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wildwood-fl.gov
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330-1349
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WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA January 8th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board as Local Planning Agency**

Approval of minutes from the December 4th, 2012 Planning & Zoning Board/Special Magistrate as LPA meeting and the Planning & Zoning Board/Special Magistrate meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

CP 1212-01 Ten-Year Water Supply Plan

Adoption of the ten-year water supply facilities work plan and providing for text amendments to the Comprehensive Plan in accordance with section 163.3177(6)(c), Florida Statutes and the Community Planning Act of 2011.

CP 1212-02 Capital Improvements Element

Modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

CP 1211-01 Villages of Wildwood Text Amendment

Text Amendments to policy 1.7.3 of the Comprehensive Plan pertaining to the Villages of Wildwood DRI in accordance with the Community Planning Act of 2011.

AGENDA
January 8th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

4. FORUM

5. ADJOURNMENT:

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency

Case No: CP 1212-01
Subject: 10-Year Water Supply Plan
Applicant: City of Wildwood

In July 2012, the Southwest Florida Water Management District (SWFWMD) updated its Regional Water Supply Plan (RWSP) to include the northern planning region which includes Sumter County and its municipalities. As a result, the City was given 18 months to adopt a water supply plan of its own into its comprehensive plan pursuant to F.S. 163.3177(6)(c).

The City of Wildwood 10-Year Water Supply Facilities Work Plan (Work Plan) has been developed in accordance with Florida Statutes and the SWFWMD's RWSP. The Work Plan:

- Covers a 10-Year planning period;
- Inventories existing water sources and facilities;
- Identifies alternative water supply sources;
- Forecasts water demand;
- Identifies the capital improvements needed to meet future demands;
- Analyzes conservation and reuse water practices within the City; and
- Recommends the needed amendments to the Comprehensive Plan to comply with current statutory requirements.

Ordinance O2013-01 adopts the 10-Year Water Supply Facilities Work Plan and the recommended text amendments to the Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements. The specific policy language is contained within the Ordinance, but in summary the amendments are as follows:

- Adopt the Work Plan into the Comprehensive Plan by reference;
- Coordinate the Work Plan with the Southwest Florida Water Management District;
- Encourage the use of reuse water to offset potable water demands;
- Investigate strategies to further water conservation practices; and
- Update the 5-Year Schedule of Capital Improvements to include the capital facilities needed for the Champagne Farms Water Treatment Plant and transmission system.

Staff recommends approval of Ordinance O2013-01 to be forwarded to the City Commission for transmittal to the state land planning agency for review under F.S. 163.3187.

The Local Planning Agency/Special Magistrate has to duty to recommend approval, approval with conditions, or denial of the amendment to the City Commission for further action.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday December 28, 2012.

A handwritten signature in blue ink, appearing to read 'JM', with a long horizontal flourish extending to the right.

DATED: December 28, 2012

Jason McHugh
Development Services Coordinator/ City
Planner

ORDINANCE NO. O2013-01

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; ADOPTING THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR TEXT AMENDMENTS TO THE PUBLIC FACILITIES ELEMENT, CONSERVATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT OF THE ADOPTED LOCAL COMPREHENSIVE PLAN; IN ACCORDANCE WITH SECTION 163.3177(6)(c), FLORIDA STATUTES AND THE COMMUNITY PLANNING ACT OF 2011; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is required to prepared and adopt a 10-Year Water Supply Facilities Work Plan into the local comprehensive plan pursuant to Section 163.3177(6)(c), Florida Statutes; and

WHEREAS, the City wishes to adopt the 10-Year Water Supply Facilities Work Plan and recommended text amendments to the City of Wildwood Comprehensive Plan;

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

SECTION 1. The City hereby adopts the 10-Year Water Supply Facilities Work Plan contained in “Exhibit A” and incorporated herein.

SECTION 2. The text amendments to the Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the City of Wildwood Comprehensive Plan are shown in attached “Exhibit B.” The amendments are attached hereto and are shown with ~~strike through~~ for deletions and underline for additions.

SECTION 3. With the recommendations of the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

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. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ORDAINED this _____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-01

“Exhibit A”

**City of Wildwood 10-Year Water Supply
Facilities Work Plan**

10-Year Water Supply Facilities Work Plan



Prepared by:

City of Wildwood

Development Services Department

Utilities Department

Kimley-Horn and Associates, Inc.

December 15, 2012

Table of Contents

Abbreviations		Page ii
Section I: Introduction		
Purpose.....		Page 1
Statutory Requirements.....		Page 1
Section II: Potable Water Data, Inventory and Analysis		
Potable Water Service Area.....		Page 3
Water Supply and Treatment Facilities.....		Page 3
Distribution System.....		Page 4
Wells and Water Treatment Plants.....		Page 4
Potable Water Storage Facilities.....		Page 5
High Service Pumping Facilities.....		Page 5
Water Use Permit.....		Page 5
Water Quality.....		Page 6
Section III: Potable Water Projections and Capital Improvements		
Water Demand Projections 2013-2023.....		Page 7
Champagne Farms.....		Page 7
Capital Improvements 2012/2012 – 2017/2018.....		Page 9
Section IV: Reuse		
Existing Conditions.....		Page 10
Future Conditions.....		Page 10
Section V: Water Conservation		Page 11
Section VI: Modifications to the Comprehensive Plan		
Public Facilities Element.....		Page 12
Conservation Element.....		Page 13
Intergovernmental Coordination Element.....		Page 13
Capital Improvements Element.....		Page 13
Section VII: Conclusions		Page 14

List of Tables and Maps

Table 1:	Existing Potable Water Customers.....	Page 3
Table 2:	Potable Water Plants.....	Page 3
Table 3:	Wells and Water Treatment Plants.....	Page 4
Table 4:	Water Use Permit Groundwater Supply Facilities.....	Page 6
Table 5:	Water Demand Projections 2013-2023.....	Page 8
Table 6:	Potable Water Capital Improvements Projects.....	Page 9
Map 1:	Water Service Area Boundary	
Map 2:	Existing Facilities	
Map 3:	Future Potable Water Facilities	

Abbreviations

ADF:	Average Daily Flow
AWS:	Alternative Water Supply
CIP:	Capital Improvements Plan
CRSA:	Central Regional Service Area
FDEP:	Florida Department of Environmental Protection
F.S.:	Florida Statutes
GPD:	Gallons per Day
GPM:	Gallons per Minute
ID:	Identification
KHA:	Kimley-Horn and Associates, Inc.
MCL:	Maximum Contaminant Levels
MDF:	Maximum Daily Flow
MGD:	Million gallons per day
NERSA:	Northeast Region Service Area
NWRSA:	Northwest Region Service Area
PWS:	Public water system
RWSP:	Regional Water Supply Plan
SCADA:	Supervisory Control and Data Acquisition
SERSA:	Southeast Region Service Area
SWFWMD:	Southwest Florida Water Management District
WTP:	Water Treatment Plant
WUP:	Water Use Permit

I. Introduction

Local governments are required to prepare and adopt a water supply facilities work plan into their local comprehensive plans within 18 months after their respective water management district approves a Regional Water Supply Plan (RWSP) pursuant to F.S. § 163.3177(6)(c). In July of 2012, the Southwest Florida Water Management District (SWFWMD) included the northern planning region, which includes Sumter County, within the District's RWSP. As such, the City of Wildwood 10-Year Water Supply Facilities Work Plan (Work Plan) has been developed. This Work Plan has been created in accordance with the requirements and guidelines contained in Florida Statutes and the SWFWMD's RWSP.

Purpose

The purpose of the City of Wildwood's Work Plan is to plan for water sources and facilities that will be needed to serve existing and future development within the City of Wildwood's potable water service area. The Work Plan covers a ten-year timeframe beginning in 2013 and ending in 2023. However, the Work Plan is not intended to be a static document. Rather, the Work Plan should be updated every few years as appropriate to ensure adequate water supply is available to the customers within the service area and that all statutory requirements are being met.

The Work Plan has been prepared by the City of Wildwood's Development Services and Utilities Departments with the advice of the City's civil engineering consultant, Kimley-Horn and Associates, Inc. (KHA). The Work Plan provides text, maps, and tables to describe existing and future water facilities. The Work Plan forecasts potable water usage within the City's service area. Existing water conservation practices within the City are also examined.

A subsequent purpose of the Work Plan is to analyze the City's comprehensive plan in relation to the findings of the report. The Work Plan includes an analysis of the goals, objectives, and policies of the City's Comprehensive Plan and identifies where amendments are needed to implement the recommendations and findings of the Work Plan.

Statutory Requirements

The Work Plan has been developed to meet the following statutory requirements (2012) for water supply and facility planning:

- | | |
|----------------------|--|
| F.S. 163.3.77(4)(a): | Coordinate appropriate aspects of the comprehensive plan with the SWFWMD's RWSP |
| F.S. 163.3177(6)(c): | Revise the Public Facilities Element of the comprehensive plan to adopt the Work Plan to meet projected demands; include |

facilities needed to develop alternative water supply; identify conservation and reuse measures to meet future needs

F.S. 163.3177(6)(d)(3): Revise the Conservation Element of the comprehensive plan to assess current and projected water needs and sources, existing levels of conservation, and water source protection

F.S. 163.3177(3)(a)4: Revise the Capital Improvements Element of the comprehensive plan to identify capital improvement projects to be implemented in the first 5 years of the Work Plan

F.S. 163.3177(6)(h)1: Revise the Intergovernmental Coordination Element of the comprehensive plan to adopt principles and guidelines for coordinating the comprehensive plan with Withlacoochee Water Supply Authority and the SWFWMD's RWSP

II. Potable Water Data, Inventory and Analysis

Potable Water Service Area

The City of Wildwood's potable water service area is shown on **Map 1**. As shown on **Table 1**, the City serves approximately 4,162 connections with the predominate users being single family residences.

Table1: Existing City Potable Water Customers

Type of User	Number of Meters
Residential Single Family	3,240
Commercial/Industrial/Professional/Irrigation	922
Total	4,162

Water Supply and Treatment Facilities

The City of Wildwood owns and operates five (5) potable water treatment facilities which connect to a common distribution system under the Florida Department of Environmental Protection (FDEP) Public Water System (PWS) ID#6600331. The City is in the design stages of a sixth potable treatment plant with two (2) wells extending into the Lower Floridan Aquifer. The City's potable water plants are identified in **Table 2** and on **Map 2**.

Table 2: Potable Water Plants

Plant Number	Service Region	Location
1	Central	801 Huey Street
2	Southeast	405 CR 501 (Near Coleman Federal Correctional Facility)
3	Southeast	Okahumpka Service Plaza
4	Northwest	SR 44 and CR 231 Intersection
5	Northeast	Fairways Subdivision (CR 127A)
6	Southeast	Wildwood Estates (SR 44 East)
7	Northwest	Champagne Farms (CR 231 and I-75)

Notes: Plant #6 has been taken offline and is no longer in use
Plant #7 is a future water plant in early design stages

In 2011 the City pumped, treated and distributed approximately 782,652,000 gallons of water, averaging approximately 2,144,252 gallons per day (GPD). The system's Annual Average Daily (AAD) permitted withdrawal capacity is 4,980,000 GPD and the Peak Monthly daily average is 7,657,000 GPD.

Distribution System

The interconnected distribution system consists of approximately 85.4 miles of City maintained water mains ranging in size from 2” to 16” in diameter. The City’s operation of the water treatment facilities that serve the City are permitted through the FDEP.

Wells and Water Treatment Plants

The City’s potable water distribution facilities are connected to five (5) water supply and treatment facilities consisting of seven (7) active wells, five (5) inactive wells (two of which are under design), one (1) 500,000 gallon elevated storage tank, one (1) 1,000,000 ground storage tank, one (1) 500,000 ground storage tank, one (1) 25,000 gallon ground storage tank, five (5) high service pumps, three (3) hydro-pneumatic tanks and a re-pump station consisting of high service pumps and a 500,000 gallon ground storage tank. **Table 3** and **Map 2** identify the City’s potable water wells and treatment plants.

Table 2: Wells and Water Treatment Plants

Facility		Peak Month ADF (MGD)	ADF (MGD)
Plant #1	Well Pump	0.92275	0.600
Plant #2	Well Pumps (2)	3.075	2.000
	High Service Pumps (4)	5.04	3.276
Plant #3	Well Pumps (2)	0.563186	0.366
	High Service Pumps (1)	0.7344	0.477
Plant #4	Well Pump	0.379609	0.246
Plant #5	Well Pump	0.14022	.0912

Notes: The well pump values are SWFWMD permitted withdrawal capacities. The High Service Pump values are rated pump capacity.

Plant #7 (Champagne Farms) is in the early design stages. There are presently two (2) wells constructed on-site (permitted by the SWFWMD). These wells were completed in September 2010 after being drilled into the Lower Floridan Aquifer. In order for the wells to meet the statutory definition of an AWS source, they must meet two (2) conditions.

- Condition 1: There must not be a connection between the Upper Floridan Aquifer and the Lower Floridan Aquifer.
 - Tests indicate the wells meet the criteria.
- Condition 2: The water quality is required to be “brackish.”
 - Tests indicate the water quality does not meet the criteria.

The City is a member of the Withlacoochee Regional Water Supply Authority and staff is working with the Director in an effort to have SWFWMD accept the wells as meeting the requirements of the WUP’s conditional requirement of an AWS source.

It was noted in the previous update that Plants #4 and #6 would be off-line by September 2012. However, only Plant #6 has been taken off-line while Plant #4 remains operational. The City and the Florida Turnpike Enterprise are presently in negotiations to take Plant #3 off-line within the next 24 – 30 months. Plant #3 is located at the Okahumpka Service Plaza of the Florida Turnpike.

Upon completion of the design, permitting and construction of Plant #7, both Plant #4 and #5 will be taken off-line. The construction of Plant #7 is anticipated to be completed in approximately 36 months. Upon completion of construction and the abandonment of Plants #3, #4, and #5, Plant #7 will supply a significant portion of the City's demand (1.6408 MGD).

Potable Water Storage Facilities

The City has three (3) ground storage tanks, two (2) 500,000 gallons and one (1) 1,000,000 gallons and one (1) 500,000 gallon elevated storage tank for a total storage capacity of 2,500,000 gallons.

High Service Pumping Facilities

The City has a total of eight (8) high service pumps, four (4) at Plant #2, rated at a total of 3,500 GPM; one (1) at Plant #3 rated at 510 GPM and three (3) at the CR 214 Re-Pump station rated at a total of 2,950 GPM. The City is working on connecting the treatment plants to a central Supervisory Control and Data Acquisition (SCADA) system with emergency notification to the operator on call.

Water Use Permit (WUP)

The construction, operation and maintenance of the City's water treatment plants and distribution facilities are permitted through the FDEP, but the withdrawal of ground water as a source of raw water supply for treatment is governed and permitted by the SWFWMD. The City's Water Use Permit (WUP) number 20008135.009 was issued by SWFWMD. The WUP authorizes the withdrawal of groundwater for public supply in the following quantities:

- Annual Average Daily Flow (ADF) – 4,980,000 GPD
- Peak Month Average Daily Flow – 7,657,000 GPD

A modification to the City's WUP was issued on January 25, 2012 and expires on July 29, 2013. This modification made no changes to the ADF withdrawal or the Peak Month withdrawal. The groundwater supply facilities governed by the WUP are outlined in **Table 4**.

Table 4: Water Use Permit Groundwater Supply Facilities

Water Plant Common Name	Water Plant Number	Well I.D. Number		WUP ADF	WUP Peak Month ADF
		SWFWMD	City		
Huey Street*	1	6	11	600,000	922,750
Turnpike*	3	12	SP-2	169,100	259,991
Turnpike*	3	13	SP-1	197,200	303,195
Prison*	2	14	SE-1	1,000,000	1,537,500
Prison*	2	15	SE-2	1,000,000	1,537,500
Police Department*, ^		18	18	2,000	3,075
West Well1,4	4	19	WW-44	246,900	379,609
WW Country Resort – Wildwood Estates*, ^	6	20	WE-1	16,100	24,754
WW Country Resort – Wildwood Estates*, ^	6	21	WE_2	16,700	25,676
Fairways*, ^^	5	22	FW-1	91,200	140,220
Champagne Farms**	7	29	CF-1	820,400	1,261,365
Champagne Farms**	7	30	CF-2	820,400	1,261,365
Total Quantity				4,980,000	7,657,000

Notes:

*: Wells produce from the Upper Florida Aquifer

** : Wells produce from the Lower Florida Aquifer and are not in service at this time

^: Wells produce from the Upper Florida Aquifer and are no longer in use.

^^: Wells produce from the Upper Florida Aquifer and are scheduled to be taken out of service upon the Champagne Farms wells being placed in production.

The City’s consultant, KHA has developed a preliminary design report for the design, permitting and construction of the Champagne Farms Water Treatment Plant. The Champagne Farms wells were constructed into the Lower Floridan Aquifer and tests indicate there is no connection between the Upper and Lower Floridan aquifers.

Water Quality

Maintaining high water quality is a priority for the City of Wildwood. Currently, all major components of the water treatment facilities are in good operating condition. The City’s raw water supply is below the Maximum Contaminate Levels (MCL) for all currently regulated organic and inorganic contaminants with the exception of sulfides at plant numbers 2 & 3. As a result Plant Nos. 2 & 3 have aeration treatment facilities for the sulfides. Finished water quality produced by all five (5) water treatment plants meets all state and federal regulations for the production of safe drinking water.

III: Potable Water Projections and Capital Improvements

Water Demand Projections 2013-2023

The City's 10-Year Water Demand Projections (ADF) are shown in **Table 5** on the following page. The projections were developed by first identifying the existing served population including the Coleman Federal Correctional Facility, the City's largest utility customer. Next, the City accounted for the amount of committed capacity that has been reserved but not utilized as a result of executed Developer's Agreements. Known projects that the City believes are on the horizon were also accounted for. However, the amount of buildout assigned to these projects is minimal. Lastly, estimates were forecasted to account for smaller, infill projects within each service region.

Buildout scenarios have been calculated at 5 and 10 year increments (shown as "% Built" in the Table). As shown in **Table 5**, the City's total projected water demand in 2023 is 3.62 MGD which represents a 58% increase in current demand.

The estimates shown in **Table 5** may be conservative and are based on current economic trends the City has been experiencing over the last few years. However, the City continues to believe substantial and fast-paced growth is imminent due to the proximity to The Villages, available infrastructure that can accommodate growth, and political and community will to grow.

Champagne Farms

Over the last few years, the City of Wildwood has been planning and preparing for a new WTP and transmission system for the wells at Champagne Farms. In November of 2012, Kimley Horn and Associates completed the Champagne Farm Preliminary Design Report for the new WTP and transmission system.

The report indicates the ultimate design capacity will be 6.0 MGD which is sufficient to meet the projected 20-year demands. However, the WTP will be designed and constructed in phases. The first phase would include the construction of the necessary components to provide 4.5 MGD which should be able to accommodate the anticipated growth over the span of the Work Plan. The second phase will commence when warranted.

Table 5: Water Demand Projections for 2013-2023

	AREA	Current (2013)				2018				2023			
		Population	ERUs	GPD	% Built	Population	ERUs	GPD	% Built	Population	ERUs	GPD	% Built
EXISTING SERVICE AREA	Existing Served Area	8,324	4,162	1,061,310	81	8,754	4,377	1,116,120	86	9,352	4,676	1,192,362	86
	Coleman Prison	7,500	3,488	1,046,512	100	7,500	3,488	1,046,512	100	7,500	3,488	1,046,512	100
	Infill 1 (City, North)	0	0	0	68	2,224	967	290,087	79	2,571	1,118	335,374	79
	Infill 2 (City, West)	0	0	0	24	261	113	33,991	42	462	201	60,235	42
	Infill 3 (City, East)	0	0	0	55	1,524	663	198,809	67	1,832	796	238,930	67
	Infill 4 (West SR 44)	0	0	0	15	20	9	2,635	44	59	26	7,748	44
	Infill 5 (East SR 44)	0	0	0	10	147	64	19,148	31	475	207	62,009	31
	Infill 6 (US 301, South of Turnpike)	0	0	0	23	132	57	17,243	41	239	104	31,200	41
	Infill 7 (CR 501)	0	0	0	52	72	31	9,443	64	89	39	11,583	64
	301 S. Office Complex	0	0	0	25	8	3	998	50	15	7	1,995	50
DEVELOPMENTS WITH RESERVED CAPACITY	Amrop Corners, Inc.	0	0	0	25	67	29	8,775	50	135	59	17,550	50
	CFUS (IMRT Center)	0	0	0	25	12	5	1,575	50	24	11	3,150	50
	Harry Harner Industrial Park	0	0	0	25	3	2	450	50	7	3	900	50
	Hr-End Development	0	0	0	25	230	100	30,000	50	460	200	60,000	50
	Homes in Partnership	0	0	0	25	10	4	1,275	50	20	9	2,550	50
	Leke Andrew Preserve	0	0	0	25	109	48	14,250	50	219	95	28,500	50
	Lakeside Landings	0	0	0	25	59	26	7,725	50	118	52	15,450	50
	Marcamp, LLC	0	0	0	25	93	41	12,150	50	186	81	24,300	50
	Mercantile Bank	0	0	0	25	1	0	105	50	2	1	210	50
	Oxford Crossings Partnership	0	0	0	25	278	121	36,225	50	555	242	72,450	50
FUTURE DEVELOPMENTS	Parkwood Sumter Properties	0	0	0	100	99	43	12,900	50	49	22	6,450	50
	Triumph South	0	0	0	25	20	9	2,550	50	39	17	5,100	50
	Turkey Run	0	0	0	25	37	16	4,875	50	75	33	9,750	50
	Turkey Run (Future)	0	0	0	0	0	0	0	50	472	205	61,500	50
	Landstone DRI	0	0	0	0	0	0	0	5	958	417	124,995	5
	Wildwood Springs DRI	0	0	0	0	0	0	0	5	339	147	44,160	5
	Southern Oaks DRI	0	0	0	0	0	0	0	5	537	233	69,990	5
	Tradewinds Village PD	0	0	0	0	0	0	0	5	95	41	12,375	5
	Wildwood Crossings	0	0	0	0	0	0	0	5	25	11	3,270	5
	Quadventure	0	0	0	0	0	0	0	5	39	17	5,145	5
O'Dell PD	0	0	0	0	0	0	0	5	83	36	10,770	5	
Monarch Ranch	0	0	0	0	0	0	0	5	259	112	33,735	5	
Sumter LLC	0	0	0	0	0	0	0	5	61	26	7,920	5	
Lee Capital	0	0	0	0	0	0	0	5	99	43	12,975	5	
Total		15,824	7,660	2,107,822		21,660	10,216	2,867,841		27,449	12,772	3,621,142	

Capital Improvements 2012/2013 – 2017/2018

In order to address future potable water needs within the service area, there are capital improvement projects that are necessary. The three projects are associated with the Champagne Farms WTP and transmission system and are included in **Table 6**. The projects listed represent the potable water component of the City’s overall Capital Improvements Plan.

Table 6: Potable Water Capital Improvements Projects

Description	Timeframe	Cost
Champagne Farms WTP (Phase 1)	FY 2015/2016	\$8,238,000
Champagne Farms Transmission System: 24’ Main extension to SR 44	FY 2015/2016	\$4,206,000
Champagne Farms Transmission System: 24’ Main extension to CR 214/CR 209 intersection	FY 2015/2016	\$5,814,000

The preliminary design report included an extensive analysis of the existing distribution system. An analysis was performed to identify the location and magnitude of the necessary additional infrastructure. In addition to the costs of constructing the WTP, there are two 24” water main extensions needed to connect the new WTP to the existing system. The total estimated cost of the three improvements listed in **Table 6** is at estimated \$18,258,000. The costs represent the Engineer’s Opinion of Cost contained with the preliminary design report.

These projects are currently unfunded. However, the City is exploring potential funding sources for the needed improvements. Potential funding sources include:

- Florida Rural Water Association Loan Programs
- State Revolving Fund Loan Program – Drinking Water
- Water and Waste Disposal Loan and Grant Program
- Connection and Transmission Infrastructure Extension fees (impact fees)

IV. Reuse

Existing Conditions

The City will continue its commitment to reduce potable groundwater demand by effectively using reuse water for non-potable uses. Currently the City has agreements with The Villages Water Conservation Authority, LLC (the Authority) and the Rolling Hills Country Club to supply reuse water for use on the respective golf courses.

- The agreement with the Authority sunsets on July 7, 2014. The amount of reuse supplied is on a sliding scale, this being the 8th year of the agreement which requires a minimum of 1.5 MGD and a maximum of 2.0 MGD. Presently the City is averaging supplying approximately 1.124 MGD.
- The original agreement with the Rolling Hills Country Club is dated April 11, 1994; a supplemental agreement with Brass Boys Enterprises was entered into on October 21, 2001. These agreements were for the City to supply 0.3 MGD of reuse to the golf course. Presently the City is averaging supplying approximately 0.1854 MGD.

The City is presently producing an average of 1.552 MGD of reuse water. The balance of the reuse is being used by the Shamrock Industrial Park and several small City owned sites.

Future Conditions

The City has sold reservations for an additional 0.447 MGD of reuse and has a Memorandum of Understanding with the Landstone development to supply it with an undetermined quantity of reuse. New development is required to connect to the City's reuse water system for irrigation purposes when available. As growth in the City occurs, so too will the reuse system.

Presently there are no expansions planned in the 5-year capital improvements plan.

V. Water Conservation

The SWFWMD's RWSP placed an emphasis on water conservation. By utilizing water resources more efficiently, future demand can be reduced and offset.

The City's Comprehensive Plan, Land Development Regulations, and Code of Ordinances also emphasize conservation. These regulations and standards require all new development and redevelopment to contain water conservation features including:

- Promote compact development that utilizes resources efficiently;
- Irrigation placed in new development is required to be Florida Friendly Landscaping and contain water wise irrigation systems which shall utilize:
 - Rain sensors for automatic shutoff;
 - Check valves to prevent low head drainage;
 - A minimum separation of 4" between distribution equipment and pavement
 - A minimum separation of 12" between distribution equipment and buildings/vertical structures;
 - No direct spray on to walkways and pavement;
 - Water conveyance systems with a velocity of five (5) feet per second or less
 - Micro-irrigation required for tree, shrub, and groundcover beds;
 - Turf grass, annuals flowers, and vegetable gardens are to be on separate irrigation zones from tree, shrub, and groundcover areas;
 - Reclaimed water, surface water, or stormwater shall be used for irrigation in lieu of potable water if available;
 - High water use zones (plants and turf types which are associated with moist soils and require supplemental water in addition to natural rainfall to survive) are limited to 33% of the total landscaped area
- All irrigation practices shall be in accordance with the SWFWMD's regulations
- Reuse water must be utilized for irrigation if available
- Promotion of low flow facets, shower heads, and toilets within structures (required in all Planned Developments)
- Promotion of water star appliances (required in all Planned Developments)

Utilizing technology can also have a positive impact on water usage. In the future, the City plans to implement a water meter replacement program with meters having the technology to recognize a leak on the customer's side of the meter.

VI. Modifications to the Comprehensive Plan

The City's 2035 Comprehensive Plan contains goals, objectives and policies concerning the availability of water supply and facilities, water conservation, water reuse, and coordination with the Southwest Florida Water Management District. The following recommendations are made to ensure the Comprehensive Plan meets the statutory requirements

Public Facilities Element:

- Delete **Policy 1.3.9** concerning updating the Public Facilities Element as a result of the SWFWMD updating the RWSP.
- Create **Policy 1.1.12** *“The City shall maintain adequate water treatment and distribution facilities, take steps to reduce demand for potable water, and secure sufficient funds to provide water to meet existing and future needs.”*
- Create new policies to adopt and implement the 10-Year Water Supply Facilities Work Plan:
 - **Policy 1.3.13** The City hereby adopts by reference the City of Wildwood 10-Year Water Supply Facilities Work Plan (Work Plan) dated December 15, 2012. The Work Plan shall cover a 10 year planning period and shall address issues that pertain to water supply facilities and requirements needed to serve existing and future development within the City's service area. The City shall review and update the Work Plan at least every five years. Any changes to occur within the first five years of the Work Plan shall be included in the annual update to the Capital Improvements Plan update to ensure consistency between the Public Facilities Element and the Capital Improvements Element.
 - **Policy 1.3.14** The City shall assess the effectiveness and performance of the Work Plan on an annual basis.
 - **Policy 1.3.15** The Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.
 - **Policy 1.3.16** The City shall coordinate with the Southwest Florida Water Management District to assure the consistency of the Work Plan with the District's Regional Water Supply Plan.
- Create **Objective 1.11** *“The City will strive to offset potable water demands through the use of reuse water and conservation programs.”* Create new policies to implement the objective:
 - **Policy 1.11.1** The City shall expand the reuse water system distribution network to serve additional large users and continue to reduce potable water for irrigation.

