

Agenda

Agenda

CITY COMMISSIONERS OF THE CITY OF WILDWOOD

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

July 11th, 2011
 7:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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

F.S.S. 286.0105A-If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The City of Wildwood DOES NOT provide this verbatim record).

AGENDA

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

1. TIMED ITEMS AND PUBLIC HEARINGS

7:00 PM (a)	PUBLIC HEARING – 2nd FINAL READING	Ordinance No. O2011-06, an ordinance providing for voluntary annexation of a five (5) acre parcel of property (Mills property) (Attachments – Staff Recommends Approval)
7:00 PM (b)	PUBLIC HEARING	Resolution No. R2011-07, a resolution approving the third NOPC to the DRI Development Order for The Villages of Wildwood (Attachments – Staff Recommends Approval)

* Quasi Judicial Hearing

2. REPORTS AND PUBLIC INPUT

SPECIAL PRESENTATIONS:

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

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

1. None at this time

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

1. Ordinance No. O2011-07, an ordinance providing changes and updates to the City of Wildwood – LDR's (Attachments – Staff Recommends Approval)
2. Ordinance No. O2011-08, an ordinance proposing a small scale land use amendment for Oxford Retirement Residence (Maricamp, LLC) a portion of Parcel D08=005 containing 7.03 acres ± (Attachments – Staff Recommends Approval)

c. RESOLUTIONS FOR APPROVAL:

1. Resolution No. R2011-09, a resolution providing for increases to the water and wastewater user charge ordinance and facility availability base rates, to be effective as of the billing cycle for the month of October 2011 (Attachments – Staff Recommends Approval)
2. Resolution No. R2011-10, a resolution setting rates for use of reclaimed water for Class A, Class AM and Class B users, replacing Resolution No. R2009-08, to be effective as of the billing cycle for the month of October 2011 (Attachments – Staff Recommends Approval)

d. APPOINTMENTS

1. None

e. CONTRACTS AND AGREEMENTS

1. Review/approval of the Amendment to the Professional Services Agreement between the COW and Kimley-Horn & Assoc. originally dated January 7, 2009 – David Grimm to present (Attachments – Staff Recommends Approval)

f. FINANCIAL

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

g. GENERAL ITEMS FOR CONSIDERATION

1. Report regarding other gymnasium's relative to the proposed Adult League Basketball facility (Attachments – Board Option)
2. Review/discussion regarding the proposed letter to FDOT – Turnpike Authority regarding the Okahumpka Plaza MOU – cancellation of agreement (Attachment – Staff Recommends Approval)
3. Review/approval of the Hawk Landing Site Plan Approval with Special Magistrate recommendation (Attachments – Staff Recommends Approval)
4. Review/discussion (if desired) of appraisal/evaluation forms of the City Manager from directors/staff (To be presented to Mayor Wolf/Commissioners at meeting) (NO Attachments)

4. ADJOURN:

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**NOTES – NO ACTION REQUIRED:**

- a. None

**REPORTS:**

**CITY MANAGER (2.a.f.):**

1. FYI – Quarterly report from Public Works, Gene Kornegay (Attachments)
2. FYI – Copy of letter to be sent to customers regarding cross-connection – backflow prevention devices needed (Attachment)
3. FYI – REMINDER – First Budget Session next Monday, July 18<sup>th</sup> at 9AM (Attachment)

1. TIMED ITEMS AND PUBLIC HEARINGS

|                |                                                        |                                                                                                                                                                    |
|----------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7:00 PM<br>(a) | <b>PUBLIC HEARING<br/>2<sup>nd</sup> Final Reading</b> | Ordinance No. O2011-06, an ordinance providing for voluntary annexation of a five (5) acre parcel of property (Mills property)                                     |
| 7:00 PM<br>(b) | <b>PUBLIC HEARING</b>                                  | Resolution No. R2011-07, a resolution approving the third NOPC to the DRI Development Order for The Villages of Wildwood (Attachments – Staff Recommends Approval) |

**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

**SUBJECT:** Mills Property Annexation Ord. 02011-06

**REQUESTED ACTION:** Commission approval of annexation of Parcel #G04=050

Work Session (Report Only) **DATE OF MEETING:** 7/11/2011  
 Regular Meeting  Special Meeting

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

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

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

**HISTORY/FACTS/ISSUES:**

Applicant is seeking approval of the annexation of a 5 acre parcel into the City in order to develop a 3 story, 124 suite retirement residence.

Staff recommends approval of the request as the property is located in the City of Wildwood/Sumter County Joint Planning Area and the City will be providing utility services to the project.

Upon favorable approval of the Commission, parcel #G04=050 will be annexed into the City of Wildwood via Ordinance #2011-06 (attached).

Melanie Peavy  
Development Services Director



**ORDINANCE NO. O2011-06**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES BEING GENERALLY LOCATED EAST OF THE CITY; IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING THAT THE ANNEXED PROPERTY SHALL BE ASSIGNED A ZONING CLASSIFICATION PURSUANT TO THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS; PROVIDING THAT THE PROPERTY ANNEXED SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF THE CITY OF WILDWOOD AS IF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF WILDWOOD AT THE TIME OF ENACTMENT OF SAID LAWS AND ORDINANCES; PROVIDING THAT THE ANNEXED PROPERTY SHALL BE RESPONSIBLE AND HELD LIABLE FOR THEIR PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF THE CITY OF WILDWOOD; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owners of the following described real property which lies within the unincorporated area of Sumter County, which is contiguous to the City of Wildwood and reasonably compact, generally located on the east side of the City, to be annexed into the City, the hereinafter described property is hereby annexed into the City of Wildwood pursuant to Section 171.044, Florida Statutes. The City Commission finds that the property is contiguous to the municipal limits of the City of Wildwood, that the property is reasonably compact, that annexation of the property will not create any enclaves, and that the property otherwise meets all legal requirements for annexation. The annexed property lying situate in Sumter County, Florida is more particularly described as follows:

**Parcel # G04=050**  
**Benjamin T. Mills, Jr. and Dixie L. Mills**  
**5 Acres**

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, LESS THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS THE SOUTH 106.60 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS RIGHT OF WAY FOR COUNTY ROAD 103.

