- A-BX EXECUTIVE GOLF COURSE
- GATE HOUSE

VILLAGES OF SUMTER DRI
FIFTH AMENDMENT TO THE
SECOND AMENDED AND
RESTATED DEVELOPMENT
ORDER

AUGUST, 2010

MASTER DEVELOPMENT PLAN

The Villages

1020 Lake Sumter Parkway
The Villages, FL 32159
Tel: 352-399-7200
Fax: 352-399-7201
www.thevillages.com

Resolution No. R2010-36
Adopted by the Board of Directors on August 16, 2010

1020 Lake Sumter Parkway
The Villages, FL 32159
Tel: 352-399-7200
Fax: 352-399-7201
www.thevillages.com

Job number: 100111
Job name: R2010-36
Date: 08-16-10
Drawn by: KMK
Checked by: SRV
Revisions:

Approval of the 2nd Change) to the Development

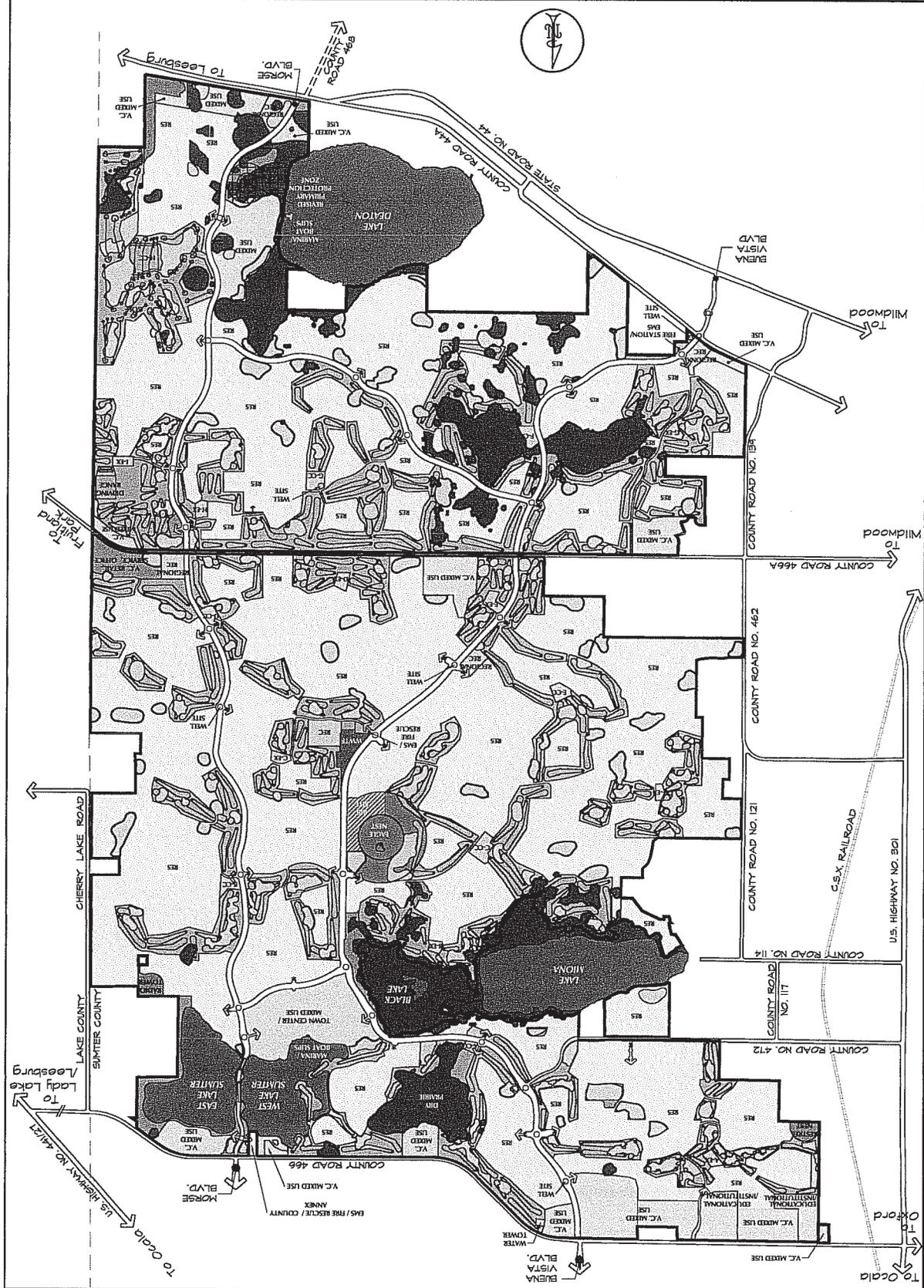
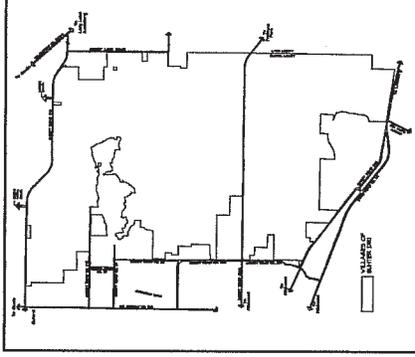


Exhibit 2

Amended Villages of Sumter - Phasing Schedule

LAND USE	Phase I 2003-2005	Phase II 2006-2008	Phase III 2009-2011	Phase IV 2012-2014	Total
RESIDENTIAL (DU'S)	5,674	9,750	11,379	7,026	33,829
RETAIL SERVICE (SF) (TOWN CENTER & VILLAGE CENTERS)	375,000	275,000	750,000	332,775	1,732,775
OFFICE (SF)	35,000	120,000	200,000	62,110	417,110
HOTEL (ROOMS)	0	120	0	80	200
ATTRACTION / RECREATION THEATER (SEATERS)	8	2	2	1	6
REGIONAL RECREATION CENTERS (HA)	1				
BOAT SLIPS :					
BOAT SLIPS - LAKE SUMTER	16				16
BOAT SLIPS - LAKE DEATON			8		8
GOLF COURSES (HOLES)	135	126	117	18	396
EDUCATIONAL / INSTITUTIONAL	185,000	205,000	75,286		465,286



Villages of Sumter - Land Use Allocation

LAND USE	VILLAGES OF SUMTER DRI APPROVED				VILLAGES OF SUMTER DRI FIFTH AMENDMENT PROPOSED CHANGES				VILLAGES OF SUMTER DRI AFTER FIFTH AMENDMENT					
	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	NET QUALITY AMENDED VOS	PERCENT TOTAL ACRES AMENDED VOS
RESIDENTIAL	6,527	32,200	1,876,350		-14	1,629	-143,575		6,513	33,829	1,732,775		5	48.3
RETAIL SERVICE (TOWN CENTER & VILLAGE CENTERS)	541				-21				520					3.9
OFFICE	20				0				20					0.15
HOTEL	20		417,110	200	0		0		20		417,110		200	0.15
HOSPITAL	0				0				0				0	0.0
IRIS														
ATTRACTION / RECREATION CONVENTION/PERFORMING ARTS CENTER	15		40,000		-15		-40,000		0		0			0.0
THEATER	5			8	0			0	5			8		0.03
REGIONAL RECREATION CENTERS	65			6	0			0	65			6		0.48
BOAT SLIPS :														
BOAT SLIPS - LAKE SUMTER				16				0				16		
BOAT SLIPS - LAKE DEATON				8				0				8		
BOAT SLIPS - LAKE SUMTER	148				15				163					1.2
CLUBHOUSES / VILLAGE REC. CENTERS	2,992				0				2,992					22.2
GOLF COURSES				396				0				396		
HOLES														
EDUCATIONAL / INSTITUTIONAL	77		465,286		0		0		77		465,286			0.6
FACILITIES & SERVICES	37				0			0	37					0.3
FIRE STATION/EMS	3			1	0			0	3			1		
WASTE WATER TREATMENT FACILITY	28			2	0			0	28			2		
WATER WELL SITES	2			4	0			0	2			4		
RADIO TOWER	74				0			0	74					
CONSERVATION (WILDLIFE / PRESERVATION & MANAGEMENT AREAS)	154				32				186					1.4
WETLANDS	811				0				811					6.0
LAKES	336				0				336					2.5
ROADS	563				-3				560					4.2
PARKS / OPEN SPACE / BUFFERS	297				0				297					2.2
STORMWATER	876				0				876					6.5
TOTAL	13,483	32,200	2,798,746		0	1,627	-103,575		13,477	33,829	2,615,171			100

NOTE: ACREAGES SHOWN ARE ROUNDED TO THE NEAREST WHOLE NUMBER AND SUBJECT TO CHANGE BASED ON SURVEY AND ENGINEERING. ACREAGE FOR OFFICE USE IS EXCLUSIVE OF AINED USE AREAS.

VILLAGES OF SUMTER DRI
FIFTH AMENDMENT TO THE
SECOND AMENDED AND
RESTATED DEVELOPMENT
ORDER

AUGUST, 2010

MASTER
DEVELOPMENT
PLAN



1027 Lee Boulevard
The Villages, FL 32159

File name: MAP 15

Date: 05-27-10

Drawn by: KMK

Checked by: SRV

Revisions:

Job number: MAP 15

File name: MAP 15

Date: 05-27-10

Drawn by: KMK

Checked by: SRV

Revisions:

Approval of the 2nd

of Proposed Change) to The

Wildwood DRI Development

MAP 15

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT 3

**REVISED LEGAL DESCRIPTION OF THE
VILLAGES OF WILDWOOD DRI**

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) BROWNWOOD TOWN CENTER

1. Page 1 of 16
 Resolution No. R2010-36 and of the 2nd
 NUPC (Notice of Proposed Change) to the
 Villages of Wildwood DRI Development
 Order