- **Policy 1.11.2** The City shall require new development and redevelopment to connect to the City’s reuse water system when available.
- **Policy 1.11.3** In addition to groundwater, future water needs shall be supplied from a variety of alternative sources, including reclaimed water and surface water where permitted.
- **Policy 1.11.4** The City shall support the Southwest Florida Water Management District’s water reuse projects and implementation of new regulations and programs designed to increase the volume of reclaimed water used.

Conservation Element:

- Create new **Policy 1.4.5** *“The City shall continue to investigate strategies to further conserve water.”*

Intergovernmental Coordination Element:

- Create new **Policy 1.2.11** *“The City shall coordinate with the Southwest Florida Water Management District to assure the consistency of the 10-Year Water Supply Facilities Work Plan with the District’s Regional Water Supply Plan.”*

Capital Improvements Element:

- Create new **Policy 1.1.6** *“The City shall review the 10-Year Water Supply Facilities Work Plan (Work Plan) annually together with the 5-Year Schedule of Capital Improvements to include related work projects identified in the first five years of the Work Plan.”*
- Create new **Policy 1.1.7** *“Capital Improvements identified in the first five years of the Work Plan shall be included in the 5-Year Schedule of Capital Improvements. This schedule shall be updated annually, as necessary, to maintain consistency with the capital projects with the capital projects identified in the Work Plan.”*
- Modify the 5-Year Schedule of Capital Improvements to include the potable water projects identified in the Work Plan.

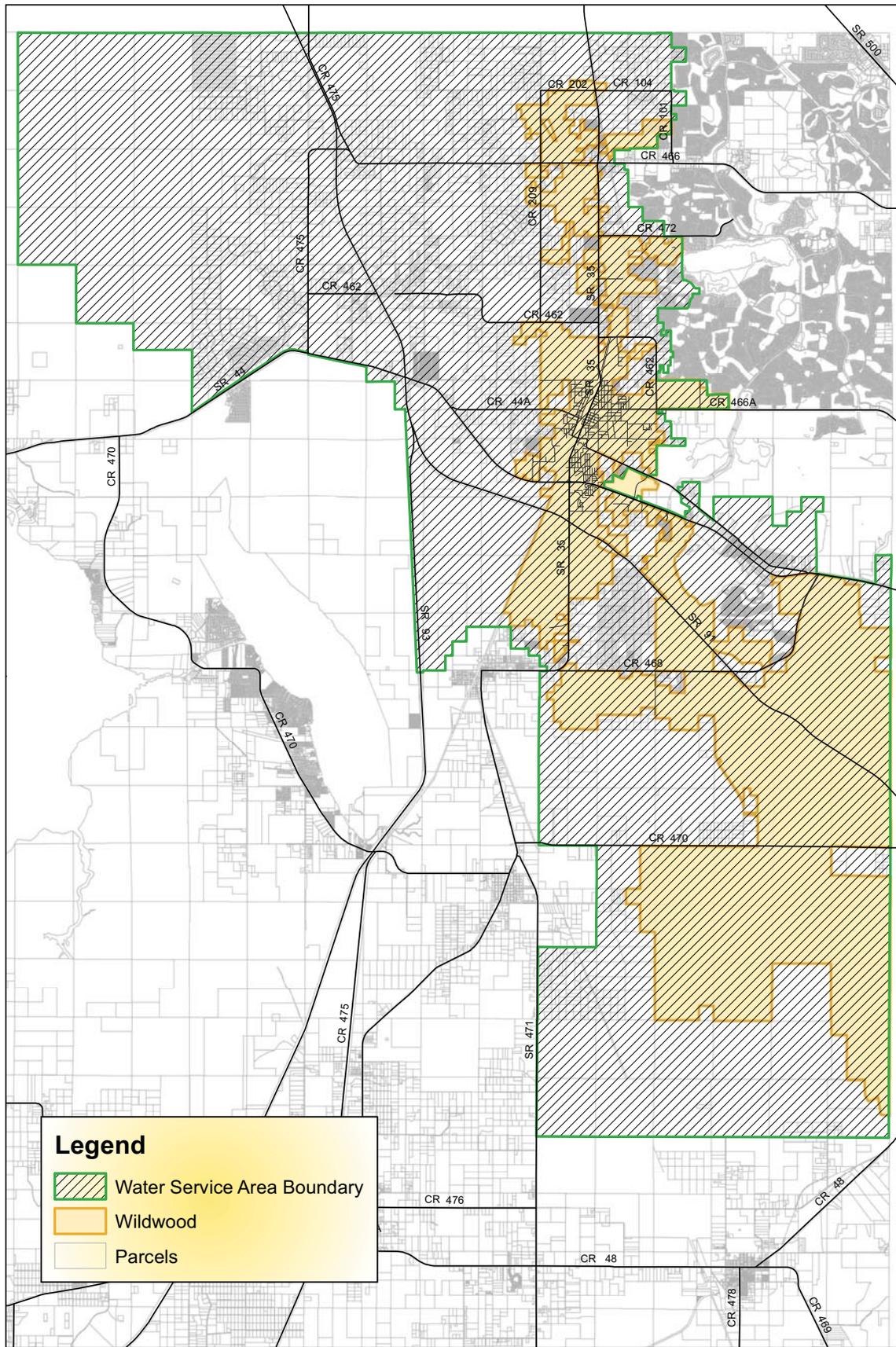
VII. Conclusion

The 10-Year Water Supply Facilities Work Plan has been drafted in accordance with F.S. § 163.3177(6)(c) and the Southwest Florida Water Management District's Regional Water Supply Plan. The Work Plan demonstrates how the City intends to meet water demands over the next ten years.

The following are the key findings and recommendations of the Work Plan:

- The City pumps, treats, and distributes approximately 782.652 million gallons per year of water, averaging approximately 2.14 MGD per day;
- The system's Annual Average Daily (AAD) capacity is 4.98 MGD and the Peak Monthly daily average is 7.65 MGD;
- The construction of the Champagne Farms WTP and distribution system is needed to ensure adequate water supply over the life of the Work Plan;
 - The first phase would include the construction of the necessary components to provide 4.5 MGD which should be able to accommodate the anticipated growth over the span of the Work Plan.
 - Total unfunded infrastructure improvements (FY 2015/2016) total \$18,258,000.
- The City should explore and encourage the expansion of its reuse system;
- The City's regulations and standards contain strong water conservation practices; and
- The Comprehensive Plan should be amended to include the recommendations.

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Legend

- Water Service Area Boundary
- Wildwood
- Parcels



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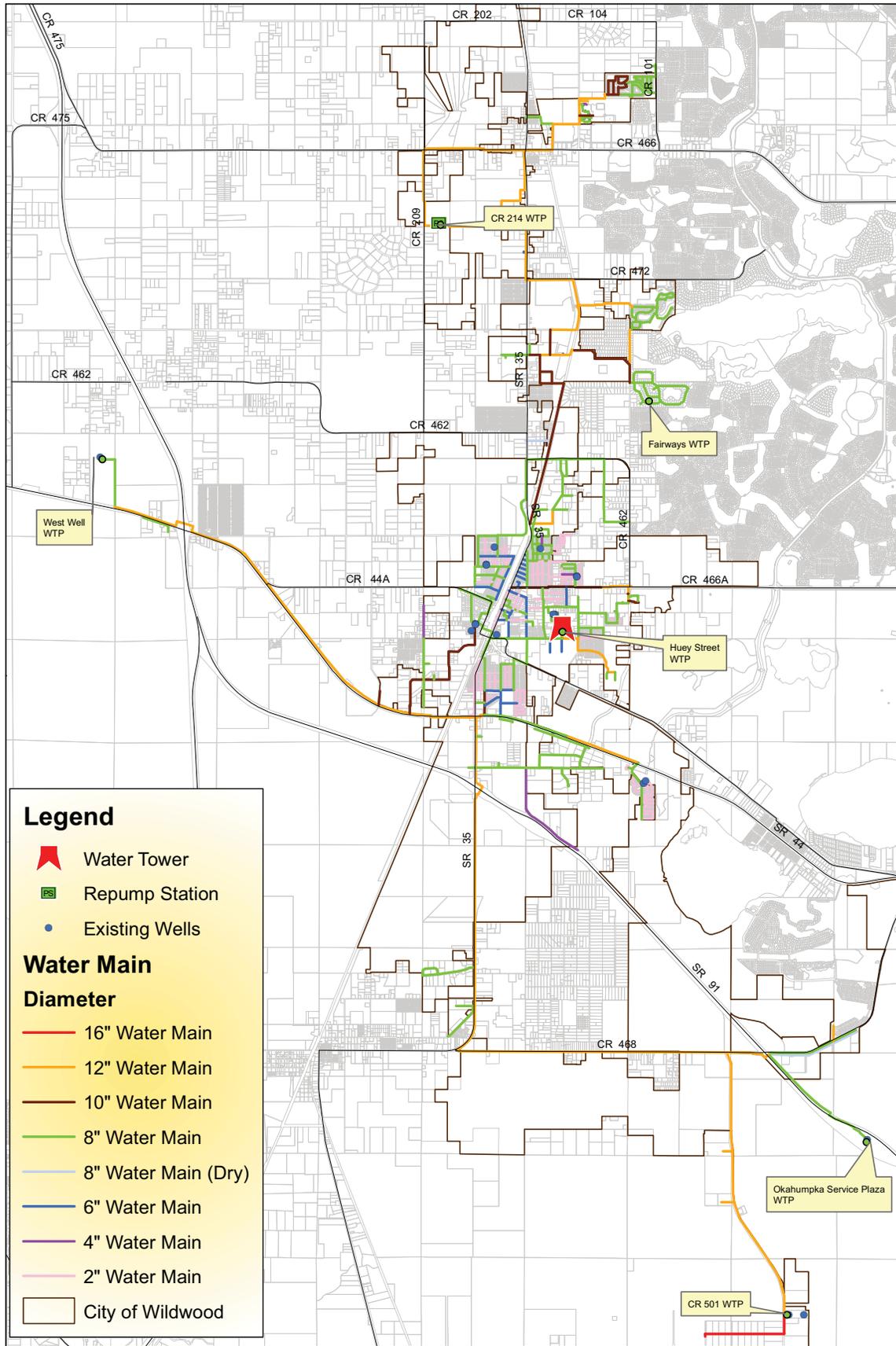
0 Feet 5,700 11,400

Water Service Area Boundary

WILDWOOD, FLORIDA

December 2012

Map 1



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Legend

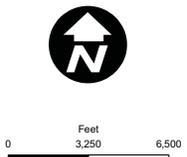
- Water Tower
- Repump Station
- Existing Wells

Water Main Diameter

- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 8" Water Main (Dry)
- 6" Water Main
- 4" Water Main
- 2" Water Main
- City of Wildwood

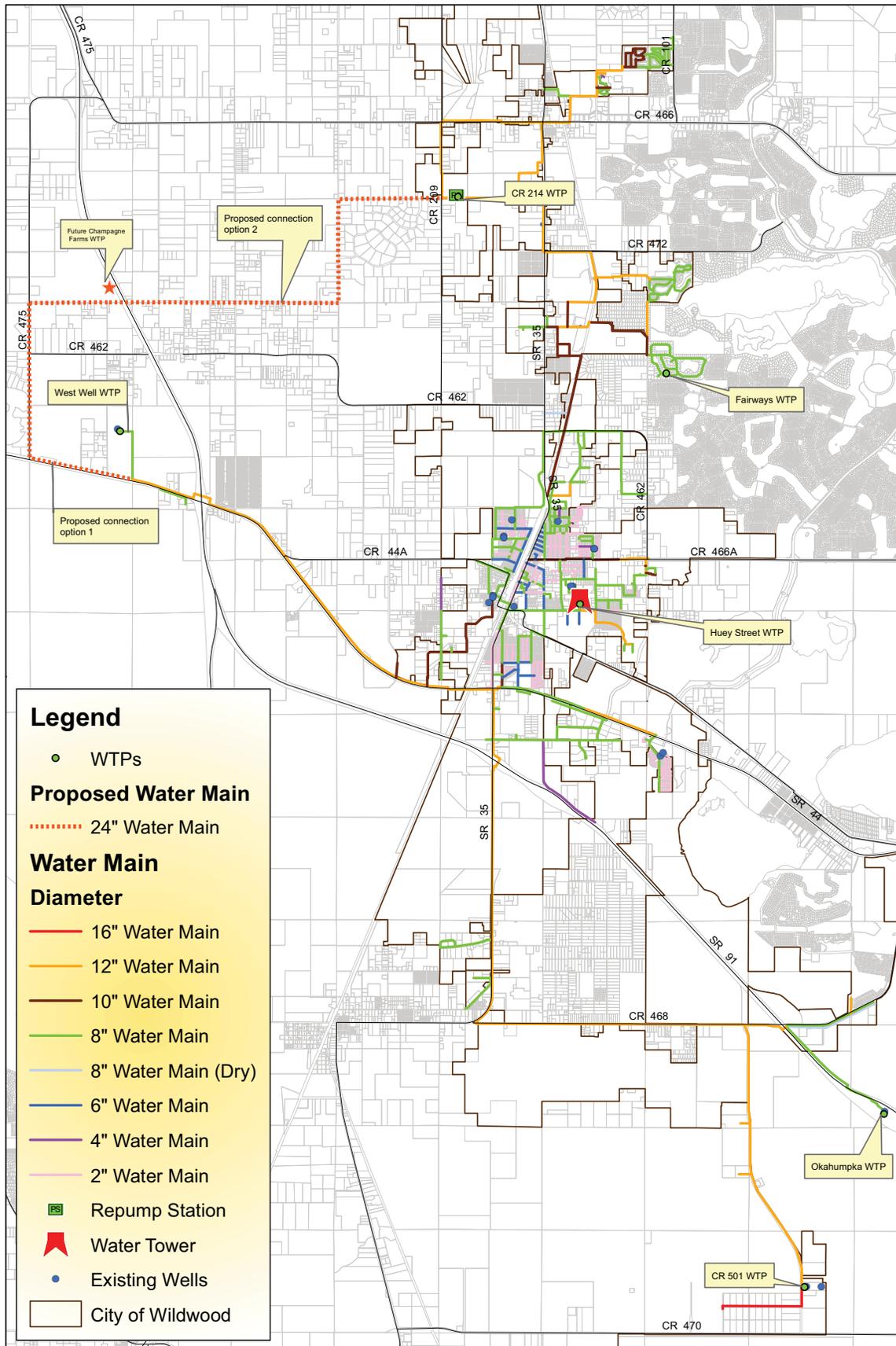


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Existing Facilities	
WILDWOOD, FLORIDA	
December 2012	Map 2

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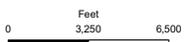


Legend

- WTPs
- Proposed Water Main**
- 24" Water Main
- Water Main Diameter**
- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 8" Water Main (Dry)
- 6" Water Main
- 4" Water Main
- 2" Water Main
- Repump Station
- ▲ Water Tower
- Existing Wells
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Future Facilities

WILDWOOD, FLORIDA

December 2012	Map 3
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Ordinance O2013-01

“Exhibit B”

**Text Amendments to the Public Facilities, Conservation
Intergovernmental Coordination, and Capital Improvements Elements
of the City of Wildwood Comprehensive Plan**

Chapter 4

PUBLIC FACILITIES 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, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth.

Objective 1.1 The City shall enforce procedures to ensure that adequate public facility capacity is available or will be available when needed to serve the development.

Policy 1.1.1 The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Sanitary Sewer	250 gallons per day per ERC
Potable Water	300 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/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 served and in accordance with Chapter 62-25, 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, the first on-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 62-302, Section 62-302.500, 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 62-302, F.A.C. It is intended that all 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.

In order to ensure that level of service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 1.1.2 All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the level of service standard for the facilities.

Policy 1.1.3 The City shall develop procedures to update facility demand and capacity information as development orders are issued.

Policy 1.1.4 The City shall prepare annual summaries of capacity and demand information for each facility.

Policy 1.1.5 The City shall enforce the public works manual for the design of water systems as well as other public systems; consideration of the standards provided in the Sumter County Water Supply Master Plan prepared by the WRWSA shall be made for inclusion in the adopted manual. Further consideration of the SWFWMD rules provided in Florida Statutes 120 and 373 and Florida Administrative Code 40D and 4D will also be given during preparation of updates to the public works manual for design of water systems.

OBJECTIVE 1.2 The City will maintain a five-year schedule of capital improvement needs for public facilities, to be reviewed and updated annually in conformance with the Capital Improvements Element.

Policy 1.2.1 Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines.

- Level 1 Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

- Level 2 Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking service or promotes infill development.

- Level 3 Whether the project represents a logical extension of facilities and services within a designated service area.

OBJECTIVE 1.3 The City of Wildwood shall provide water services to meet the existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element.

Policy 1.3.1 All identified potable water improvement projects will be scheduled according to rank during the annual budget process.

Policy 1.3.2 The City shall determine at least annually whether new water wells are needed and/or whether existing wells need to be abandoned and capped. Funds as needed will be scheduled through the annual budget process.

Policy 1.3.3 The City shall monitor and repair and/or replace water distribution lines as needed. Funds for repair and/or replacement of water distribution lines will be scheduled as part of the annual budget process.

Policy 1.3.4 Projects to correct existing deficiencies shall be given priority in the formulation and implementation of City programs.

Policy 1.3.5 No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.3.6 Extension of water lines for new development shall be made consistent with the Future Land Use Element and scheduled during the annual budget process.

Policy 1.3.7 The City shall extend water lines to existing subdivisions when it is economically feasible. However, the City will extend water lines, when requested, if the subdivision is owned by an individual or group of individuals and the owner(s) are willing to pay for costs of expansion.

Policy 1.3.8 The City shall locate new wellfields so as to protect the quality of ground and surface water.

~~**Policy 1.3.9** This element shall be reviewed and revised within 18 months as required by s. 373.0361(7), Florida Statue (F.S.) and s.163.3177(6)(c), F.S. after the Southwest Florida Water Management District approves an updated regional water supply plan. The review and revisions should include:~~

- ~~1. Identification and incorporation of the alternative supply project(s) selected by the City from the projects identified in the updated regional water supply plan, or an alternative project proposed by the City.~~
- ~~2. Identification of traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the City's service area.~~
- ~~3. An updated water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development.~~

Policy 1.3.109 The City shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy per 163.3180(2)(a), F.S.

Policy 1.3.110 The City shall continue to coordinate with SWFWMD, Florida Department of Environmental Protection, and other public and private utilities to investigate, develop and implement use of stormwater and water reuse as alternatives to the use of groundwater for irrigation purposes.

Policy 1.3.121 In coordination with the Conservation Element, continue to implement conservation initiatives through development of surface water and storm water irrigation sources for either direct irrigation and or to serve as reclaimed water augmentation sources associated with the public reclaimed water system.

Policy 1.1.12 The City shall maintain adequate water treatment and distribution facilities, take steps to reduce demand for potable water, and secure sufficient funds to provide water to meet existing and future needs.

Policy 1.3.13 The City hereby adopts by reference the City of Wildwood 10-Year Water Supply Facilities Work Plan (Work Plan) dated December 15, 2012. The Work Plan shall cover a 10 year planning period and shall address issues that pertain to water supply facilities and requirements needed to serve existing and future development within the City's service area. The City shall review and update the Work Plan at least every five years. Any changes to occur within the first five years of the Work Plan shall be included in the annual update to the Capital Improvements Plan update to ensure consistency between the Public Facilities Element and the Capital Improvements Element.

Policy 1.3.14 The City shall assess the effectiveness and performance of the Work Plan on an annual basis.

Policy 1.3.15 The Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.

Policy 1.3.16 The City shall coordinate with the Southwest Florida Water Management District to assure the consistency of the Work Plan with the District's Regional Water Supply Plan.

OBJECTIVE 1.4 The City shall implement an education program for the public on the conservation of water.

Policy 1.4.1 The City will coordinate with the SWFWMD in order to educate home owners and businesses on water saving devices and methods.

Policy 1.4.2 The City shall develop a City government website to assist with public education by 2013 as agreed per the Conservation Plan submitted to the SWFWMD in 2007 as part of the Water Use Permitting process.

OBJECTIVE 1.5 The City of Wildwood shall provide sanitary sewer services to meet existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element.

Policy 1.5.1 All identified sanitary sewer improvement projects shall be scheduled during the annual budget process.

Policy 1.5.2 The City shall monitor and repair and/or replace sewer distribution lines as needed. Funds for repair and/or replacement of sewer distribution lines will be scheduled as part of the annual update of the Capital Improvements Element.

Policy 1.5.3 Projects to correct existing deficiencies shall be given priority in the formulation and implementation of City programs.

Policy 1.5.4 No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.5.5 Extension of sewer lines for new development shall be made consistent with the Future Land Use Element and scheduled for during the annual budget process.

OBJECTIVE 1.6 The City of Wildwood shall coordinate with the County in order to meet the existing and projected solid waste demand needs identified in this element, the Comprehensive Plan, and the Capital Improvements Element.

Policy 1.6.1 The City shall coordinate with Sumter County on the extension of, or the increase in capacity of solid waste facilities to meet future needs based on the projected future demand on County facilities.

Policy 1.6.2 Projects to correct existing deficiencies shall be given priority in the formulation and implementation of City programs.

Policy 1.6.3 The City of Wildwood shall coordinate with the County in monitoring existing wells in the vicinity of abandoned landfill sites in order to prevent potential groundwater contamination from the abandoned landfills.

OBJECTIVE 1.7 Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Policy 1.7.1 The City shall enforce Land Development Regulations to provide for protection of natural drainage features and ensure that future development utilizes stormwater best management practices.

Policy 1.7.2 The City shall utilize the following policies in planning for the drainage system. These policies shall also become a part of the development regulations of the City:

- a. New developments are required to manage runoff so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.
- b. Stormwater engineering, design and construction standards for on-site systems are to be in conformance with Chapter 40D-4 and 40D-40, F.A.C.
- c. Erosion and sediment controls are to be used during development.
- d. Developer/applicant will obtain relevant stormwater management permits from SWFWMD prior to receiving final approval from the City of Wildwood.
- e. Periodic inspection and maintenance of on-site systems shall be required of the entity that has the legal responsibility under the MSSW, ERP, and stormwater management permits issued by the SWFWMD and or the owner(s) of the property upon which said system resides.

Policy 1.7.3 The natural functions of the floodplain areas shall be protected by ensuring no net loss of flood storage capacity.

OBJECTIVE 1.8 The City shall adopt a comprehensive Stormwater Management Plan by the year 2014.

Policy 1.8.1 The City shall acquire the necessary analysis and data to identify all existing public and private drainage facilities. At a minimum the data shall include:

- a. The entity having operational responsibility
- b. The geographic service area
- c. Design capacity
- d. Existing demand

- e. Existing level of service
- f. Evaluation of general performance

Policy 1.8.2 The Stormwater Management Plan shall establish criteria for the following:

- a. Elimination of identified problems
- b. Establishment of City wide requirements specific for each watershed area
- c. Guidelines for existing and proposed development to implement the overall plan
- d. Responsible entity for construction of necessary improvements to maintain the adopted level of service.
- e. Timetables for improvement completion in relation to development approval.

OBJECTIVE 1.9 The functions of natural groundwater aquifer recharge areas within the City will be protected and maintained.

Policy 1.9.1 The City shall map areas within the City having high aquifer recharge potential, based on data from SWFWMD.

Policy 1.9.2 The City shall protect areas identified as having high recharge potential through implementation of the following standards and guidelines:

- a. Maximum impervious surface restrictions shall be consistent with the protection of functional values;
- b. Land alterations in conjunction with development shall not include the removal of high permeability soils and/or replacement with lower permeability soils;
- c. To the maximum extent feasible, open space/native vegetation shall be preserved;
- d. Commercial or industrial uses which store or handle hazardous materials/wastes shall be restricted;
- e. Stormwater detention systems shall be designed to provide maximum aquifer recharge; and
- f. New development and redevelopment shall not reduce aquifer recharge quality or quantity (volumes and rates) and subsurface storage and flows should simulate predevelopment conditions.

OBJECTIVE 1.10 The City shall maintain the quality and quantity of the City's potable water system supply.

Policy 1.10.1 The City shall locate and operate the potable water system raw water supply withdrawals/sources in such a manner as to minimize the potential of adverse impacts to legal users as identified by the SWFWMD and adverse environmental impacts to water resources.

Policy 1.10.2 The City shall protect existing and future potable water wellfields through implementation of the following standards and guidelines:

a. Existing and future public water supply wells (both publicly and privately owned) shall be clearly depicted on the FLUM map or map series;

b. To protect public water supplies from possible contamination, the City shall establish wellhead protection zones as follows:

1. In the area defined by a circle around the wellhead with a radius of 500', all proposed development around existing wells shall be connected to a central water and sanitary sewer system.

2. All future wells shall have a no development zone consistent of a 500' radius from the wellhead.

3. Existing development within 500' of a public water wellhead, not currently connected to central water and sewer facilities, shall be required to connect within one year after being notified that such facilities are available; and,

4. In the additional area defined by a secondary circle around the wellhead with a radius of 100', per FDEP requirements in Florida Administration Code Chapter 62-555.312, the following development activities are prohibited:

- landfills;
- facilities for bulk storage, handling or processing of materials on the Florida Substance List with the exception of sodium hypochlorite solution;
- activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
- feedlots or other commercial animal facilities;
- wastewater treatment plants, percolation ponds and similar facilities;
- junk, salvage or scrap yards;
- industrial waste land application areas;
- graveyards;
- landscape nurseries;
- oil and gas production wells;
- drainage or injection wells;
- train / airport fueling, maintenance, or storage yards;
- mines (active or abandoned); and
- excavation of waterways or drainage facilities which intersect the water table.

5. In the additional area defined by a tertiary circle around the wellhead with a radius of 50', per FDEP requirements as noted in Florida Administrative

Code (F.A.C.) Chapter 62-555.312, the following development activities are prohibited:

- above ground storage tanks that are not regulated under Chapter 62-761, F.A.C but are used for bulk storage of a liquid pollutant or hazardous substance (as defined in Chapter 62-671, F.A.C.) other than sodium hypochlorite solution; fertilizer, herbicide, or pesticide application areas that are not under the ownership or control of the supplier of water at agricultural sites, golf courses, nurseries, and parks;
- railroad tracks;
- stormwater detention or retention basins; and
- surface water.

Policy 1.10.3 Wellhead protection areas will be regulated during rezonings and special exceptions to exclude activities which may contaminate the well sites. The following uses are prohibited in addition to those listed in Policy 1.10.2 unless adequate measures are implemented to insure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and appropriate City officials. Note that an exception to F.A.C. Chapter 62-555.312 would need to be applied for and approved in order for FDEP and/or SWFWMD to allow.

- a. Sanitary landfills;
- b. Industrial landfills or other surface impoundments;
- c. Wastewater treatment facilities not required to install FDER contaminant monitoring wells, except for single-family residential on site wastewater disposal facilities. However, no septic systems shall be located within 200 feet of any public well;
- d. Facilities that produce, use or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. s. 11001, et. seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, Chap. 252, Part II, F.S.;
- e. Junkyards or salvage operations;
- f. Mines;
- g. Airport/refueling facilities;
- h. Transportation facilities including railroads, arterial and collector roads, and pipelines that may be used to transport pollutants or contaminants; and
- i. Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt.

Policy 1.10.4 To ensure adequate future potable water supplies are available the City shall establish via ordinance water conservation practices which are consistent with the City's Conservation Element Policies.