AND LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S00°20'23"W ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 4098.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, PROCEED S89°39'37"E A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED S89°59'38"E A DISTANCE OF 448.25 FEET; THENCE S00°32'02"W A DISTANCE OF 169.41 FEET; THENCE S89°26'58"E A DISTANCE OF 147.34 FEET; THENCE S00°30'22"W A DISTANCE OF 263.56 FEET; THENCE S89°29'38"E A DISTANCE OF 20.00 FEET; THENCE S00°30'22"W A DISTANCE OF 89.51 FEET; THENCE S89°57'44"E A DISTANCE OF 84.78 FEET; THENCE SOUTH 213.15 FEET; THENCE N89°27'01"W A DISTANCE OF 700.03 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE N00°20'23"E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 730.60 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

COMMENCING AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S.00°20'23"W., ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, A DISTANCE OF 3965.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°20'23"W., ALONG SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 938.72 FEET; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED S.89°30'23"E., A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE PROCEED N.00°20'23"E., ALONG SAID EAST RIGHT OF WAY AND PARALLEL WITH SAID WEST BOUNDARY A DISTANCE OF 938.71 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED N.89°29'39"W., A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

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

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

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

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the following legal descriptions:

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, LESS THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS THE SOUTH 106.60 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS RIGHT OF WAY FOR COUNTY ROAD 103.

AND LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S00°20'23"W ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 4098.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, PROCEED S89°39'37"E A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED S89°59'38"E A DISTANCE OF 448.25 FEET; THENCE S00°32'02"W A DISTANCE OF 169.41 FEET; THENCE S89°26'58"E A DISTANCE OF 147.34 FEET; THENCE S00°30'22"W A DISTANCE OF 263.56 FEET; THENCE S89°29'38"E A DISTANCE OF 20.00 FEET; THENCE S00°30'22"W A DISTANCE OF 89.51 FEET; THENCE S89°57'44"E A DISTANCE OF 84.78 FEET; THENCE SOUTH 213.15 FEET; THENCE N89°27'01"W A DISTANCE OF 700.03 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE N00°20'23"E ALONG SAID EAST

RIGHT OF WAY A DISTANCE OF 730.60 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

COMMENCING AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S.00°20'23"W., ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, A DISTANCE OF 3965.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°20'23"W., ALONG SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 938.72 FEET; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED S.89°30'23"E., A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE PROCEED N.00°20'23"E., ALONG SAID EAST RIGHT OF WAY AND PARALLEL WITH SAID WEST BOUNDARY A DISTANCE OF 938.71 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED N.89°29'39"W., A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SECTION 6. If any portion of this ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this \_\_\_ day of \_\_\_\_\_, 2011, by the City Commission of the City of Wildwood, Florida.

SEAL

ATTEST:

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

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

Approved as to form:

1. (a) PUBLIC HEARINGS - 2<sup>nd</sup> Final Reading of Ordinance No. O2011-06, an ordinance providing for voluntary annexation of a five (5) acre parcel of property (Mills property)

C-462 E

C-466A

BURNSED BLVD

SARASOTA ST

The Villages  
Sumter County  
Service Center

G04=050

CR 142

BROKEN OAK DR

POWELL RD

MEADOW ST

ARNOLD CT

HUEY ST

CR 144



1 inch = 400 feet

City of Wildwood, Florida  
Proposed Annexation  
Parcel G04=050



**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

*Res. R2011-07*

**SUBJECT:** Villages of Wildwood 3<sup>rd</sup> NOPC to Development Order

**REQUESTED ACTION:** Approval of the 3<sup>rd</sup> Notice of Proposed Change to the DRI Development Order for the Villages of Wildwood and Adoption of Resolution 2011-07

Work Session (Report Only)      **DATE OF MEETING:** 7/11/2011  
 Regular Meeting                       Special Meeting

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

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

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

**HISTORY/FACTS/ISSUES:**

The Villages of Lake Sumter, Inc. has submitted a 3rd Notice of Proposed Change to the Villages of Wildwood DRI Development Order.

Pursuant to Florida Statute 380.06, a public hearing date was set for July 11, 2011.

The proposed changes to the Villages of Wildwood DRI are:

- 1) Remove the Hospital Land Use designation from Map H.
- 2) Remove a portion of the Stormwater Land Use designation from Map H.
- 3) Add Hospital to the uses included in Mixed Use in the Legend on Map H.
- 4) Add "associated Stormwater Land Use" in the Legend on Map H.
- 5) Add a Mixed Use heading to the Land Use Allocation table and Phasing Schedule on Map H-1.
- 6) Move the Hospital Land Use and number of beds entitlement (300) under the Mixed Use heading. Include the Hospital acres (51) in the Mixed Use heading's acres in the Land Use Allocation table on Map H-1.
- 7) Move the Retail Service, Office, Hotel, Attraction/Recreation and Education/Institution Land Uses and their entitlements under the Mixed Use heading. Include any Retail Service, Office, Hotel, Attraction/Recreation and Education/Institutional acres in the Mixed use heading's acres in the Land Use Allocation table on Map H-1.
- 8) Remove the following Land Uses from the Land Use Allocation table on Map H-1. These uses that do not have entitlements in the Villages of Wildwood DRI:  
Residential  
Convention/Performing Arts Center

Regional Recreation Centers

Boat Slips

Club Houses/Village Recreation Centers

Golf Courses

Facilities & Services

Conservation (Wildlife/Preservation & Management Areas)

Lakes

9) Add a Mixed Use heading to the Phasing Schedule on Map H-1.

Staff recommends approval of the 3<sup>rd</sup> Notice of Proposed Change to the DRI Development Order for the Villages of Wildwood and adoption of Resolution 2011-07.

Melanie Peavy

Development Services Director

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**RESOLUTION R2011-07**

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

WHEREAS, on April 18, 2011 The Villages of Lake-Sumter, Inc. submitted a Notice of Proposed Change (NOPC) pursuant to 380.06 (19) Florida Statutes (F.S.), to the Villages of Wildwood Development of Regional Impact (DRI) Development Order; and

WHEREAS, the Wildwood City Commission has conducted an advertised public hearing on June 24, 2011 for the purpose of receiving public comment and determining whether the proposed changes constitute a substantial deviation to the approved ADO.

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

**SECTION 1. FINDINGS OF FACT.**

Based on the documentation and testimony received at the public hearing, the City Commission hereby finds as fact as follows:

1. On February 24, 2004 the Wildwood City Commission approved a third substantial deviation to the Villages of Sumter DRI (that was first approved in 2000) to create the Villages of Wildwood DRI. Pursuant to a §380.032(3) agreement the Department of Community Affairs signed with the Developer dated June 9, 1999 the various Villages DRIs would be processed as separate DRIs by the individual jurisdictions in which they are located without consideration of aggregation except for impacts to affordable housing, transportation, air quality and wildlife. Therefore, the Villages of Wildwood DRI is now being processed as a separate DRI. The 2008 approval was for a development total of not more than 1,288,258 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures; 14,400 square feet GFA of office space, 8 theater screens, and 200 hotel rooms on 235 acres; a 300 bed hospital on 51 acres, 49,714 square feet of educational/institutional floor area on 14 acres and 91 acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a

total development area of approximately 391 acres, located in the City of Wildwood herein referred to as the “Development”.