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF CSX RAILWAY AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "KERL & MILLER SUBDIVISION 1ST ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, SUMTER COUNTY RECORDS, FLORIDA; THENCE N65°13'12"W, ALONG THE SOUTH BOUNDARY LINE THEREOF AND ALONG THE NORTHWESTERLY EXTENSION THEREOF FOR A DISTANCE OF 874.89 FEET; THENCE S22°30'28"W 716.00 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF AFORESAID SECTION 8; THENCE NB9°28'01"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 611.48 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°25'18"E, 471.13 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44; THENCE THE FOLLOWING 22 COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE: S70°31'17"E, 296.92 FEET; THENCE S71°43'13"E, 300.33 FEET; THENCE S70°31'17"E, 350.12 FEET; THENCE S69°02'54"E, 2190.00 FEET; THENCE N20°57'06"E, 293.00 FEET; THENCE S69°02'54"E, 312.68 FEET; THENCE S00°40'13"W, 307.04 FEET; THENCE S69°02'55"E, 390.88 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'55"E, 1,118.84 FEET; THENCE S69°02'53"E, 943.81 FEET; THENCE N18°38'47"E, 10.01 FEET; THENCE S69°02'55"E, 337.76 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'58"E, 131.89 FEET; THENCE S69°02'49"E, 68.11 FEET; THENCE S68°11'21"E, 200.02 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S65°58'19"E, 400.58 FEET; THENCE S64°37'01"E, 200.60 FEET; THENCE S65°48'19"E, 300.48 FEET; THENCE S67°34'23"E, A DISTANCE OF 271.85 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF OAK PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, RUN N00°37'16"E, ALONG THE WEST LINE OF SAID OAK PARK A DISTANCE OF 606.23 FEET TO A POINT ON THE NORTH LINE OF SAID "OAK PARK"; THENCE S89°43'00"E ALONG SAID NORTH LINE 401.81 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 947, PAGE 7, RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N00°33'26"E ALONG SAID EAST LINE 394.18 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616, RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N60°44'37"W ALONG SAID SOUTH LINE 834.76 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616; THENCE N00°35'51"E, ALONG SAID WEST LINE A DISTANCE OF 536.64 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616 AND THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID WEST LINE S89°30'39"E, ALONG SAID NORTH LINES THEREOF A DISTANCE OF 56.08 FEET TO THE INTERSECTION OF SAID NORTH LINES AND THE SOUTH RIGHT-OF-WAY OF THE CSX RAILWAY; (THE FOLLOWING 7 COURSES ARE ALONG SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY); THENCE DEPARTING SAID NORTH LINES N51°31'53"W, 1,333.10 FEET; THENCE S00°29'25"W, 12.69 FEET; THENCE N51°31'53"W, 30.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 1,928.30 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'39", AN ARC DISTANCE OF 460.32 FEET; THENCE N65°12'32"W, 2,448.41 FEET; THENCE N00°24'18"E, 10.98 FEET; THENCE N65°12'32"W, 1,418.92 FEET TO THE EAST LINE OF KERL AND MILLER SUBDIVISION 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY S24°48'19"W, ALONG SAID EAST LINE A DISTANCE OF 1,133.40 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE CSX RAILWAY RIGHT-OF-WAY ADJACENT TO AND NORTHEASTERLY OF TAX PARCELS G08=096, G08=019, G08=022, G09=009 AND G09=008; SAID RIGHT-OF-WAY BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF "KERL & MILLER SUBDIVISION 1ST ADDITION" AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND BOUNDED ON THE EAST BY A LINE BEING AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID CSX RAILWAY BEGINNING AT ITS INTERSECTION OF THE SOUTH LINE OF SAID SECTION 9, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD NUMBER 44A.

11/10/08
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

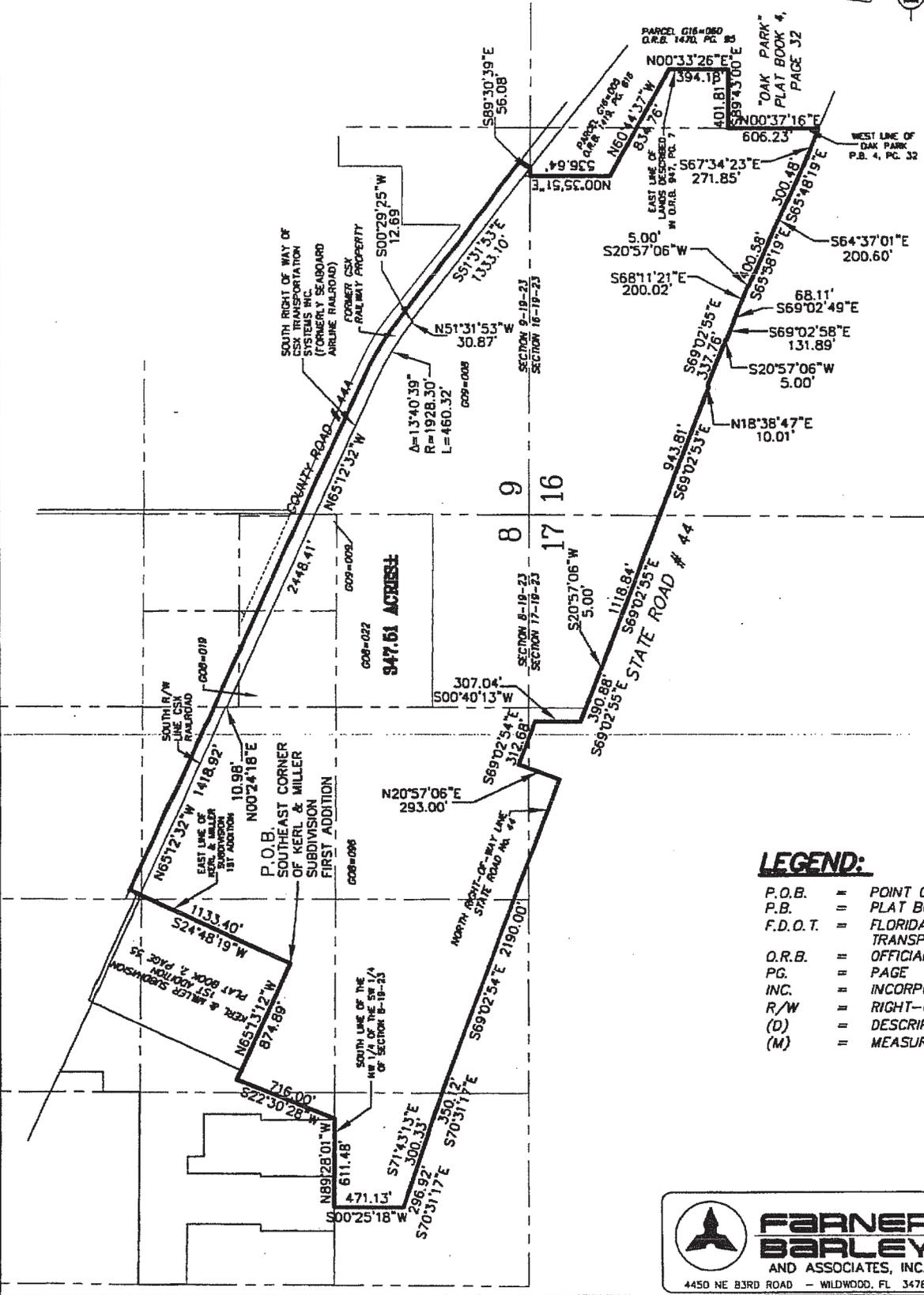
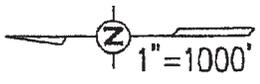


**FARNER
BARLEY**
AND ASSOCIATES, INC.
4450 NE B3RD ROAD - WILDWOOD, FL 34785 - (352) 748-3128

ENGINEERS
SURVEYORS
PLANNERS
LB 4709

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) BROWNWOOD TOWN CENTER

Exhibit "3"
 (c) TIMED ITEMS Approval of
 Resolution No. R2010-36 and of the 2nd
 NOPC (Notice of Proposed Change) to The
 Villages of Wildwood DRI Development
 Order



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- INC. = INCORPORATED
- R/W = RIGHT-OF-WAY
- (D) = DESCRIPTION FROM DEED
- (M) = MEASURES IN THE FIELD

**FARNER
BARLEY
AND ASSOCIATES, INC.**
 ENGINEERS
 SURVEYORS
 PLANNERS
 LB 4709
 4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit "3"

Page 3 of 6 ITEMS Approval of
Resolution No. R2010-36 and of the 2nd
NOPC (Notice of Proposed Change) to the
Villages of Wildwood DRI Development
Order

LEGAL DESCRIPTION:

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

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN S00°22'17"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 135.11 FEET; THENCE DEPARTING SAID WEST LINE, S89°37'43"E, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466A, THE EASTERLY RIGHT-OF-WAY OF CR-139 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N45°26'09"E, 53.68 FEET; THENCE S89°30'00"E, 2,119.91 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S00°29'59"W, 247.99 FEET; THENCE S11°45'51"W, 115.75 FEET; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88 FEET; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE, N89°32'24"W, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", A DISTANCE OF 374.71 FEET; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 40.24 FEET; THENCE N89°30'00"W, 505.27 FEET; THENCE N00°22'30"E, 687.65 FEET; THENCE N89°30'00"W, 714.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°07'44", A DISTANCE OF 62.92 FEET TO THE EASTERLY RIGHT-OF-WAY OF CR-139; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°22'17"E, 312.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.82 ACRES, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 AS BEING S89°30'00"E PER LEGAL DESCRIPTION.