Policy 1.10.5 Wellhead protection areas are regulated per FDEP requirements, F.A.C. Chapter 62-555.312, such that for wells connected to a community water system on or after August 28, 2003, continuing protection of the well from the sanitary hazards described in Policies 1.10.2 and 1.10.3 shall be provided during the entire useful life of the well through one of the following means:

- a. Ownership by the City/water supplier of all land within 100 feet of the well;
- b. Control by the City/water supplier of all land within 100 feet of the well via easements, lease agreements, or deed restrictions that appropriately limit use of the land;
- c. Wellhead protection, zoning, or other land use regulations that appropriately limit use of all land within 100 feet of the well;
- d. New wells shall be located on their sites in such a manner that the wells are in an area free from, or least subject to, inundation with surface drainage and flood water; and
- e. To the extent practicable, new wells shall be located on their sites in such a manner that the wells are “upstream” from on-site or off-site sanitary hazards when considering the direction of ground water movement.

OBJECTIVE 1.11 The City will strive to offset potable water demands through the use of reuse water and conservation programs.

Policy 1.11.1 The City shall expand the reuse water system distribution network to serve additional large users and continue to reduce potable water for irrigation.

Policy 1.11.2 The City shall require new development and redevelopment to connect to the City’s reuse water system when available.

Policy 1.11.3 In addition to groundwater, future water needs shall be supplied from a variety of alternative sources, including reclaimed water and surface water where permitted.

Policy 1.11.4 The City shall support the Southwest Florida Water Management District’s water reuse projects and implementation of new regulations and programs designed to increase the volume of reclaimed water used.

Chapter 5

CONSERVATION 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, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 Conserve, protect and manage the natural resources of the City of Wildwood to ensure that resources are used efficiently to maintain the highest environmental quality practicable while respecting individual property rights.

AIR QUALITY

OBJECTIVE 1.1 The City shall meet or exceed the Air Quality Standards established by the FDEP.

Policy 1.1.1 The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multi-modal systems, including bus and passenger rail transit, and by adapting streets, and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars.

Policy 1.1.2 The City shall continue to enforce the prohibition on open burning of trash and debris.

Policy 1.1.3 The City shall make an effort to promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.

Policy 1.1.4 Construction or clearing activities that expose, destabilize, or otherwise alter soil shall be required to implement best management principles and practices for soil protection to reduce wind-related soil erosion and dust particles as air pollutant.

Policy 1.1.5 The City shall maintain a tree protection ordinance to sustain natural vegetative filters for air pollution.

Policy 1.1.6 The City shall participate in air quality public information programs and shall encourage alternative forms of transportation.

SURFACE WATER

OBJECTIVE 1.2 The City shall enforce Land Development Regulations to protect the flood storage capabilities of surface water bodies so as to minimize damage from 100-year flood events.

Policy 1.2.1 The City shall incorporate into its Floodplain Ordinance the provision that any impacting activity within the 100-year flood elevation must be mitigated by compensating storage on site as directed and approved by SWFWMD.

Policy 1.2.2 The City shall individually meter all City withdrawals from surface waters. The meter readings from each withdrawal facility shall be reported to the SWFWMD on a monthly basis.

Policy 1.2.3 Wetlands, lakes, and other surface waters may not be adversely impacted as a result of the ground water use authorized by the SWFWMD Water Use Permit issued to the City.

Policy 1.2.4 The City shall mitigate any adverse impact to environmental features or offsite land uses as a result of the City's water withdrawals. When adverse impacts occur or are imminent, the City shall avoid or mitigate the impacts by reducing the water withdrawals at appropriate locations. Adverse impacts include:

- a. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses;
- b. Sinkholes or subsidence caused by reduction in water levels;
- c. Substantial, ongoing damage to the habitat of endangered or threatened species.

Policy 1.2.5 The City shall adopt design criteria for stormwater management practices that:

- a. Minimize the leaching or discharge of nutrients and pollutants; and
- b. Require stormwater to be treated at 1.5 times the standard for discharges directly to an Outstanding Florida Water (OFW).

GROUND WATER

OBJECTIVE 1.3 The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage.

Policy 1.3.1 The City, working in conjunction with the SWFWMD, shall cooperate to plug existing unused public supply wells within the City to avoid ground water contamination.

Policy 1.3.2 The City shall meter its ground water withdrawals from its own facilities. The meter readings shall be reported to the SWFWMD.

Policy 1.3.3 The City shall mitigate any adverse impact to existing legal uses as documented by the SWFWMD caused by withdrawals from City facilities. When adverse impacts occur or are imminent, the City will avoid or mitigate the impacts by reducing the withdrawals at appropriate locations. Adverse impacts include:

- a. A reduction in water levels which impairs the ability of the well to produce water;
- b. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
- c. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of any impacted aquifer system.

Policy 1.3.4 The City shall mitigate any adverse impact to environmental features or offsite land uses as a result of withdrawals from City facilities. When adverse impacts occur or are imminent, the City will avoid or mitigate the impacts by reducing the withdrawals at appropriate locations. Adverse impacts include:

- a. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses;
- b. Sinkholes or subsidence caused by reduction in water levels;
- c. Substantial, ongoing damage to the habitat of endangered or threatened species.

Policy 1.3.5 As part of the required reasonable assurance that the City's current and future increased withdrawals will not result in adverse environmental impacts to the water resource, the City shall develop an Environmental Monitoring Plan. The City shall coordinate with the SWFWMD in developing the Monitoring Plan and it shall identify specific wetland and water level monitoring sites and include details and frequency of required data collection. The data collected will serve as a basis for environmental evaluation of future withdrawal requests. The wetland(s) to be monitored shall be evaluated using SWFWMD's Wetland Assessment Procedure (WAP) with appropriately located piezometers and staff gauges in wetlands near the City's authorized wells.

Policy 1.3.6 To avoid possible contamination, the City will require abandoned underground storage tanks and other potential pollution sources to be located prior to finalizing a development plan. New well fields should be permitted only after consideration of known or potential pollution sources in the area surrounding the proposed site and sufficient buffer is provided for the area of influence of the proposed well.

Policy 1.3.7 Prior to development authorization, proposed potentially deleterious land uses shall demonstrate through accepted engineering practices that the quality and quantity of the ground water will not be adversely affected.

Policy 1.3.8 The City shall protect existing and future potable water wellfields consistent with Policy 1.10.2 of the Public Facilities Element.

Policy 1.3.9 The City shall develop standards and restrictions for activities and land uses within a Wellhead Protection Zone (WPZ) for domestic potable water wells, defined as a 500-foot radius from a public well. Standards for existing activities within a WPZ may include increased water monitoring or increased safety features for petroleum storage tanks. At a minimum, the City shall prohibit Industrial and intensive Commercial Future Land Use Map designations, as well as hazardous waste generators and storage sites, solid waste disposal sites, gas stations, septic tanks, and single-lined petroleum storage tanks within the 500-foot WPZ. The City shall revise the WPZ should the potable water supply entities establish stricter protection standards.

Policy 1.3.10 The City shall work with the State, as required by the Safe Drinking Water Act, to map WPZs and develop land use controls that will provide protection from contamination for these areas, and will maintain its existing Geographical Information Systems mapping database of the highest water recharge areas to aid developer and reviewers in determining the impacts of development on the natural recharge characteristics of the land.

Policy 1.3.11 As part of the required reasonable assurance that the City's current and future increased ground water withdrawals will not result in adverse environmental impacts to water resource, the City shall develop an Environmental Monitoring Plan. The City shall coordinate with the SWFWMD in developing the Monitoring Plan and it shall identify specific wetland and water level monitoring sites and include details and frequency of required data collection. The data collected will serve as a basis for environmental evaluation of future withdrawal requests. The wetland(s) to be monitored shall be evaluated using SWFWMD's Wetland Assessment Procedure (WAP) with appropriately located piezometers and staff gauges in wetlands near the City's authorized wells.

WATER CONSERVATION

OBJECTIVE 1.4 The City shall comply with SWFWMD water conservation regulations.

Policy 1.4.1 The City shall continue to cooperate with the SWFWMD to conduct water conservation programs.

Policy 1.4.2 The City shall adopt a water conserving rate structure by 2009. Within six months of adoption, the City shall submit a report to the SWFWMD on the rate structure that includes but is not limited to a description of the structure, how each component is designed to promote water conservation among the City's customers, and how it is expected to reduce the City's gross per capita water use. After the first report submitted, an update on the rate structure and a summary of its effectiveness shall be included in an Annual Report by April 1 of each year.

Policy 1.4.3 By August 1, 2009, the City shall submit a report on water conservation plan progress including a description of the current conservation measures and progress towards achieving conservation of water per the conservation plan submitted to the SWFWMD as part of the Water Use Permitting effort. After the first report is submitted, an update on the conservation plan and a summary of its effectiveness shall be included in an Annual Report to be submitted to the SWFWMD by April 1 of each year. Updates shall address the following activities:

- a. Adoption of stricter landscape ordinance language which promotes standard City-wide conservation practices and the use of “Florida Friendly” landscaping as recommended by the University of Florida and the SWFWMD.
- b. Adopt ordinance language requiring alternative irrigation via a dual piping system for all new development regardless of proximity to reclaimed system.
- c. Adoption of the 2004 Florida Building Code – Plumbing section and subsequent future amendments by reference.
- d. Adoption of Water Shortage Restrictions and Penalties and Enforcement Provisions in coordination with the SWFWMD Water Shortage Restrictions.
- e. Develop a City government website to assist with public education including water conservation.
- f. Continue a residential per capita of less than 150 gpdc (Coleman Prison population and flows excluded).
- g. Continue tracking water loss estimates associated with water main breaks, main flushing and fire flow events.
- h. Continue enforcing connection to public utilities: water, sewer, and reclaimed.
- i. Continue the development of Alternative Resources for irrigation.
- j. Continue to convert City properties to reclaimed irrigation from potable irrigation supplies.
- k. Continue participation in the Withlacoochee Regional Water Supply Authority.
- l. In cooperation with the SWFWMD, assist in enforcing the current and future landscape watering restrictions for commercial and residential areas.

Policy 1.4.4 All development shall comply with applicable water conservation programs.

Policy 1.4.5 The City shall continue to investigate strategies to further conserve water.

FLORA, FAUNA, WETLANDS, WATERBODIES, AND NATURAL RESOURCES

OBJECTIVE 1.5 The City shall conserve, appropriately use, and protect endangered, threatened, and species of special concern and their habitats through enforcement of the following policies and Land Development Regulations.

Policy 1.5.1 The City recognizes the existence and strategic value of habitat within the City for federal and state listed species of flora and fauna. The City shall participate in and support the efforts on the part of the USFWS, FWC, SWFWMD,

ACOE and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

Policy 1.5.2 Applications for development must include a complete listed species study and field surveys of habitat of listed species. The City shall adopt land development regulations within one year of adoption of this comprehensive plan amendment which specify the level of detail required for such field studies. The level of detail may vary by size of parcel and whether the property has been previously altered. Development impacts to listed species will be avoided when possible.

Policy 1.5.3 Proposed development projects which are determined to contain listed species will be prohibited unless a permit and mitigation plan has been approved by the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS).

Policy 1.5.4 Protection of listed species and their habitats shall be addressed in the development review process and conditions of approval. Protective measures can include clustering of development away from habitats occupied by listed species, the use of vegetated buffers, and on and off-site mitigation. The City shall encourage the maintenance of wildlife corridors and prevention of habitat fragmentation by coordinating development proposals which impact listed species and identified associated habitat with the FFWCC.

Policy 1.5.5 The City shall use one or more of the following methods to protect endangered, threatened and rare species and their habitat:

- a. Consult with the FGFWFC to determine alternative mitigation practices to conserve species and habitat;
- b. Utilization of MID, cluster development and other flexible regulatory techniques to work with private developers in conserving habitat and species;
- c. Fee simple acquisition through dedication and the use of conservation easements.

NATURAL RESOURCES

OBJECTIVE 1.6 The City shall protect the following natural resources from the adverse impacts of development through implementation of a series of policies which specifically address these resources: soils, native vegetative communities, listed species, water quality and quantity, wildlife habitats, floodplains, wetlands, and other environmentally sensitive lands.

Policy 1.6.1 The City shall require that all applications for development orders or permits contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

Policy 1.6.2 The City shall require that new development use Natural Resource Conservation Service and Florida Department of Environmental Protection Best Management Practices to control soil erosion and unconfined emissions and to prevent stormwater runoff from adversely impacting surface water quality.

Policy 1.6.3 The City shall adopt land regulations to protect viable native vegetative communities identified in the Florida Natural Areas Inventory through the implementation of the following standards and guidelines:

- a. Where feasible, development shall be clustered to avoid destruction of native vegetation;
- b. The use of native vegetation shall receive priority in meeting, buffering, landscaping and open space requirements; and
- c. The City shall encourage the removal of exotic species.

Policy 1.6.4 The City shall actively enforce National Pollution and Discharge Elimination System (NPDES) BMPs. The City, when performing site visits, shall inspect for proper placement and maintenance of BMPs, and will require applicants to submit an erosion control plan and any required NPDES permits.

Policy 1.6.5 The City shall require that all golf courses implement one or more BMPs specific to golf course maintenance shown on FDEP's list of BMPs web site.

OBJECTIVE 1.7 The City shall protect the 100-Year Floodplain so they are protected and maintained from causing net loss of flood storage capacity.

Policy 1.7.1 The City shall incorporate into its Floodplain Ordinance the provision that any impacting activity within the 100-year flood elevation must be mitigated by compensating storage on site as directed and approved by SWFWMD.

Policy 1.7.2 The City shall protect floodplains as identified by FEMA and shown on Future Land Use Map 1-3. The natural functions of these floodplains shall be protected through implementation of the following standards and guidelines:

- a. Precise delineation of floodplains shall be determined for new development through site specific studies and field determinations;
- b. Require all proposed development to be located on the non-floodplain portions of the site if feasible. Where proposed development areas lie entirely within the 100 year floodplain, all structures shall be required to be elevated with the first floor elevation at least 18" above the 100 year base flood elevation;
- c. Dredging and filling of lands within the floodplain shall be discouraged except for fill allowed in conjunction with minimal access ways and with a minimum amount beneath structures, will be limited by land development regulations protecting the direction and rate of historical flows on the property. All fill within the floodplain requires compensatory on site storage meeting FEMA standards;

- d. Maximum density for development in floodplains is one dwelling unit per five acres. Where central water and sewer facilities are utilized and floodplain compensation is provided, the allowable density may be increased to be compatible with the adjacent designated land uses; and
- e. Land uses which require the storage, generation or use of hazardous materials or waste are prohibited in floodplains;
- f. Roads, bridges, and other similar public facilities shall not be located within the floodplains, except where no reasonable alternative exists.

WETLANDS

OBJECTIVE 1.8 The City shall protect wetlands from the adverse impacts of development through implementation of a series of policies and land development regulations which will maintain their ecological function. Wetlands are defined as being lands which are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include both jurisdictional and non jurisdictional wetlands as determined by SWFWMD and ACOE.

Wetlands and the natural functions of wetlands shall be protected and conserved. The adequate and appropriate protection and conservation of wetlands shall be accomplished through a comprehensive planning process which includes consideration of the types, values, functions, sizes, conditions and locations of wetlands, and which is based on supporting data and analysis.

Future land uses which are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. Land use shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land use away from wetlands shall occur in combination with other goals, objectives and policies, in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

- a. Jurisdictional wetlands are a part of or are naturally connected to a water body which is designated by the SWFWMD or the FDEP as an area of regional ecological significance such as Outstanding Florida Waters or Aquatic Preserves, and surface waters that have been classified as Class I (Potable Water Supplies) or major springs (as identified by the Florida Department of Environmental Protection), or
- b. Named lakes, named waterways or other jurisdictional wetlands that are naturally connected to wetlands described above that are critical to the contiguous-nature of the system; or
- c. Wetlands included in Mitigation Banks, Conservation Banks or state or federal lands.

Policy 1.8.1 Wetlands shall be protected through the implementation of the following standards and guidelines:

- a. Precise delineation (pursuant to Chapter 62-340, FAC) and functional assessment (pursuant to Chapter 62-345, FAC) of wetland areas shall be determined based on ACOE and SWFWMD criteria through site-specific studies and field determination during development review;
- b. Impacts to wetlands shall be avoided where possible. Mitigation of lost wetland resources shall be required. The amount of mitigation required shall be dependent upon the function value of the wetlands proposed for impact and the type of mitigation proposed based on ACOE and SWFWMD criteria;
- c. Commercial and industrial uses and uses which store or generate hazardous materials/wastes shall not be permitted in or adjacent to wetlands without proper measures to ensure protection of the wetlands;
- d. Septic tanks shall not be permitted in wetlands;
- e. Wetland protective measures shall include the use of SWFWMD vegetative buffers. Buffer widths shall depend on the nature and functional value of the wetlands to be protected per SWFWMD regulations;
- f. No new parcels of land shall be created which consist entirely of wetlands, unless such parcels are dedicated to the public or remain in private ownership with long term conservation easements; and
- g. All required permits from jurisdictional agencies shall be approved prior to, or concurrent with, the City issuing a final development order authorizing site development activity.

Policy 1.8.2 In order to prevent development from having adverse impacts to existing wetlands, the natural upland buffer shall be preserved a minimum of fifteen (15) feet and an average of twenty-five (25) feet from the edge of the wetland. Where a wetland is unavoidably impacted by development, the development shall be subject to the mitigation requirements of the pertinent regulatory agency.

Policy 1.8.3 The City shall coordinate with the Department of the Army, Corps of Engineers and/or the SWFWMD in implementing their regulatory responsibilities within the City when wetlands are involved.

AQUIFER RECHARGE

OBJECTIVE 1.9 The City shall protect areas having high recharge potential, as identified by the Southwest Florida Water Management District, through the implementation of a series of policies and land development regulations in order to maintain their aquifer recharge function.

Policy 1.9.1 Aquifer recharge shall be protected through the implementation of the following standards and guidelines:

- a. Maximum impervious surface restrictions shall be consistent with the protection of functional values;
- b. Land alterations in conjunction with development shall avoid the removal of high permeability soils and/or replacement with lower permeability soils;
- c. To the extent feasible, open space/native vegetation in areas of high recharge potential shall be preserved;
- d. Commercial or industrial uses which store or handle hazardous materials/wastes shall be restricted;
- e. Stormwater detention systems shall be designed to provide aquifer recharge; and
- f. New development and redevelopment shall not reduce aquifer recharge quality or quantity (volumes and rates) and subsurface storage and flows should simulate predevelopment conditions;
- g. Natural grades and topography shall be maintained unless alteration is needed to construct stormwater systems or to meet health and safety standards.

Policy 1.9.2 The City shall develop and maintain requirements and standards which at a minimum are in conjunction with those developed by SWFWMD and Sumter County for on-site stormwater run-off and detention/retention for all new developments in its development regulations. Stormwater standards shall include at a minimum, requirements for:

- a. Setback from any major water bodies and wetlands in an effort to preserve natural vegetation;
- b. Post-development run-off rates and pollutant loading must not exceed pre-development rates;
- c. Best management practices consistent with State and Federal recommended standards, to reduce pesticide and fertilizer and soil erosion.

KARST FEATURES

OBJECTIVE 1.10 The City shall protect karst features, such as sinkholes, caves and seeps, located on or under developable lands within the City limits with appropriate development requirements.

Policy 1.10.1 The City shall protect areas containing karst features through appropriate development review and regulations, the acquisition of land for conservation, or through the purchase or dedication of easements in these areas.

Policy 1.10.2 Developers shall employ techniques to guide more intense development away from karst areas that are incapable of remediation. A variety of approaches may be used including designation of less intense land use, a minimum average buffer requirement of 25 feet from preserved karst areas that have been scientifically proven to have direct impact on ground water quality, and conservation easements for preserved karst areas.

Policy 1.10.3 The City shall use revenues and monies that become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features scientifically proven to directly impact ground water quality shall be considered for acquisition by the City with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

Policy 1.10.4 Developers of property on which karst features are located shall accurately identify and scientifically evaluate those features prior to development permit approval. Features shall be evaluated utilizing subsurface investigation and ground penetrating radar when appropriate, and shall be classified in one of three categories:

- a. Stable; Areas that are stable for normal development without remediation;
- b. Unstable, capable of remediation; Areas that can be remediated and utilized for normal development with proven mediation technologies such as pressure grouting with cement grout or sand or;
- c. Unstable; Areas that are incapable of remediation.

Policy 1.10.5 Development will be allowed based upon the classification of karst features, as follows: a. stable karst features – normal development; b. unstable karst areas capable of remediation – normal development upon remediation provided that appropriate level of remediation as recommend and approved by professional geotechnical engineer is used; and c. unstable karst features incapable of remediation – conservation or passive recreation uses only.

Policy 1.10.6 Techniques used to stabilize karst features capable of remediation, include pressure grouting with sand or cement slurry and other methods recommended by a professional geotechnical engineer. All remediation plans shall be prepared by a professional geotechnical engineer, who shall prepare and certify a completion report following remediation certifying that the work was completed as specified in the plan.

Policy 1.10.7 The development plan shall identify strategies for protecting karst features during construction and after development, which promote the following:

- a. Inclusion of unstable karst features into pervious open space areas;
- b. Use of landscape design principles to incorporate karst features as aesthetic elements;
- c. Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features;
- d. Prohibition of untreated stormwater discharge to karst features scientifically determined to have a direct hydraulic connection to the aquifer;
- e. Prohibition of discharge of wastewater effluent to karst features; and
- f. Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

Policy 1.10.8 The City shall require impervious liners where appropriate to prevent direct hydraulic connection to the aquifer between stormwater ponds in karst areas and the aquifer.

Policy 1.10.9 Mining and industrial or heavy commercial uses which store or generate hazardous materials/waste shall not be permitted in karst areas without proper measures to ensure protection of ground water.

SPRING PROTECTION

OBJECTIVE 1.11 The City shall develop programs to protect sensitive areas within and adjacent to all springs and spring runs. The City shall cooperate with the local, state and regional agencies, as appropriate, in development and implementation of the following programs.

Policy 1.11.1 The City shall cooperate with and promote the monitoring programs of the USGS, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies.

Policy 1.11.2 The City shall coordinate with local colleges, the school board and individual schools to develop environmental education programs for school-aged children regarding springs, water bodies, watersheds and ground water.

Policy 1.11.3 The City shall coordinate with local community organizations to develop environmental education programs regarding springs, water bodies, watersheds and ground water.

Policy 1.11.4 The City shall establish an education program for homeowners and landscape and lawn-care professionals regarding responsible practices that encourage limitation of water use, fertilizers and pesticides, such as those produced by the Water Management Districts.

Policy 1.11.5 Within 12 months of the effective date of this amendment to the Comprehensive Plan, the City shall adopt LDRs for springs protection utilizing as a guide the BMPs contained in the document “Protecting Florida’s Springs Manual-Land Use Planning Strategies and BMPs” (FDCA and FDEP). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, use of septic systems, identification and review of and buffering of karst features, creation of open space and efficient irrigation to maximize conservation of water.

Policy 1.11.6 The City shall establish fertilizer-free zones in all buffers surrounding spring heads, as well as adjacent to any surface waters, and wetlands which drain directly into a spring or spring run.

OBJECTIVE 1.12 All development on property where a spring or spring run is located shall be planned, designed, and implemented to limit environmental impacts to ground and surface water quality.

Policy 1.12.1 The following buffer areas apply to all development:

- a. 150 feet from the ordinary high water line of a spring head;
- b. 50 feet from the ordinary high water line along spring runs.

A perimeter vegetated swale will be allowed within the buffer around the spring head. Stormwater retention areas shall be located no less than 150 feet from the spring head to avoid direct discharge of overflow stormwater runoff.

Policy 1.12.2 All buffers that do not otherwise have native upland species shall be planted or supplemented with plants and grasses recommended in the Florida-Friendly Landscaping guidelines provided by the Florida Friendly Yard and Neighbors Program. Buffers must be designed to accommodate vegetated swales meeting land development code requirements to provide additional filtering of stormwater runoff.

Policy 1.12.3 Agriculture shall implement BMPs to minimize environmental impacts to a spring head or spring runs.

Policy 1.12.4 Silviculture activities shall comply with best management practices outlined in “Silviculture and Agriculture Best Management Practices Manuals” (Florida Department of Agriculture and Consumer Services). The City shall encourage long-crop rotation silviculture, minimum tillage farming, and unimproved pasture.

Policy 1.12.5 Residential and commercial land owners shall be encouraged to use BMPs, including Florida-Friendly Landscaping and Florida-Friendly Yard practices and guidelines provided by the Florida Yard and Neighbors program, to ensure proper use of water, fertilizer, herbicides, and pesticides. The City will make available to all Homeowners’ Associations (HOAs) guidelines promoting Florida-Friendly practices such as native plant landscaping, proper use of fertilizer, and lower water use turf grasses.

Policy 1.12.6 The City shall provide for all commercial maintenance providers to be certified by a board, program or agency that educates on fertilizer impacts.

OBJECTIVE 1.13 In addition to the above, all developers of property on which a spring or spring run is located shall submit a Spring Protection Plan (Plan) for consideration and adoption by the City into the site plan or development order as appropriate. Each Plan shall address the following issues and shall be implemented with specific conditions to:

Policy 1.13.1 Mining and industrial or heavy commercial uses which store or generate hazardous materials/waste shall not be permitted in spring buffers or in surface drainage basins with direct surface water outfall into spring head or spring run, without proper measures to ensure protection of ground water and surface water.

Policy 1.13.2 Drainage basins with direct surface water discharge into spring head or spring run shall provide OFW 1.5 times water treatment criteria as required by SWFWMD. Irrigated turf grass will be restricted from spring buffers and limited to a maximum 50% of open space in drainage basins with direct surface water discharge into spring head or spring run.

Policy 1.13.3 A minimum percentage of 25% open space calculated for drainage basins within the development that have direct surface water discharge into spring head or spring run. Open space may be achieved by any of the following techniques, or any combination thereof: Clustering, preserved open space, trails and pedestrian pathways corridors, and, where appropriate, utility and stormwater treatment corridors, to form a greenway system. Credit towards the 25% open space shall also be given for the use of pervious pavement, underground exfiltration trenches and other aquifer recharge mechanisms that retain runoff water and recharge the aquifer.

Policy 1.13.4 Implement a water quality monitoring program providing periodic sampling and testing of surface and groundwater quality. Baseline sampling will begin prior to construction. Results shall be reported to the applicable regulatory agency and to a person designated by the City.

Policy 1.13.5 Participate in any local education “adopt a spring” type program and other incentive and volunteer spring awareness and protection programs.

HAZARDOUS WASTE

OBJECTIVE 1.14 The City shall cooperate with Department of Environmental Protection and Sumter County to develop programs to properly dispose of hazardous waste.

Policy 1.14.1 The City shall cooperate with Sumter County and Department of Environmental Protection in workshops and "amnesty day" programs on management of hazardous waste.

Policy 1.14.2 The City shall incorporate into the City-wide conservation program criteria concerning the protection of natural resources from adverse effects of hazardous waste generation.

Policy 1.14.3 When developing a hazardous waste management program through cooperative workshops with Department of Environmental Protection and Sumter County the identification including quantity, type and location of hazardous waste shall be accomplished.

Chapter 6

RECREATION AND OPEN SPACE 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, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 Develop recreation facilities in the City of Wildwood to create a satisfying and stimulating living environment for City residents.

OBJECTIVE 1.1 The City will ensure that active and passive recreational facilities, as well as recreational open space with public access are adequately provided.

Active recreation is defined as any activity that needs organization of teams or group activities including, but not limited to, softball, baseball, soccer, summer camp and football.

Passive recreation is defined as recreational uses that do not normally require organization including, but not limited to playgrounds, camping, picnics, nature trails and boat ramps.

Recreational open space includes parks, walking and bicycling trails as well as any area that is dedicated for active and passive recreation.

Policy 1.1.1 The City will develop, promote and manage a continuous recreation program to provide for the existing and projected recreation needs of the City. The City will use the recreation level of service standards set forth below as the official City policy in the overall recreation program and in permitting new development.

Recreation LOS Minimum Standards Population Based*

Neighborhood Parks: 2 acres per 1,000 population

A neighborhood park is generally defined as a "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood in a radius of up to one-half mile, and should have at least 2 acres for each 1,000 population. Its size usually ranges from 5 to 10 acres, and it serves a population of up to 5,000. Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain recreation facilities that are of mutual

benefit. Because recreation needs vary from one neighborhood to another, site design for this type of park should be flexible in order to meet the particular recreation needs of each neighborhood. Site design should also reflect the character of the neighborhood and incorporate compatible elements of both passive and active types of recreation. Typical suggested facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood.