2. On December 5, 2008, the Developer submitted an NOPC to a previously approved DRI pursuant to Section 380.06 (19), F.S. and Rule 9J-2.025 (11), F.A.C., to amend the DO as follows:

- Establish December 31, 2019 as the Expiration Date.
- Establish the Developer’s cumulative transportation mitigation for state and regionally significant roadways and eliminate all monitoring and modeling requirements.
- Establish full mitigation for local roadways.
- Clarify that the requirements for annual reports cease upon reaching buildout.
- Revise Map H, and H-1 to reflect formatting changes.

3. On December 13, 2010, the Wildwood City Commission approved an NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.025(11), F.A.C., that amended the DO as follows:

- Amended the Land Use Conversion Matrix adding Skilled Nursing Facilities, Assisted Living Facilities and Independent Living.
- Added approximately 4.71 acres north of County Road 44A and east of CR 139.
- Designated 4.71 acres on Map H as Town Center Mixed Use and modified the acreages on Map H-1.
- On April 11, 2011, the Developer submitted an NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.075 (11), F.A.C. to amend the DO as follows:

Amend Map H and H-1 Master Plan

The Applicant proposes the following changes to Map H and H-1.

- Remove the Hospital Land Use designation from Map H.
- Remove a portion of the Stormwater Land Use designation from Map H.
- Add Hospital to the uses included in Mixed Use in the Legend on Map H.
- Add “associated Stormwater Land Use” in the Legend on Map H.
- Add a Mixed Use heading to the Land Use Allocation table and Phasing Schedule on Map H-1.

- Move the Hospital Land Use and number of beds entitlement (300) under the Mixed Use heading. Include the Hospital acres (51) in the Mixed Use heading's acres in the Land use Allocation table on Map H-1.
- Move the Retail Service, Office, Hotel, Attraction/Recreation and Education/Institution Land Uses and their entitlements under the Mixed Use heading. Include any Retail Service, Office, Hotel, Attraction/Recreation and Education/Institutional acres in the Mixed Use heading's acres in the Land Use Allocation table on Map H-1.
- Remove the following Land Uses from the Land Use Allocation table on Map H-1.

These Uses that do not have entitlements in the Villages of Wildwood DRI:

Residential

Convention/Performing Arts Center

Regional Recreation Centers

Boat Slips

Club Houses/Village Recreation Centers

Golf Courses

Facilities & Services

Conservation (Wildlife/Preservation & Management Areas)

Lakes

- Add a Mixed Use heading to the Phasing Schedule on Map H-1.

The revised Map H and H-1 Master Plans are attached as Exhibit 1.

## **SECTION 2. CONCLUSIONS OF LAW.**

Based on the Findings of Fact adopted above, The City of Wildwood hereby adopts the following Conclusions of Law.

1. The City of Wildwood is the governing body having jurisdiction over the review and approval of the NOPC, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this amendment to the Villages of Wildwood DRI DO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.

4. The proposed development is consistent with the Withlacoochee Strategic Regional Policy Plan.
5. The provisions of this amendment to the DO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
6. The impacts of this development, as conditioned by this Amendment to the DO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the City do not constitute a substantial deviation to the DO or subsequent amendments or create additional adverse local impacts.
7. To the extent that the Application for Development Approval (ADA) or NOPC, or any other document is inconsistent with the terms and conditions of this Amendment to the DO, this Amendment to the DO shall prevail.

**SECTION 3. GENERAL CONDITIONS.**

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

Amend Map H and H-1 Master Plan

- Remove the Hospital Land Use designation from Map H.
- Remove a portion of the Stormwater Land Use designation from Map H.
- Add Hospital to the uses included in Mixed Use in the Legend on Map H.
- Add “associated Stormwater Land Use” in the Legend on Map H.
- Add a Mixed Use heading to the Land Use Allocation table and Phasing Schedule on Map H-1.
- Move the Hospital Land Use and number of beds entitlement (300) under the Mixed Use heading. Include the Hospital acres (51) in the Mixed Use heading’s acres in the Land Use Allocation table on Map H-1.
- Move the Retail Service, Office, Hotel, Attraction/Recreation and Education/Institution Land Uses and their entitlements under the Mixed Use heading. Include any Retail Service, Office, Hotel, Attraction/Recreation and Education/Institutional acres in the mixed use heading’s acres in the Land Use Allocation table on Map H-1.

- Remove the following Land Uses from the Land Use Allocation table on Map H-1. These Uses that do not have entitlements in the Villages of Wildwood DRI:
  - Residential
  - Convention/Performing Arts Center
  - Regional Recreation Centers
  - Boat Slips
  - Club Houses/Village Recreation Centers
  - Golf Courses
  - Facilities & Services
  - Conservation (Wildlife/Preservation & Management Areas)
  - Lakes
- Add a Mixed Use heading to the Phasing Schedule on Map H-1.

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

1. Final Order. That this amendment to the ADO shall constitute the final order of the City of Wildwood in response to the DRI NOPC filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.
3. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. That by March 20, 2009 the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the City of Wildwood, the WRPC, the ECFRPC and the DCA.

6. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the City of Wildwood agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the City can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City to be essential to the public health, safety or welfare.
7. That approval of this Amendment to the ADO shall not exempt any portion or unit of the Villages of Wildwood DRI development from any future impact fees imposed by the City of Wildwood. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.
8. Effective Date. That upon adoption, this amendment to the ADO shall be transmitted to the WRPC, the FDCA and the Developer and shall become effective upon rendering of this Development Order by the City.
9. Transmittal of Amendment. That copies of this Amendment to the ADO shall be transmitted immediately by certified mail to the WRPC, FDCA and the Developer, by the City of Wildwood.

**ADOPTED**, in Regular Session this \_\_\_\_\_, 2011, by The City of Wildwood Commission.

ATTEST:

**THE CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
CHAIRMAN

State of Florida  
County of Sumter

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

Witness, my hand and the corporate seal of the City of Wildwood, Florida this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
City Clerk, City of Wildwood, FL

1. (b). PUBLIC HEARING - Resolution No. R2011-07, a resolution approving the third NOPC to the DRI for The Villages of Wildwood DRI Development Order

CLEVELAND AVE/C-466A

OSCEOLA AVE

BARWICK ST

S WARFIELD AVE

S PALMER DR

S ST CLAIR ST

BROKEN OAK DR

BURNSED BLVD

CR 142

POWELL RD

HUEY ST

CR 144

Millennium Park

PHILLIPS LN

CR 177

CR 154B

CR 154A

C-44A

E SR 44

E SR 44

MONACO WAY

NE 53rd BLVD

S BUENA VISTA BLVD

NE 54th BLVD

NE 56th DR

CR 179

NE 48th DR

HERITAGE BLVD

CR 173

CR 173 E

**Legend**

— Roads

 The Villages 3rd NOPC

 City Boundary



1 inch = 1,200 feet

City of Wildwood, Florida  
The Villages 3rd NOPC



## 2. REPORTS AND PUBLIC INPUT

### SPECIAL PRESENTATION:

- None

#### (a) CITY MANAGER:

##### NOTES: (2.f.)

None

##### REPORTS: (2.f.)

(See "f" below)