7/14/09
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

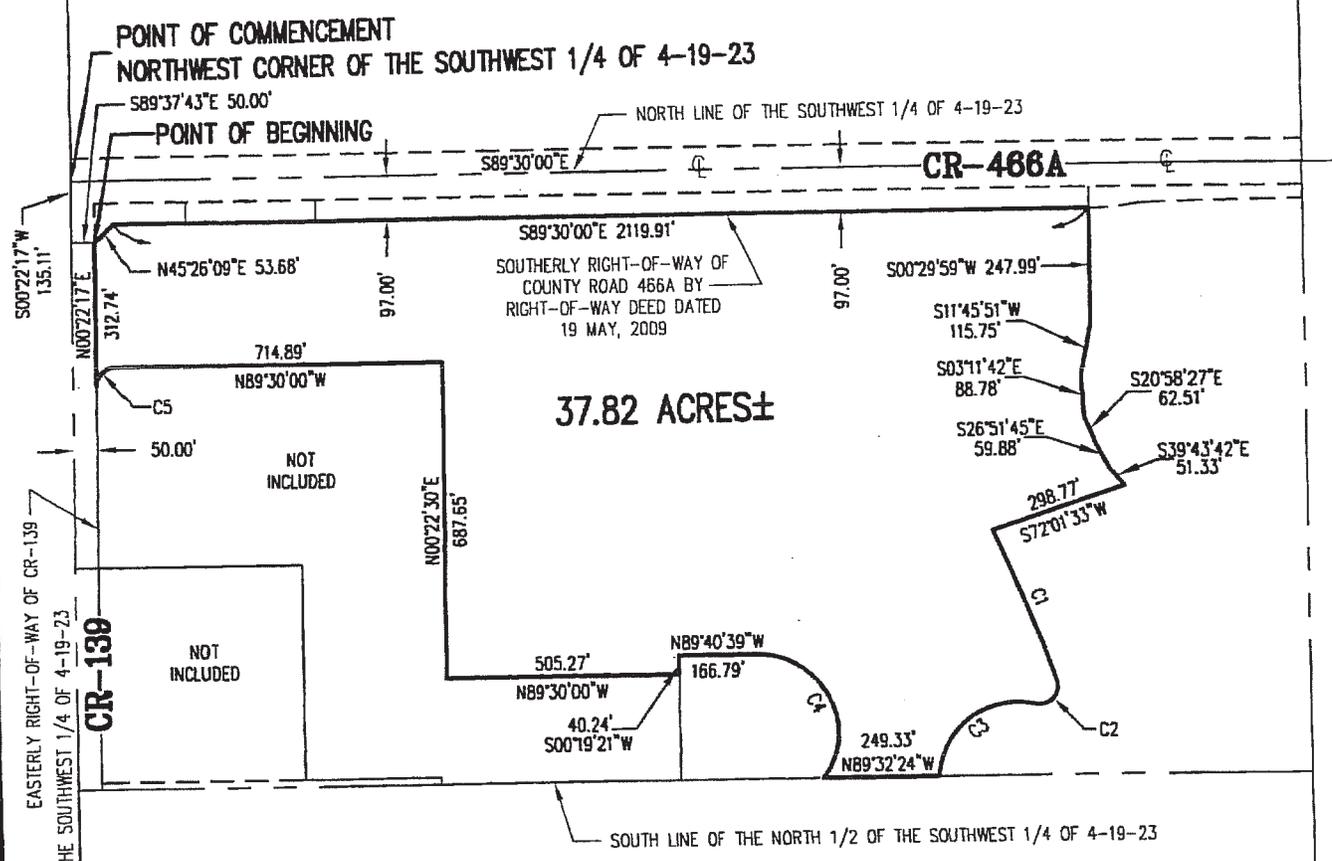


**FARNER
BARLEY
AND ASSOCIATES, INC.**

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE B3RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	351.58'	3572.15'	5°38'21"	S21°25'12"E	351.44'
C2	85.30'	40.00'	122°10'41"	S42°29'19"W	70.03'
C3	295.22'	171.00'	98°54'59"	S54°07'10"W	259.90'
C4	374.71'	170.00'	126°17'27"	N26°31'56"W	303.33'
C5	62.92'	40.00'	90°07'44"	S45°26'09"W	56.63'



GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 AS BEING S89°30'00"E PER LEGAL DESCRIPTION.

**FARNER
 BARLEY
 AND ASSOCIATES, INC.**

4450 NE B3RD ROAD WILDWOOD, FL 34785 (352) 753-3114

▲ ENGINEERS
 ▲ SURVEYORS
 ▲ PLANNERS
 LB 4709

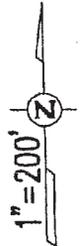
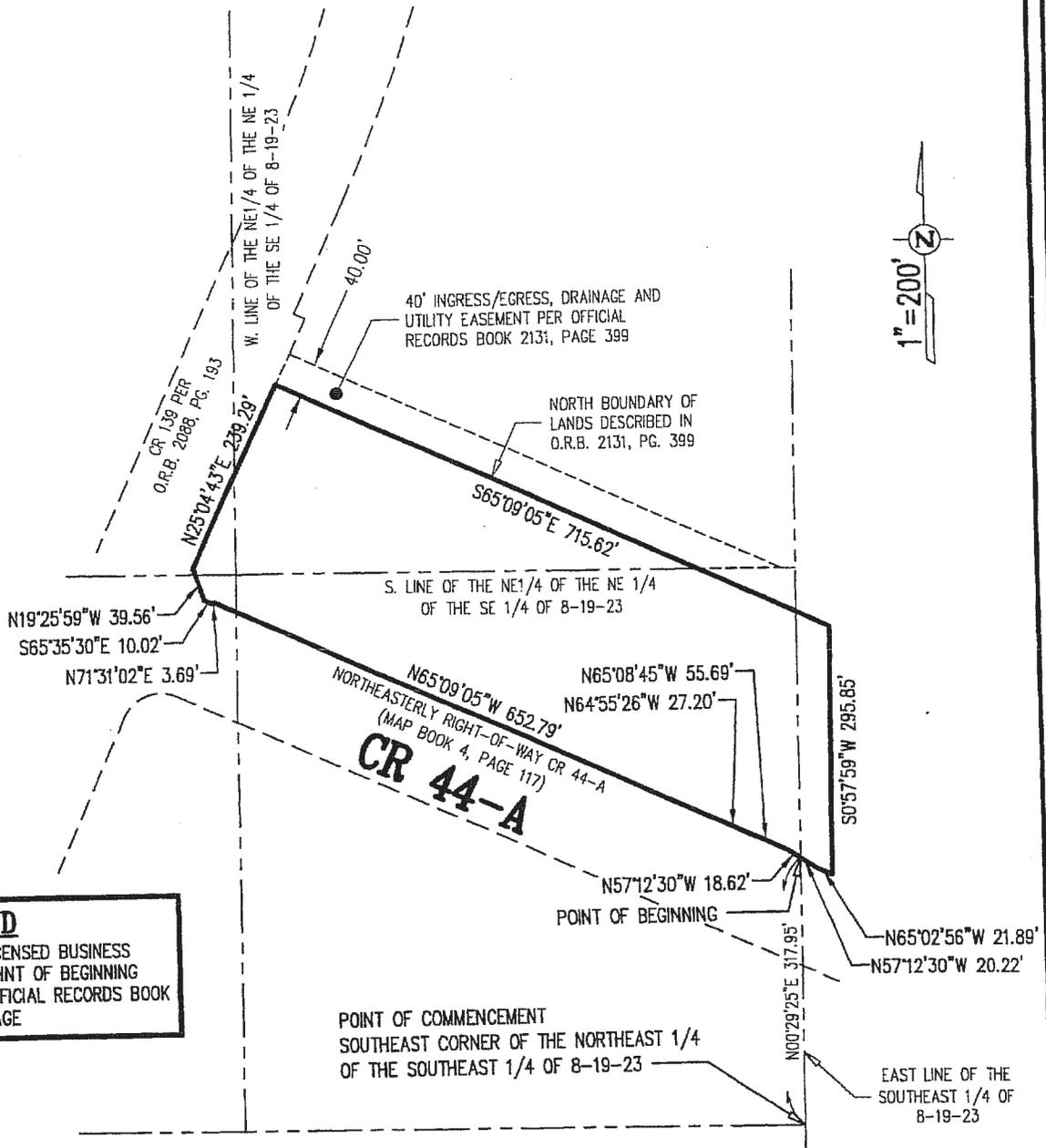
SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

Exhibit "3"
1. (c) TIMED ITEMS Approval of
Page 5 of 6 Resolution No. R2010-36 and of the 2nd
NOPC (Notice of Proposed Change) to The
Villages of Windwood DRI Development
Order

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

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N00°29'25"E,
DISTANCE OF 210 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-44A ACCORDING

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8-19-23 AS BEING N00°29'25"E, AN ASSUMED MERIDIAN.



**FARNER
BARLEY**
AND ASSOCIATES, INC.

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3125

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

S:\SURVEY NEWS\SURVEY\SUMTER\COMMERCIAL AREAS\CR-44A COMMERCIAL CR-44A COMMERCIAL ALL.dwg, BDH

EXHIBIT B

**EXISTING MASTER DEVELOPMENT PLAN (MAP H) AND
LAND USE AND PHASING TABLES (MAP H-1) (FEBRUARY, 2009)**

and

**REVISED MASTER DEVELOPMENT PLAN (MAP H) AND
LAND USE AND PHASING TABLES (MAP H-1) (AUGUST, 2010)**

Exhibit B

LEGEND

- VILLAGES OF SUMTER PROPERTY BOUNDARY
- COUNTY LINE
- R.O.K.
- RESIDENTIAL
- RETAIL
- MIXED USE:
 - Includes one or more of the following: Commercial, Industrial, Institutional, Performing Arts, Residential, Institutional
- EDUCATIONAL/INSTITUTIONAL
- WASTE WATER TREATMENT FAC.
- WATER TOWER / WELL SITE
- HOSPITAL / FIRE STATION / BNS
- REGIONAL / VILLAGE REG CENTER
- GOLF COURSE
- GOLF GREENS/TEES/AIRWAYS
- LAKE
- STORMWATER
- BUFFER
- EAGLE KEESTREL & TORTOISE PRES.
- WETLAND
- WELL SITE
- EAGLE MANAGEMENT AREA
- ACC
- CHAMPIONSHIP GOLF COURSE
- A-EX EXERCISE GOLF COURSE
- * GATE HOUSE