Community Parks: 3 acres per 1,000 population

A community park is generally defined as a "ride to" park, located near major streets. It is designed to serve the needs of 4 to 6 neighborhoods. It serves an area with a radius of upservice population of up to 25,000. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of 3 acres per 1,000 population. Because the service areas of a community park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain recreation facilities that are of mutual benefit. Where a community park can be located adjacent to a junior or senior high school, a minimum of 5 acres is recommended. The community park offers a wide range of program and facility opportunities for all individuals and families. Just as the neighborhood park fulfills the recreation needs of the neighborhood, the community park is designed to meet the recreation needs of the entire community. Typical suggested facilities at a community park may include swimming pools, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and sports fields. Additional recreation facilities may be included to meet a particular recreation demand in the community. Adequate off-street parking may be needed to contain parking overflow from the school parking areas. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

Regional Parks: 5 acres per 1,000 population

Regional parks are generally defined as large, resource-based areas that serve two or more communities or counties and are usually located within an hour's driving distance of the residents they serve. A space allowance of 5 acres per 1,000 population is suggested. The park should serve a population of over 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres. Because the service areas of a community park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain Recreation facilities that are of mutual benefit. Because regional parks are generally designed for resource-based activities, location is dependent upon the availability of high quality natural resources capable of being developed and used for outdoor recreation.

Typical suggested facilities provided at a regional park may include water-based recreation sites, camping areas, hiking and nature trails, picnic areas, and other facilities not requiring intensive development. Parking areas are necessary support facilities and should be designed to minimize adverse effects on the natural environment. The most prominent feature of a regional park is that it provides recreational opportunities that, through the design and development of outdoor recreation resources and facilities, capitalize on the natural environment and promote an atmosphere of beauty and serenity. Outdoor recreational facilities could also be categorized as facilities that could be required in a sports complex. Ball fields, such as soccer fields and football fields, tennis courts and hard courts for volleyball, basketball or tennis may be components of a sports complex and may be located within regional parks.

*Required facility to be determined during development review process

Policy 1.1.2 Existing deficiencies in recreational facilities shall be corrected in order to meet or exceed the adopted level of service standards.

Policy 1.13 Continually investigate alternative sources of funding of recreation and open space facilities through federal, state and private programs.

Policy 1.1.4 The City will continue to hold public hearings and administer surveys of City residents regarding mutual facilities.

OBJECTIVE 1.2 Coordinate public and private resources in the provision of recreation to City residents.

Policy 1.2.1 Participate on the recreation committee to be established by Sumter County composed of the County, the school board and other cities.

OBJECTIVE 1.3 The City will require additional open space be dedicated to the public by all new subdivisions.

Policy 1.3.1 The City shall enforce recreation and open space standards incorporated in the Land Development Regulations by conducting a review of all residential projects submitted after April 1, 2008 to determine the potential adherence to the recreational level of service standards defined in the Comprehensive Plan. It is also possible for alternatives, such as contributions to a recreation fund, to satisfy the requirements of concurrency.

CHAPTER 7

INTERGOVERNMENTAL COORDINATION 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, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 The City shall coordinate the activities of the City of Wildwood with affected federal, state, regional and local jurisdictions and agencies.

OBJECTIVE 1.1 The City shall annually identify all existing and potential relationships with other governmental jurisdictions and agencies, and enforce policies to further efforts concerning coordination between all potential jurisdictions and agencies.

Policy 1.1.1 The City shall use the Intergovernmental Coordination Element of the Comprehensive Plan as the basis for the development of an on-going intergovernmental coordination program.

Policy 1.1.2 The City shall establish and maintain lines of communication with public agencies and local governments regarding local planning and development activities.

Policy 1.1.3 The City shall ensure the widest possible dissemination of information and encourage public discussion of all proposed City plans and programs.

Policy 1.1.4 The City shall require developers to assess their needs regarding essential services (electric, gas, etc.) and the developer shall seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City Development Services Department during the planning stages of development but no later than the issuance of a development permit.

Policy 1.1.5 The City of Wildwood Development Services Department shall maintain close contact with public utilities that provide essential services to assure continuity and availability of service.

Policy 1.1.6 The City of Wildwood and Sumter County will coordinate on Planning, Water and Sewer, Roads, Parks and Recreation, Fire Services, Library Services, Workforce Housing, Solid Waste, Stormwater, Geographic Information Systems, Law Enforcement, Mosquito Control, and Animal Control pursuant to an Interlocal Service Boundary and Joint Planning Agreement adopted by the City on April 13, 2009, Ordinance No. 2009-10, and by the County on April 14, 2009, Ordinance 2009-07.

OBJECTIVE 1.2 The City of Wildwood shall coordinate the Comprehensive Plan with Sumter County School Board, Southwest Florida Water Management District, the Florida Department of Transportation, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over land.

Policy 1.2.1 The City shall, as part of the Comprehensive Plan Review and Amendment Process, coordinate proposed plan amendments with adjacent local governments, the Sumter County School Board, the Southwest Florida Water Management District, the Withlacoochee Regional Planning Council and other local governments not having regulatory authority over the use of land.

Policy 1.2.2 The City Manager, or designee, shall be responsible for the implementation of the intergovernmental programs.

Policy 1.2.3 The City shall establish procedures to ensure intergovernmental coordination with the Sumter County School Board for the location of educational facilities within the City limits, including:

- a. Upon written notice from the Sumter County School Board informing the City of the acquisition or leasing of property to be used for new public education facilities, the City shall notify the School Board within 45 days as to the consistency with the Wildwood Comprehensive Plan.
- b. The City Manager, or designee, shall meet semi-annually with the Sumter County School Board superintendent or designee in order to discuss upcoming planning issues which may impact the Sumter County School District, a particular school or planning efforts.

Policy 1.2.4 The City shall identify and participate in joint processes for collaborative planning on population projections, school siting, facilities with City-wide significance and problematic land uses.

Policy 1.2.5 The City shall review for potential impact all projects proposed in the City of Wildwood by other agencies.

Policy 1.2.6 The City shall annually review the relationship of the proposed development of the City of Wildwood to the Sumter County Comprehensive Plan.

Policy 1.2.7 The City shall enforce regulations to ensure that other jurisdictions and agencies are not adversely impacted by activities within the City.

Policy 1.2.8 The City shall request copies and review all plans and programs being proposed by other area government entities with known or potential impacts on the City.

Policy 1.2.9 The City shall resolve any and all conflicts with other local governments through the Regional Planning Council's dispute resolution process only if such conflicts cannot be resolved by negotiation with the other government entity.

Policy 1.2.10 The City shall notify the County of all proposed annexations upon receipt of requests for such annexations.

Policy 1.2.11 The City shall coordinate with the Southwest Florida Water Management District to assure the consistency of the 10-Year Water Supply Facilities Work Plan with the District's Regional Water Supply Plan.

OBJECTIVE 1.3 Ensure through adopted Interlocal Agreements, the City of Wildwood addresses through coordination mechanisms, the impacts of developments proposed in the Wildwood Comprehensive Plan on development in adjacent municipalities, the County, Region and State.

Policy 1.3.1 The City shall ensure all proposed development is not contrary to the development plans of the County, region and state prior to issuance of development orders.

Policy 1.3.2 The City shall establish policies to address a joint process with the Sumter County School Board for collaborative planning and decision making concerning population projections and school siting.

OBJECTIVE 1.4 The City shall acquire the approval of any State, Local or Regional entity having operational and maintenance responsibilities of public facilities within the City jurisdiction prior to establishing level of services for such public facilities.

Policy 1.4.1 The City shall coordinate proposed level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibilities for such facilities.

OBJECTIVE 1.5 The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 1.5.1 On an annual basis, the City shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board’s capital improvement plan, including planned facilities with funding representing the district’s unmet needs.

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
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

Policy 1.5.2 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City of Wildwood, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell Council, Center Hill Council, City of Coleman Council, and City of Webster Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five-year School Plant Survey of the Sumter County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

4. Use of a unified data base including population (forecasts of student population), land use and facilities.

5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

OBJECTIVE 1.6 Interlocal Service Boundary and Joint Planning Agreement with Sumter County The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

1. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
2. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
3. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
4. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 1.6.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference The Interlocal Service Boundary and Joint Planning Area Agreements adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended, is hereby adopted within the comprehensive plan by reference.

Policy 1.6.2 Joint Planning Area and Municipal Services Area A Joint Planning Area and Municipal Services Area is hereby established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area, as shown on Map 1-11, shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

Policy 1.6.3 Annexation within the Joint Planning Area The City may annex any property within their respective Joint Planning Area, including property that is not

contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

1. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
2. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
3. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
4. All other municipal services are available to the site.

Policy 1.6.4 Proposed Future Land Use Map Designations within the Joint Planning Area The proposed future land use designations for properties within the Joint Planning Area shall be depicted on Map 1-12. Upon annexation into the City, the City shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area Map 1-12 then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-12 are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

Policy 1.6.5 Amendments to the Joint Planning Area Boundary The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Wildwood and the County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City and the County will resolve through the dispute resolution process provided in the ISBA. The expanded Joint Planning Area shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 1.6.6 Amendments to Proposed Future Land Use on the Joint Planning Area Maps Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the City and the County. The amendment to the Joint Planning Area Map shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 1.6.7 Issuance of Development Orders The City shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas. However, the County, pursuant to the ISBA, shall provide the City the professional staff support for the

processing, review, and approval of building permits and other building inspection services.

Policy 1.6.8 Land Development Regulations The City's land development regulations shall apply for development within its municipal limits. The County's land development regulations shall apply for development within unincorporated areas. However, the City's Design District Standards, as amended, shall apply to properties within the Joint Planning Area, as further described in the ISBA.

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 the 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.
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 2011/2012 through 2015/2016, as adopted by the appropriate governing body.

Policy 1.1.6 The City shall review the 10-Year Water Supply Facilities Work Plan (Work Plan) annually together with the 5-Year Schedule of Capital Improvements to include related work projects identified in the first five years of the Work Plan.

Policy 1.1.7 Capital Improvements identified in the first five years of the Work Plan shall be included in the 5-Year Schedule of Capital Improvements. This schedule shall be updated annually, as necessary, to maintain consistency with the capital projects with the capital projects identified in the Work Plan.

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

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 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 1.4.6 All developers creating a deficiency upon any infrastructure facility with an adopted level of service standard shall upgrade 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 including 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 of Wildwood for capital facilities in a manner consistent with this Comprehensive Plan only.

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.

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
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
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
C-468 Interchange with Florida Turnpike		\$1,566,000	\$829,000	\$5,345,000	\$4,000,000	
C-462 Widening from US 301 to C-466A		\$900,000	\$5,800,000			
C-466 Widening from CR 209 to US 301		\$450,000	\$2,000,000	\$3,500,000		
C-466A Phase III - Widening from US 301 to Powell Road		\$2,300,000	\$2,468,438	\$2,200,000		
C-468 Widening from SR 44 to Turnpike				\$5,000,000	\$4,100,000	
C-468 Widening from US 301 to Florida Turnpike						
Total		\$5,216,000	\$11,097,438	\$16,045,000	\$8,100,000	\$0
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
C-466W from CR 209 to US 301 Resurfacing	CON			\$1,612,903		
Huey Street/CR 44a CSX Crossing - Rail Safety Project		\$209,076				
SR 35 (US 301) from CR 470 to SR 44	PD&E	\$10,000	\$1,000,000			
SR 35 (US 301) N of CR 204 to Marion County Line - Add lanes and reconstruct	AD	\$1,361,993				
CR 466 at US 301 - Add Turn Lane(s)	CON-SUP	\$1,379				
	PE	\$8,500				
	CON		\$619,769			
SR 35 (US 301) N of CR 232 to N of NE 110 Road	CON-SUP		\$5,155			
	PE	\$2,262				
US 301 at SR 44 - Add turn lane(s)	CON-SUP	\$206,108				
	PE	\$27,759		\$65,557		
	ROW	\$9,260	\$174,030			
	CON					\$465,664
Total		\$1,836,337	\$1,798,954	\$1,678,460	\$0	\$471,279
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees						\$0
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Champagne Farms WTP (Phase 1)	DES	\$213,000				
	CON				\$8,238,000	
Champagne Farms Transmission System - 24" main extension to SR 44	CON				\$4,206,000	
Champagne Farms Transmission System - 24" main extension to CR 214/CR 209 intersection	CON				\$5,814,000	
Expenditures Total		\$213,000	\$0	\$0	\$18,258,000	\$0
ANNUAL BALANCE		-\$213,000	\$0	\$0	-\$18,258,000	\$0
Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt						
New Debt Borrowing/Bonds						

City of Wildwood
5 - Year Schedule of Capital Improvements

TIE and Connection Fees						
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
<i>Drainage (Stormwater) Projects</i>						
<i>City Projects</i>						
City Revenue Source:	Phase	<i>Fiscal Year</i>				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
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
<i>Recreation Projects</i>						
<i>City Projects</i>						
City Revenue Source:	Phase	<i>Fiscal Year</i>				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt		\$35,000				
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$35,000	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
High Street Tot Lot	CON	\$35,000				
Expenditures Total		\$35,000	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Italics = Unfunded
*Partially Funded

CITY OF WILDWOOD

Planning and Zoning Board/Special Magistrate

Case No: CP 1212-02

Annual Update to the 5 Year Schedule of Capital Improvements

Section 163.3177(3)(b), Florida Statutes requires the City to annually review the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the City's Comprehensive Plan. This schedule is intended to demonstrate the City is able to maintain the adopted level of service for public facilities within the City's Comprehensive Plan throughout the next five years (FY 2012/2013 through 2016/2017).

The City has adopted level of service standards for transportation, potable water, sanitary sewer, drainage, recreation, solid waste and public schools. The 5-Year Schedule of capital improvements only covers these facilities.

Staff recommends approval of Ordinance #O2013-04 (attached), to be forwarded to the City Commission and ultimately to the Department of Community Affairs.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to review all comprehensive plan amendments and make recommendations to the City Commission.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the windows in the front and back of City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on December 28, 2012.

DATED: January 2, 2013



Melanie Peavy
Development Services Director

**City of Wildwood
Projects Contained Within the
Annual Update to the 5-Year Schedule of Capital Improvements
FY 2012/2013 – 2016/2017**

Executive Summary

The 5-Year Schedule of Capital of Improvements covers the period from FY 2012-2013 through 2016-2017 and is scheduled to be adopted by Ordinance O2013-XX. The Schedule is broken down to show project expenditures and the revenues sources associated with each project. Additionally, and although not required by the statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

Transportation Projects

The Lake-Sumter Metropolitan Planning Organization monitors traffic and roadways within the City's service area. All roadways within the area are anticipated to operate within their adopted levels of service within the next five years. However, there are planned improvements for roadway segments within the area. 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. There are no City transportation projects planned at this time.

Potable Water, Sanitary Sewer, and Reuse Projects

The City's potable water and sanitary sewer systems are currently operating within their existing levels of service. However, staff has identified the need for the following capital improvement projects to service future growth:

1. Champagne Farms WTP (Phase 1)
2. Champagne Farms Transmission System: 24" main extension to SR 44
3. Champagne Farms Transmission System: 24" main extension to CR 214/CR209 intersection

The first phase of the Champagne Farms WTP construction would include the necessary components to provide 4.5 MGD which would be able to accommodate the anticipated growth over the next 10 years.

The project is currently unfunded, as shown in the 5-year Schedule of Capital Improvements. However, the City is exploring potential funding sources including loan programs and grants as well as Transmission Infrastructure Extension (TIE) and connection fees.

TIE and Connection Fees are secured when developers enter into Developer's Agreements with the City. At execution of the Agreement, the developer is required to pay their connection and TIE fees. This method is intended to enable the City to complete utility infrastructure projects without having to bond for payment.

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 does not include any drainage improvements.

Recreation Projects

The Schedule includes the construction of a tot lot on High Street. The project is in the City's CRA budget for FY 2012/2013.

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 201-2013 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 four (4) projects that will be administered by the City. The City has the obligation, per Statute, to demonstrate whether the projects are funded or unfunded.

As previously stated, the City is exploring financing mechanisms to fund the costs associated with potable water improvements.

The High Street tot lot recreation project is currently funded and is included in the City's approved budget for FY 2012/2013.

ORDINANCE NO. O2013-04

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; MODIFYING THE 5-YEAR CAPITAL IMPROVEMENT SCHEDULE OF THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN AS REQUIRED BY SECTION 163.3177(3)(b), FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; 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), Florida Statutes; and,

WHEREAS, the modifications are not deemed to be an amendment to the local comprehensive 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), Florida Statutes.

SECTION 2. The 5-Year Schedule of Capital Improvements 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 January, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
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
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
C-468 Interchange with Florida Turnpike		\$1,566,000	\$829,000	\$5,345,000	\$4,000,000	
C-462 Widening from US 301 to C-466A		\$900,000	\$5,800,000			
C-466 Widening from CR 209 to US 301		\$450,000	\$2,000,000	\$3,500,000		
C-466A Phase III - Widening from US 301 to Powell Road		\$2,300,000	\$2,468,438	\$2,200,000		
C-468 Widening from SR 44 to Turnpike				\$5,000,000	\$4,100,000	
C-468 Widening from US 301 to Florida Turnpike						
Total		\$5,216,000	\$11,097,438	\$16,045,000	\$8,100,000	\$0
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
C-466W from CR 209 to US 301 Resurfacing	CON			\$1,612,903		
Huey Street/CR 44a CSX Crossing - Rail Safety Project		\$209,076				
SR 35 (US 301) from CR 470 to SR 44	PD&E	\$10,000	\$1,000,000			
SR 35 (US 301) N of CR 204 to Marion County Line - Add lanes and reconstruct	AD	\$1,361,993				
CR 466 at US 301 - Add Turn Lane(s)	CON-SUP	\$1,379				
	PE	\$8,500				
	CON		\$619,769			
SR 35 (US 301) N of CR 232 to N of NE 110 Road	CON-SUP		\$5,155			
	PE	\$2,262				
US 301 at SR 44 - Add turn lane(s)	CON-SUP	\$206,108				
	PE	\$27,759		\$65,557		
	ROW	\$9,260	\$174,030			
	CON					\$465,664
Total		\$1,836,337	\$1,798,954	\$1,678,460	\$0	\$471,279
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees						\$0
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Champagne Farms WTP (Phase 1)	DES	\$213,000				
	CON				\$8,238,000	
Champagne Farms Transmission System - 24" main extension to SR 44	CON				\$4,206,000	
Champagne Farms Transmission System - 24" main extension to CR 214/CR 209 intersection	CON				\$5,814,000	
Expenditures Total		\$213,000	\$0	\$0	\$18,258,000	\$0
ANNUAL BALANCE		-\$213,000	\$0	\$0	-\$18,258,000	\$0
Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt						
New Debt Borrowing/Bonds						

City of Wildwood
5 - Year Schedule of Capital Improvements

TIE and Connection Fees						
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
<i>Drainage (Stormwater) Projects</i>						
<i>City Projects</i>						
City Revenue Source:	Phase	<i>Fiscal Year</i>				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
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
<i>Recreation Projects</i>						
<i>City Projects</i>						
City Revenue Source:	Phase	<i>Fiscal Year</i>				
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
General/Special/Debt		\$35,000				
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$35,000	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
High Street Tot Lot	CON	\$35,000				
Expenditures Total		\$35,000	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Italics = Unfunded
*Partially Funded

Table 9.1A
5-Year Capital Improvements FY 2012/2013 - FY 2016/2017
Revenue Sources

Transportation Facilities										
City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
No Projects at This Time										
Total					\$0	\$0	\$0	\$0	\$0	
Sumter County and FDOT Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
TE 1.2.1 and 1.2.2	C-468 Widening from US 301 to Florida Turnpike	Sumter County	YES		<i>not yet funded</i>					Sumter County - Road Impact Fees
TE 1.2.1 and 1.2.2	C-468 Interchange with Florida Turnpike Constructed by Villages	Sumter County	YES	DES	\$1,000,000					Sumter County - Road Impact Fees
				CON			\$2,500,000	\$13,000,000		
TE 1.2.1 and 1.2.2	C-462 Widening from US 301 to C-466A	Sumter County	YES	DES	\$1,400,000					Sumter County - Road Impact Fees
				CON		\$5,500,000				
TE 1.2.1 and 1.2.2	C-466 Widening from CR 209 to US 301*	Sumter County	YES	DES	\$728,000					Sumter County - Road Impact Fees (Agreement with The Villages)
				CON						
TE 1.2.1 and 1.2.2	C-466A Phase III - Widening from US 301 to Powell Road	Sumter County	YES	DES	\$2,300,000					Sumter County - Road Impact Fees
				CON		\$2,500,000	\$2,000,000			
TE 1.2.1 and 1.2.2	C-468 Widening from SR 44 to Turnpike	Sumter County	YES	DES	\$3,700,000					Sumter County - Road Impact Fees
				CON			\$7,300,000	\$8,600,000		
TE 1.2.2	C-466W From C-209 to US 301	FDOT	YES	CON			\$1,612,903			FDOT 5 Year Work Program
	Huey Street/CR 44a CSX Crossing - Rail Safety Project	FDOT	NO		\$209,076					FDOT 5 Year Work Program
TE 1.2.2	SR 35 (US 301) from CR 470 to SR 44	FDOT	YES	PD&E	\$10,000	\$1,000,000				FDOT 5 Year Work Program
TE 1.2.2	SR 35 (US 301) from N of CR 204 to Marion County Line - Add lanes & reconstruct	FDOT	YES	AD	\$1,361,993					FDOT 5 Year Work Program - Completed
				CON-SUP	\$1,379					
TE 1.2.2	CR 466 at US 301 - Add Turn Lane(s)	FDOT	YES	PE	\$8,500					FDOT 5 Year Work Program
				CON		\$619,769				
				CON-SUP		\$5,155				
TE 1.2.2	SR 35 (US301) N of CR 232 to N of NE 110 Road	FDOT	YES	PE	\$2,262					FDOT 5 Year Work Program - Completed
				CON-SUP	\$206,108					
TE 1.2.2	US 301 at SR 44 - Add turn lane(s)	FDOT	YES	PE	\$27,759		\$65,557			FDOT 5 Year Work Program
				ROW	\$9,260	\$174,030				
				CON					\$465,664	
				CON-SUP					\$5,615	
Total					\$10,964,337	\$9,798,954	\$13,478,460	\$21,600,000	\$471,279	
Potable Water Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
PFE 1.2	Champaign Farms Water Treatment Plant and Transmission System	City		DES	\$213,000					City Water Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
				CON					\$8,238,000	
PFE 1.2	Champaign Farms Transmission System: 24" main extension to SR 44	City		CON					\$4,206,000	City Water Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
PFE 1.2	Champaign Farms Transmission System: 24" main extension to CR 214/CR 209 intersection	City		CON					\$5,814,000	
Total					\$213,000	\$0	\$0	\$0	\$18,258,000	
Sanitary Sewer & Reuse Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
No Projects at This Time										
Total					\$0	\$0	\$0	\$0	\$0	
(Drainage) Stormwater Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
No Projects at This Time										
Total					\$0	\$0	\$0	\$0	\$0	
Recreation Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Funding Source(s) & Notes
No Projects at This Time										
Total					\$0	\$0	\$0	\$0	\$0	

Italics = Unfunded Projects
*Partially Funded

City of Wildwood
Potable Water and Sanitary Sewer Systems
Capacity and Level of Service Analysis
Annual Update to the 5-Year Schedule of Capital Improvements
FY 2012/2013 – 2016/2017

The City of Wildwood’s potable water and sanitary sewer systems are required to meet concurrency pursuant to Section 163.3180, Florida Statutes. The Comprehensive Plan sets level of service standards needed to maintain concurrency. Additionally, Section 163.3177(3)(b), Florida Statutes requires local governments to review the 5-Year Schedule of Capital Improvements within the Capital Improvements Element of the Comprehensive Plan, annually. The table below illustrates the current capacity (represented in million gallons per day) and level of service (gallons per day per equivalent residential connection) for the potable water and sanitary sewer systems.

System	Capacity (MGD)	Level of Service Standard
Potable Water	4.980	300 gallons per day per ERC
Sanitary Sewer (Effluent)	3.55	250 gallons per day per ERC

Currently, the potable water and sanitary sewer systems have sufficient capacity needed to support projected growth within the next five years. In order to demonstrate the systems will continue to operate within the adopted level of service for the next five years, data from the City’s Water and Wastewater departments were analyzed (see Potable Water and Sanitary Sewer Summary Charts). The data represents the monthly flows from for the previous 12 months and that information was used in this analysis. The data demonstrates the following flows (represented in million gallons per day):

System	12 Month Average Flow (MGD)	Peak Average Monthly Flow (MGD)
Potable Water	2.040	2.643
Sanitary Sewer (Effluent)	1.522	1.501

For purposes of demonstrating these systems will continue have sufficient capacity to meet growth demands, an annual growth rate of 5% was applied to the Peak Average Monthly Flow. Due to the current economic conditions, the rapid growth forecasted by the Comprehensive Plan in the short term is over-projecting demand. Even with the 5% annual growth rate and the unlikely assumption that all of the capacity reserved through executed developer’s agreements is utilized, the systems can serve the projected demands without the needed water supply capacity of the Champagne Farms well. However, the City has programmed in its Capital Improvements Element the design and construction of the Champagne Farms water treatment plant and transmission system which will add capacity and increase the level of service for the potable water system. The table below illustrates the anticipated remaining capacity for FY 2015-2016 without Champagne Farms:

System	Remaining Capacity	
Potable Water	.983 (MGD)	20%
Sanitary Sewer (Effluent)	1.118 (MGD)	32%

Please see the table labeled “Potable Water and Sanitary Sewer Systems Capacity Analysis” for detailed information.

In conclusion, the City can continue to provide optimal service to its existing and future utility customers throughout the short term. The city continues to benefit from long term infrastructure planning regarding the supply and facilities capacity of its potable water and sanitary sewer systems.