#### (b) CITY ATTORNEY:

(1)

#### (c) CITY CLERK:

(1)

#### (d) COMMISSION MEMBERS:

(1)

#### (e) PUBLIC FORUM:

(1)

#### (f) NOTES/REPORTS/FILED ITEMS:

##### CITY MANAGER (2.a.) (f.):

1. FYI – Quarterly report from Public Works, Gene Kornegay (Attachments)
2. FYI – Copy of letter to be sent to customers regarding cross-connection – backflow prevention devices needed (Attachment)
3. FYI – REMINDER – First Budget Session next Monday, July 18<sup>th</sup> at 9AM (Attachment)

City of Wildwood  
Public Works Department  
410 Grey Street  
Wildwood, Florida 34785  
Phone: 352-330-1343 Fax: 352-330-1353

# Memo

**To:** Robert Smith  
**From:** Gene Kornegay   
**Cc:** Commission  
**Date:** 7/5/2011  
**Re:** Quarterly Report for Public Works

This is a brief summary of special duties that we have accomplished this quarter (April, May, and June 2011).

## Road repairs were made on:

|                                |                               |                               |
|--------------------------------|-------------------------------|-------------------------------|
| 4 <sup>th</sup> St (5)         | 3 <sup>rd</sup> St            | Corner 3 <sup>rd</sup> & Ross |
| 2 <sup>nd</sup> and Ross       | Jackson & Ross                | Orange Street                 |
| 1 <sup>st</sup> Ave & Kentucky | Young Cir & Gamble            | Wolfe & Hazel                 |
| Old Wire & Gilliam St          | Stanley                       | Stanley & Clyde               |
| Clyde St                       | St Claire & Coburn            | Gray St (6)                   |
| Mill St (4)                    | Jackson & Oak                 | Jackson St (6)                |
| Peel & Lemon St                | Lemon & Peters (7)            | High & MLK (5)                |
| Peters & MLK (15)              | CR 44A (2)                    | Behind Animal Hospital        |
| Broken Oak & Wildwood Ave (4)  |                               | Hence St (3)                  |
| High St (5)                    | 1 <sup>st</sup> Ave & Johnson | Park St (2)                   |
| 1 <sup>st</sup> Ave & Kentucky | 2 <sup>nd</sup> Ave & Johnson | 4 <sup>th</sup> Ave (8)       |
| 3 <sup>rd</sup> Ave (8)        | Pine & 4 <sup>th</sup> Ave    | Old Wire & Hall (5)           |
| Curry                          | Mission                       | Gray Ave & Magnolia (2)       |
| High St                        | County Rd 232                 | Kentucky St (9)               |
| Pine & 2 <sup>nd</sup> St (3)  | 2 <sup>nd</sup> Ave           | Kentucky & Legion (7)         |
| 3 <sup>rd</sup> Ave & Pine     | 4 <sup>th</sup> Ave           | Roy St (12)                   |
| 44A & Roy St (3)               | Maddox & Main                 | Maddox & Webster (4)          |
| Maddox Old Library (6)         | Lee near Jarrell              | Park St. & Huron St.          |
| Grey St                        | Mill St                       | Pitt & Lawrence               |
| 4 <sup>th</sup> St             | Clyde & Stanley               | Stanley & Missouri            |

Stanley & Cleveland  
Legion St (5)  
4<sup>th</sup> Ave  
N Old Wire Rd  
Ridge Ave  
Missouri & Powell  
Wolfe St  
MLK near High St  
C R 203  
4<sup>th</sup> St

Crestview Cir & Judy Ave  
Park St (18)  
Maddox & Webster (2)  
Jarrell & Powell  
Mission Ave  
Powell & Clyde  
Old Wire & Gilliam  
C R 214  
C R 202

Village Dr  
Pine & 4<sup>th</sup> Ave  
Ed Lynum  
Crestview Cir  
Warfield & Wolfe  
Warfield & Cleveland  
4<sup>th</sup> St & Plant Rd  
C R 204  
C R 232

Tree trimming and cutting back right-of-way were done on:

CR. 203 3 days of cutting back  
Cleveland  
CR. 209  
CR. 181  
Jackson  
Powell St. & Missouri St.  
Curry & Gamble  
Missouri & Powell  
Missouri & Warfield  
Broken Oak  
Stone St  
Pine St & Main St  
Ice Plant Rd at curve  
Clay Drain Road  
CR 214  
Stanley  
Gray Ave

Mill St  
44A Boone Property  
CR. 114  
Kilgore  
Lee St.  
Huey St.  
Cleveland & Gamble  
Knight & Powell  
Cleveland & Gray Ave(N)  
Huey St (By WMHS)  
Stone and Pitt  
Switcher at Pine  
Ross St (between Mill & Hence)  
Curry and Clyde St  
Barwick and Stewart  
Osceola

Painted City Hall sign

Installed E-1 at Oxford Community Center

Put up street flag decorations

Replaced stop sign at Hwy 301 & C R 203

Moved office furniture from DCF to Public Works and Police Department 8 hours.

Clean up of two storms that knocked down trees and debris.

Started road repair at Greenwood Cemetery and replaced Flag

Separated and removed ash piles at the Incinerator

Cross hatched 2 parking spots north side of City Hall

Checked and cleaned lift stations monthly

Cleaned out storm drain at Osceola and Stanley

Pressured washed fuel tanks

Took recycling bins to Citrus recycling

Repaired City Hall toilet

Replace lock on City Hall door

Replaced flag at Oxford Park

Repaired King Park Court doors

Repaired sprinkler system at West Side Cemetery

Mowed and disc the Rib Site

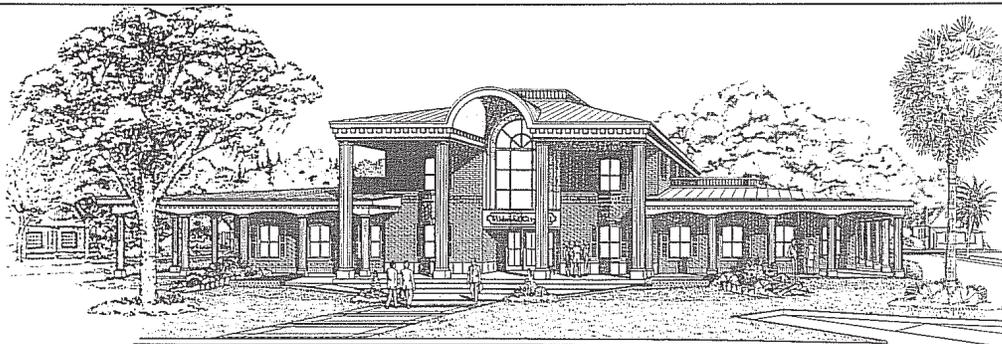
Moved chairs at City Hall in the Commission Chambers and re-set up.