VILLAGES OF SUMTER DRI
 FOURTH AMENDMENT TO
 THE SECOND AMENDED
 AND RESTATED
 DEVELOPMENT ORDER

FEBRUARY, 2009

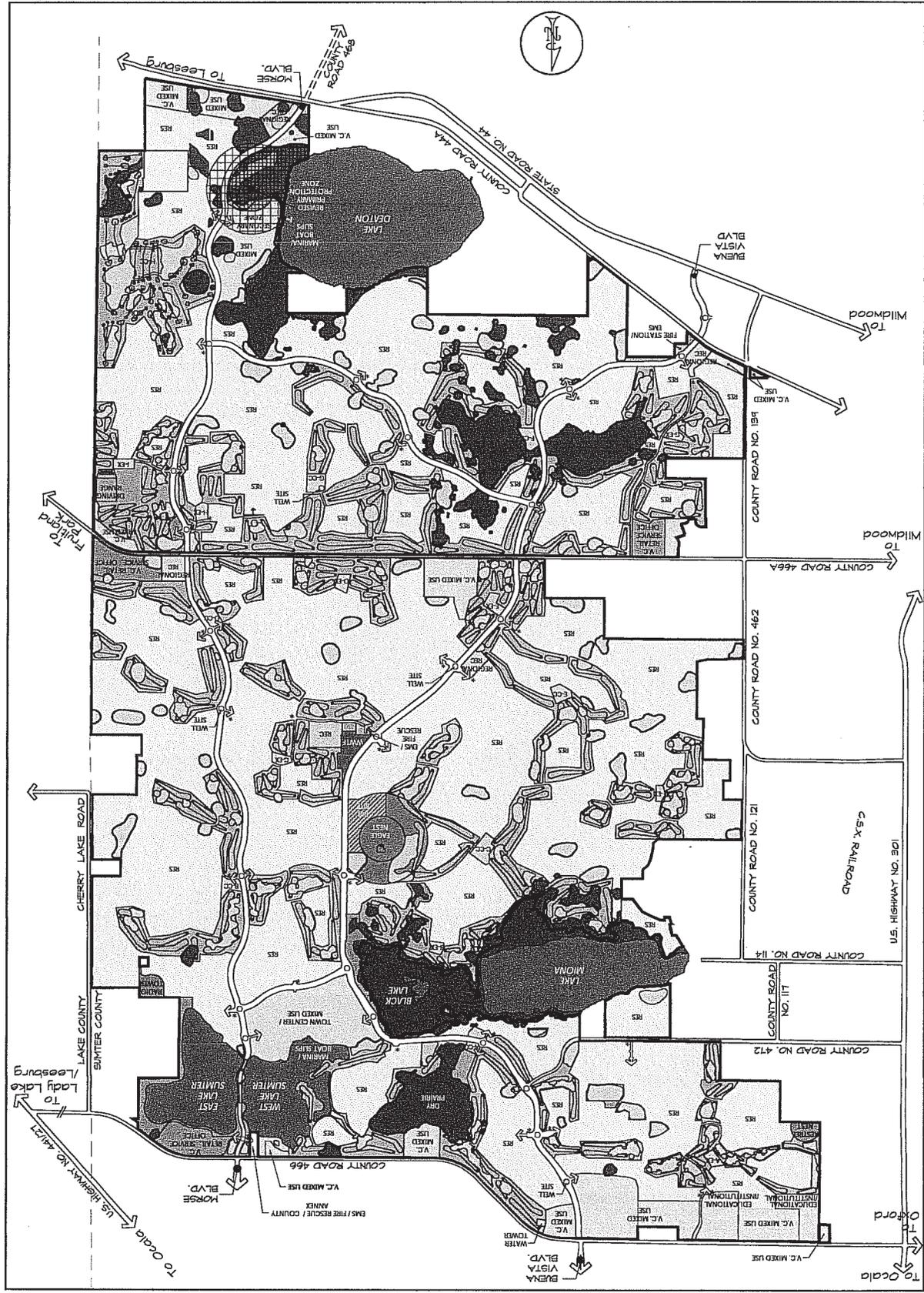
MASTER
 DEVELOPMENT
 PLAN



2009 Lake County, Florida 32142
 The Villages, Florida 32142
Resolution No. R2010-36
 Notice of Proposed Change to the
 Village of Sumter DRI
 4401 N.E. 83rd Road, Winter Springs, FL 32787
 407.833.3333
 407.833.3333

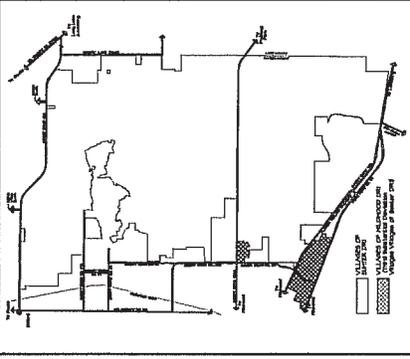
Job Number:	02114
File Name:	MAP 11
Drawn by:	11-17-08
Checked by:	KNK
Revisions:	SRV

Approval of
 and of the 2nd
 Change) to the
 Development



Amended Villages of Sumter - Phasing Schedule

LAND USE	Phase I 2003-2005	Phase II 2006-2008	Phase III 2009-2011	Phase IV 2012-2014	Total
RESIDENTIAL (60/3)	5,674	9,750	9,750	7,026	32,200
RETAIL SERVICE (60)	375,000	275,000	750,000	476,350	1,876,350
(TOWN CENTER & VILLAGE CENTERS)					
OFFICE (60)	35,000	120,000	200,000	62,110	417,110
HOTEL (rooms)	0	120	0	80	200
ATTRACTION / RECREATION				40,000	40,000
CONVENTION/PERFORMING ARTS CENTER (60)					
THEATER (seated)	8				8
REGIONAL RECREATION CENTERS (60)	1	2	2	1	6
BOAT SLIPS :					
BOAT SLIPS - LAKE SUMTER	16				16
BOAT SLIPS - LAKE DECATON					
GOLF COURSES (holes)	135	126	117	18	396
EDUCATIONAL/ INSTITUTIONAL	185,000	205,000	75,286		465,286



Villages of Sumter - Land Use Allocation

LAND USE	COMBINED VILLAGES OF SUMTER DRI AND VILLAGES OF WILLOW DRI AFTER THIRD SUBSTANTIAL DEVIATION					VILLAGES OF WILLOW DRI					VILLAGES OF SUMTER DRI FOURTH AMENDMENT												
	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER		ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER		ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER		ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER		NET DENSITY AVOIDED NOS	PERCENT TOTAL ACRES AVOIDED NOS	
RESIDENTIAL	6,527	32,200				6,527	32,200				6,527	32,200				6,527	32,200				5	48.4	
RETAIL SERVICE	776		3,164,608			776		3,164,608			776		3,164,608			776		3,164,608					
(TOWN CENTER & VILLAGE CENTERS)																							
OFFICE	20		431,510			20		431,510			20		431,510			20		431,510					
HOTEL	20					20					20					20							
HOSPITAL	51			400		51			400		51			400		51			400				
BEBS				300					300					300					300				
ATTRACTION / RECREATION																							
CONVENTION/PERFORMING ARTS CENTER	15		40,000			15		40,000			15		40,000			15		40,000					
THEATER	5			16		5			16		5			16		5			16				
REGIONAL RECREATION CENTERS	65			6		65			6		65			6		65			6				
BOAT SLIPS :				0					0					0					0				
BOAT SLIPS - LAKE SUMTER				16					16					16					16				
BOAT SLIPS - LAKE DECATON				8					8					8					8				
CLUB-HOUSES / VILLAGE REC. CENTERS	148					148					148					148							
GOLF COURSES	2,992					2,992					2,992					2,992							
HOLDS																							
EDUCATIONAL / INSTITUTIONAL	91		515,000			91		515,000			91		515,000			91		515,000					
FACILITIES & SERVICES	37					37					37					37							
FIRE STATION / EMS	3			1		3			1		3			1		3			1				
WASTE WATER TREATMENT FACILITY	18			2		18			2		18			2		18			2				
WATER WELL SITES	2			4		2			4		2			4		2			4				
RADIO TOWER	14					14					14					14							
CONSERVATION (WILDLIFE / PRESERVATION & MANAGEMENT AREAS)	154					154					154					154							
WETLANDS	823					823					823					823							
LAKES	336					336					336					336							
ROADS	580					580					580					580							
PARKS / OPEN SPACE / BUFFERS	298					298					298					298							
STORMWATER	937					937					937					937							
TOTAL	*13,874	32,200	4,151,118			*13,874	32,200	4,151,118			*13,874	32,200	4,151,118			*13,874	32,200	4,151,118					100

NOTE: ACREAGES SHOWN ARE ROUNDED TO THE NEAREST WHOLE NUMBER AND SUBJECT TO CHANGE BASED ON SURVEY AND ENGINEERING. ACREAGE FOR OFFICE USE IS EXCLUSIVE OF MIXED USE AREAS.

* THESE ACRES INCLUDE THE 213 ACRES OF VILLAGES OF SUMTER DRI MOVED TO VILLAGES OF WILLOW DRI AND THE 178 ACRES OF COMMON PROPERTY ADDED TO VILLAGES OF WILLOW DRI.

VILLAGES OF SUMTER DRI
FOURTH AMENDMENT TO
THE SECOND AMENDED
AND RESTATED
DEVELOPMENT ORDER

FEBRUARY, 2009
(REVISED JANUARY 5, 2009)

MASTER
DEVELOPMENT
PLAN



1000 Lake Sumter Landing
The Villages, FL 32159



Job number: 021140
File name: MAF-111
Date: 11-17-08
Drawn by: RJK
Checked by: RJK
Designed by: RJK

Approval of the 2nd
of Proposed Changes
to the
Development

Exhibit B

LEGEND

- VILLAGES OF SUMTER DRI
- DRI BOUNDARY
- COUNTY LINE
- ROAD
- RESIDENTIAL
- RETAIL
- MIXED USE:
 - May include one or more of the following:
 - Residential, Office, Hotel, Recreation, Public Services, Office, Retail, Child Care, Health Care
- EDUCATIONAL/INSTITUTIONAL
- WASTE WATER TREATMENT PLAG
- MATER TOWER / WELL SITE
- HOSPITAL / FIRE STATION / BWS
- REGIONAL / VILLAGE REC CENTER
- GOLF ROUGH
- GOLF GREENS/TES/FAIRWAYS
- LAKE
- STORMWATER
- BUFFER
- EAGLE, KESTREL, & TORTOISE PRES.
- MILILIFE CORRIDOR
- RUB. SITE
- METLAND
- EAGLE MANAGEMENT AREA
- CHAMPIONSHIP GOLF COURSE
- ACC
- A-EX EXECUTIVE GOLF COURSE
- * GATE HOUSE

VILLAGES OF SUMTER DRI
 FIFTH AMENDMENT TO THE
 SECOND AMENDED AND
 RESTATED DEVELOPMENT
 ORDER

AUGUST, 2010

MASTER DEVELOPMENT PLAN

The Villages

1000 Lake Sumter Land, LLC
 The Villages, Florida, 32152
Arbiter
 ENGINEERS ARCHITECTS INTERIORS
 100 Lake Sumter Land, LLC
 1000 Lake Sumter Land, LLC
 California, Pasadena, CA 91106
 Tel: 626.793.4147 Fax: 626.793.4148
 Website: www.arbiter.com

Scale	0 1000 2000
Job Number	2010-36
Project Name	Villages of Sumter DRI
Date	08-24-10
Drawn By	KMK
Checked By	SRV
Revisions	