Potable Water and Sanitary Sewer Systems Capacity Analysis
Annual Update to the Capital Improvements Element

Potable Water	Current (MGD)		Projected Growth (MGD)				
	2012	2013	2014	2015	2016	2017	
Permitted Water Supply Well Capacity	4.980	4.980	4.980	4.980	4.980	4.980	
Current Demand (Peak Monthly Average)	2.643						
Growth Rate (5%)		2.775	2.914	3.060	3.213	3.373	
Outstanding Developer Agreement Obligations	0.624	0.624	0.624	0.624	0.624	0.624	
Remaining Capacity (MGD)	1.713	1.581	1.442	1.296	1.143	0.983	
Remaining Capacity (%)	34%	32%	29%	26%	23%	20%	

Sanitary Sewer	Current (MGD)		Projected Growth (MGD)				
	2012	2013	2014	2015	2016	2017	
FDEP Permitted Capacity	3.550	3.550	3.550	3.550	3.550	3.550	
Current Demand (Peak Monthly Average)	1.501						
Growth Rate (5%)		1.576	1.655	1.738	1.824	1.916	
Outstanding Developer Agreement Obligations	0.516	0.516	0.516	0.516	0.516	0.516	
Remaining Capacity (MGD)	1.533	1.458	1.379	1.296	1.210	1.118	
Remaining Capacity (%)	43%	41%	39%	37%	34%	32%	

Notes:

- 1) Numbers represented in MGD (million gallons per day)
- 2) Growth rate of 5% annual increase applied to this analysis.
- 3) Remaining capacity represents current peak month demand with applied growth rate
- 4) WUP - 4.98 MGD expires on 7/26/2013.
- 6) 10-Year Water Supply Facilities Plan due on 1/26/2013
- 7) Analysis does not include Champagne Farms WTP and transmission system

Sanitary Sewer (Wastewater) Flows

Summary Chart

DATE	INFLUENT FLOW		3 MONTH AVERAGE		12 MONTH AVERAGE		EFFLUENT FLOW		3 MONTH AVERAGE		12 MONTH AVERAGE	
	INFLUENT FLOW	INFLUENT FLOW	3 MONTH AVERAGE	3 MONTH AVERAGE	12 MONTH AVERAGE	12 MONTH AVERAGE	EFFLUENT FLOW	EFFLUENT FLOW	3 MONTH AVERAGE	3 MONTH AVERAGE	12 MONTH AVERAGE	12 MONTH AVERAGE
Dec-11	1.471	1.471	1.469	1.469	1.515	1.515	1.417	1.417	1.431	1.431	1.528	1.528
Jan-12	1.470	1.470	1.464	1.464	1.518	1.518	1.441	1.441	1.419	1.419	1.509	1.509
Feb-12	1.497	1.497	1.479	1.479	1.514	1.514	1.441	1.441	1.433	1.433	1.503	1.503
Mar-12	1.513	1.513	1.493	1.493	1.509	1.509	1.483	1.483	1.455	1.455	1.491	1.491
Apr-12	1.500	1.500	1.503	1.503	1.502	1.502	1.446	1.446	1.457	1.457	1.476	1.476
May-12	1.483	1.483	1.499	1.499	1.500	1.500	1.398	1.398	1.442	1.442	1.469	1.469
Jun-12	1.655	1.655	1.546	1.546	1.512	1.512	1.615	1.615	1.486	1.486	1.480	1.480
Jul-12	1.659	1.659	1.599	1.599	1.522	1.522	1.737	1.737	1.583	1.583	1.493	1.493
Aug-12	1.725	1.725	1.680	1.680	1.534	1.534	1.756	1.756	1.703	1.703	1.503	1.503
Sep-12	1.629	1.629	1.671	1.671	1.545	1.545	1.619	1.619	1.704	1.704	1.519	1.519
Oct-12	1.587	1.587	1.647	1.647	1.553	1.553	1.466	1.466	1.614	1.614	1.518	1.518
Nov-12	1.493	1.493	1.570	1.570	1.557	1.557	1.445	1.445	1.510	1.510	1.522	1.522
							1.522	1.522			1.501	1.501

Notes:

Source: City of Wildwood Wastewater Dept - Plant Records MORs/Flows

Numbers represented in MGD (million gallons per day)

Peak Average Monthly Flow - 1.501 MGD

Potable Water Flows

Summary Chart

DATE	TOTAL VOLUME (PLANTS 1-5)	AVERAGE MONTHLY FLOWS	MAX MONTHLY FLOWS
Jan-12	63.670	2.054	3.033
Feb-12	57.197	1.845	2.632
Mar-12	63.998	2.064	2.406
Apr-12	66.806	2.155	2.847
May-12	68.697	2.216	2.506
Jun-12	63.295	2.062	3.811
Jul-12	65.778	2.122	2.327
Aug-12	62.232	2.007	2.348
Sep-12	61.566	1.986	2.707
Oct-12	62.783	2.025	2.410
Nov-12	60.995	1.968	2.355
Dec-12	61.376	1.980	2.332
		2.040	2.643

Notes:

Source: City of Wildwood Water Dept

Numbers represented in MGD (million gallons per day)

Peak Average Monthly Flow - 2.643 MGD

Table 9.1B

TIE and Connection Fee Revenue Projections

Potable Water and Sanitary Sewer Projects - Balance Sheet

Projected Revenues									
Known Projects:	Anticipated ERUs Reserved	TIE Fee Factor	Water		Wastewater		Anticipated Agreement Execution Date		
			TIE Fee	Connection Fees	TIE Fee	Connection Fees			
FY 2012/2013									
Landstone	1000	1	\$624,380	\$541,520	\$0	\$1,149,325	2013		
Wildwood Springs	1000	1.21	\$755,500	\$541,520	\$827,943	\$1,149,325	2013		
Providence Independence ALF	88	.28/.7	\$15,385	\$47,654	\$42,150	\$101,141	2013		
Future Growth:									
FY 2013/2014	50	1	\$31,219	\$54,152	\$34,213	\$114,933	N/A		
FY 2014/2015	75	1	\$46,829	\$81,228	\$51,319	\$172,399	N/A		
FY 2015/2016	150	1	\$93,657	\$162,456	\$102,638	\$344,798	N/A		
FY 2016/2017	200	1	\$124,876	\$216,608	\$136,850	\$459,730	N/A		
Projected 5 - Year Total	2,563		\$1,691,845	\$1,645,138	\$1,195,111	\$3,491,649			

Revenue Summary									
Fiscal Year	Anticipated ERUs Reserved	Water		Wastewater					
		TIE Fee	Connection Fees	TIE Fee	Connection Fees				
FY 2012/2013	2088	\$1,395,265	\$1,130,694	\$870,092	\$2,399,791				
FY 2013/2014	50	\$31,219	\$54,152	\$34,213	\$57,466				
FY 2014/2015	75	\$46,829	\$81,228	\$51,319	\$86,199				
FY 2015/2016	150	\$93,657	\$162,456	\$102,638	\$172,399				
FY 2016/2017	200	\$124,876	\$216,608	\$136,850	\$229,865				
Projected 5 -Year Total	2,563	\$1,691,845	\$1,645,138	\$1,195,111	\$2,945,720				

Table 9.1B
TIE and Connection Fee Revenue Projections
Potable Water and Sanitary Sewer Projects - Balance Sheet

Balance Sheet							
Water	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	Total	
Balance Forward	\$8,308	\$2,321,266	\$2,406,637	\$2,534,693	\$2,790,806	-\$15,125,710	
Revenues							
TIE Fees	\$1,395,265	\$31,219	\$46,829	\$93,657	\$124,876	\$1,691,845	
Connection Fees	\$1,130,694	\$54,152	\$81,228	\$162,456	\$216,608	\$1,645,138	
Expenditures*	-\$213,000	\$0	\$0	\$0	-\$18,258,000		
Balance	\$2,321,266	\$2,406,637	\$2,534,693	\$2,790,806	-\$15,125,710		
Wastewater	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	Total	
Balance Forward	\$815	\$3,270,698	\$3,362,377	\$3,499,895	\$3,774,931	\$4,141,646	
Revenues							
TIE Fees	\$870,092	\$34,213	\$51,319	\$102,638	\$136,850	\$1,195,111	
Connection Fees	\$2,399,791	\$57,466	\$86,199	\$172,399	\$229,865	\$2,945,720	
Expenditures*	\$0	\$0	\$0	\$0	\$0		
Balance	\$3,270,698	\$3,362,377	\$3,499,895	\$3,774,931	\$4,141,646		

Notes

* See Table 9.1A for list of projects

Case CP 1212-02
Five Year Schedule of Capital Improvements
Supporting Documentation
Transportation



Transportation Improvement Program

FISCAL YEARS
2012/13-2016/17

Approved – June 27, 2012
Amended – August 22, 2012
Amended – September 26, 2012

Prepared by the
Lake-Sumter Metropolitan Planning Organization
1616 South 14th Street
Leesburg, FL 34748

The preparation of this report was financed in part by the Federal Highway Administration, Federal Transit Administration, U.S. Department of Transportation and local participating governments. The views and opinions of the report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

**LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION IMPROVEMENT PROGRAM (TIP)
FISCAL YEARS 2012/13 - 2016/17**

TABLE OF CONTENTS

	PAGE #
RESOLUTION	3-7
MEMBERS LIST	8
PURPOSE	9
FINANCIAL PLAN	10
PROJECT SELECTION	11-12
CONSISTENCY WITH OTHER PLANS	12
PROJECT PRIORITY STATEMENT	12
IMPLEMENTED PROJECTS	12
PUBLIC INVOLVEMENT	12
CERTIFICATION	12
SUMMARY OF SIGNIFICANT PROJECTS	12
ABBREVIATIONS AND ACRONYMS	13-14
2012/13-2016/17 WORK PROGRAM	15-17
LAKE COUNTY TRANSPORTATION CONSTRUCTION PROGRAM	APPENDIX A
SUMTER COUNTY CAPITAL IMPROVEMENTS PROGRAM	APPENDIX B

LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2012 – 26

A RESOLUTION OF THE LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO), AMENDING THE FY 2012/13-2016/17 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) AND AUTHORIZING THE SUBMITTAL OF THE AMENDED FY 2012/13-2016/17 TIP TO THE APPROPRIATE AGENCIES.

WHEREAS, the Lake~Sumter Metropolitan Planning Organization (MPO) is the duly designated and constituted body responsible for carrying out the urban transportation planning and programming process for the Lake-Sumter Planning Area; and

WHEREAS, Florida Statutes 339.175, 23 U.S.C. 134, and Title 49 U.S.C. require that the MPO, as a condition to receiving federal capital or operating assistance, has a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the approved comprehensive plans of the units of local government within the MPO's jurisdiction, and with state and local planned growth and economic development patterns; and

WHEREAS, 23 C.F.R 450.324 provides that the Lake~Sumter MPO shall develop a Transportation Improvement Program (TIP) for the metropolitan planning area, and 23 C.F.R. 450.326 allows an MPO to revise the TIP at any time under procedures agreed to by the cooperating parties and consistent with 23 C.F.R. 450.326; and

WHEREAS, the FY 2012/13 - 2016/17 TIP was adopted by the MPO on 27 June 2012 based on then-funded projects in the Florida Department of Transportation (FDOT) Five Year Work Program; and

WHEREAS, the FY 2012/13 - 2016/17 TIP was amended by the MPO on 23 August 2012 to adjust funding on safety projects on SR44 and US 441 within Lake and Sumter Counties, to program funds towards Safe Access Implementation Strategies project within Sumter County and to program funds towards Phase II for the South Lake Trail project in Lake County; and

WHEREAS, in order to achieve consistency and address roll-forward funds and adjustments to the FDOT Work Program, the FDOT has requested in a letter dated 14 August 2012 the MPO amend the FY 2012/13 – 2016/17 TIP to address necessary revisions and additions as listed in Exhibit "A"; and

WHEREAS, the FDOT has indicated 10 projects to which funding has been programmed in FY 2012/13 or funding has been re-programmed from FY 2011/12 to 2012 /13 in order to complete the prescribed phase; and

WHEREAS, on 14 August 2012, the Lake County Board of County Commissioners adopted the FY 2012/13-2016/17 Transportation Construction Program as a five-year strategic planning document of funding-committed transportation projects and phases; and

WHEREAS, on 24 September 2012, the Sumter County Board of County Commissioners adopted the FY 2012/13-2016/17 Capital Improvement Plan as a five-year strategic planning document of funding-committed transportation projects and phases.

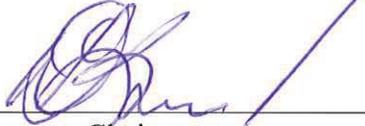
NOW, THEREFORE, BE IT RESOLVED by the Lake~Sumter MPO that:

1. The FY 2012/13-2016/17 TIP is hereby amended to address projects that have either been added to FY 2012/13 or funds are being rolled forward from FY 2011/12 to FY 2012/13:
 - a. US 441, from Perkins Street to SR 44 (Dixie Avenue), Leesburg – \$6,504,046 in ROW funds in FY 2012/13 (FM# 238394-3)
 - b. US 441, from Lake Ella Road to Avenida Central, Lady Lake - \$1,324,112 in ROW funds in FY 2012/13 (FM# 238395-5)
 - c. SR 44, from US 441 to SR 44/Orange Avenue, Mount Dora/Eustis - \$3,071,472 in ROW in FY 2012/13 (FM# 409870-1)
 - d. Leesburg Trail, from US 441 to Sumter County Line - \$472,174 in construction funds in FY 2012/13 (FM# 424444-1)
 - e. Lake County (countywide) - \$1,160,224 in FY 2012/13 for advanced ROW acquisition (FM# 416724-2)
 - f. SR 19, from CR 452 to North of Golden Gem Drive - \$39,727 in FY 2012/13 for resurfacing (FM# 424881-1)
 - g. Wekiva Parkway Line and Grade Survey – Funds in FY 2012/13: \$8,378 (FM# 431081-2); \$11,423 (FM# 431081-3)
 - h. New SR 46 Alignment, east of Round Lake Road to Orange County Line – Design funds in FY 2012/13 of \$253,000 (FM# 238275-4)
 - i. Alterations to Okahumpka Travel Plaza, Florida’s Turnpike (SR 91) Sumter County – \$84,773 in funds for environmental and construction support in FY 2012/13 (FM# 422418-1)
 - j. LakeXpress Fixed Route Transit - \$2,221,942 for capital and operations (FM# 426166-1); and
2. The FY 2012/13-2016/17 TIP is hereby amended to address formatting adjustments and necessary revisions - including future phase costs, total project costs and page references to the MPO’s Long Range Transportation Plan - as requested by the FDOT’s formal communication letter dated 14 August 2012, included as Exhibit “A”, with affected projects including:
 - a. FM# 238429-3
 - b. FM# 240418-2
 - c. FM# 427246-1
 - d. FM# 238422-1
 - e. FM# 419330-1
 - f. FM# 430975-1; and
3. The FY 2012/13-2016/17 TIP is hereby amended to incorporate regionally significant projects from Lake County’s FY 2012/13-2016/17 Transportation Construction Program (TCP) and to add the TCP as an appendix to the TIP; and

4. The FY 2012/13-2016/17 TIP is hereby amended to incorporate regionally significant projects from Sumter County's FY 2012/13-2016/17 Capital Improvement Plan (CIP) and to add the CIP as an appendix to the TIP; and
5. The Chairman of the Lake~Sumter MPO is authorized to submit, and hereby submits, the amended FY 2012/13 – 2016/17 TIP to the:
 - a. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT);
 - b. Federal Transit Administration (FTA) through FDOT;
 - c. Federal Aviation Administration (FAA);
 - d. Bureau of Community Planning, Division of Community Development, Florida Department of Economic Opportunity (DEO);
 - e. Members of Legislature representing the Lake~Sumter MPO.

DULY PASSED AND ADOPTED this 30th day of September, 2012.

Lake~Sumter Metropolitan Planning Organization



Don Burgess, Chairman

This 30th day of September, 2012

Approved as to Form and Legality:



Sanford A. Minkoff, MPO Attorney



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

719 S. Woodland Blvd.
DeLand, FL 32720

**ANANTH PRASAD, P.E.
SECRETARY**

August 14, 2012

Mr. T. J. Fish, AICP
Executive Director
Lake-Sumter Metropolitan Planning Organization
1616 South 14th Street
Leesburg, FL 34748

RE: Lake-Sumter Metropolitan Planning Organization (MPO)
Transportation Improvement Program (TIP), FY 2012/2013 to FY 2016/2017

Please amend the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP) for Fiscal Year 2013 to Fiscal Year 2017 as described below. The amendment includes corrections to projects already listed in the TIP as well as several new projects which appeared on the Florida Department of Transportation (FDOT) Adopted Work Program Report but was not included in the latest TIP provided to FDOT. Also included is the 2012 Roll Forward Report. Projects in this report should be included in the TIP if they are not already there. It is not necessary to include DIOH funds into the TIP. I have included the appropriate pages from the FDOT Adopted Work Program for FY 2013 to FY 2017 that also shows the needed changes.

Please check the SIS and Non-SIS designation, add agency identification and check and correct LRTP page references on all projects see attached comments from Central Office, Transit Office.

Please note that these changes should be made after October 1, 2012 when the new TIP goes into effect. Please call me if you should have any questions at 386-943-5185.

TIP PAGE #	FM #	AMEND TO ADD, DELETE, OR CHANGE AMOUNT
PLEASE ADD AGENCY IDENTIFICATION FOR ALL PROJECTS PLEASE ADD SIS AND NON-SIS DESIGNATION CHECK AND CORRECT LRTP PAGE REFERENCES ON ALL PROJECTS		
LAKE COUNTY		
2-2	238429-3	Please add Phase and Funding sources for FY 2013, Work Program page 7. Add entire prior cost for all phases, prior to FY 2013 and total.
2-3	240418-2	Please add SA Funding Source, add PD&E prior cost to total in prior cost column. Work Program page 1.

4A-1	427246-1	Please change limits to read " SR 19 from S. of Slim Haywood Ave. to SR 19/500, Work Program page 19".
N/A	238394-3	Add to TIP (Work Program Page 4)
N/A	238395-5	Add to TIP (Work Program Page 5)
N/A	409870-1	Add to TIP (Work Program Page 9)
N/A	416724-2	Add to TIP (Work Program Page 12)
N/A	424444-1	Add to TIP (Work Program Page 17)
N/A	425099-1	Add to TIP (Work Program Page 18)
SUMTER COUNTY		
N/A	425030-1	Add to TIP (Work Program Page 7)
ROLL FORWARD -- LAKE/SUMTER		
N/A	238275-4	Add to TIP (Roll Forward Report Page 1)
N/A	422418-1	Add to TIP (Roll Forward Report Page 4)
N/A	428231-1	Add to TIP (Roll Forward Report Page 6)
N/A	426166-1	Add to TIP (Roll Forward Report Page 6)
2-2	238422-1	What does the Future Cost consist of? (see notes from Central Office)
4C-1	419330-1	Please add Total Project Cost
6-2	430975-1	Please add total Prior Cost and Total Project Cost.

Sincerely,



Vickie H. Wyche
 FDOT/MPO Liaison/Lake-Sumter

cc: Yvonne Arens, Office of Policy Planning
 James Jobe, Federal Aid Program Office
 Bobby Jernigan, Transportation Disadvantage Office
 Parris Orr, Federal Transit Office
 Carl Mikyska, Federal Highway Administration
 Mary Schoelzel, FDOT Growth Management

LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION
2011 MEMBER LIST

Jennifer Hill/ Chairman	Lake County, D1	Jake Farley	Town of Astatula
Sean Parks/ 2nd Vice-Chairman	Lake County, D2	Sharon Kelly Chris Bell (alternate)	City of Fruitland Park
Jimmy Conner	Lake County, D3	James Gearhart John Griffin (alternate)	City of Groveland
Leslie Campione	Lake County, D4	Bonnie Nebel	Town of Howey-in-the-Hills
Welton Cadwell	Lake County, D5	Tony Rosado Jeff Krull (alternate)	City of Mascotte
Don Burgess/ Chairman-Elect Doug Gilpin Garry Breeden (alternate) Randy Mask (alternate)	Sumter County (1) Sumter County (2)	Joe Wynkoop Glenn Burns (alternate)	Town of Montverde
Ray Goodgame Jack Hogan	City of Clermont	Eric Olson/ At-Large Representative(Lake) Peter Tarby (alternate)	City of Umatilla
William Ferree Sue Hooper (alternate)	City of Eustis	Warren Maddox/ At-Large Representative(Sumter)	City of Bushnell
Jim Richards/ 1st Vice Chairman Ty Miller (alternate)	Town of Lady Lake	Ed Wolf Ronald Allen (alternate)	City of Wildwood
Sanna Henderson/ Immediate Past Chairman Bill Polk (alternate)	City of Leesburg	Pete Petree	Florida Central Railroad / Ex-officio
Joseph Saunders Debbie Flinn (alternate)	City of Minneola	Debbie Stivender Rosanne Brandeburg (alternate)	Lake County School Board / Ex-officio
Robert Thielhelm Dennis Wood (alternate)	City of Mount Dora	Kathie Joiner	Sumter County School Board / Ex-officio
Kirby Smith Lori Prister (alternate)	City of Tavares		

THE TRANSPORTATION IMPROVEMENT PROGRAM

PURPOSE

The purpose of the Transportation Improvement Program (TIP) is to provide a staged, multi-year, intermodal program of transportation projects, consistent with the *Transportation 2035*, Lake-Sumter MPO 2035 Long Range Transportation plan (LRTP). The TIP is required of all metropolitan areas, under Section 134 of Title 23, United States Code (USC), as amended by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) of 2005. The TIP includes improvement projects for the highway, transit, bicycle/pedestrian and rail systems.

The Lake-Sumter MPO 2012/13-2016/17 TIP contains all transportation projects within the Lake and Sumter County metropolitan areas designated for funding from Title 23 and Title 49 funding sources and all regionally significant transportation projects requiring federal action, regardless of funding source.

FINANCIAL PLAN

The Lake-Sumter MPO 2012/13-2016/17 TIP, financially constrained for each of the five years, was developed in cooperation with FDOT, Lake County and Sumter County. The projects within the TIP are financially feasible and the federally funded projects identified in the TIP can be implemented using current and proposed revenue sources, based on FDOT's Five-Year Work Program and locally dedicated transportation revenues.

FULL PROJECT COSTS AND OTHER PROJECT DETAILS

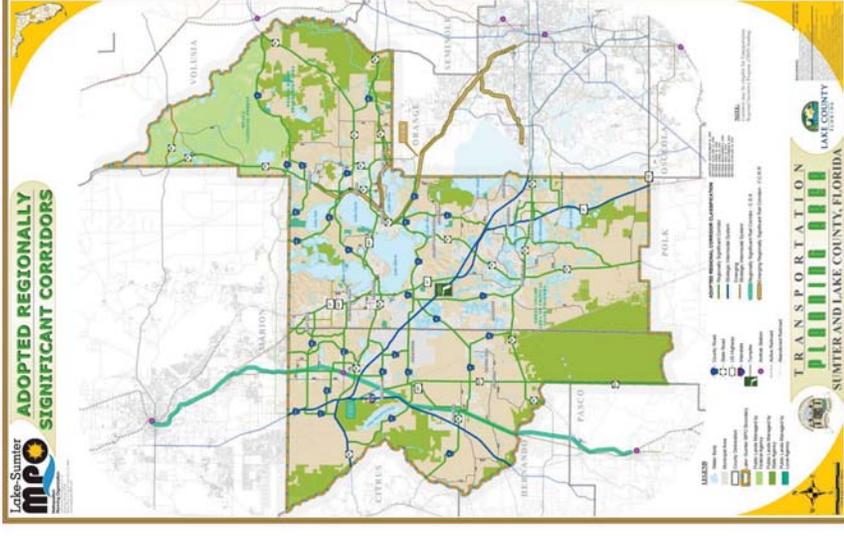
Projects on the Strategic Intermodal System (SIS)

The normal project production sequence is to have a Project Development and Environment (PD&E) phase, a Design (PE) phase, a Right of Way (ROW) phase and a Construction (CST) phase. Some projects may not have a ROW phase, if land is not needed to complete the project. Costs on the TIP pages for projects on the SIS will have historical costs, five years of the current TIP and five years beyond the current TIP, which may or may not be the total project cost. If there is no CST phase on the TIP page, then the entry will probably not be reflective of the total project cost. For some projects, such as resurfacing, safety or operational project, there may not be a total cost provided but rather additional details on that program.

The SIS is a network of high priority transportation facilities which includes the state's largest and most significant commercial service airports, seaport, deepwater seaports, freight rail terminals, passenger rail and intercity bus terminals, rail corridors, waterways and highways. All projects on the SIS will have a SIS identifier on the TIP page (See example TIP page below).

For costs beyond the ten year window, access to the Long Range Transportation Plan (LRTP) is provided. The link to the LRTP is <http://www.lakesumtermpo.com/2035/index.aspx>. The LRTP reference on the TIP page provides the information necessary to locate the full project costs and/or additional details regarding the project in the LRTP (See example TIP page below). If there is no LRTP reference in the TIP, full project costs are provided in the TIP.

Figure 1: Lake-Sumter Region



Phase	Fund Source	2012/13	2013/14	2014/15	2015/16	2016/17	Total
4301321 - SR 35 (US 301) FROM FROM C-470 TO SR 44							
PD&E/EMO STUDY							
	DIH	10,000	20,000	0	0	0	30,000
	DDR	0	980,000	0	0	0	980,000
	Total	10,000	1,000,000	0	0	0	1,010,000
		L RTP No: pg-11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
		Future Cost					Total Project Cost
							1,010,000
4301331 - SR 35 (US 301) FROM FROM N MAIN ST CR 48 TO C-470							
PD&E/EMO STUDY							
	DIH	10,000	20,000	0	0	0	30,000
	DDR	0	980,000	0	0	0	980,000
	Total	10,000	1,000,000	0	0	0	1,010,000
		L RTP No: pg-11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
		Future Cost					Total Project Cost
							1,010,000
4301341 - SR 44 FROM FROM C-475 TO I-75							
PD&E/EMO STUDY							
	DIH	10,000	20,000	0	0	0	30,000
	DDR	0	840,000	0	0	0	840,000
	Total	10,000	860,000	0	0	0	870,000
		L RTP No: pg-11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
		Future Cost					Total Project Cost
							870,000

L RTP Reference

SIS Identifier

Non SIS projects

The normal project production sequence is to have a Project Development and Environment (PD&E) phase, a Design (PE) phase, a Right of Way (ROW) phase and a Construction (CST) phase. Some projects may not have a ROW phase, if land is not needed to complete the project. Costs on the TIP pages for projects not on the SIS will have historical costs and five years of the current TIP, which may or may not be the total project cost. If there is no CST phase on the TIP page, then the entry will probably not be reflective of the total project cost. For some projects, such as resurfacing, safety or operational projects, there may not be a total cost provided but rather additional details on that program.

Total project costs and other project details will be accessible in the TIP for all non SIS projects in the TIP. All projects not on the SIS will have a Non-SIS identifier on the TIP page (See example TIP page below).

For costs beyond the five year window, access to the Long Range Transportation Plan (LRTP) is provided. The link to the LRTP is <http://www.lakesumtermplanning.com/2035/index.aspx>. The LRTP reference on the TIP page provides the information necessary to locate the full project costs and/or additional details regarding the project in the LRTP (See example TIP page below). If there is no LRTP reference in the TIP, full project costs are provided in the TIP.

Fund Source	2012/13	2013/14	2014/15	2015/16	2016/17	Total	
4301321 - SR 35 (US 301) FROM FROM C-470 TO TO SR 44							
PD&E/MO STUDY							
Responsible Agency: FDOT							
PD&E	10,000	20,000	0	0	0	30,000	
DDR	0	980,000	0	0	0	980,000	
PD&E	10,000	1,000,000	0	0	0	1,010,000	
Total							
Prior Cost	Future Cost					Total Project Cost	1,010,000
4301331 - SR 35 (US 301) FROM FROM N MAIN ST CR 48 TO TO C-470							
PD&E/MO STUDY							
Responsible Agency: FDOT							
PD&E	10,000	20,000	0	0	0	30,000	
DDR	0	980,000	0	0	0	980,000	
PD&E	10,000	1,000,000	0	0	0	1,010,000	
Total							
Prior Cost	Future Cost					Total Project Cost	1,010,000
4301341 - SR 44 FROM FROM C-475 TO TO I-75							
PD&E/MO STUDY							
Responsible Agency: FDOT							
PD&E	10,000	20,000	0	0	0	30,000	
DDR	0	840,000	0	0	0	840,000	
PD&E	10,000	860,000	0	0	0	870,000	
Total							
Prior Cost	Future Cost					Total Project Cost	870,000

PROJECT SELECTION

Consistent with federal requirements in 23 CFR 450.330(b) and Title 23, Section 134 USC, as amended by SAFETEA-LU, the projects selected for the Lake-Sumter MPO 2011/12-2015/16 TIP were taken from the MPO's List of Priority Projects (LOPP), adopted in June 2011, which were drawn from the *Transportation 2035*, adopted in December 2010.

For information purposes, the currently adopted Lake County 5-year Transportation Construction Program (TCP) and Sumter County 5-Year Capital Improvement Program are included in the appendix. When a transportation project within the MPO planning area has been identified, the MPO requests that FDOT and the Federal Highway Administration (FHWA) actively pursue appropriate funding.

The FDOT shall give priority to those projects that are:

1. Designed to maximize safe and efficient travel;
2. Identified in approved local government comprehensive plans to receive local matching funds in accordance with the



provisions of Section 335.20, F.S. or to be funded pursuant to the provisions of Section 339.12, F.S.;

3. Within transportation corridors protected by local government action;
4. Used in the operation of, or in conjunction with, public transportation facilities; and
5. Located within the boundaries of a local government which has made a responsible effort to fund improvements needed to accommodate local traffic.

CONSISTENCY WITH OTHER PLANS

All projects included in the Lake~Sumter MPO 2012/13-2016/17 TIP have been drawn from the *Transportation 2035*. The projects are consistent with the FDOT Five-Year Adopted Work Program and the Lake County Transit Development Plan (TDP).

PROJECT PRIORITY STATEMENT

The Lake~Sumter MPO will adopt its List of Priority Projects (LOPP) in August 2012. The LOPP will be submitted to FDOT for use in developing the new outer year of the Five-Year Work Program, Fiscal Year 201718.