Weekly street sweeping

Working the Grower's Market.

We are maintaining 60 plus miles of right-of-way mowing.

City of  
Wildwood,  
Florida



City Hall

Area Code: 352  
SUNCOM Prefix: 668  
ZIP Code: 34785

**CITY HALL**

100 N. Main Street  
330-1330 Phone  
330-1338 Fax

**CITY MANAGER**

Extension 109

**CITY CLERK/FINANCE**

Extension 100

**PERSONNEL**

Extension 103  
330-1339 Fax

**CUSTOMER SERVICE**

(Utility Accounts)  
Extension 130

**BUILDING SERVICES**

Code/Inspections/Permits  
Extension 131  
330-1334 Fax

**DEVELOPMENT SERVICES**

Planning/Zoning/Concurrency  
Extension 118  
330-1334 Fax

**TDD**

Extension 130

**LIBRARY**

310 Palmer Drive  
748-1158

**COMMUNITY CENTER**

6500 County Road 139

**POLICE**

100 E. Huey Street  
330-1355  
330-1358 Fax

**ANIMAL CONTROL**

**WOOD WASTE**  
601 W. Gulf-Atlantic Hwy.  
330-1345

**REFUSE / STREETS**

410 Grey Street  
330-1343  
330-1353 Fax

**WASTEWATER**

1290 Industrial Drive  
330-1349  
330-1350 Fax

**WATER**

801 E. Huey Street  
330-1346  
330-1347 Fax

Date:

Dear Customer,

To protect our drinking water from harmful contaminants, the State of Florida Administrative Code Rule 62-555.360 and the City of Wildwood ordinance number 424, section 1. Article VII & Section 19 - 400 thru 19-416 establishes requirements to prevent cross connections within our customer's plumbing lines and to prevent backflow of contaminants from these lines into the City's drinking water distribution system.

Please be advised that while inspecting the plumbing system on your premise, we have discovered that there is no backflow prevention device installed.

Florida Department of Environmental Protection requires that all commercial customers comply with the ordinance by having annual testing and certification of backflow of backflow prevention assemblies installed on water lines.

Please make arrangements to have a backflow prevention device installed at your earliest convenience.

Once the installation is complete please contact our office at (352) 330-1346 to schedule an appointment for testing.

If you require additional information to complete the required work, please give me a call.

Your prompt attention to this matter would be greatly appreciated.

Sincerely,

Ronald L. Allen  
Water Director  
City of Wildwood

**CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

2. a. REPORTS & PUBLIC  
INPUT: (f.3) FYI - REMINDER -  
First Budget Session next  
Monday, July 18<sup>th</sup> at 9AM

**SUBJECT:** FY 11-12 Budget

**REQUESTED ACTION:** Board Information Purposes

Work Session (Report Only)    **DATE OF MEETING:** 7/18/11  
 Regular Meeting                       Special Meeting

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

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

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**HISTORY/FACTS/ISSUES:**

Mayor and Commission,

It is my pleasure to present to you the City of Wildwood FY 2011-2012 Budget. This has been presented to you to provide sufficient time to review and to request clarification on certain points. At this time the City is still awaiting information on additional General Fund Revenues such as Ad Valorem and Telecommunications Tax Revenues. Staff created this budget with the previous year's revenues for these line items. It is anticipated that these sources will increase that would enable the Commission to keep the City Millage Rate the same as in FY 10-11.

Some of the highlights include:

Revenues:

- Additional Sales Tax Revenue (population increase)
- Additional Discretionary Surtax (population increase)
- Additional State Revenue Sharing (population increase)
- Additional Enterprise Fund Revenues (CPI Increase, Additional Development)
- Lowered Zoning and Compliance Revenue
- Did not anticipate Connection and Tie Fees as specific Enterprise Operational Revenues. Clarification to be provided at hearing.

Expenditures:

- \$700,000 CDBG Grant: Pitt & Stone, Osceola Ave, and CR 232
- \$336,000 HVAC City Hall Repairs: Reserve
- Repaving Projects: 4<sup>th</sup> Ave, Judy Ave, Oak Grove Village, and CR 156
- Vehicle Replacement Program: Police, Water, Wastewater
- Police Radio Narrow Banding: FCC Requirement
- Utility Director to supervise Water & Wastewater

- 12% Health Care Cost Increase (Commission to Select Plan)

2. a. REPORTS & PUBLIC  
INPUT: (f.3) FYI - REMINDER -  
First Budget Session next  
Monday, July 18<sup>th</sup> at 9AM

Items to be discussed at Budget Hearing:

- Detailed Budget Overview
- Cost of Living Adjustment
- New Police Station
- Chamber of Commerce Contribution
- Commission Salaries
- IT Upgrades and Costs
- Public Records Storage Facility: City Annex
- Additional Road Paving Projects

|                              |              |
|------------------------------|--------------|
| General Fund Expenditures:   | \$5,637,532  |
| General Fund Revenues        | \$6,083,943  |
| Contingency                  | \$446,411    |
| Enterprise Fund Expenditures | \$4,703,829  |
| Enterprise Fund Revenues     | \$4,846,842  |
| Contingency                  | \$143,013    |
| Total Expenditures           | \$10,358,436 |
| Total Revenues               | \$10,951,685 |
| Total Contingency            | \$593,249    |

Regards,

Robert Smith  
City Manager  
City of Wildwood

### **3. NEW BUSINESS – ACTION REQUIRED**

#### **a. MINUTES**

1. None

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

1. Ordinance No. O2011-07, an ordinance providing changes and updates to the City of Wildwood – LDR's (Attachments – Staff Recommends Approval)
2. Ordinance No. O2011-08, an ordinance proposing a small scale land use amendment for Oxford Retirement Residence (Maricamp, LLC) a portion of Parcel D08=005 containing 7.03 acres ± (Attachments – Staff Recommends Approval)

#### **c. RESOLUTIONS FOR APPROVAL:**

1. Resolution No. R2011-09, a resolution providing for increases to the water and wastewater user charge ordinance and facility availability base rates, to be effective as of the billing cycle for the month of October 2011 (Attachments – Staff Recommends Approval)
2. Resolution No. R2011-10, a resolution setting rates for use of reclaimed water for Class A, Class AM and Class B users, replacing Resolution No. R2009-08, to be effective as of the billing cycle for the month of October 2011 (Attachments – Staff Recommends Approval)

#### **d. APPOINTMENTS**

1. None

#### **e. CONTRACTS AND AGREEMENTS**

1. Review/approval of the Amendment to the Professional Services Agreement between the COW and Kimley-Horn & Assoc. originally dated January 7, 2009 – David Grimm to present (Attachments – Staff Recommends Approval)