Approval of the 2nd Change) to The Development

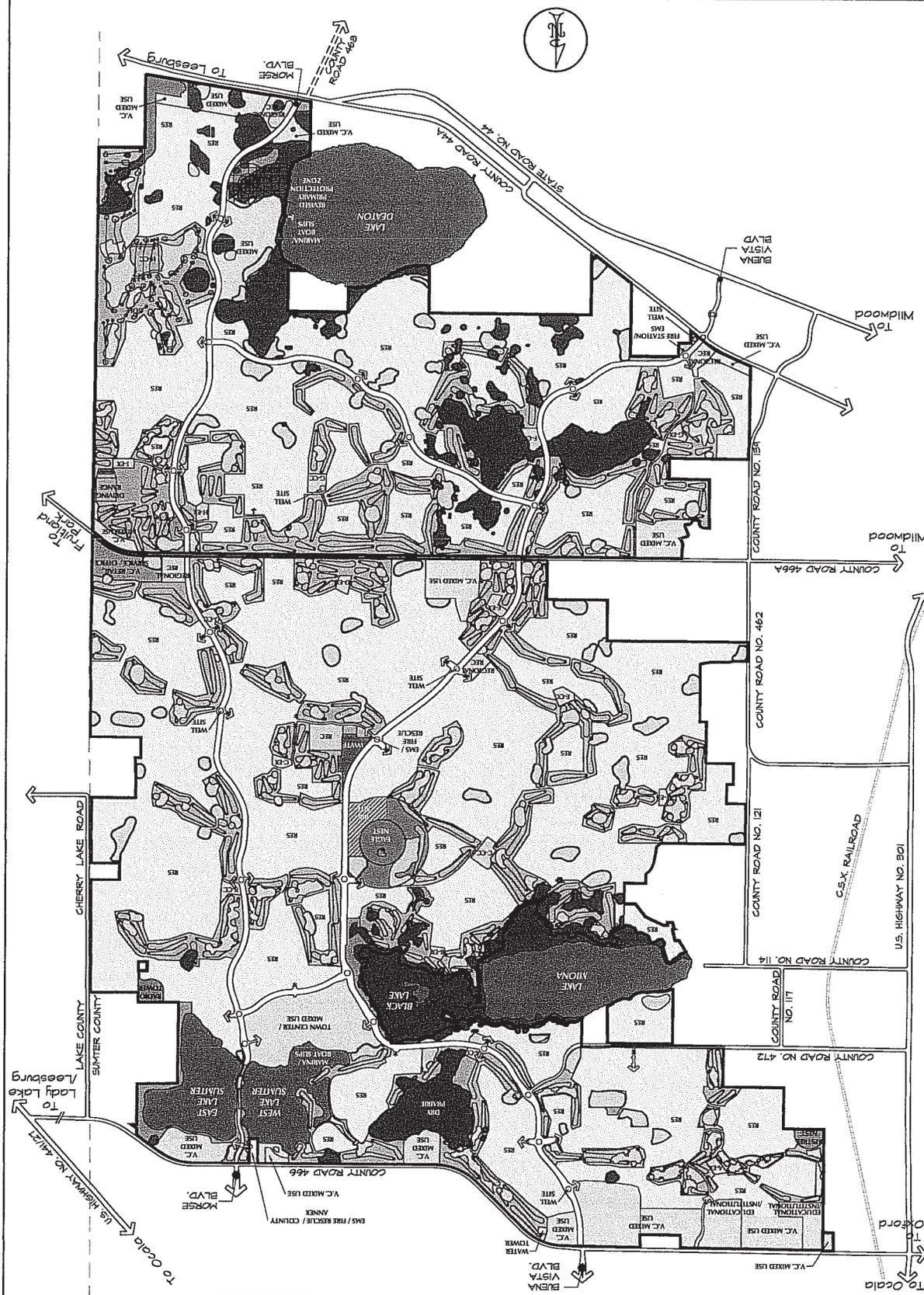
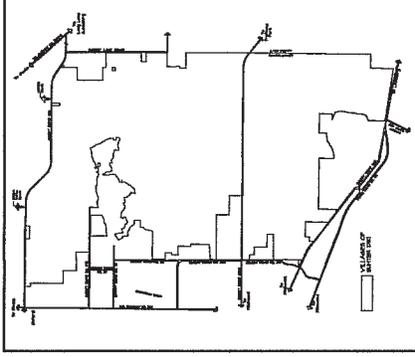


Exhibit B

Amended Villages of Sumter - Phasing Schedule

LAND USE	Phase I 2003-2005	Phase II 2006-2008	Phase III 2009-2011	Phase IV 2012-2014	Total
RESIDENTIAL (du's)	5,674	9,750	11,379	7,026	33,829
RETAIL SERVICE (sqf) (TOWN CENTER & VILLAGE CENTERS)	375,000	275,000	750,000	332,775	1,732,775
OFFICE (sqf)	35,000	120,000	200,000	62,110	417,110
HOTEL (rooms)	0	120	0	80	200
ATTRACTION / RECREATION	8	2	2	1	6
THEATER (seats)	1	2	2	1	6
REGIONAL RECREATION CENTERS (sq)	16				16
BOAT SLIPS - LAKE SUMTER					8
BOAT SLIPS - LAKE DEATON	135	126	117	18	396
GOLF COURSES (holes)	185,000	205,000	75,286		465,286
EDUCATIONAL/ INSTITUTIONAL					



Villages of Sumter - Land Use Allocation

LAND USE	VILLAGES OF SUMTER DRI APPROVED				VILLAGES OF SUMTER DRI FIFTH AMENDMENT PROPOSED CHANGES				VILLAGES OF SUMTER DRI AFTER FIFTH AMENDMENT					
	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	ACREAGE	UNITS	NON-RESIDENTIAL GROSS SQUARE FEET	OTHER	NET DENSITY AMENDED VOS	PERCENT TOTAL ACRES AMENDED VOS
RESIDENTIAL	6,527	32,200			-14	1,629	-143,575		6,513	33,829	1,732,775		5	48.3
RETAIL SERVICE (TOWN CENTER & VILLAGE CENTERS)	541		1,876,350		-21				520					3.9
OFFICE	20				0		0		20		417,110			0.15
HOTEL	20		417,110		0				20			200		0.15
HOSPITAL	0			200	0				0			0		0.0
ATTRACTION / RECREATION	15		40,000		-15		-40,000		0		0			0.0
CONVENTION/PERFORMING ARTS CENTER	5			8	0				5			8		0.03
THEATER	65			6	0				65			6		0.48
REGIONAL RECREATION CENTERS														
BOAT SLIPS :														
BOAT SLIPS - LAKE SUMTER				16								16		
BOAT SLIPS - LAKE DEATON				8								8		
CLUBHOUSES / VILLAGE REC. CENTERS	148				15				163					1.2
GOLF COURSES	2,932				0				2,932					22.2
HOLLS	77		465,286		0		0		77		465,286	396		0.6
EDUCATIONAL / INSTITUTIONAL	37				0				37					0.3
FACILITIES & SERVICES	3			1	0				3			1		
FIRE STATION/ EMS	72			2	0				72			2		
WASTE WATER TREATMENT FACILITY	2			4	0				2			4		
WATER WELL SITES	74				0				74					
RADIO TOWER	154				32				186					1.4
CONSERVATION (WILDLIFE / PRESERVATION & MANAGEMENT AREAS)	811				0				811					6.0
WETLANDS	336				0				336					2.5
LAKES	563				-3				560					4.2
ROADS	297				0				297					2.2
PARKS / OPEN SPACE/ BUFFERS	876				0				876					6.3
STORMWATER	13,483	32,200	2,798,746		0	1,627	-183,575		13,477	33,829	2,615,171			100
TOTAL														

NOTE: ACREAGES SHOWN ARE ROUNDED TO THE NEAREST WHOLE NUMBER AND SUBJECT TO CHANGE BASED ON SURVEY AND ENGINEERING. ACREAGE FOR OFFICE USE IS EXCLUSIVE OF PARKED USE AREAS.

VILLAGES OF SUMTER DRI
FIFTH AMENDMENT TO THE
SECOND AMENDED AND
RESTATED DEVELOPMENT
ORDER

AUGUST, 2010

MASTER
DEVELOPMENT
PLAN



1000 S. Sumter Highway, Suite 100
The Villages, FL 32159

Arctic
Engineering & Construction
1033 Lakeland Blvd., Suite 200
The Villages, FL 32159
Tel: 352-397-1111 Fax: 352-397-1112
www.arcticeng.com

Job number: 05-27-10
File name: R2010-36
Date: 08-10-10
Drawn by: RMR
Checked by: SRV
Revisions:

Approval of
of Proposed Change to the
Wildwood DRI Development
of the 2nd
MAFTR

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT C

REVISED LEGAL DESCRIPTION OF THE VILLAGES OF WILDWOOD DRI

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) BROWNWOOD TOWN CENTER

Exhibit "C"

Page 1 of 6 ITEMS Approval of
Resolution No. R2010-36 and of the 2nd
NOPC (Notice of Proposed Change) to The
Villages of Wildwood DRI Development
Order

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF CSX RAILWAY AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "KERL & MILLER SUBDIVISION 1ST ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, SUMTER COUNTY RECORDS, FLORIDA; THENCE N65°13'12"W, ALONG THE SOUTH BOUNDARY LINE THEREOF AND ALONG THE NORTHWESTERLY EXTENSION THEREOF FOR A DISTANCE OF 874.89 FEET; THENCE S22°30'28"W 716.00 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF AFORESAID SECTION 8; THENCE N89°28'01"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 611.48 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°25'18"E, 471.13 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44; THENCE THE FOLLOWING 22 COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE: S70°31'17"E, 296.92 FEET; THENCE S71°43'13"E, 300.33 FEET; THENCE S70°31'17"E, 350.12 FEET; THENCE S69°02'54"E, 2190.00 FEET; THENCE N20°57'06"E, 293.00 FEET; THENCE S69°02'54"E, 312.68 FEET; THENCE S00°40'13"W, 307.04 FEET; THENCE S69°02'55"E, 390.88 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'55"E, 1,118.84 FEET; THENCE S69°02'53"E, 943.81 FEET; THENCE N18°38'47"E, 10.01 FEET; THENCE S69°02'55"E, 337.76 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'58"E, 131.89 FEET; THENCE S69°02'49"E, 68.11 FEET; THENCE S68°11'21"E, 200.02 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S65°58'19"E, 400.58 FEET; THENCE S64°37'01"E, 200.60 FEET; THENCE S65°48'19"E, 300.48 FEET; THENCE S67°34'23"E, A DISTANCE OF 271.85 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF OAK PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, RUN N00°37'16"E, ALONG THE WEST LINE OF SAID OAK PARK A DISTANCE OF 606.23 FEET TO A POINT ON THE NORTH LINE OF SAID "OAK PARK"; THENCE S89°43'00"E ALONG SAID NORTH LINE 401.81 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 947, PAGE 7, RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N00°33'26"E ALONG SAID EAST LINE 394.18 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616, RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N60°44'37"W ALONG SAID SOUTH LINE 834.76 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616; THENCE N00°35'51"E, ALONG SAID WEST LINE A DISTANCE OF 536.64 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616 AND THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID WEST LINE S89°30'39"E, ALONG SAID NORTH LINES THEREOF A DISTANCE OF 56.08 FEET TO THE INTERSECTION OF SAID NORTH LINES AND THE SOUTH RIGHT-OF-WAY OF THE CSX RAILWAY; (THE FOLLOWING 7 COURSES ARE ALONG SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY); THENCE DEPARTING SAID NORTH LINES N51°31'53"W, 1,333.10 FEET; THENCE S00°29'25"W, 12.69 FEET; THENCE N51°31'53"W, 30.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 1,928.30 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'39", AN ARC DISTANCE OF 460.32 FEET; THENCE N65°12'32"W, 2,448.41 FEET; THENCE N00°24'18"E, 10.98 FEET; THENCE N65°12'32"W, 1,418.92 FEET TO THE EAST LINE OF KERL AND MILLER SUBDIVISION 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY S24°48'19"W, ALONG SAID EAST LINE A DISTANCE OF 1,133.40 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE CSX RAILWAY RIGHT-OF-WAY ADJACENT TO AND NORTHEASTERLY OF TAX PARCELS G08=096, G08=019, G08=022, G09=009 AND G09=008; SAID RIGHT-OF-WAY BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF "KERL & MILLER SUBDIVISION 1ST ADDITION" AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND BOUNDED ON THE EAST BY A LINE BEING AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED CSX RAILWAY BEGINNING AT ITS INTERSECTION OF THE SOUTH LINE OF SAID SECTION 9, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD NUMBER 44A.