IMPLEMENTED PROJECTS

FDOT produces an annual listing of projects for which federal funds have been obligated in the previous year. This list has been published and made available for public review through FDOT. www.dot.state.fl.us/programdevelopmentoffice/federal/ifa_mpo_obligdet.shtml

PUBLIC INVOLVEMENT

Annually, the Lake~Sumter MPO develops its TIP in accordance with all applicable State and Federal laws governing public involvement. This includes 23 CFR 450.316 and 23 CFR 450.324(b). Specific procedures for use of public involvement in the annual development of the TIP have been clearly defined in the MPO's recently adopted *Public Involvement Process (PIP)*. Prior to adoption of the final TIP, the Lake~Sumter MPO sought public comment on the draft TIP by making the document available on our website (LakeSumterMPO.com). In addition, all Lake~Sumter MPO meetings are held in accordance with Florida's open meetings law (the Sunshine Law), and an opportunity is provided for public comment. The draft TIP was on the agenda of the May 2012 Lake~Sumter MPO Governing Board meeting.

CERTIFICATION

The Lake~Sumter MPO participates in an annual self-certification of its planning process with representatives from the Florida Department of Transportation, District 5. The last annual self-certification with FDOT was completed March 2012.

TRANSPORTATION DISADVANTAGED (TD)

The projects included in the TIP are consistent with adopted short and long range transportation plans and master plans of the agencies and jurisdictions in the Lake~Sumter area. The projects listed in this TIP are part of the MPO's 2035 Long Range Transportation Plan, Lake County 2020 Transit Development Plan, and Lake and Sumter County Transportation Disadvantaged Service Plans. The plans and the projects identified in the TIP are also consistent, to the maximum extent feasible, with the adopted Comprehensive Plans of the local governments in the Lake~Sumter area.

ABBREVIATIONS AND ACRONYMS

Funding Codes:

FED	Federal Funding
STA	State Funding
LOC	Local Funding
PRV	Private Funding

Project Phase Abbreviations: ADM Administration

CAP	Capital
CST	Construction – highway project phase
ENV	Environmental Mitigation – FDOT highway project phase pertaining to filing permits with the St. Johns Water management District and the Florida Department of Environmental Protection regarding the acquisition of environmentally sensitive land for highway improvements
INC	Incentive funds paid to contractors by FDOT for early project completion
MNT	Maintenance
MISC	Miscellaneous
OPS	Operations
PD&E	Project Development and Environment Study – project phase scheduled prior to preliminary engineering for Highway projects
PE	Preliminary Engineering (design) – highway project phase
PLN	Planning
ROW	Right-of-Way Acquisition
RRU	Relocation of Railroad Utilities

Agency and Committee Abbreviations
BPAC Bicycle/Pedestrian Advisory Committee

CAC	Citizens' Advisory Committee
FAA	Federal Aviation Administration – provides up to 75% of total project cost for new airport facilities under existing Airport Development Aid Program
FDOT	Florida Department of Transportation
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
MPO	Metropolitan Planning Organization
TAC	Technical Advisory committee
TDCB	Transportation Disadvantaged Coordinating Board

Miscellaneous Abbreviations
CFR Code of Federal Regulations

CMS	Congestion Management System – projects that improve the traffic flow on existing roadways without adding lanes to the roadways. May include such projects as intersection improvements, adding turn lanes, etc.
CR	County Road
DEIS	Draft Environmental Impact Statement
FEIS	Final Environmental Impact Statement
HOV	High-Occupancy Vehicle – special lanes on a limited access freeway set aside for vehicles with two or more occupants during morning and afternoon peak travel times
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991
MIS	Major Investment Study – a study that identifies potential highway and transit improvements for a major transportation corridor
SAFETEA-LU	Safe Accountable Flexible Efficient Transportation Equity Act: A Legacy for Users (Reauthorization of TEA-21)
SR	State Road
TD	Transportation Disadvantaged – those person requiring special transportation services due to physical, mental, or economic disadvantages
TEA-21	Transportation Equity Act for the 21 st Century (Reauthorization of ISTEA)
TIP	Transportation Improvement Program
US	US Route

2013 - 2017 TRANSPORTATION IMPROVEMENT PROGRAM - TIF FY 2012-2013 - 2016/17 APPROVED JUNE 27, 2012 (AMENDED SEPTEMBER 24, 2012)

LAKE-SUMMIT METROPOLITAN PLANNING ORGANIZATION
 TRANSPORTATION IMPROVEMENT PROGRAM
 9/21/12 - 2/8/17
 Bicycles/Pedestrians & Trails

COUNTY	NAME OF DISBURSATION	PROJECT NUMBER	PROJECT SEGMENT	PROJECT LENGTH	LTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FINANCING SOURCES BY YEAR (BY \$)															
								2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023				
Lake	ROUTE 146 TRAIL	423071	FROM CLEMENT TRAIL TO BURR PLACE ROAD	0.19 MI	PS 15.15.28.35.58	BIKE PATH/TRAIL	C31	0	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LEEBURG WILWOOD	423141	TRAIL FROM SUNTIC CO. LINE TO SR. ROUTE 141	2.30 MI	PS 11.12.12.23.24.25.26.27.28.29	BIKE PATH/TRAIL	C31	0	2471	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	ROLLING ACRES DR - 8175	423551	BIKEWAY FROM WEST SAN PABLO TO GREEN HILL	0.30 MI	PS 15.15.28.35.58	BIKEWAY	C31	0	251	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LINDSA AVE TRAIL	423561	BIKEWAY FROM TRAMMETS FERRY TO LINNERS STREET	0.30 MI	PS 15.15.28.35.58	BIKEWAY	C31	0	482	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE WENNA TRAIL	423971	TRAMMETS STREET MOUNT DOON WENNA RIVER	0.10 MI	PS 15.15.28.35.58	BIKE PATH/TRAIL	C31	0	1300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	GREENWOOD TRAIL	423971	PROVIDER ROAD TO C&M TRAIL	0.52 MI	PS 15.15.28.35.58	BIKEWAY	C31	0	159	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	ORANGE AVENUE	425171	FROM HAZEL TON STREET TO CONVERSE HOLLOW LANE	0.10 MI	PS 15.15.28.35.58	BIKEWAY	C31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	DONNELLY STREET - STREETSCAPE	425181	REPLACE SIDEWALK AND CURB INSTALL STREET LAMPS, LANDSCAPING AND HANDICAP PUMP PAD CROSSWALKS	0.01 MI	PS 15.15.28.35.58	BIKE PATH/TRAIL	C31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	TRIMMAN STREET GREENWAY ACCESS ROAD/TRAIL	425181	LAP WITH CITY OF MOUNT DOON CONVERSION FROM RECREATION TO ACCESS ROAD AND TRAIL	0.01 MI	PS 15.15.28.35.58	BIKE PATH/TRAIL	C31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMMIT METROPOLITAN PLANNING ORGANIZATION
 TRANSPORTATION IMPROVEMENT PROGRAM
 9/21/12 - 2/8/17
 Transit and Transportation Disadvantaged

COUNTY	NAME OF DISBURSATION	PROJECT NUMBER	PROJECT SEGMENT	PROJECT LENGTH	LTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FINANCING SOURCES BY YEAR (BY \$)															
								2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023				
Lake	BAIDEN COLLEGE	413261.1	LAKE COUNTY PROGRAM	0.00 MI	NA	PURCHASE VEHICLE EQUIPMENT	CAP	24	185	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	413311	837. CAPITAL GRANT DESIGN AND CONSTRUCTION MOBILITY CENTER	0.00 MI	NA	CONSTRUCTION TERMINAL FACILITY	CAP	0	7000	1400	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	413311	TRAIL PROJECT - 833 TRANSIT PLANNING	0.00 MI	NA	OPERATIONAL ASSISTANCE	CAP	0	1275	318	0	2770	503	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	422411	LAKE COUNTY TRANSIT PLANNING	0.00 MI	PS 15.15.28.35.58	OPERATIONAL ASSISTANCE	CAP	0	136	132	0	86	7	86	7	86	7	86	7	86	7	86	7
Lake	LAKE COUNTY	423131	LAKE COUNTY TRANSIT PLANNING	0.00 MI	PS 15.15.28.35.58	OPERATIONAL ASSISTANCE	CAP	0	279	279	0	333	333	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	423131	LAKE COUNTY TRANSIT PLANNING	0.00 MI	PS 15.15.28.35.58	OPERATIONAL ASSISTANCE	CAP	0	75	175	0	85	842	175	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	423131	LAKE COUNTY TRANSIT PLANNING	0.00 MI	PS 15.15.28.35.58	OPERATIONAL ASSISTANCE	CAP	0	222	189	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	423131	LAKE COUNTY TRANSIT PLANNING	0.00 MI	PS 15.15.28.35.58	OPERATIONAL ASSISTANCE	CAP	0	125	93	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMMIT METROPOLITAN PLANNING ORGANIZATION
 TRANSPORTATION IMPROVEMENT PROGRAM
 9/21/12 - 2/8/17
 Rail

COUNTY	NAME OF DISBURSATION	PROJECT NUMBER	PROJECT SEGMENT	PROJECT LENGTH	LTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FINANCING SOURCES BY YEAR (BY \$)															
								2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023				
Lake	LAKE COUNTY	425211	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	RAIL SAFETY PROJECT	C31	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	425211	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	RAIL SAFETY PROJECT	C31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMMIT METROPOLITAN PLANNING ORGANIZATION
 TRANSPORTATION IMPROVEMENT PROGRAM
 9/21/12 - 2/8/17
 Airport

COUNTY	NAME OF DISBURSATION	PROJECT NUMBER	PROJECT SEGMENT	PROJECT LENGTH	LTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FINANCING SOURCES BY YEAR (BY \$)															
								2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023				
Lake	LAKE COUNTY	41442	TERMINAL BUILDING CONSTRUCTION	0.00 MI	PS 8.15.17.28	AVIATION REVIEW OPERATIONAL	CAP	872	0	228	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	20	0	23	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58	AVIATION SAFETY PROJECT	CAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LAKE COUNTY	42311	LAKE COUNTY PROGRAM	0.00 MI	PS 15.15.28.35.58																		

APPENDICES AVAILABLE ONLINE: <http://www.lakesumtermpo.com/documents/tip.aspx>

APPENDIX A -
LAKE COUNTY TRANSPORTATION CONSTRUCTION PROGRAM

APPENDIX B-
SUMTER COUNTY CAPITAL IMPROVEMENT PROGRAM



Florida Department Of Transportation

Office of Work Program and Budget
 Lisa Saliba - Director

Five Year Work Program

2013-2017 - Adopted with Amended
 (Updated: 12/18/2012)

District 05 - Sumter County
 Category: Turnpike

Optional Search Items:

Type of Work: (All Types of Work) ▾

Transportation System: (All Transportation Systems) ▾

Strategic Intermodal System (SIS): (All SIS and Non SIS Projects) ▾

Only Funds in Fiscal Years: 2013 2014 2015 2016 2017

Search for Description: _____

Search for Item Number: _____

[Detail Item Report of Selected Records.](#)
[Detail Schedule Activities Report of Selected Records.](#)

Description	Type of Work
Canal Protection On Tpk (Sr91) In Sumter County (Mp 298-309)	SIS GUARDRAIL
Okahumpka Service Plaza Modification (Mp 299)	SIS REST AREA

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Five Year Work Program

2013-2017 AD
 (Updated: 12/18/2012-01:38:11)

District 05 - Sumter County
Category: Highways
Item Number: 430187-1

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Project Summary					
Transportation System: NON-INTRASTATE OFF STATE HIGHW					District 05 - Sumter County
Description: Cr 466 At Us 301					View Scheduled Activities
Type of Work: ADD TURN LANE(S)					Length: 0.202
Item Number: 430187-1					
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Preliminary Engineering					
Amount:	\$8,500				
Highways/Construction					
Amount:		\$619,769			
Highways/Construction Support					
Amount:		\$5,155			
Item Total:	\$8,500	\$624,924			

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District 05 - Sumter County

Category: Highways

Item Number: 428443-1

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Project Summary					
Transportation System: OFF STATE HWY SYS/OFF FED SYS Description: Cr 466w From Cr 209 To Us 301 Type of Work: RESURFACING Item Number: 428443-1			District 05 - Sumter County View Scheduled Activities Length: 0.987		
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Construction			\$1,612,903		
Amount:					

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District 05 - Sumter County

Category: Highways

Item Number: 431866-1

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Project Summary					
Transportation System: NON-INTRASTATE OFF STATE HIGHW Description: Huey Street/ Cr 44a Csx Crossing # 625318c Type of Work: RAIL SAFETY PROJECT Item Number: 431866-1					District 05 - Sumter County
View Scheduled Activities					
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Railroad & Utilities					
Amount:	\$209,076				

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Five Year Work Program

2013-2017 AD
 (Updated: 12/18/2012-01:38:11)

District 05 - Sumter County
 Category: Highways
 Item Number: 428212-1

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Project Summary					
Transportation System: INTRASTATE INTERSTATE				District 05 - Sumter County	
Description: I-75 (Sr 93) From Hernando County To Sr 44				View Scheduled Activities	
Type of Work: ITS COMMUNICATION SYSTEM				SIS	
Item Number: 428212-1				Length: 23.000	
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Design Build					
Amount:		\$1,472,635			
Highways/Construction Support					
Amount:		\$172,099			
Item Total:		\$1,644,734			

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2013-2017 AD
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District 05 - Sumter County
 Category: Highways
 Item Number: 411257-4

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Project Summary		District 05 - Sumter County
Transportation System: NON-INTRASTATE STATE HIGHWAY Description: Sr 35 (Us 301) From N Of Cr 204 To Marion Co Line Type of Work: ADD LANES & RECONSTRUCT Item Number: 411257-4		View Scheduled Activities Length: 1.505

Construction Contract Information				
Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
09/26/2009	09/28/2009	407	407	100.00%

Vendor Name: UTILITY SYSTEMS CONSTRUCTION, I

Project Detail						
	Fiscal Year:	2013	2014	2015	2016	2017
Highways/Administration	Amount:	\$1,361,993				
Highways/Construction Support	Amount:	\$1,379				
	Item Total:	\$1,363,372				

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Five Year Work Program

2013-2017 AD
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District 05 - Sumter County
 Category: Highways
 Item Number: 411257-3

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Project Summary					
Transportation System: NON-INTRASTATE STATE HIGHWAY				District 05 - Sumter County	
Description: Sr 35 (Us 301) N Of Cr 232 To N Of Ne 110 Rd					
Type of Work: ADD LANES & REHABILITATE PVMNT				View Scheduled Activities	
Item Number: 411257-3				Length: 2.209	
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Preliminary Engineering					
Amount:	\$2,262				
Highways/Construction Support					
Amount:	\$206,108				
Item Total:	\$208,370				

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Florida Department Of Transportation

Office of Work Program and Budget
 Lisa Saliba - Director

Five Year Work Program

2013-2017 AD
 (Updated: 12/18/2012-01:38:11)

District 05 - Sumter County
 Category: Highways
 Item Number: 430132-1

[Display current records in a Report Style](#)

Project Summary					
Transportation System: NON-INTRASTATE STATE HIGHWAY Description: Sr 35 (Us301) From Cr 470 To Sr 44 Type of Work: PD&E/EMO STUDY Item Number: 430132-1			District 05 - Sumter County View Scheduled Activities Length: 7.702		
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/PD & E					
Amount:	\$10,000	\$1,000,000			

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Case CP 1212-02
Five Year Schedule of Capital Improvements
Supporting Documentation
Sumter County

Table 9-2 Consolidated 5 Year Capital Improvements Plan for Unincorporated County, City of Center Hill, and City of Webster

Category	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
Parks and Recreation	Gant Lake Park Restroom Improvements	No	County	FBIP	\$55,000							\$55,000
	Lake Panasofflee Recreation Park Walking Trail	No	County	COR	\$112,000							\$112,000
	Lake Panasofflee Recreation Park Skate Park	No	County	COR	\$115,000							\$115,000
	Lake Panasofflee Recreation Park Handball/Racquetball Court	No	County	COR	\$85,000							\$85,000
	No Projects	No	Center Hill, Webster									
Solid Waste	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Citizens Drop-Off Area/Animal Control Joint Use Facility	No	County	COR	\$1,600,000						\$57,000	\$1,687,000
Stormwater	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Panasochee Project	No	County	GF/CDBG/CBR	\$436,000	\$457,800					\$20,000	\$895,000
	Big Prairie-Gent Lake	No	County	GF	\$114,802							\$114,802
	Jumper Creek	No	County	GF/CBR	\$140,800	\$347,234	\$347,234	\$347,234	\$233,412			\$1,086,554
	CR 647N Drainage Improvements	No	County	GF	\$500,000							\$500,000
Potable Water	Miscellaneous Stormwater Projects	No	County	GF	\$250,000						\$130,000	\$380,000
	No Projects	No	Center Hill, Webster									
Wastewater	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Central Beef Potable Water Line Extension	No	Center Hill	CDBG	\$357,357							\$357,357
Transportation	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	No Projects	No	County, Center Hill, Webster									
	C-468 & Florida Turnpike Interchange	No	County	RF	\$1,586,000	\$829,000						\$1,740,000
	C-462 - Widening from US 301 to C-466A	No	County	RF	\$900,000	\$5,800,000						\$6,700,000
	C-466 - Widening from US 301 to CR 209	No	County	RF	\$450,000	\$2,000,000						\$2,450,000
	C-466A - Phase III from US 301 to Powell Road	No	County	RF	\$2,300,000	\$2,468,458	\$2,200,000					\$6,968,458
	C-468 - Widening from SR 44 to Florida Turnpike	No	County	RF				\$5,000,000				\$5,000,000
	C-468 - Widening from US 301 to Florida Turnpike	No	County	RF					\$4,100,000			\$4,100,000
	C-475 - Improve existing road from C-470 to CR 542	No	County	ST/SCOP								\$20,200,000
	C-469 - Improve existing road from C-48 to SR 90	No	County, Center Hill	ST/CIGP	\$2,730,000							\$2,730,000
	C-466 - Improve existing road from CR 209 to C-475	No	County	CIGP	\$1,200,000						\$28,000	\$1,228,000
	C-470 - Improve existing road from I-75 to CSA ROW	No	County	CTI	\$211,000						\$20,000	\$231,000
	C-673 - Improve existing road from US 301 to West 4,500 feet	No	County	CTI/SCRAP	\$380,000						\$25,000	\$405,000
	US 301 - Langley turn lanes	No	County	CTI	\$417,775						\$62,000	\$479,775
	CRoads Miscellaneous Resurfacing	No	County	ST/CIGP	\$388,000							\$388,000
	CR Roads Miscellaneous Resurfacing	No	County	ST	\$3,054,525	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000			\$6,454,525
	US 301 - Intersection Improvement at C-466 (FOOT Item # 430187-1)	No	County	CTI	\$145,475	\$250,000	\$2,000,000	\$2,000,000	\$1,000,000		\$1,395,201	\$3,064,676
	C-466 - Resurfacing from US 301 to CR 475 (FOOT Item # 428445-1)	No	County	CTI			\$62,9324					\$62,9324
	SR 46 - Traffic Operations Improvement from 300 feet west of CR 475 to CR 475 (FOOT Item # 240418-3)	No	County	FOOT								\$506,547
	SR 46 - Resurfacing from SR 46 to CR 475 (FOOT Item # 249116-2)	No	County	FOOT								\$1,107,594
SR 46 - Resurfacing from SR 46 to CR 475 (FOOT Item # 424884-1)	No	County, Webster	FOOT								\$76,942	
I-75 - Resurfacing from Hernando County line to North of Panasofflee Bridge (FOOT Item # 427375-1)	No	County, Center Hill, Webster	FOOT								\$2,493,668	
I-75 - Right of Way Acquisition from Hernando County line to C-470 (FOOT Item # 242628-2)	No	County, Center Hill, Webster	FOOT								\$8,039,333	
I-75 - Right of Way Acquisition from C-470 to Florida Turnpike (FOOT Item # 242628-3)	No	County, Center Hill, Webster	FOOT								\$1,485,541	
I-75 - ITS Communication System Hernando County to SR 44 (FOOT Item # 428212-1)	No	County	FOOT								\$1,647,490	
SR 471 - Resurfacing from Folk County to 1.83 miles south of Unnamed Canal (FOOT Item # 430653-1)	No	County, Webster	FOOT								\$2,897,837	
US 301 - POBE from C-48 to C-470 (FOOT Item # 430135-1)	No	County	FOOT								\$340,000	
US 301 - POBE from C-470 to SR 44 (FOOT Item # 430135-1)	No	County	FOOT								\$1,000,000	
SR 44 - POBE from CR 475 to South of SE 13th Avenue (FOOT Item # 424883-1)	No	County	FOOT								\$1,000,000	
US 301 - Intersection Improvement at SR 44 (FOOT Item # 430185-1)	No	County	FOOT								\$1,000,000	
US 301 - Widening from CR 204 to Hernando County line (Final Utility Issues) (FOOT Item # 411257-4)	No	County	FOOT								\$49,880	
US 301 - Widening from CR 232 to NE Edon Road (Final ROW Issues) (FOOT Item # 411257-3)	No	County	FOOT								\$471,279	
US 301 - Widening from CR 232 to NE Edon Road (Final ROW Issues) (FOOT Item # 411257-3)	No	County	FOOT								\$1,363,372	
US 301 - Widening from CR 232 to NE Edon Road (Final ROW Issues) (FOOT Item # 411257-3)	No	County	FOOT								\$198,370	

*Key to Funding Sources: FBIP - State of Florida Budget Improvement Fund; COR - Sumter County General Fund; CDBG - Federal Community Development Block Grant; GR - Southwest Florida Water Management District Community Budget Issues Request; RF - Sumter County Road Impact Fee; ST - Sumter County Secondary Trust; SCOP - Florida Department of Transportation Small County Outreach Program; CTI - Sumter County Community Transportation Trust; SCRAP - Florida Department of Transportation Small County Road Assistance Program; FOOT - Florida Department of Transportation; CIGP - County Incentive Grant Program

Source: Sumter County Capital Improvement Plan Adopted for FY 2011/12 Annual Budget; Updated with Tentative FY 2012/13 Annual Budget Capital Improvement Plan (9/7/2012); Florida Department of Transportation 5 Year Work Program FY 2013-2017, dated July 1, 2012 and Updated September 7, 2012; Lake-Sumter Metropolitan Planning Organization FY 2012/13 - 2016/17 Transportation Improvement Program, dated June 27, 2012 and Amended on August 22, 2012.

Table 9-4
Consolidated 5 Year Capital Improvements Plan for Unincorporated County, City of Center Hill, and City of Webster

Project	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
Parks and Recreation	Gant Lake Park Restroom Improvements	FBI	\$55,000							\$55,000
	Lake Panasoffkee Recreation Park Walking Trail	COR	\$112,000							\$112,000
	Lake Panasoffkee Recreation Park Skate Park	COR	\$115,000							\$115,000
	Lake Panasoffkee Recreation Park Handball/Racquetball Court	COR	\$85,000							\$85,000
No Projects	Center Hill, Webster									
Solid Waste	Citizens Drop-Off Area/Animal Control Joint Use Facility	Funding Source* COR	FY 2011/12 \$1,600,000							\$1,600,000
										\$1,600,000
Stormwater	Panasoffkee Project	Funding Source* GF/CDBG/CIR	FY 2011/12 \$438,000	FY 2012/13 \$437,000	FY 2013/14 \$114,802	FY 2014/2015 \$347,234	FY 2015/16 \$233,412	Prior Years Funding \$20,000	Future Years Funding \$114,802	\$895,000
	Big Prairie-Gant Lakes	GF	\$114,802							\$114,802
	Jump Creek	GF/CIR	\$140,000							\$1,068,554
	CR 647N Drainage Improvements	GF	\$300,000							\$300,000
	Miscellaneous Stormwater Projects	GF	\$250,000							\$1,300,000
	No Projects	Center Hill, Webster								\$840,000
Potable Water	Central Beef Potable Water Line Extension	Funding Source* CDBG	FY 2011/12 \$357,357							\$357,357
										\$357,357
Wastewater	No Projects									
Transportation	C-468 & Florida Turnpike Interchange	Funding Source* RIF	FY 2011/12 \$1,566,000	FY 2012/13 \$839,000	FY 2013/14 \$5,845,000	FY 2014/2015 \$4,000,000				\$11,240,000
	C-462 - Widening from US 301 to C-46A	RIF	\$900,000							\$900,000
	C-466 - Widening from US 301 to CR 209	RIF	\$450,000							\$5,950,000
	C-466A - Phase III from US 301 to Powell Road	RIF	\$2,300,000	\$2,468,438	\$2,200,000	\$5,000,000	\$4,100,000			\$6,868,438
	C-468 - Widening from SR 44 to Florida Turnpike	RIF								\$20,200,000
	C-475 - Improve existing road from C-470 to CR 942	RIF								\$2,200,000
	C-469 - Improve existing road from C-48 to SR 50	ST/CGP	\$2,730,000							\$2,730,000
	C-466 - Improve existing road from CR 209 to C-475	GI/GP	\$1,200,000							\$1,228,000
	C-470 - Improve existing road from I-75 to CSR ROW	CTT	\$211,000							\$20,000
	C-673 - Improve existing road from US 301 to West 4,500 feet	CTT/SCRAP	\$380,000							\$25,000
	US 301 - lanely turn lanes	CTT	\$417,775							\$479,775
	CR 542 W - Reurface from US 301 to C-475	ST/CGP	\$580,000							\$62,000
	C Roads Miscellaneous Resurfacing	ST	\$3,054,525	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000			\$6,454,525
	CR 204 - Intersection from I-75 to CR 475 (FDOT Item # 420187-1)	CTT	\$145,475	\$2,520,000	\$2,000,000	\$2,000,000	\$1,000,000	\$1,390,201		\$9,949,676
	C-466 - Re-urfacing from US 301 to CR 475 (FDOT Item # 438408-1)	FDOT		\$945,924						\$1,612,903
	C-466 - Traffic Operations Improvement from 300 feet west of CR 475 to CR 475 (FDOT Item # 240418-2)	FDOT		\$506,547						\$506,547
	SR 48 - Widening from I-75 to CR 475 (FDOT Item # 240418-2)	FDOT		\$11,017,594	\$4,200,000					\$25,304,830
	SR 50 - Resurfacing from Hernando County line to SR 471 (FDOT Item # 424884-1)	FDOT		\$76,942						\$76,942
	I-75 - Resurfacing from Hernando County line to North of Panasoffkee Bridge (FDOT Item # 427375-1)	FDOT		\$2,439,608						\$2,493,608
	I-75 - Right of Way Acquisition from Hernando County line to C-470 (FDOT Item # 242626-2)	FDOT		\$8,039,333	\$7,724,000					\$15,763,333
	I-75 - Right of Way Acquisition from C-470 to Florida Turnpike (FDOT Item # 242626-3)	FDOT		\$1,485,541	\$1,847,400	\$1,567,241				\$4,900,272
	I-75 - ITS Communication System Hernando County to SR 44 (FDOT Item # 428212-1)	FDOT		\$1,644,734						\$1,644,734
	SE 171 - Resurfacing from Polk County to 1.88 miles south of Unnamed Canal (FDOT Item # 430653-1)	FDOT		\$10,000	\$240,000	\$2,897,837				\$3,147,837
	US 301 - PD&E from C-48 to C-470 (FDOT Item # 4303133-1)	FDOT		\$10,000	\$1,000,000					\$1,010,000
	SR 44 - PD&E from C-470 to SR 44 (FDOT Item # 450-132-1)	FDOT		\$10,000	\$460,000					\$870,000
	US 301 - Resurfacing from SR 48 to South of SE 13th Avenue (FDOT Item # 424883-1)	FDOT		\$49,880						\$49,880
	US 301 - Intersection improvement at SR 44 (FDOT Item # 440383-1)	FDOT		\$1,363,372						\$471,279
US 301 - Widening from CR 204 to Marion County line (FDOT Item # 411257-4)	FDOT		\$386,372						\$1,363,372	
US 301 - Widening from CR 228 to I-75 (FDOT Item # 411257-3)	FDOT		\$386,372						\$1,363,372	

*Key to Funding Sources:
 FBI - State of Florida
 COR - Sumter County
 CDBG - Federal Community Development Block Grant
 CIRR - South Florida Water Management District Community Budget Issues Request
 RIF - Sumter County Road Impact Fee
 ST - Sumter County Secondary Trust
 SCOP - Florida Department of Transportation Small County Outreach Program
 CTT - Sumter County Community Transportation Trust
 SCRAP - Florida Department of Transportation Small County Road Assistance Program
 FDOT - Florida Department of Transportation
 GI/GP - County Incentive Grant Program

Source: Sumter County Capital Improvement Plan Adopted for FY 2011/12 Annual Budget Updated with Tentative FY 2012/13 Annual Budget/Capital Improvement Plan (9/7/2012)
 Florida Department of Transportation 3 Year Work Program FY 2012-2014, dated July 2, 2012 and Opened September 17, 2012
 Lake Sumter Metropolitan Planning Organization FY 2012/13 - 2016/17 Transportation Improvement Program, dated June 27, 2012 and Amended on August 22, 2012.