#### **f. FINANCIAL**

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

#### **g. GENERAL ITEMS FOR CONSIDERATION**

1. Report regarding other gymnasium's relative to the proposed Adult League Basketball facility (Attachments – Board Option)
2. Review/discussion regarding the proposed letter to FDOT – Turnpike Authority regarding the Okahumpka Plaza MOU – cancellation of agreement (Attachment – Staff Recommends Approval)
3. Review/approval of the Hawk Landing Site Plan Approval with Special Magistrate recommendation (Attachments – Staff Recommends Approval)
4. Review/discussion (if desired) of appraisal/evaluation forms of the City Manager from directors/staff (To be presented to Mayor Wolf/Commissioners at meeting) (NO Attachments)

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

Ord. 02011-07

**SUBJECT:** City of Wildwood Land Development Regulations Rewrite

**REQUESTED ACTION:** Approval of the Land Development Regulations Changes and Updates via Ordinance #2011-07

Work Session (Report Only)  
 Regular Meeting

**DATE OF MEETING:** 7/11/2011  
 Special Meeting

**CONTRACT:**

N/A

Effective Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

Vendor/Entity: \_\_\_\_\_

Termination Date: \_\_\_\_\_

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

Annual  
 Capital  
 N/A

**FUNDING SOURCE:** \_\_\_\_\_  
**EXPENDITURE ACCOUNT:** \_\_\_\_\_

### HISTORY/FACTS/ISSUES:

City staff has completed the rewrite of the Land Development Regulations, Fee Schedule and Zoning needed to implement the 2035 Comprehensive Plan that was approved by the Department of Community Affairs in May 2010.

The new Land Development Regulations have undergone extensive review by the Development Services Department, Water and Wastewater Departments, Public Works Departments, Kimley-Horn and Associates (on behalf of the City), City Attorney and a variety of independent parties.

Additionally, City staff held a public workshop regarding this matter on May 24, 2011 in an effort to keep residents, stakeholders, and business owners abreast of the changes and to receive any comments the public may have. The workshop was well received and attended.

The Chapter 1 of the Land Development Regulations modifies certain development processes and procedures. Most notably, the City will be implementing a Project Review Committee as a means of reviewing the technical components within development applications and site plans. The roles of the Planning and Zoning Board, Board of Adjustment and Local Planning Agency are now more defined.

Chapter 2 updates the definitions within the Code; Chapter 3 updates the zoning regulations; Chapter 4 updates the site plan requirements; Chapter 5 updates the subdivision regulations; Chapter 6 significantly modifies the technical standards; Chapter 7 updates the concurrency regulations; and Chapter 8 implements a planned development process.

The Official Zoning Map has been updated to provide City zoning districts that are consistent with the Comprehensive Plan. The most significant change in the Zoning Map relates to the delineation of

Commercial zoning districts into 3 separate districts (C-1, C-2, and C-3). The prior Land Development Regulations contained one all inclusive commercial zoning category. The City is also creating a Zoning Overlay Map as a method of tracking Planned Developments.

A new Fee Schedule is needed to implement the new development applications as a result of the new Land Development Regulations. City staff has analyzed the fees of surrounding municipalities to ensure the fees imposed by the City are in line with the area.

The Land Development Regulations rewrite was considered by the Planning & Zoning Board as Local Planning Agency on July 5, 2011. The Special Magistrate recommends approval of the revised Land Development Regulations (see attached recommendation).

The Land Development Regulations, Fee Schedule, and Zoning Map are proposed to be adopted through Ordinance 2011-07 (attached).

Melanie Peavy  
Development Services Director

---

**ORDINANCE O2011-07**

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; REPEALING IN ITS ENTIRETY THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS IN EFFECT PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE CONSISTING OF CHAPTERS 1 THROUGH 12 AND ORDINANCE NUMBERS 267, 286, 287, 292, 302, 314, 317, 326, 327, 329, 330, 372, 376, 373, 383, 389, 406, 414, 422, 423, 428, 429, 430, 431, 437, 439, 443, 444, 448, 449, 452, 464, 498, 553, 594, 619, and 2011-05; PROVIDING FOR THE ADOPTION OF LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD IN THE FORM ATTACHED HERETO AS EXHIBIT "A" CONSISTING OF CHAPTER 1, GENERAL PROVISIONS; CHAPTER 2, DEFINITIONS; CHAPTER 3, ZONING; CHAPTER 4, SITE PLAN REQUIREMENTS; CHAPTER 5, SUBDIVISION REGULATIONS; CHAPTER 6, TECHNICAL STANDARDS; CHAPTER 7, CONCURRENCY MANAGEMENT; CHAPTER 8, PLANNED DEVELOPMENTS; AND FEE SCHEDULE; PROVIDING FOR CODIFICATION OF THE NEWLY ADOPTED LAND DEVELOPMENT REGULATIONS IN THE FORM ATTACHED AS EXHIBIT "A"; PROVIDING FOR NEW ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted the City of Wildwood 2035 Comprehensive Plan on May 8, 2010;

**WHEREAS**, Section 163.3202(1), Florida Statutes requires local governments to adopt and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

**WHEREAS**, the City Commission desires to substantially amend the City of Wildwood Land Development Regulations consisting of Chapters 1 through 12; and

**WHEREAS**, the City Commission desires to amend the zoning map of the City of Wildwood to implement and be consistent with the Comprehensive Plan;

**WHEREAS**, the City Commission desires to adopt a new fee schedule for certain development applications; and

**WHEREAS**, the adoption of this Ordinance and Land Development Regulations herein referred to as the "Code" has been reviewed by the Special Magistrate acting as the Local Planning Agency and constitutes a complete revision of said Code and will create a more uniform, consistent, and user friendly Land Development Regulations; now therefore,

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

**Section 1:** That the Land Development Regulations consisting of Chapter 1 through Chapter 12; and Ordinance numbers 267, 286, 287, 292, 302, 314, 317, 326, 327, 329, 330, 372, 376, 373, 383, 389, 406, 414, 422, 423, 428, 429, 430, 431, 437, 439, 443, 444, 448, 449, 452, 464, 498, 553, 594, 619 and 2011-05 are hereby repealed.

**Section 2: Land Development Regulations Adopted.**

That new and integrated City of Wildwood Land Development Regulations are hereby adopted consisting of Chapter 1, General Provisions; Chapter 2, Definitions; Chapter 3, Zoning; Chapter 4, Site Plan Requirements; Chapter 5, Subdivision Regulations; Chapter 6, Technical Standards; Chapter 7, Concurrency Management; Chapter 8, Planned Developments; and Fee Schedule, as said Land Development Regulations are set forth in Exhibit “A” attached hereto and incorporated herein by reference.

**Section 3: Land Development Regulations Codified.**

The newly adopted City of Wildwood Land Development Regulations are hereby codified as adopted in the attached Exhibit “A.”