11/10/08
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



**FARNER
BARLEY**
AND ASSOCIATES, INC.
4450 NE B3RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

ENGINEERS
SURVEYORS
PLANNERS
LB 4709

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit "C"

Page 3 of 6 ITEMS Approval of
Resolution No. R2040-20 and of the 2nd
NOPC (Notice of Proposed Change) to The
Villages of Wildwood DRI Development
Order

LEGAL DESCRIPTION:

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

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUN S00°22'17"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 135.11 FEET; THENCE DEPARTING SAID WEST LINE, S89°37'43"E, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466A, THE EASTERLY RIGHT-OF-WAY OF CR-139 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N45°26'09"E, 53.68 FEET; THENCE S89°30'00"E, 2,119.91 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S00°29'59"W, 247.99 FEET; THENCE S11°45'51"W, 115.75 FEET; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88 FEET; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE, N89°32'24"W, 249.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", A DISTANCE OF 374.71 FEET; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 40.24 FEET; THENCE N89°30'00"W, 505.27 FEET; THENCE N00°22'30"E, 687.65 FEET; THENCE N89°30'00"W, 714.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°07'44", A DISTANCE OF 62.92 FEET TO THE EASTERLY RIGHT-OF-WAY OF CR-139; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°22'17"E, 312.74 FEET TO THE POINT OF BEGINNING.
CONTAINING 37.82 ACRES, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 AS BEING S89°30'00"E PER LEGAL DESCRIPTION.

7/14/09
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815



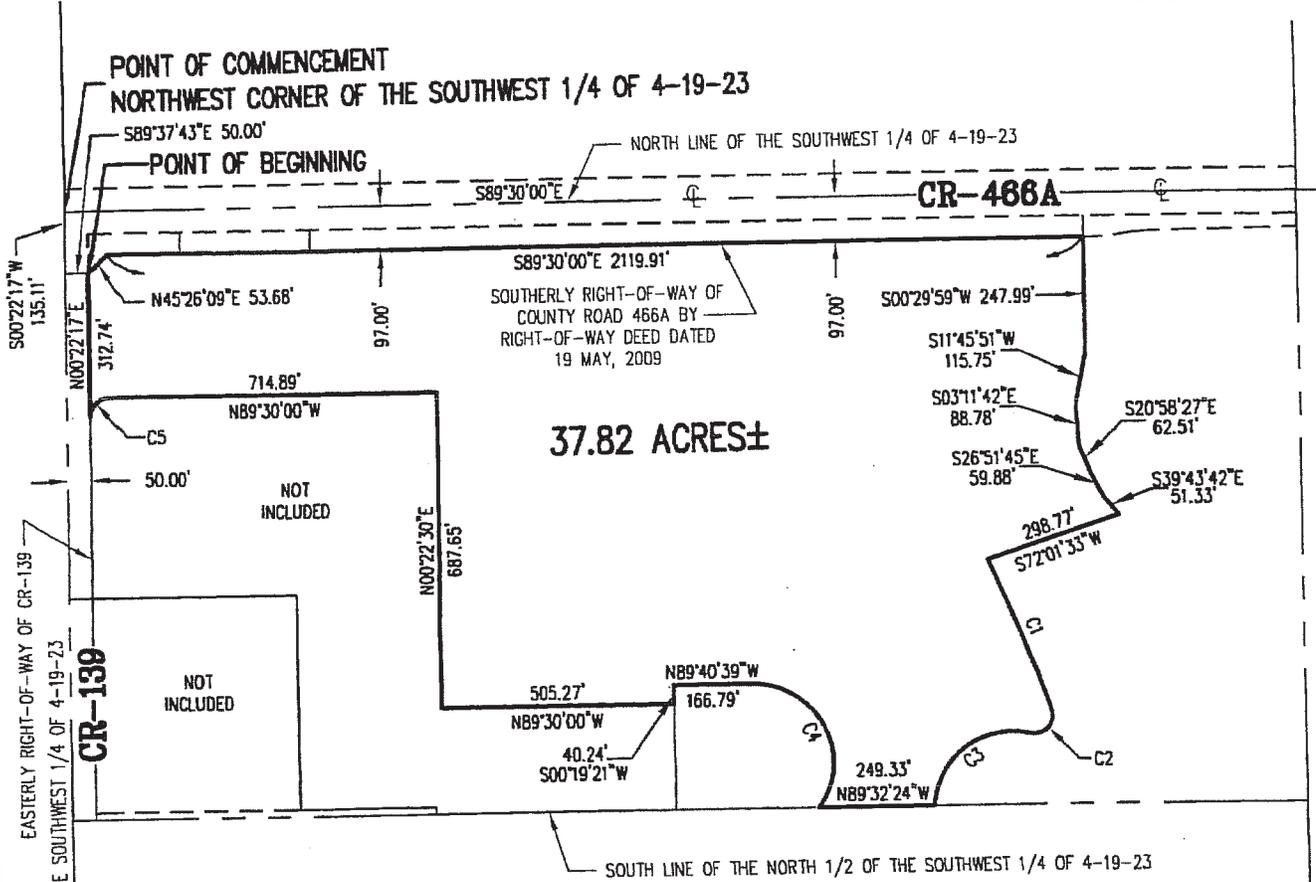
**FARNIER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 63RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	351.58'	3572.15'	5°38'21"	S21°25'12"E	351.44'
C2	85.30'	40.00'	122°10'41"	S42°29'19"W	70.03'
C3	295.22'	171.00'	98°54'59"	S54°07'10"W	259.90'
C4	374.71'	170.00'	126°17'27"	N26°31'56"W	303.33'
C5	62.92'	40.00'	90°07'44"	S45°26'09"W	56.63'



GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 AS BEING S89°30'00"E PER LEGAL DESCRIPTION.

**FARNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 23RD ROAD WILDWOOD, FL 34785 (352) 753-3114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit 1 "C" (c) TIMED ITEMS Approval of
 Page 5 of 6 Resolution No. R2010-36 and of the 2nd
 NOPC (Notice of Proposed Change) to The
 Villages of Wildwood DRI Development
 Order

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

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N00°29'25"E,
 ALONG THE EAST LINE THEREOF A DISTANCE OF 317.95 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-44A ACCORDING
 TO THE RIGHT-OF-WAY MAP ON FILE IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF
 BEGINNING; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES:
 N57°12'30"W, 18.62 FEET; THENCE N65°08'45"W, 55.69 FEET; THENCE N64°55'26"W, 27.20 FEET; THENCE N65°09'05"W,
 652.79 FEET; THENCE S71°31'02"W, 3.69 FEET; THENCE N65°35'30"W, 10.02 FEET TO THE SOUTHEASTERLY
 RIGHT-OF-WAY OF COUNTY ROAD 139 AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 193, PUBLIC RECORDS OF
 SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID SOUTHEASTERLY
 RIGHT-OF-WAY THE FOLLOWING COURSES: N19°25'59"W, 39.56 FEET; THENCE N25°04'43"E, 239.29 FEET TO THE NORTH
 BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 399, PUBLIC RECORDS OF SUMTER
 COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY AND ALONG SAID NORTH BOUNDARY AND
 THE SOUTHEASTERLY EXTENSION THEREOF, S65°09'05"E, 715.62 FEET; THENCE DEPARTING THE SOUTHEASTERLY
 EXTENSION OF SAID NORTH BOUNDARY, S00°57'59"W, 295.85 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF C-44A;
 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N65°02'56"W, 21.89 FEET; THENCE
 N57°12'30"W, 20.22 FEET TO THE POINT OF BEGINNING.
 CONTAINING 4.71 ACRES, MORE OR LESS.

Aug. 10, 10 *William S. Barley*
 DATE

WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8-19-23 AS BEING N00°29'25"E, AN ASSUMED MERIDIAN.



**FARNER
 BARLEY
 AND ASSOCIATES, INC.**

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

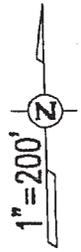
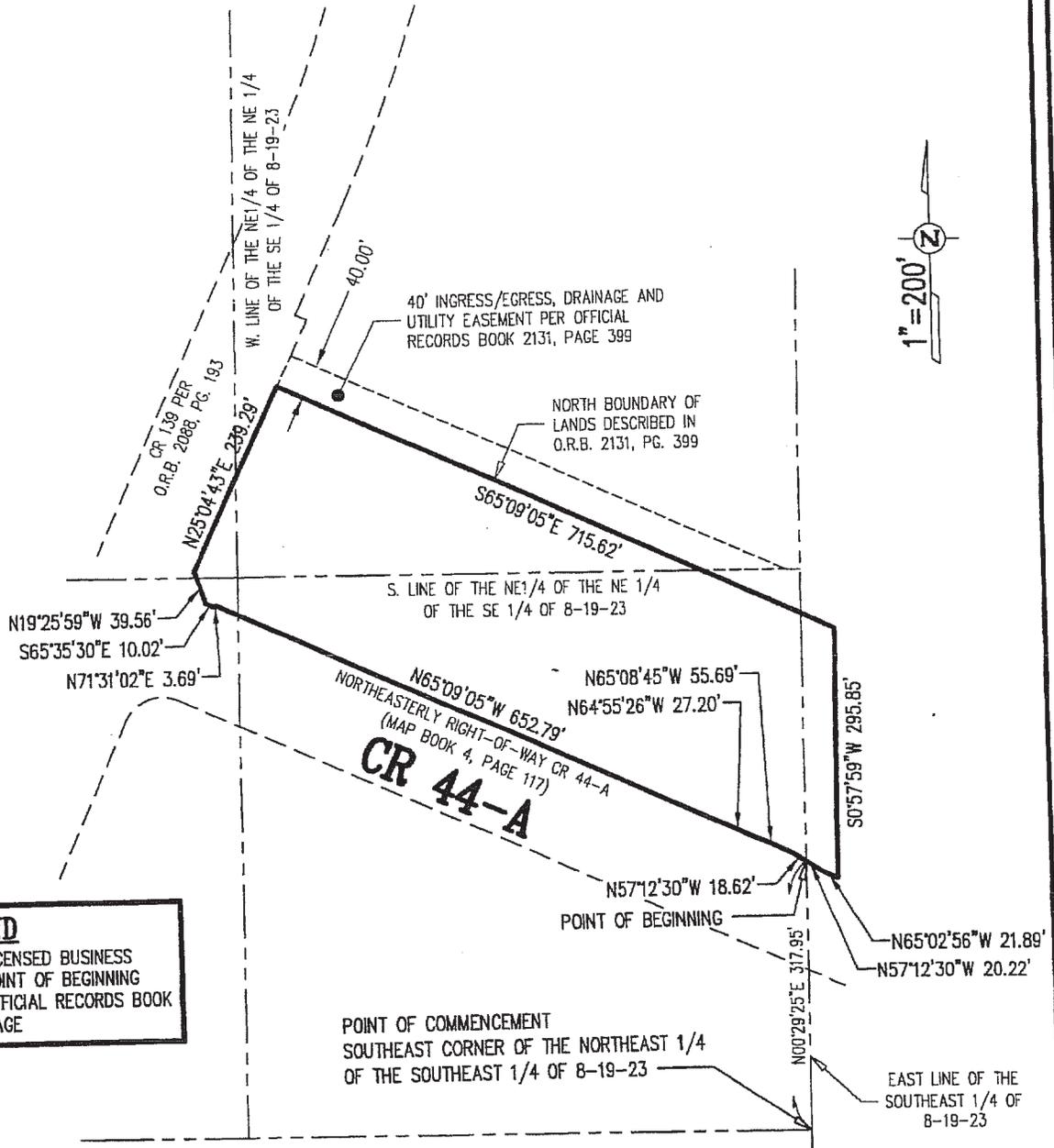
▲ ENGINEERS
 ▲ SURVEYORS
 ▲ PLANNERS
 LB 4708

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SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit "C"

Page 6 of 6
 APPROVAL OF ITEMS Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order



LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8-19-23 AS BEING N00°29'25"E, AN ASSUMED MERIDIAN.

**FARNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

S:\SURVEY\NEWSURVEYS\SUMTERR\COMMERCIAL AREAS\CR-44A COMMERCIAL\CR-44A COMMERCIAL ALL.dwg, BDH

EXHIBIT D

SUBSTANTIAL DEVIATION CHART

SUBSTANTIAL DEVIATION DETERMINATION CHART
The Villages of Wildwood –2nd NOPC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE	
Attraction/Recreation	# Parking spaces	No Change			
	# Spectators	No Change			
	# Seats	No Change			
	Site locational changes	No Change			
	Acreage, including drainage, ROW, easements etc.	No Change			
	# External vehicle trips	No Change			
	D.O. conditions	No Change			
	ADA representations	No Change			
Airports	Runway (length)	Not Applicable			
	Runway (strength)				
	Terminal (gross square feet)				
	# Parking spaces				
	# Gates				
	Apron area (gross square feet)				
	Site locational changes				
	Airport acreage, including drainage, ROW, easements, etc.				
	# External vehicle trips				
	D.O. conditions				
ADA representations					
Hospitals	# Beds	No Change			
	# Parking spaces	No Change			
	Building (gross square feet)	No Change			
	Site locational changes	No Change			
	Acreage, including draining, ROW, easements, etc.	No Change			
	# External vehicle trips	No Change			
	D.O. conditions	No Change			
	ADA representations	No Change			

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Industrial	Acreage, including drainage, ROW, easements, etc.	Not Applicable		
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	Chemical storage (barrels and lbs.)			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			
Mining Operations	Acreage mined (year)	Not Applicable		
	Water withdrawal (Gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.	N/A (Acreage no longer a criterion)		
	Building (gross square feet)	No Change		
	# Parking Spaces	NA		
	# Employees	NA		
	Site locational changes	See Map H		
	# External vehicle trips	No Change		
	D.O. conditions	No Change		
	ADA representations	No Change		

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Petroleum/Chemical Storage	Storage capacity (barrels and/or lbs.)	Not Applicable		
	Distance to navigable waters (feet)			
	Site locational changes			
	Facility acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. representations			
	# boats, wet storage			
	# boats, dry storage			
	Dredge and fill (cubic yards)			
	Petroleum storage (gallons)			
Residential	Site locational changes	Not Applicable		
	Port acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			
	# dwelling units			
	Type of dwelling units			
	# lots			
	Acreage, including drainage, ROW, easements, etc.			
	Site locational changes			
# External vehicle trips				
D.O. conditions				

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.	N/A (Acreage no longer a criterion)		
	Floor space (gross square feet)	No Change		
	Service # parking spaces	No Change		
	# Employees	No Change		
	Site locational changes	See Map H		
	# External vehicle trips	No Change		
	D.O. conditions	No Change		
	ADA representations	No Change		
Hotel/Motel	# Rental units	No Change		
	Floor Space (gross square feet)	No Change		
	# Parking Places	No Change		
	# Employees	No Change		
	Site locational changes	No Change		
	Acreage, including drainage, ROW, easements, etc.	No Change		
	# External vehicle trips	No Change		
	D.O. conditions	No Change		
	ADA representations	No Change		
R.V. Park	Acreage, including drainage, ROW, easements, etc.	Not Applicable		
	# Parking spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Open Space (all natural and vegetated non-impervious surfaces)	Acreage	No Change		
	Site locational changes	No Change		
	Type of open space	Landscaped urban		
	D.O. conditions	No Change		
	ADA representations	No Change		
Preservation, Buffer or Special Protection Areas	Acreage	No change		
	Site locational changes	No change		
	Development of site proposed	No Change		
	D.O. conditions	No Change		
	ADA representations	No Change		

NOTE: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information for the developer or his agent.

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

EXHIBIT E

EXISTING LAND USE CONVERSION MATRIX

1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

Table LUC
Villages of Wildwood
Land Use Conversion Table

Land Use Conversion	From:		Residential	Office	Shopping Center	Hotel	Hospital	PM Peak Hour Trip Generation		
	Units	Bed						Land use	ITE Code	Trip Generation Rate
Residential	DU	DU	1.000	KSF	KSF	Rooms	Bed	Residential	N/A	T = 0.33 * (X), X is # of Dwelling Units
Office	KSF	DU	4.257	1.000	0.397	2.525	1.146	Office	710	T = 1.49 * (X), X is 1,000 Square Feet
Shopping Center	KSF	DU	10.714	2.517	1.000	6.356	2.885	Shopping Center	820	T = 3.75 * (X), X is 1,000 Square Feet
Hotel	Rooms	DU	1.686	0.396	0.157	1.000	0.454	Hotel	310	T = 0.59 * (X), X is # of Rooms
Hospital	Bed	DU	3.714	0.872	0.347	2.203	1.000	Hospital	610	T = 1.30 * (X), X is # of Beds

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EXHIBIT F

**LETTER REPORT PREPARED BY
KIMLEY-HORN AND ASSOCIATES
ON LAND USE CONVERSION MATRIX AMENDMENT
AND PROPOSED LAND USE CONVERSION MATRIX**



Kimley-Horn
and Associates, Inc.

1. (c) TIMED ITEMS Approval of
Resolution No. R2010-36 and of the 2nd
NOPC (Notice of Proposed Change) to The
Villages of Wildwood DRI Development
Order

July 21, 2010

1725 Heritage Blvd.
Tallahassee, Florida
32308

Mr. Marty Dzuro
Grant & Dzuro
990 Old Mill Run
The Villages, Florida 32162

Subject: Villages of Wildwood Notice of Proposed Change
Summer 2010

Dear Marty:

Enclosed with this letter is a revised land use conversion table for future use in The Villages of Wildwood Development of Regional Impact (DRI). This land use conversion table revises the table that was previously approved and is currently included in the Villages of Wildwood DRI Development Order. The table has been revised to include three additional land uses: congregate care facility, assisted living, and nursing home. For the purposed of analyzing traffic impacts, a congregate care facility is also known as an independent living facility (ILF), assisting living is also known as an assisted living facility (ALF), and skilled nursing is also known as a skilled nursing facility (SNF). We understand that these uses are being considered as future uses in The Villages of Wildwood DRI. The table was also updated with trip rates from the latest edition (8th) of *Trip Generation, An ITE Informational Report*.

Below is an example calculation using the table to help understand its application.

*If one would like to develop 250 beds of assisting living in The Villages of Wildwood DRI, one would need to reduce the commercial square footage by 14,750 to remain trip neutral (one bed of assisted living is equal to 0.059 thousand square feet of retail, $250 * 0.059 = 14.75 * 1,000 = 14,750$). The conversion would result in equivalent roadway impacts based on the equivalent trip generation.*

TEL 850 553 3500
FAX 850 309 0055



Kimley-Horn
and Associates, Inc.

Mr. Marty Dzurko

1. (c) TIMED ITEMS Approval of
Resolution No. R2010-36 and of the 2nd
NOPC (Notice of Proposed Change) to The
Villages of Willowood DRI Development
Order

If you have any questions regarding this table or additional calculations, please
feel free to contact me.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Richard R. Barr, AICP
Senior Vice President

Enclosure

RRB/brs

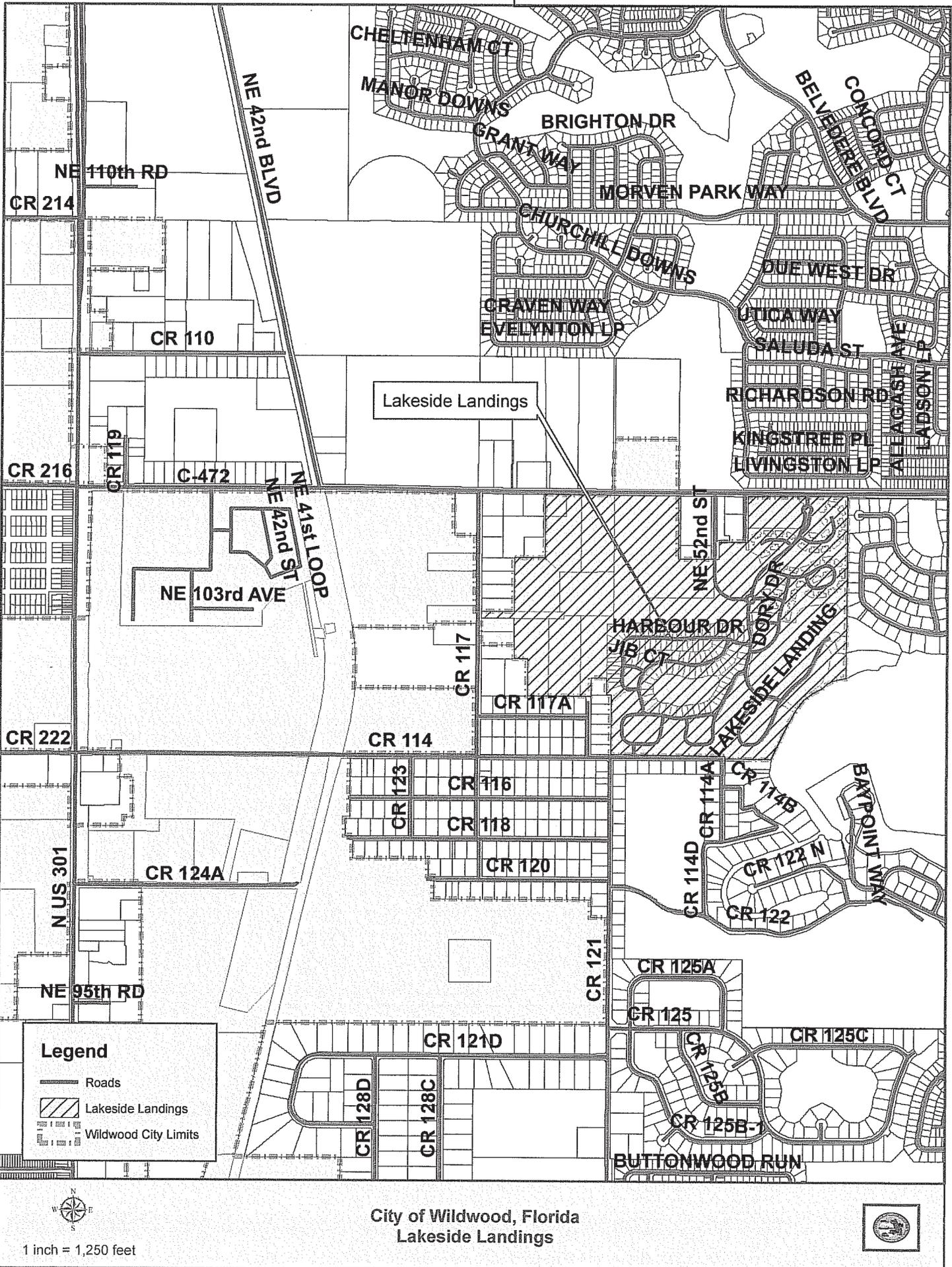
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1. (c) TIMED ITEMS Approval of Resolution No. R2010-36 and of the 2nd NOPC (Notice of Proposed Change) to The Villages of Wildwood DRI Development Order