Case CP 1212-02

Five Year Schedule of Capital Improvements

Supporting Documentation

Water / Wastewater



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSs THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: February 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	390,000	1,123,000	69,000	135,000	42,000						1,759,000
2	348,000	1,527,000	108,000	190,000	66,000						2,239,000
3	325,000	1,255,000	43,000	138,000	44,000						1,805,000
4	338,000	1,431,000	59,000	160,000	40,000						2,028,000
5	338,000	1,431,000	59,000	161,000	41,000						2,030,000
6	391,000	1,437,000	87,000	144,000	49,000						2,108,000
7	323,000	1,154,000	59,000	130,000	33,000						1,699,000
8	355,000	1,675,000	60,000	164,000	44,000						2,298,000
9	336,000	1,256,000	65,000	154,000	47,000						1,858,000
10	265,000	1,502,000	57,000	169,000	31,000						2,024,000
11	299,000	1,329,000	51,000	128,000	47,000						1,854,000
12	299,000	1,330,000	51,000	129,000	47,000						1,856,000
13	378,000	1,599,000	50,000	130,000	47,000						2,204,000
14	365,000	1,420,000	72,000	163,000	48,000						2,068,000
15	381,000	1,411,000	54,000	159,000	40,000						2,045,000
16	378,000	1,362,000	55,000	161,000	59,000						2,015,000
17	344,000	1,389,000	83,000	99,000	33,000						1,948,000
18	386,000	1,446,000	51,000	42,000	36,000						1,961,000
19	387,000	1,447,000	51,000	43,000	36,000						1,964,000
20	457,000	1,271,000	44,000	134,000	69,000						1,975,000
21	362,000	1,753,000	45,000	150,000	52,000						2,362,000
22	374,000	1,140,000	34,000	136,000	41,000						1,725,000
23	285,000	1,671,000	32,000	159,000	35,000						2,182,000
24	276,000	1,259,000	26,000	144,000	33,000						1,738,000
25	309,000	1,255,000	25,000	173,000	39,000						1,801,000
26	310,000	1,255,000	25,000	174,000	40,000						1,804,000
27	203,000	1,585,000	23,000	127,000	37,000						1,975,000
28	277,000	1,624,000	23,000	177,000	46,000						2,147,000
29	313,000	1,214,000	23,000	130,000	45,000						1,725,000
30											0
31											0
Total											57,197,000
Avg.											1,845,064
Max.											2,362,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSS THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: April 2012										
Community Water System (CWS) Name: City of Wildwood										
Public Water System (PWS) Identification Number: 6600331										
Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	
Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
720,000	2,160,000	720,000	432,000	720,000						Total 4,752,000
Net Quantity of Finished Water Produced by Each Plant, gallons										
1	348,000	1,433,000	158,000	126,000	63,000					2,128,000
2	513,000	1,309,000	156,000	132,000	87,000					2,197,000
3	474,000	1,456,000	168,000	159,000	87,000					2,344,000
4	505,000	1,326,000	171,000	153,000	128,000					2,283,000
5	395,000	1,405,000	166,000	154,000	2,000					2,122,000
6	440,000	1,502,000	183,000	121,000	1,000					2,247,000
7	384,000	1,330,000	164,000	153,000	56,000					2,087,000
8	385,000	1,330,000	164,000	153,000	56,000					2,088,000
9	476,000	1,424,000	158,000	148,000	58,000					2,264,000
10	471,000	1,466,000	176,000	186,000	59,000					2,358,000
11	531,000	1,408,000	193,000	208,000	92,000					2,432,000
12	446,000	1,445,000	132,000	74,000	65,000					2,162,000
13	482,000	1,627,000	172,000	171,000	62,000					2,514,000
14	459,000	1,261,000	178,000	185,000	70,000					2,153,000
15	459,000	1,261,000	178,000	186,000	70,000					2,154,000
16	478,000	1,888,000	138,000	89,000	64,000					2,657,000
17	463,000	1,262,000	166,000	141,000	64,000					2,096,000
18	514,000	1,437,000	161,000	155,000	98,000					2,365,000
19	424,000	1,454,000	172,000	163,000	38,000					2,251,000
20	296,000	1,404,000	164,000	144,000	49,000					2,057,000
21	264,000	1,465,000	171,000	165,000	25,000					2,090,000
22	265,000	1,465,000	171,000	166,000	26,000					2,093,000
23	315,000	1,216,000	165,000	134,000	29,000					1,859,000
24	331,000	1,363,000	167,000	173,000	46,000					2,080,000
25	389,000	1,305,000	173,000	143,000	68,000					2,078,000
26	429,000	1,472,000	205,000	171,000	61,000					2,338,000
27	429,000	2,185,000	0	171,000	62,000					2,847,000
28	598,000	1,292,000	0	2,000	0					1,892,000
29	599,000	1,292,000	0	0	0					1,891,000
30	513,000	2,166,000	0	0	0					2,679,000
31										0
Total										66,806,000
Avg.										2,155,032
Max.										2,847,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSs THAT HAVE MULTIPLE TREATMENT PLANTS

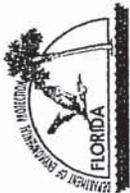
See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: May 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St.	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	720,000	2,160,000	720,000	432,000	720,000						4,752,000
2	559,000	1,737,000	4,000	0	7,000						2,307,000
3	578,000	1,416,000	0	18,000	0						2,012,000
4	572,000	1,596,000	162,000	0	168,000						2,498,000
5	600,000	1,464,000	146,000	0	41,000						2,251,000
6	520,000	1,604,000	163,000	0	22,000						2,309,000
7	521,000	1,604,000	164,000	0	22,000						2,311,000
8	407,000	1,249,000	156,000	110,000	5,000						1,927,000
9	366,000	1,495,000	153,000	168,000	39,000						2,221,000
10	400,000	1,470,000	176,000	211,000	58,000						2,315,000
11	443,000	1,227,000	131,000	96,000	71,000						1,968,000
12	442,000	1,466,000	161,000	172,000	44,000						2,285,000
13	415,000	1,475,000	152,000	144,000	38,000						2,224,000
14	415,000	1,475,000	152,000	145,000	39,000						2,226,000
15	427,000	1,230,000	149,000	137,000	55,000						1,998,000
16	424,000	1,714,000	157,000	170,000	41,000						2,506,000
17	366,000	1,401,000	151,000	134,000	51,000						2,103,000
18	400,000	1,263,000	141,000	124,000	59,000						1,987,000
19	366,000	1,381,000	152,000	150,000	25,000						2,074,000
20	459,000	1,581,000	159,000	169,000	50,000						2,418,000
21	459,000	1,581,000	160,000	170,000	51,000						2,421,000
22	475,000	1,335,000	150,000	133,000	55,000						2,148,000
23	512,000	1,483,000	156,000	165,000	70,000						2,386,000
24	424,000	1,502,000	151,000	152,000	164,000						2,393,000
25	431,000	1,549,000	157,000	157,000	81,000						2,375,000
26	511,000	1,335,000	164,000	174,000	81,000						2,265,000
27	424,000	1,602,000	154,000	133,000	39,000						2,352,000
28	425,000	1,602,000	154,000	133,000	39,000						2,353,000
29	381,000	1,105,000	151,000	172,000	31,000						1,840,000
30	282,000	1,491,000	151,000	138,000	32,000						2,094,000
31	370,000	1,392,000	165,000	169,000	0						2,096,000
	363,000	1,395,000	147,000	129,000	0						2,034,000
Total											68,697,000
Avg.											2,216,032
Max.											2,506,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSs THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: June 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										4,752,000
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	720,000	2,160,000	720,000	432,000	720,000						4,752,000
2	291,000	1,400,000	156,000	151,000	0						1,998,000
3	409,000	1,472,000	160,000	170,000	0						2,211,000
4	410,000	1,473,000	160,000	171,000	0						2,214,000
5	472,000	1,474,000	155,000	123,000	1,000						2,225,000
6	371,000	1,501,000	193,000	234,000	1,000						2,300,000
7	274,000	1,109,000	128,000	72,000	0						1,583,000
8	240,000	1,507,000	171,000	171,000	0						2,089,000
9	226,000	1,264,000	168,000	167,000	1,000						1,826,000
10	279,000	1,374,000	157,000	147,000	0						1,957,000
11	280,000	1,375,000	157,000	148,000	1,000						1,961,000
12	342,000	1,457,000	152,000	137,000	0						2,088,000
13	308,000	1,225,000	154,000	145,000	1,000						1,833,000
14	287,000	1,417,000	156,000	152,000	1,000						2,013,000
15	285,000	1,446,000	153,000	157,000	1,000						2,042,000
16	268,000	1,309,000	146,000	128,000	0						1,851,000
17	349,000	1,538,000	159,000	163,000	0						2,209,000
18	350,000	1,538,000	160,000	163,000	0						2,211,000
19	458,000	1,289,000	156,000	154,000	0						2,057,000
20	411,000	1,640,000	164,000	174,000	0						2,389,000
21	347,000	1,207,000	146,000	135,000	2,000						1,837,000
22	297,000	1,495,000	163,000	164,000	0						2,119,000
23	290,000	1,272,000	146,000	137,000	1,000						1,846,000
24	262,000	1,483,000	161,000	168,000	0						2,074,000
25	263,000	1,483,000	161,000	169,000	0						2,076,000
26	379,000	1,213,000	147,000	132,000	0						1,871,000
27	224,000	1,479,000	158,000	163,000	52,000						2,076,000
28	259,000	1,433,000	1,580,000	166,000	55,000						1,914,580
29	271,000	1,565,000	144,000	134,000	49,000						2,163,000
30	268,000	1,144,000	150,000	1,460,000	58,000						3,080,000
31	347,000	1,525,000	160,000	1,720,000	59,000						3,811,000
Total											63,924,580
Avg.											2,062,083
Max.											3,811,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSs THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: July 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Net Quantity of Finished Water Produced by Each Plant, gallons										
1	348,000	1,525,000	161,000	172,000	60,000						2,266,000
2	304,000	1,306,000	148,000	142,000	56,000						1,956,000
3	354,000	1,227,000	158,000	164,000	131,000						2,034,000
4	305,000	1,531,000	151,000	150,000	51,000						2,188,000
5	329,000	1,281,000	149,000	148,000	67,000						1,974,000
6	333,000	1,470,000	157,000	172,000	49,000						2,181,000
7	400,000	1,552,000	154,000	160,000	60,000						2,326,000
8	401,000	1,552,000	154,000	160,000	60,000						2,327,000
9	420,000	1,488,000	148,000	152,000	8,000						2,216,000
10	412,000	1,422,000	145,000	139,000	105,000						2,223,000
11	271,000	1,441,000	154,000	167,000	67,000						2,100,000
12	332,000	1,604,000	158,000	169,000	58,000						2,321,000
13	384,000	1,260,000	140,000	142,000	55,000						1,981,000
14	345,000	1,457,000	148,000	160,000	71,000						2,181,000
15	346,000	1,457,000	148,000	160,000	71,000						2,182,000
16	291,000	1,462,000	138,000	140,000	52,000						2,083,000
17	264,000	1,192,000	146,000	166,000	57,000						1,825,000
18	235,000	1,598,000	138,000	166,000	54,000						2,191,000
19	288,000	1,467,000	158,000	172,000	52,000						2,137,000
20	273,000	1,263,000	138,000	137,000	58,000						1,869,000
21	321,000	1,554,000	150,000	169,000	97,000						2,291,000
22	321,000	1,554,000	151,000	170,000	97,000						2,293,000
23	289,000	1,478,000	131,000	136,000	52,000						2,086,000
24	261,000	1,375,000	156,000	161,000	56,000						2,009,000
25	263,000	1,169,000	169,000	209,000	63,000						1,873,000
26	224,000	1,832,000	121,000	85,000	53,000						2,315,000
27	328,000	1,282,000	147,000	153,000	58,000						1,968,000
28	322,000	1,436,000	149,000	154,000	99,000						2,160,000
29	392,000	1,436,000	149,000	155,000	100,000						2,332,000
30	221,000	1,501,000	153,000	185,000	53,000						2,113,000
31	257,000	1,295,000	147,000	130,000	48,000						1,877,000
Total											65,778,000
Avg.											2,121,870
Max.											2,327,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSS THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: September 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
Permitted Maximum Day Operating Capacity of Each Plant, gallons per day											
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
Net Quantity of Finished Water Produced by Each Plant, gallons											
	216,000	1,467,000	115,000	156,000	49,000						2,003,000
1	216,000	1,467,000	116,000	157,000	50,000						2,006,000
2	322,000	1,651,000	122,000	176,000	52,000						2,323,000
3	274,000	1,291,000	109,000	131,000	54,000						1,859,000
4	281,000	1,378,000	116,000	157,000	74,000						2,006,000
5	298,000	1,583,000	119,000	164,000	62,000						2,226,000
6	220,000	1,246,000	120,000	143,000	52,000						1,781,000
7	264,000	1,434,000	113,000	158,000	54,000						2,023,000
8	264,000	1,434,000	113,000	159,000	54,000						2,024,000
9	297,000	1,569,000	118,000	164,000	55,000						2,203,000
10	319,000	1,440,000	118,000	160,000	57,000						2,094,000
11	259,000	1,133,000	113,000	151,000	55,000						1,711,000
12	341,000	1,734,000	123,000	174,000	56,000						2,428,000
13	309,000	1,206,000	115,000	147,000	52,000						1,829,000
14	307,000	1,474,000	118,000	162,000	55,000						2,116,000
15	307,000	1,475,000	118,000	163,000	55,000						2,118,000
16	259,000	1,183,000	108,000	143,000	51,000						1,744,000
17	247,000	1,480,000	121,000	157,000	50,000						2,055,000
18	240,000	1,443,000	118,000	152,000	52,000						2,005,000
19	271,000	1,435,000	141,000	170,000	53,000						2,070,000
20	170,000	1,314,000	93,000	127,000	50,000						1,754,000
21	165,000	1,477,000	120,000	153,000	55,000						1,970,000
22	166,000	1,478,000	120,000	153,000	55,000						1,972,000
23	24,000	1,876,000	127,000	216,000	76,000						2,319,000
24	492,000	1,468,000	119,000	150,000	57,000						2,286,000
25	338,000	1,119,000	133,000	158,000	62,000						1,810,000
26	305,000	2,073,000	99,000	167,000	63,000						2,707,000
27	276,000	1,383,000	132,000	176,000	53,000						2,020,000
28	307,000	1,422,000	116,000	147,000	58,000						2,050,000
29	310,000	1,422,000	117,000	147,000	58,000						2,054,000
30											0
31											61,566,000
Total											1,986,000
Avg.											2,707,000
Max.											



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION AT MULTIPLE TREATMENT PLANTS

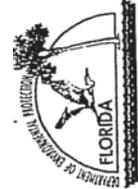
See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: Oct 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	Net Quantity of Finished Water Produced by Each Plant, gallons										
1	257,000	1,414,000	116,000	133,000	52,000						1,972,000
2	182,000	1,460,000	115,000	154,000	53,000						1,964,000
3	194,000	1,419,000	127,000	178,000	51,000						1,969,000
4	50,000	1,350,000	111,000	132,000	49,000						1,692,000
5	317,000	1,195,000	115,000	146,000	50,000						1,823,000
6	237,000	1,400,000	120,000	169,000	58,000						1,984,000
7	238,000	1,400,000	121,000	169,000	58,000						1,986,000
8	276,000	1,167,000	121,000	195,000	51,000						1,810,000
9	257,000	1,448,000	112,000	107,000	57,000						1,981,000
10	381,000	1,506,000	119,000	161,000	86,000						2,253,000
11	308,000	1,588,000	119,000	180,000	51,000						2,246,000
12	215,000	1,518,000	118,000	141,000	51,000						1,683,000
13	305,000	1,517,000	129,000	197,000	53,000						2,201,000
14	306,000	1,518,000	130,000	197,000	53,000						2,204,000
15	358,000	1,187,000	92,000	77,000	55,000						1,769,000
16	300,000	1,337,000	118,000	150,000	56,000						1,961,000
17	307,000	1,381,000	117,000	159,000	78,000						2,042,000
18	338,000	1,548,000	122,000	168,000	62,000						2,238,000
19	316,000	1,344,000	111,000	130,000	51,000						1,952,000
20	314,000	1,471,000	118,000	163,000	73,000						2,139,000
21	315,000	1,471,000	119,000	164,000	74,000						2,143,000
22	357,000	1,411,000	129,000	167,000	71,000						2,135,000
23	354,000	1,217,000	111,000	160,000	68,000						1,910,000
24	369,000	1,623,000	128,000	186,000	104,000						2,410,000
25	319,000	1,426,000	115,000	146,000	55,000						2,061,000
26	300,000	1,128,000	109,000	124,000	51,000						1,712,000
27	337,000	1,498,000	123,000	173,000	87,000						2,218,000
28	338,000	1,498,000	123,000	174,000	88,000						2,221,000
29	322,000	1,423,000	103,000	160,000	56,000						2,064,000
30	363,000	1,146,000	126,000	136,000	57,000						1,828,000
31	289,000	1,537,000	123,000	176,000	87,000						2,212,000
Total											62,783,000
Avg.											2,025,258
Max.											2,410,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSS PLANT PLANTS MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: November 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	355,000	1,224,000	112,000	137,000	65,000						1,893,000
2	347,000	1,532,000	131,000	184,000	74,000						2,268,000
3	361,000	1,368,000	117,000	160,000	91,000						2,097,000
4	362,000	1,369,000	117,000	160,000	91,000						2,099,000
5	295,000	1,243,000	114,000	140,000	67,000						1,859,000
6	345,000	1,472,000	120,000	162,000	84,000						2,183,000
7	302,000	1,439,000	116,000	152,000	89,000						2,098,000
8	287,000	1,599,000	136,000	199,000	134,000						2,355,000
9	286,000	1,092,000	101,000	121,000	70,000						1,670,000
10	351,000	1,439,000	122,000	167,000	66,000						2,145,000
11	351,000	1,440,000	123,000	168,000	66,000						2,148,000
12	415,000	1,216,000	110,000	130,000	72,000						1,943,000
13	303,000	1,402,000	120,000	158,000	55,000						2,038,000
14	312,000	1,356,000	116,000	151,000	80,000						2,015,000
15	357,000	1,344,000	110,000	181,000	69,000						1,985,000
16	188,000	1,477,000	131,000	113,000	76,000						2,043,000
17	241,000	1,387,000	118,000	181,000	116,000						2,045,000
18	241,000	1,387,000	119,000	181,000	117,000						1,762,000
19	256,000	1,195,000	112,000	138,000	61,000						1,978,000
20	316,000	1,338,000	115,000	148,000	61,000						1,934,000
21	303,000	1,215,000	121,000	161,000	134,000						2,170,000
22	271,000	1,489,000	138,000	219,000	53,000						1,969,000
23	232,000	1,480,000	104,000	100,000	53,000						2,097,000
24	313,000	1,434,000	119,000	159,000	72,000						2,102,000
25	314,000	1,435,000	120,000	160,000	73,000						1,792,000
26	277,000	1,113,000	130,000	171,000	101,000						2,064,000
27	303,000	1,450,000	113,000	120,000	78,000						2,057,000
28	287,000	1,374,000	121,000	160,000	115,000						2,339,000
29	294,000	1,667,000	141,000	178,000	59,000						1,699,000
30	313,000	1,085,000	112,000	135,000	54,000						87,000
31											60,995,000
Total											1,967,580
Avg.											2,355,000
Max.											



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWSS THAT HAVE MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: December 2012

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	305,000	1,516,000	116,000	168,000	77,000						2,182,000
2	305,000	1,516,000	116,000	168,000	78,000						2,183,000
3	308,000	1,076,000	121,000	130,000	65,000						1,700,000
4	338,000	1,363,000	123,000	159,000	67,000						2,050,000
5	344,000	1,555,000	128,000	188,000	106,000						2,321,000
6	360,000	1,501,000	132,000	204,000	80,000						2,277,000
7	241,000	1,242,000	123,000	83,000	60,000						1,749,000
8	279,000	1,321,000	108,000	166,000	93,000						1,967,000
9	280,000	1,321,000	109,000	166,000	93,000						1,969,000
10	291,000	1,358,000	129,000	195,000	51,000						2,024,000
11	270,000	1,349,000	104,000	109,000	53,000						1,885,000
12	260,000	1,339,000	113,000	167,000	65,000						1,944,000
13	269,000	1,332,000	123,000	152,000	58,000						1,934,000
14	188,000	1,043,000	108,000	124,000	49,000						1,512,000
15	288,000	1,399,000	122,000	171,000	78,000						2,058,000
16	289,000	1,400,000	123,000	172,000	78,000						2,062,000
17	348,000	1,179,000	113,000	142,000	54,000						1,836,000
18	306,000	1,396,000	120,000	161,000	54,000						2,037,000
19	304,000	1,380,000	118,000	161,000	140,000						2,103,000
20	248,000	1,177,000	103,000	105,000	52,000						1,685,000
21	230,000	1,286,000	107,000	159,000	52,000						1,834,000
22	280,000	1,301,000	120,000	149,000	52,000						1,902,000
23	280,000	1,301,000	120,000	150,000	52,000						1,904,000
24	326,000	1,601,000	137,000	218,000	50,000						2,332,000
25	307,000	1,473,000	136,000	163,000	52,000						2,131,000
26	264,000	1,393,000	98,000	145,000	51,000						1,951,000
27	234,000	1,374,000	117,000	154,000	49,000						1,928,000
28	254,000	1,248,000	126,000	181,000	520,000						2,329,000
29	235,000	1,300,000	113,000	143,000	50,000						1,841,000
30	236,000	1,301,000	113,000	144,000	51,000						1,845,000
31	271,000	1,280,000	124,000	173,000	53,000						1,901,000
Total											61,376,000
Avg.											1,979,870
Max.											2,332,000

PLANT							
DATE	CBOD	INF	3 Mth	YR	EFF	3 Mth	YR
	INF	FLOW	AVG	AVG	FLOW	AVG	AVG
Dec-08	209	1.417	1.466	1.508	1.416	1.448	1.521
Jan-09	234	1.419	1.422	1.510	1.421	1.422	1.520
Feb-09	252	1.442	1.426	1.504	1.433	1.423	1.516
Mar-09	224	1.423	1.428	1.495	1.434	1.429	1.502
Apr-09	206	1.405	1.423	1.486	1.401	1.423	1.490
May-09	170	1.456	1.428	1.487	1.488	1.441	1.501
Jun-09	188	1.463	1.441	1.483	1.486	1.458	1.497
Jul-09	203	1.444	1.454	1.475	1.516	1.497	1.487
Aug-09	187	1.500	1.469	1.464	1.598	1.533	1.478
Sep-09	184	1.536	1.493	1.457	1.611	1.575	1.478
Oct-09	205	1.420	1.485	1.446	1.460	1.556	1.474
Nov-09	195	1.403	1.453	1.444	1.415	1.495	1.473
Dec-09	243	1.407	1.410	1.443	1.404	1.426	1.472
Jan-10	222	1.423	1.411	1.444	1.439	1.419	1.474
Feb-10	201	1.486	1.439	1.447	1.490	1.444	1.479
Mar-10	222	1.609	1.506	1.463	1.631	1.520	1.495
Apr-10	274	1.529	1.541	1.473	1.636	1.586	1.515
May-10	231	1.426	1.521	1.471	1.463	1.577	1.512
Jun-10	216	1.468	1.474	1.471	1.499	1.533	1.514
Jul-10	193	1.378	1.424	1.465	1.404	1.455	1.504
Aug-10	227	1.451	1.432	1.461	1.549	1.484	1.500
Sep-10	185	1.451	1.427	1.454	1.543	1.499	1.494
Oct-10	188	1.397	1.433	1.452	1.422	1.505	1.491
Nov-10	178	1.434	1.427	1.455	1.585	1.517	1.505
Dec-10	214	1.417	1.416	1.456	1.574	1.527	1.520
Jan-11	249	1.431	1.427	1.456	1.674	1.611	1.539
Feb-11	238	1.548	1.465	1.462	1.516	1.588	1.541
Mar-11	217	1.568	1.516	1.458	1.618	1.603	1.540
Apr-11	203	1.593	1.570	1.464	1.634	1.589	1.540
May-11	159	1.509	1.557	1.470	1.474	1.575	1.541
Jun-11	217	1.503	1.535	1.473	1.490	1.533	1.540
Jul-11	170	1.540	1.517	1.487	1.581	1.515	1.555
Aug-11	173	1.577	1.540	1.497	1.629	1.567	1.562
Sep-11	186	1.504	1.540	1.502	1.428	1.546	1.552
Oct-11	167	1.485	1.522	1.509	1.477	1.511	1.557
Nov-11	178	1.451	1.480	1.511	1.400	1.435	1.541
Dec-11	251	1.471	1.469	1.515	1.417	1.431	1.528
Jan-12	290	1.470	1.464	1.518	1.441	1.419	1.509
Feb-12	253	1.497	1.479	1.514	1.441	1.433	1.503
Mar-12	253	1.513	1.493	1.509	1.483	1.455	1.491
Apr-12	223	1.500	1.503	1.502	1.446	1.457	1.476
May-12	226	1.483	1.499	1.500	1.398	1.442	1.469
Jun-12	200	1.655	1.546	1.512	1.615	1.486	1.480
Jul-12	224	1.659	1.599	1.522	1.737	1.583	1.493
Aug-12	155	1.725	1.680	1.534	1.756	1.703	1.503
Sep-12	177	1.629	1.671	1.545	1.619	1.704	1.519
Oct-12	179	1.587	1.647	1.553	1.466	1.614	1.518
Nov-12	231	1.493	1.570	1.557	1.445	1.510	1.522
Dec-12							
Jan-13							
Feb-13							

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency

Case No: CP 1211-01

Parcel Number(s): G08=096, G08=200, G08=200A, G16=007, G09=096, G08=060, G08=020, G04=054, G04=055

Property Location: Powell Road/SR 44/CR 44A and Powell Road/CR 466A

Owner/Developer: The Villages of Lake-Sumter, Inc.

Applicant: Darrin F. Taylor, Carlton Fields PA

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Text Amendment to Policy 1.7.3 of the Future Land Use Element of the adopted Comprehensive Plan.

Policy 1.7.3 is specific to The Villages of Wildwood Development of Regional Impact (DRI). The DRI consists of 396 acres that is divided into two areas:

- Area 1: 339 acres known as the Brownwood Town Center
- Area 2: 54 acres known as Pinellas Plaza Village Center

The applicant's request is to amend Policy 1.7.3 to:

- Remove the cap of a maximum of 66 residential dwelling units.
- Increase the maximum residential acreage from 15% to 40%.
- Add clarifying language so that it is clear that the percentage distribution ranges from the minimum percentage to the maximum percentage.

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

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

In 2008, the Department of Community Affairs (DCA) and the City of Wildwood were in disputed over the amount of residential units "needed" in the City's Comprehensive Plan. At that time, the DCA mandated a cap of 66 units in The Villages of Wildwood DRI. Since that time, F.S. 163.3177 has been amended to remove the mandated "need" requirement. As such, there is no reason to retain the residential unit cap.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. Specifically, the proposed text amendment is consistent with the intent of the Comprehensive Plan in promoting high-quality, mixed use developments. This amendment will allow the developer to construct higher density housing adjacent to the Brownwood Town Center. The Town Center, with residential

and retail in close proximity, will provide a safe, comfortable, and attractive environment for pedestrians.

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

The proposed amendment is located in an area planned for urban-type development and exemplifies an efficient use of land and resources.

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

The proposed amendment will not have adverse effect of environmentally sensitive systems. The boundary of where the development may occur is not changing. Any residential units will be built in an area already planned and approved for development.

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

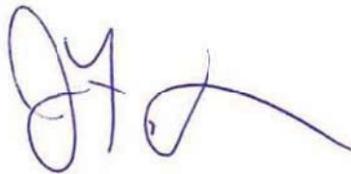
The text amendment will not grant additional entitlements. All impacts have been addressed through the DRI process. Residential units can only be constructed through the land use conversion matrix contained within the DRI Development Order. Thus, any increase in residential units must be offset with a decrease in other uses as specified in the Development Order.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-02** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, December 28, 2012.