**Section 4: Zoning Maps.**

That the new zoning maps of the City Wildwood are hereby adopted consisting of the official zoning map of the City of Wildwood and the zoning overlay map are set forth in “Exhibit B” attached hereto and incorporated herein by reference.

**Section 5: Effective Date.**

This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

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

Approved as to Form:

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

**Planning & Zoning Board/Special Magistrate  
as Local Planning Agency**

The case below was heard on Tuesday, July 5, 2011 by the Special Magistrate. City staff seek approval of the latest revision of the Land Development Regulations (LDRs) for submittal to the City Commission.

**Case:** GP 1106-08

**Parcels:** City-wide

**Applicant:** City of Wildwood, Florida

**Agent:** Melanie Peavy, Development Services Director

Based upon the testimony and information presented, the Special Magistrate recommends approval of the revised Land Development Regulations (LDRs) and favorable recommendation of Ordinance #O2011-07 to the City Commission subject to the following modifications to the LDRs:

Section 1.4 (B) – Requirements for issuance of building permits – Language is needed to enable a property owner to obtain a building permit who utilizes an easement (which they may or may not own) for road access when the property does not directly abut a public road.

Section 1.8 – Special Magistrate – There should be a corresponding section (such as 1.8 [D]) that contains the same "Special Magistrate" language as section 1.7 (E).

Mr. Lowry commended staff for their diligent work on the updates to the Land Development Regulations. They have done an excellent job.

Dated: July 5, 2011



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

3. NEW BUSINESS – ACTION REQUIRED  
b. ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
(2) Ordinance No. O2011-08, an ordinance proposing a small scale land use amendment for Oxford Retirement Residence (Maricamp, LLC) a portion of Parcel D08=005 containing 7.03 acres ±

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

Ord. - O2011-08

**SUBJECT:** Small Scale Land Use Amendment – Portion of Parcel #D08=005

**REQUESTED ACTION:** Commission approval of a small scale land use amendment from “Low Density Residential” to “Public Facilities”.

- Work Session (Report Only)  
 Regular Meeting

**DATE OF MEETING:** 7/11/2011  
 Special Meeting

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

Vendor/Entity: \_\_\_\_\_  
Termination Date: \_\_\_\_\_

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

- Annual  
 Capital  
 N/A

**FUNDING SOURCE:** \_\_\_\_\_  
**EXPENDITURE ACCOUNT:** \_\_\_\_\_

**HISTORY/FACTS/ISSUES:**

The applicant, Maricamp, LLC, is requesting a small scale land use amendment from “Low Density Residential” to “Public Facilities” to accommodate a 126 unit Assisted Living Facility on a 7.03 acre portion of parcel #D08=005.

Case #CP1106-01 was considered by the Planning & Zoning Board as Local Planning Agency on July 5, 2011 and the Special Magistrate recommends approval of the small scale land use amendment (see attached).

Therefore, staff is requesting Commission approval of Ordinance #2011-08 (attached).

Melanie Peavy  
Development Services Director

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3. NEW BUSINESS – ACTION REQUIRED  
b. ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
(2) Ordinance No. O2011-08, an ordinance proposing a small scale land use amendment for Oxford Retirement Residence (Maricamp, LLC) a portion of Parcel D08=005 containing 7.03 acres ±

**ORDINANCE NO. O2011-08**

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

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

**Maricamp, LLC**  
**Portion of Parcel #: D08=005**  
**Containing 7.03 acres +/-**

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION 8; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, S.00°02'06"E., A DISTANCE OF 4098.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°57'54"E., A DISTANCE OF 34.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 103 (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 529 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING THREE COURSES, N.89°38'23"E., A DISTANCE OF 448.42 FEET; THENCE S.00°11'08"W., A DISTANCE OF 169.42 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET TO THE POINT OF BEGINNING;  
THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LANDS, N.55°59'32"E., A DISTANCE OF 93.95 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 145.24 FEET, A CENTRAL ANGLE

OF 87°20'02", AND A CHORD BEARING AND DISTANCE OF S.75°31'20"E., 200.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.38 FEET; THENCE DEPARTING SAID CURVE, S.00°00'42"E., A DISTANCE OF 239.15 FEET; THENCE S.47°02'47"E., A DISTANCE OF 47.12 FEET; THENCE S.89°49'26"E., A DISTANCE OF 398.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, S.00°00'42"E., A DISTANCE OF 372.42 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTH BOUNDARY OF THE SOUTH 383.81 FEET, N.89°49'26"W., A DISTANCE OF 599.70 FEET TO THE PROJECTION OF THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 529; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY PROJECTION AND THE EASTERLY BOUNDARY THE FOLLOWING FIVE COURSES OF SAID LANDS, N.00°23'11"W., A DISTANCE OF 288.22 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET TO THE POINT OF BEGINNING. CONTAINING 7.03 ACRES, MORE OR LESS.

This property is to be reclassified from City comprehensive plan category "Low Density Residential" to City comprehensive plan category "Public Facilities."

AND WHEREAS, the City is also proposing to amend the Future Land Use Map to include Future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the

Future Land Use and Zoning Maps are attached hereto and incorporated herein by reference.

SECTION 2. With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

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

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

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

DONE AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2011, 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

3. NEW BUSINESS – ACTION REQUIRED  
b. ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
(2) Ordinance No. O2011-08, an ordinance  
proposing a small scale land use amendment  
for Oxford Retirement Residence (Maricamp,  
LLC) a portion of Parcel D08=005 containing  
7.03 acres ±

**Planning & Zoning Board/Special Magistrate  
as Local Planning Agency**

The case below was heard on Tuesday, July 5, 2011 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from City "Low Density Residential" to City "Public Facilities" on 7.03 +/- acres.

**Case:** CP 1106-01

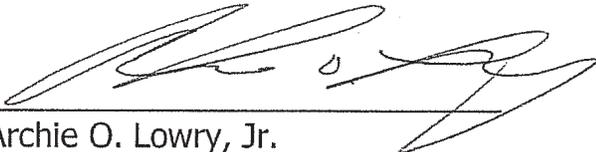
**Parcel:** A portion of D08=005

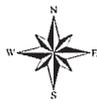
**Owner:** Maricamp, LLC

**Applicant:** Lenity Group, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and recommendation of approval of Ordinance #O2011-08 to the City Commission.