Table LUC
Villages of Wildwood
Land Use Conversion Table

Land Use Conversion		Land Use Conversion Table										PM Peak Hour Trip Generation	
From:	To: →	Residential	Office	Shopping Center	Hotel	Congregate Care Facility (ILF)	Assisted Living (ALF)	Skilled Nursing (SNF)	Hospital	Land use	JTE Code	Trip Generation Rate	
	Units	DU	KSF	KSF	Rooms	DU	Beds	Beds	Beats				
Residential	DU	1.000	0.235	0.094	0.593	2.059	1.591	1.591	0.267	Residential	N/A	T= 0.35 *(X), X is # of Dwelling Units	
Office	KSF	4.257	1.000	0.399	2.525	8.765	6.773	6.773	1.137	Office	710	T= 1.49 *(X), X is 1,000 Square Feet	
Shopping Center	KSF	10.657	2.503	1.000	6.322	21.941	16.955	16.955	2.847	Shopping Center	820	T= 3.73 *(X), X is 1,000 Square Feet	
Hotel	Rooms	1.686	0.396	0.158	1.000	3.471	2.682	2.682	0.450	Hotel	310	T= 0.59 *(X), X is # of Rooms	
Congregate Care Facility (ILF)	DU	0.486	0.114	0.046	0.288	1.000	0.773	0.773	0.130	Congregate Care Facility (ILF)	253	T= 0.17 *(X), X is # of Dwelling Units	
Assisted Living (ALF)	Beds	0.629	0.148	0.059	0.373	1.294	1.000	1.000	0.168	Assisted Living (ALF)	254	T= 0.22 *(X), X is # of Beds	
Skilled Nursing (SNF)	Beds	0.629	0.148	0.059	0.373	1.294	1.000	1.000	0.168	Skilled Nursing (SNF)	620	T= 0.22 *(X), X is # of Beds	
Hospital	Beds	3.743	0.879	0.351	2.220	7.706	5.955	5.955	1.000	Hospital	610	T= 1.31 *(X), X is # of Beds	

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CHEL TENHAM CT

MANOR DOWNS

BRIGHTON DR

BELVEDERE BLVD
CONCORD CT

NE 110th RD

CR 214

GRANT WAY

MORVEN PARK WAY

CHURCHILL DOWNS

DUE WEST DR

CR 110

GRAVEN WAY
EVELYNTON LP

OTICA WAY

SALUDA ST

Lakeside Landings

RICHARDSON RD

KINGSTREE PL

LIVINGSTON LP

CR 216

CR 119

C-472

NE 42nd ST
NE 41st LOOP

NE 103rd AVE

NE 52nd ST

HARBOUR DR
JIB CT

DORY DR

LAKESIDE LANDING

CR 117

CR 117A

CR 222

CR 114

CR 123

CR 116

CR 118

CR 120

CR 114D
CR 114A

CR 114B

CR 122 N

CR 122

BAKPOINT WAY

N US 301

CR 124A

NE 95th RD

CR 121

CR 125A

CR 125

CR 121D

CR 125C

CR 128D

CR 128C

CR 125B
CR 125B-1

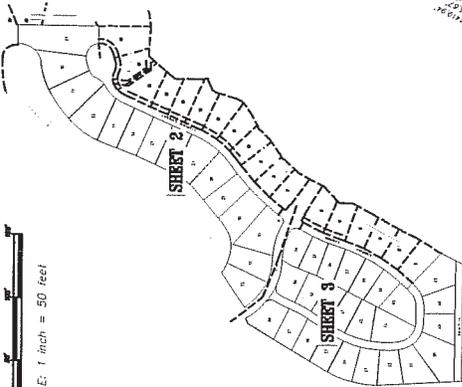
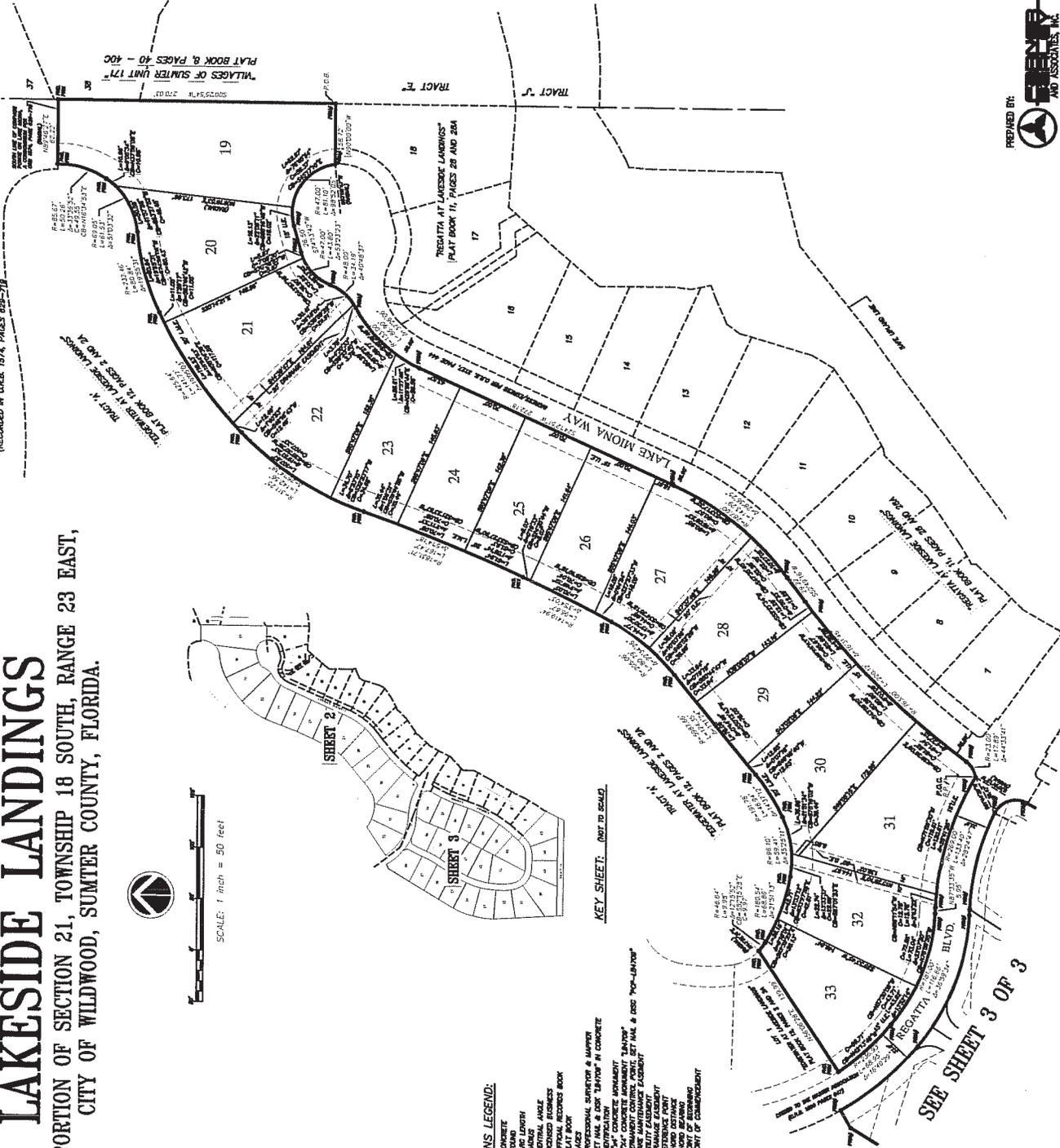
BUTTONWOOD RUN

REGATTA PHASE TWO AT LAKESIDE LANDINGS

BEING A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 3
PLAT BOOK PAGE

COMPLAS POINTS ON LAKE MONA (RECORDED IN O.R.B. 1874, PAGES 628-718)



KEY SHEET (NOT TO SCALE)

- ABBREVIATIONS LEGEND:**
- CONC DENOTES CONCRETE
 - W.L. DENOTES WATER LINE
 - AND LENGTH DENOTES AND LENGTH
 - R DENOTES RADIAL
 - CA DENOTES CENTRAL ANGLE
 - DA DENOTES DISTANCE
 - OP DENOTES OPTICAL RECORDS BOOK
 - PLAT DENOTES PLAT BOOK
 - FACE DENOTES FACE
 - PROX DENOTES PROXIMAL SURVEYOR'S NUMBER
 - PLM DENOTES PLAT MAP
 - SET DENOTES SET MAIL & DIST. TANTON IN CONCRETE
 - UNIDENOTES UNIDENTIFIED
 - PRM DENOTES PRIMAVERA SURVEY
 - 4" DENOTES 4" CONCRETE MONUMENT "TANTON"
 - UT DENOTES UTILITY TANTON
 - UTL DENOTES UTILITY EASEMENT
 - BE DENOTES BEARING
 - CHORD DENOTES CHORD DISTANCE
 - G DENOTES GROUND
 - PT DENOTES POINT
 - PLG DENOTES POINT OF COMMENCEMENT

SEE SHEET 3 OF 3

PREPARED BY:

ENGINEERS
SURVEYORS
AND ASSOCIATES, P.A.

400 W. GOND ROAD - WILDWOOD, FL 32194 - (352) 746-3129