DATED: December 28, 2012



Jason McHugh
Development Services Coordinator/ City Planner

ORDINANCE NO. O2013-02

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR TEXT AMENDMENTS TO POLICY 1.7.3 OF THE FUTURE LAND USE ELEMENT OF THE ADOPTED LOCAL COMPREHENSIVE PLAN; PERTAINING TO THE VILLAGES OF WILDWOOD DEVELOPMENT OF REGIONAL IMPACT; IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Villages of Wildwood Development of Regional Impact, herein referred to as “The Villages,” is a mixed-use development located within the municipal limits of the City of Wildwood, Florida;

WHEREAS, The Villages is governed by The Villages of Wildwood Development of Regional Impact Development Order and Policy 1.7.3 of the Future Land Use Element of the City of Wildwood Comprehensive Plan; and

WHEREAS, The Villages wish to amend Policy 1.7.3 of the Future Land Use Element of the City of Wildwood Comprehensive.

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

SECTION 1. Policy 1.7.3 of the Future Land Use Element of the Comprehensive Plan pertains solely to The Villages. The lands contained within The Villages subject to Policy 1.7.3 are legally described as follows:

**VILLAGES OF WILDWOOD
DEVELOPMENT OF REGIONAL IMPACT**

SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

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

FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 4, RUN S00°22'17"W, ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 4 A DISTANCE OF 50.00 FEET TO THE

SOUTH RIGHT OF WAY OF WAY OF COUNTY ROAD 466A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S89°30'00"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 2208.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S00°29'59"W, 294.99 FEET; THENCE S11°45'51"W, 115.75; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88; 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 A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 249.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET TO WHICH A RADIAL LINE BEARS S53°23'12"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", AN ARC DISTANCE OF 374.71 FEET TO THE POINT OF TANGENCY; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 269.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 789.00 FEET OF SAID SOUTHWEST ¼; THENCE DEPARTING SAID SOUTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF

794.16 FEET TO THE POINT OF BEGINNING; LESS: THE RIGHT OF WAY OF COUNTY ROAD 139; AND

SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

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.

AND

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.

SECTION 2. The text amendments to Policy 1.7.3 of the Future Land Use Element of the City of Wildwood Comprehensive Plan are shown in attached "Exhibit A." The amendments are attached hereto and are shown with ~~striketrough~~ for deletions and underline for additions.

SECTION 3. With the recommendations of the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

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. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ORDAINED this _____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-02

“Exhibit A”

The Villages of Wildwood

Development of Regional Impact

Future Land Use Element Policy 1.7.3

Policy 1.7.3 The Villages of Wildwood DRI The City of Wildwood recognizes the uniqueness of the property known as The Villages of Wildwood DRI which is designated as such on the City of Wildwood’s Future Land Use Map. The Villages of Sumter Development of Regional Impact (DRI) 3rd Substantial Deviation, Application for Development Approval (ADA) serves as supporting data and analysis for the project. The DRI is composed of a town center, office, commercial, institutional and other uses which are only a portion of the entire The Villages of Sumter DRI. Thus, the land uses lying within Wildwood are only a small part of the entire development plan and a portion of the allocation of mixed uses within the DRI. The ADA provides a comprehensive analysis of the suitability of the area and impacts from the DRI. This DRI analysis can be used by the City of Wildwood to guide the timing, location, type and amount of future development. Thus, the ADA, sufficiency responses and the DRI Development Order provide supporting data and analysis for the Future Land Use Map (FLUM) and text amendments. The boundaries of The Villages of Wildwood DRI are identified on the City’s Future Land Use Map and subject to the following:

- a. The Villages of Wildwood DRI is a mixed use development that may include a functional integration of residential, retail, office, medical, attraction, hotel, institutional, recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). All uses within the Villages of Wildwood may be located within the Town Center except for the Medical Campus. The planning timeframe for the project is 2008 through build-out in 2014. The maximum non-residential land use intensity shall not exceed 0.5 Floor Area Ratio (FAR), except for Town Centers and Medical Campus which shall not exceed 3.0 FAR. The maximum residential density shall not exceed 7 dwelling units per net residential acre ~~and is limited to a maximum of 66 units~~. All residential units are age-restricted and must be established through the use of the land use-trade off mechanism within the adopted DRI development order. Consistent with these intensity/density standards, the Village of Wildwood is limited to the following development entitlements:

Retail	1,288,258 SF
Office	14,400 SF
Hotel	200 rooms
Medical	300 hospital beds or equivalent medical uses
Theatre	8 screens
Institutional	49,714 SF

These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create an increase in public facility impacts and are limited to a maximum of 25% of the approved entitlements to maintain the character of development. Phasing for the project is based on development units (e.g. non-residential square footage and hospital beds) and is approximately divided into three year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land may include farming, and cattle and buffalo husbandry, provided such activities are not in

conflict with the Wildlife Habitat Management Plan approved by the FFWCC for the DRI. The mix of uses and distribution of uses (not including support infrastructure) as a percent of the project's acreage shall be consistent with the following minimum and maximum ranges as follows:

<u>Use</u>	<u>Minimum Permitted</u>	<u>Maximum Permitted</u>
<u>Commercial: Including Retail, Office, Hotel Convention/Performing Arts Center and Theater</u>	<u>55%</u>	<u>68%</u>
<u>Residential</u>	<u>0%</u>	<u>40%</u>
<u>Institutional/Educational</u>	<u>1%</u>	<u>3%</u>
<u>Medical Campus: Including Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/ Skilled Nursing Facility</u>	<u>5%</u>	<u>15%</u>

~~Commercial: Including Retail, Office, Hotel Convention/Performing Arts Center and Theater 55% to 68%~~
~~Residential 0% to 15%~~
~~Institutional/Educational 1% to 3%~~
~~Medical Campus: Including Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/Skilled Nursing Facility 5% to 15%~~

This policy does not guarantee the approval of development orders which are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other policies under Policy 1.7.3 and future conditions maps.

No vertical construction may occur within the Villages of Wildwood until the effective date of a Villages of Sumter DRI development order amendment to remove the entitlements identified above.

- b. The Villages of Wildwood DRI must be consistent with the supporting criteria in this policy. Policy 1.7.3 restates the relevant provisions within the City's plan as it relates to the DRI, but exempts the project from all other comprehensive plan standards which do not relate to the project or have been superseded by Policy 1.7.3. This exemption is necessary in order to ensure that the DRI is developed consistently with the remainder of the Villages of Sumter DRI and considers those land uses that are outside of, but support, the portion within the City. The DRI must also be consistent with the City of Wildwood FLUM and future conditions maps.
- c. The Villages of Wildwood DRI will meet all required local, state and federal regulations as specified in the DRI development order and zoning requirements.

- d. The Villages of Wildwood DRI as analyzed in the ADA is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through design requirements including standards for buffering and landscaping. The project will also be developed as an intense urban center providing the benefits of a mixed use project that will encourage pedestrian activity and other modes of transportation including sidewalks bike lanes and golf cart paths.
- e. The Villages of Wildwood DRI as analyzed in the ADA has determined there are approximately 25 acres of wetlands on-site. The wetlands will be protected or mitigated in accordance with the Southwest Florida Water Management District's Environmental Resource Permit (ERP) requirements. Wetlands impacted will be limited to isolated wetlands and may be mitigated off-site as provided by the conditions of the ERP. No development will be permitted within protected wetlands in accordance with the development order. Impacted wetlands can be developed in accordance with the DRI development order as long as the wetlands are mitigated as required under the ERP.
- f. The Villages of Wildwood DRI as analyzed in the ADA has identified the nesting of the Sherman Fox Squirrel on-site. No other listed plant or animal species or other environmental features have been identified. A habitat management plan must be developed and incorporated into the DRI development order which will direct the protection and/or mitigation of impacts to any listed species. The Habitat Management Plan also requires coordination with the Florida Game and Freshwater Fish Commission.
- g. Development of the Villages of Wildwood DRI will require coordination between the developer, the City of Wildwood and Sumter County. This may include the development of any necessary agreements between the developer of the DRI, one or more Community Development Districts, Sumter County and the City of Wildwood, either through joint or separate agreements, in the provision of services. The developer will also coordinate with the City in regards to capital improvement planning as required in this policy.
- h. New development within the Villages of Wildwood DRI must not degrade the adopted level of service for the public facilities required to serve this development. Water and sewer facilities will be provided by the Central Sumter Utility Company and not by the City of Wildwood. For transportation facilities, the DRI development order includes requirements for mitigating transportation impacts. If improvements are necessary, then the developer will coordinate with the City regarding any necessary capital planning which may include agreements to ensure the roads are mitigated.
- i. The Villages of Wildwood DRI will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the DRI.

Decisions regarding the issuance of development orders and permits for the DRI will be based upon coordination of the development requirements adopted as part Policy 1.7.3.

Level of Service Standards for the Villages of Wildwood DRI

(These level of service standards only apply within the boundaries of The Villages of Wildwood DRI as identified on the FLUM)

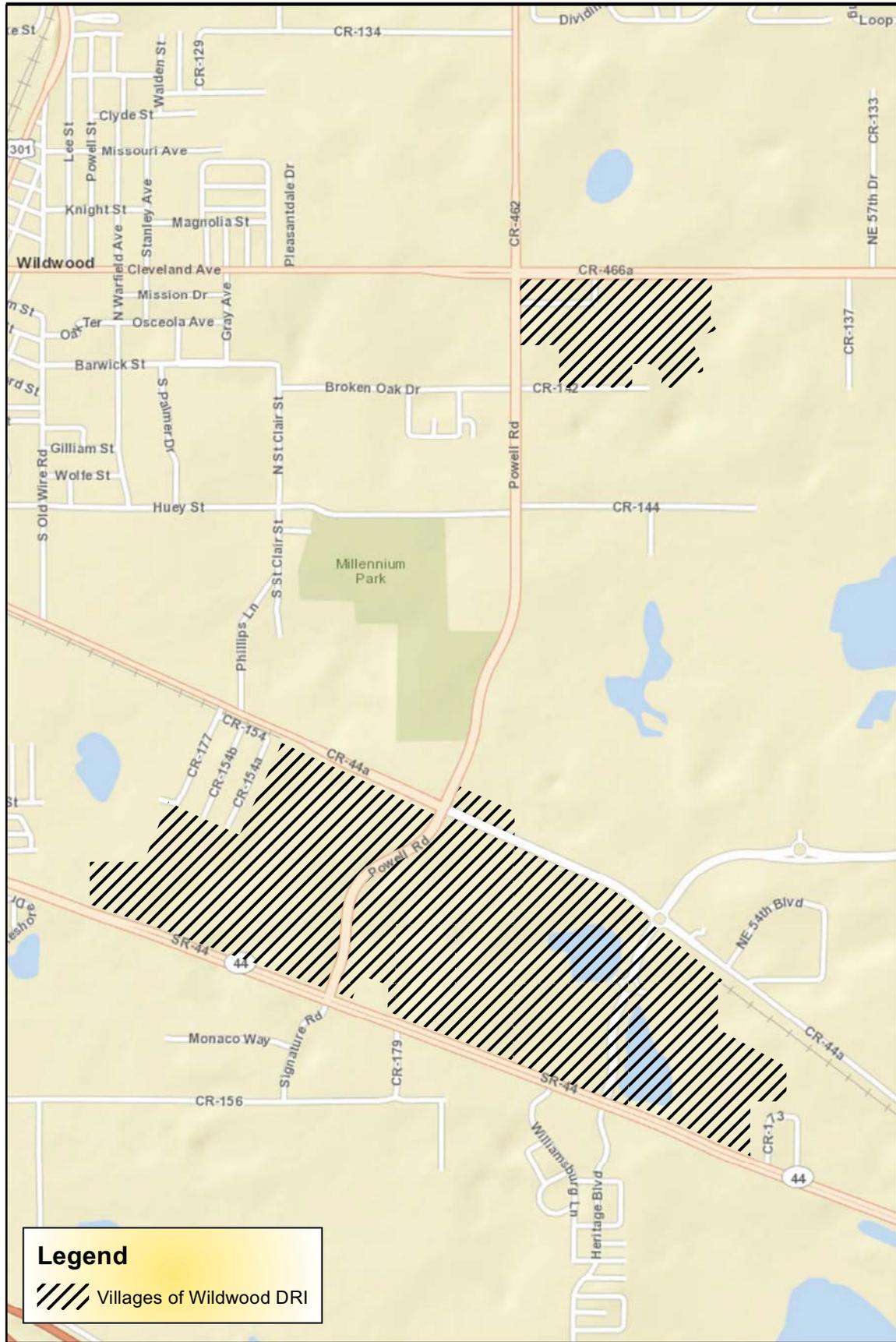
TRANSPORTATION FACILITIES			LEVEL OF SERVICE
Principal Arterial			D
Minor Arterial and others			D
POTABLE WATER AND SANITARY SEWER			LEVEL OF SERVICE
Land Use	Unit	Sanitary Sewer (GPD)	Potable Water (GPD)
Residential	Dwelling unit/day	115.9	118.6
Office	Gross SF	0.010	0.10
Hotel	Rooms	100	100
Retail/Service	Gross SF	0.15	0.15
Hospital	Beds	250	250
Theater	Seat	5	5
Educational/Institutional	Gross SF	0.15	0.15
DRAINAGE FACILITIES			
Stormwater facilities shall be designed to accommodate the 15-year, 24-hour design storm to meet the water quality and quantity standards below.			
WATER QUALITY and QUANTITY			
Treatment and attenuation of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. Infill residential development within improved residential areas or subdivisions, which existed prior to the adoption of the comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area to degrade receiving waters. Water quality and attenuation shall be deemed acceptable when the applicant has demonstrated compliance with Southwest Florida Water Management District Chapter 40D-4 and Chapter 40D-40, F.A.C.			
RECREATION FACILITIES			
The recreation facilities necessary for this site are provided in the Sumter County portion of the Villages of Sumter DRI. The developer may include parks and other recreation uses within the City but these facilities are in excess of required recreation level of service to serve the project. Thus, the developer will not rely on nor degrade the City's level of service standard for recreation.			

- j. The Villages of Wildwood DRI will include as part of this project sidewalks, bike lanes and golf cart paths to ensure the project is interconnected with the remainder of The Villages.
- k. The Villages of Wildwood DRI will mitigate for any required affordable housing impacts in accordance with the adopted development order.
- l. The developer will coordinate with the City of Wildwood in the provision of transportation facilities that may be necessary to mitigate for the DRI's impacts.

No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The developer will also coordinate with any water suppliers in accordance with the Consumptive Use Permit to ensure that adequate water supplies are available to serve the DRI.

- m. Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 3 80.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.
- n. The Application for Development Approval, sufficiency responses and DRI Development Order for The Villages of Wildwood DRI provide the supporting data and analysis for the DRI land use designation on the FLUM.
- o. The Villages of Wildwood DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Policy 1.7.3 and future conditions maps of the Wildwood Comprehensive Plan.

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//// Villages of Wildwood DRI



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



Feet
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Villages of Wildwood DRI

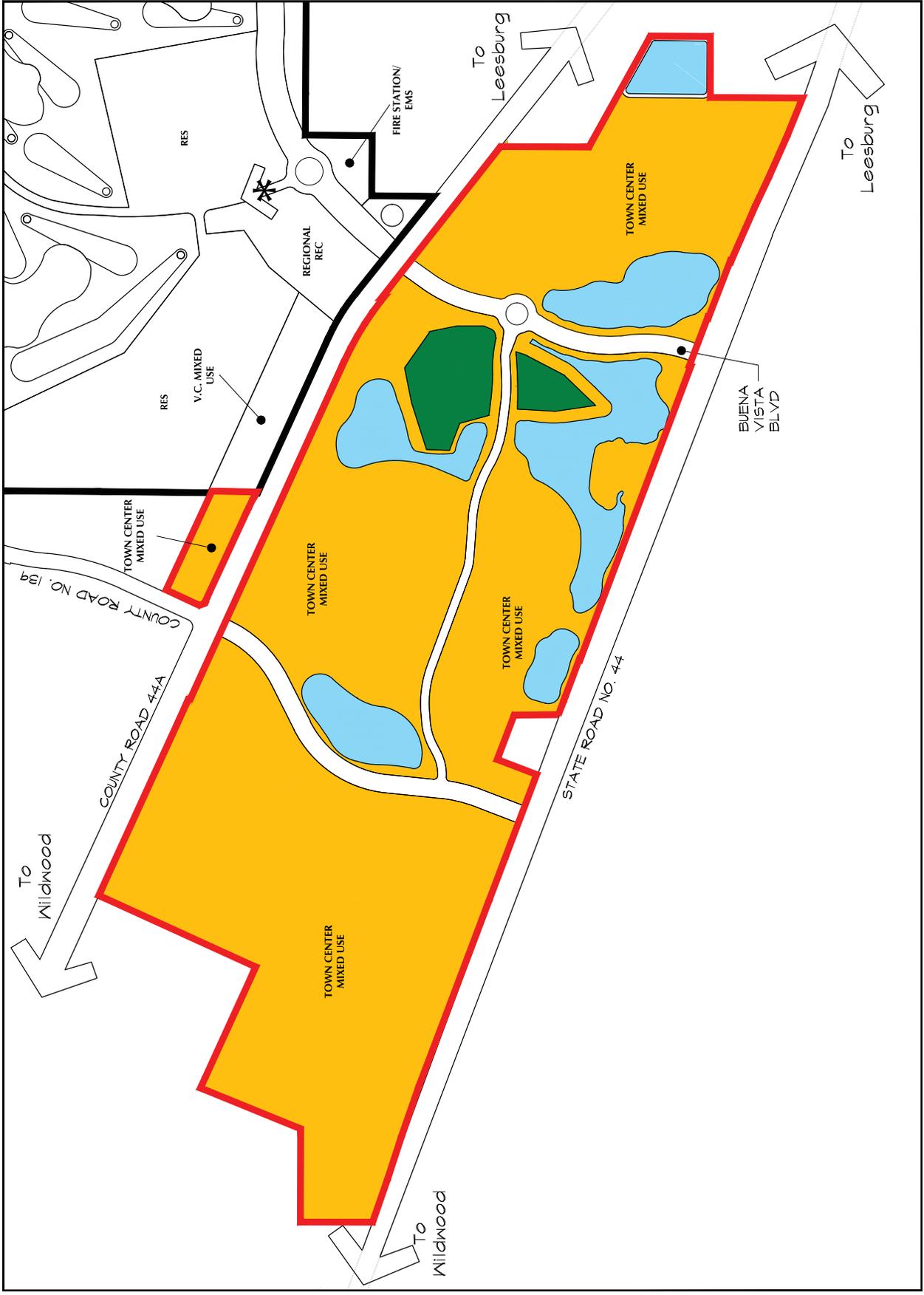
WILDWOOD, FLORIDA

December 2012

Map 1

LEGEND

- VILLAGES OF SARTER DRI BOUNDARY
- VILLAGES OF WILDWOOD DRI BOUNDARY
- COUNTY LINE
- R.O.M.
- MIXED USE: May include one or more of the following: Retail, Service, Office, Hotel, Recreation, Residential, Professional, Life Care, Senior, Health Care, Financial Institution and associated storm water ponds
- EDUCATIONAL/INSTITUTIONAL
- STORMWATER
- WETLAND



MAP OF VILLAGES OF WILDWOOD DRI BOUNDARY

NOVEMBER, 2012

MASTER DEVELOPMENT PLAN



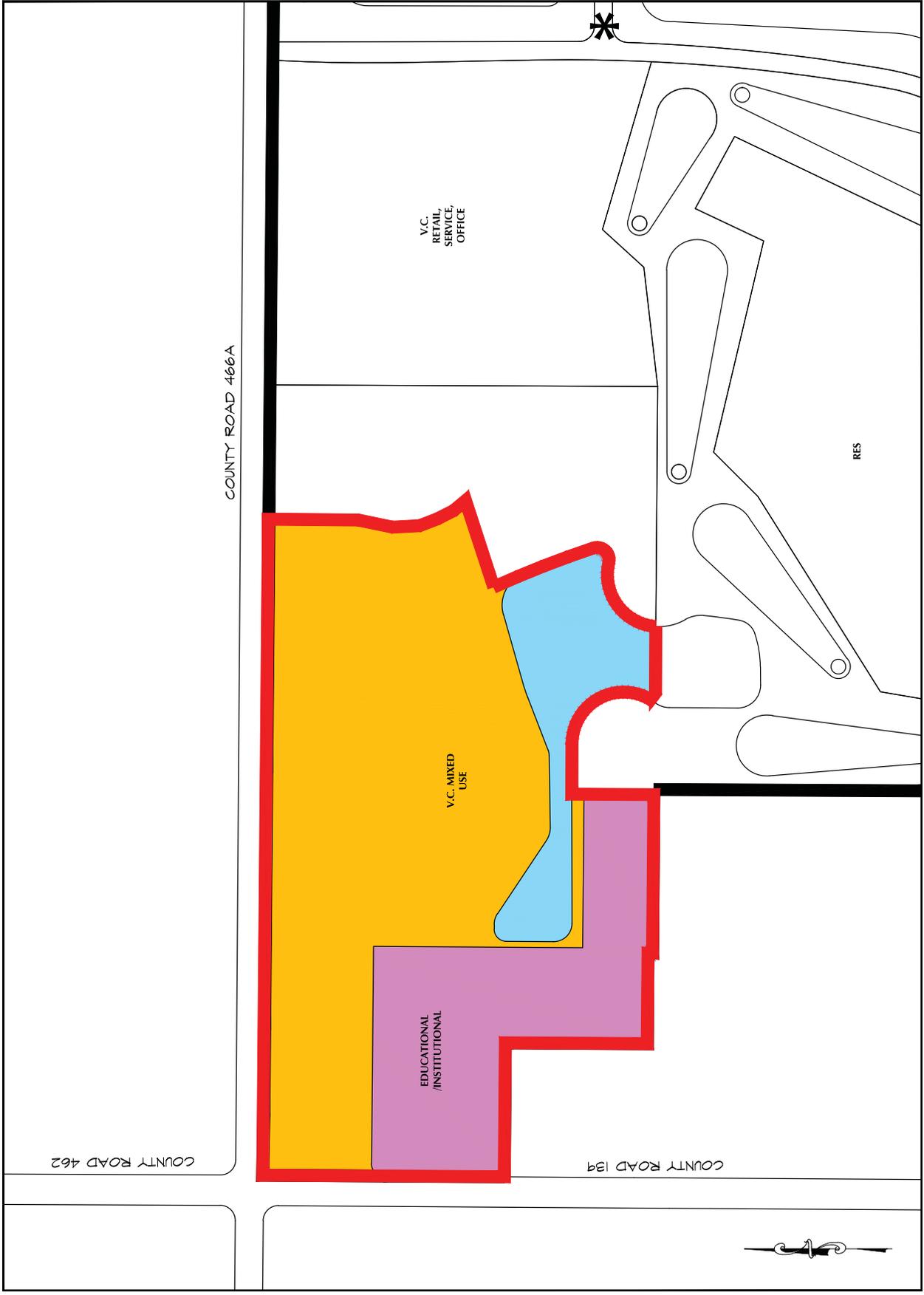
1020 Lake Sumter Landing
The Villages, Florida 32162
Arnett Environmental, LLC
10384 Lake Sumter Landing, Suite 100
The Villages, Florida 32162
Tel No. (352) 753-4747 Fax No. (352) 753-1286
Certificate of Administration Number: 27495



Date:	11-12-12
Drawn by:	KMK
Checked by:	SRV
Revisions:	

LEGEND

- VILLAGES OF SUMNER DRI BOUNDARY
- VILLAGES OF MILKWOOD DRI BOUNDARY
- COUNTY LINE
- ROW
- MIXED USE
May include one or more of the following:
Retail, Service, Office, Hotel, Recreation,
Residential, Institutional, Life Care
Community, Multi-Family and
associated storm water ponds
- EDUCATIONAL/INSTITUTIONAL
- STORMWATER
- WETLAND



**MAP OF VILLAGES OF
WILDWOOD DRI
BOUNDARY**

NOVEMBER, 2012

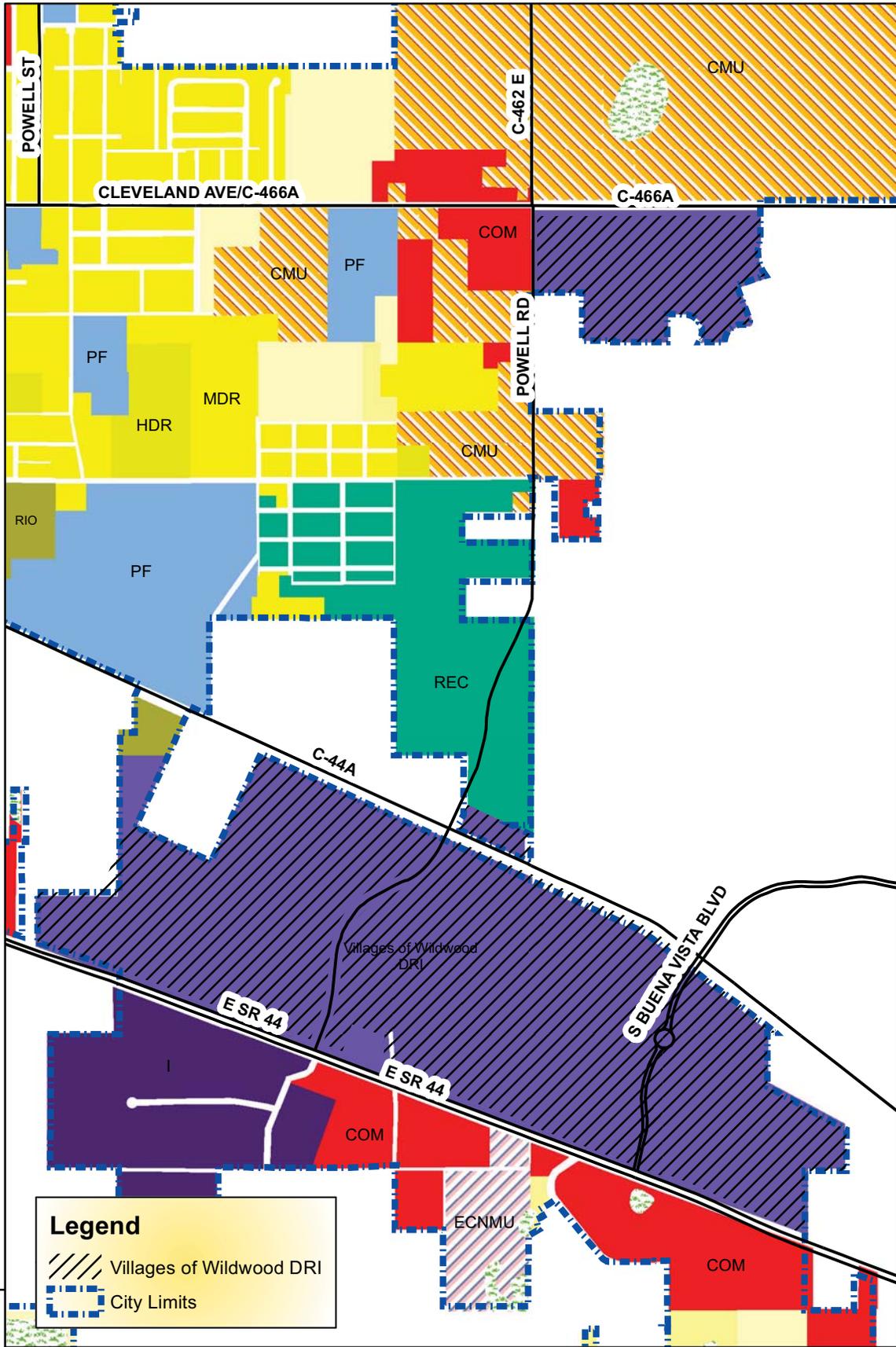
**MASTER
DEVELOPMENT
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Date:	11-12-12
Drawn by:	KMK
Checked by:	SRV
Revisions:	



Legend

- Villages of Wildwood DRI
- City Limits

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 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>Feet 0 190 380</p> 	<p>Villages of Wildwood DRI</p>	
		<p>Future Land Use WILDWOOD, FLORIDA</p>	
		<p>December 2012</p>	<p>Map 1</p>