**Dated:** July 5, 2011

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



1 inch = 400 feet

# Wildwood, Florida

Small Scale Comprehensive Plan Amendment  
Proposed Land Use

3. NEW BUSINESS – ACTION REQUIRED  
ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
(2) Ordinance No. O2011-08, an ordinance  
proposing a small scale land use amendment  
for Oxford Retirement Residence (Maricamp,  
LLC) a portion of Parcel D08=005 containing  
7.03 acres ±

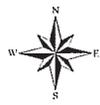
CR 103

Portion of D08=005

C-466 E

### Legend

- Major Roadways
- Portion of D08=005
- County Boundary
- Wildwood City Boundary
- Wildwood FLU**
- LDR
- LMDR
- Public Facilities
- Commercial
- Oxford Neighborhood Mixed Use
- Sumter County FLU**
- Agricultural: one unit per ten acres
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Medium Density Residential: Four units per acre
- High Density Residential: Six units per acre
- Recreation
- Mixed Use: subject to Development Order



1 inch = 400 feet

# Wildwood, Florida

Small Scale Comprehensive Plan Amendment  
Existing Land Use

3. NEW BUSINESS – ACTION REQUIRED  
ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
(b) Ordinance No. O2011-08, an ordinance  
proposing a small scale land use amendment  
for Oxford Retirement Residence (Maricamp,  
LLC) a portion of Parcel D08=005 containing  
7.03 acres ±

CR 103

Portion of D08=005

C-466 E

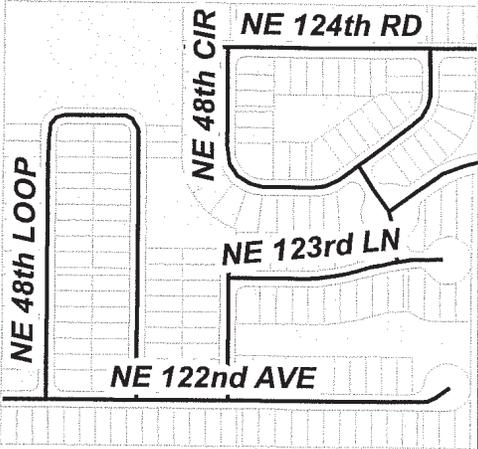
### Legend

- Major Roadways
- Portion of D08=005
- County Boundary
- Wildwood City Boundary
- Wildwood FLU**
- LDR
- LMDR
- Public Facilities
- Commercial
- Oxford Neighborhood Mixed Use
- Sumter County FLU**
- Agricultural: one unit per ten acres
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Medium Density Residential: Four units per acre
- High Density Residential: Six units per acre
- Recreation
- Mixed Use: subject to Development Order

3. NEW BUSINESS – ACTION REQUIRED  
 b. ORDINANCES – 1<sup>ST</sup> READ ONLY (NO VOTE)  
 (2) Ordinance No. O2011-08, an ordinance proposing a small scale land use amendment for Oxford Retirement Residence (Maricamp, LLC) a portion of Parcel D08=005 containing 7.03 acres ±

CR 103

NE 125th LOOP



IMRT Center

Oxford II

BELLWETHER LN

Steeplechase Retirement Residence

Open Bible Church

WOODRIDGE DR

Walmart

**Legend**

-  Roads
-  Oxford II
-  City Boundary

VILLAGE CAMPUS CIR

WEDGEWOOD LN

TATONKA TER

C-466 E

C-466 E



1 inch = 500 feet

City of Wildwood, Florida  
 Oxford II Development  
 Portion of Parcel D08=005



**RESOLUTION NO. R2011-09**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE WATER AND WASTEWATER USER CHARGE ORDINANCE AND FACILITY AVAILABILITY BASE RATES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 19-30 of the City of Wildwood Code provides that water and wastewater user rates shall be set by the city commission; and,

WHEREAS, the City of Wildwood has provided a mechanism for increasing water and wastewater user fees in Resolution number 981; and,

WHEREAS, the resolution provides that the commission may increase water and wastewater user fees by increases in the Consumer Price Index at any regular or special meeting of the commission; and,

WHEREAS, the Consumer Price Index for the last 12 months shows an average increase of 2.1%.

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

SECTION 1. The Residential/Commercial base rate for sewer facility availability to each user shall be based on capacity allocation as determined by meter size as follows:

| Meter Size | Equivalent Meter Factor | Inside City Monthly Minimum Charge | Outside City Monthly Minimum Charge |
|------------|-------------------------|------------------------------------|-------------------------------------|
| 5/8"       | 1                       | \$10.62                            | \$13.27                             |
| 1"         | 1.25                    | \$13.27                            | \$16.58                             |
| 1 ½"       | 2                       | \$21.23                            | \$26.54                             |
| 2"         | 3.64                    | \$38.59                            | \$48.25                             |
| 3"         | 7.33                    | \$77.83                            | \$97.30                             |
| 4"         | 13.33                   | \$141.54                           | \$176.93                            |
| 6"         | 25.67                   | \$272.46                           | \$340.59                            |
| 8"         | 45                      | \$477.71                           | \$597.14                            |
| 10"        | 76.33                   | \$810.32                           | \$1012.89                           |

SECTION 2. The Residential/Commercial user charge rate for sewer operation and maintenance including replacement shall be :

Inside City Limits

\$2.83 per thousand gallons multiplied by 90% of the water used.

Outside City Limits

\$3.53 per thousand gallons multiplied by 90% of the water used.

(It has been established that 90% of water consumption is treated as wastewater.)

SECTION 3. The Residential/Commercial base rate for water facility availability to each user shall be based on capacity allocation as determined by meter size as follows:

| Meter Size | Equivalent Meter Factor | Inside City Monthly Minimum Charge | Outside City Monthly Minimum Charge |
|------------|-------------------------|------------------------------------|-------------------------------------|
| 5/8"       | 1                       | \$5.98                             | \$7.48                              |
| 1"         | 1.25                    | \$7.71                             | \$9.64                              |
| 1 1/2"     | 2                       | \$12.73                            | \$15.92                             |
| 2"         | 3.64                    | \$23.68                            | \$29.60                             |
| 3"         | 7.33                    | \$48.39                            | \$60.50                             |
| 4"         | 13.33                   | \$88.53                            | \$110.67                            |
| 6"         | 25.67                   | \$171.05                           | \$179.85                            |
| 8"         | 45                      | \$300.37                           | \$375.46                            |
| 10"        | 76.33                   | \$509.96                           | \$637.45                            |

SECTION 4. The Commercial user charge rate for water operation and maintenance including replacement shall be

| <u>Inside City Limits</u>         | <u>Outside City Limits</u>        |
|-----------------------------------|-----------------------------------|
| _____ \$1.40 per thousand gallons | _____ \$1.76 per thousand gallons |

SECTION 5. The Residential user charge rate for water operation and maintenance including replacement shall be

| <u>Inside City Limits</u>  |                             |
|----------------------------|-----------------------------|
| <u>0 - 6,000 Gallons</u>   | <u>7,000 and up Gallons</u> |
| _____ \$1.04/1,000         | _____ \$1.58/1,000          |
| <u>Outside City Limits</u> |                             |
| <u>0 - 6,000 Gallons</u>   | <u>7,000 and up Gallons</u> |
| _____ \$1.29/1000          | _____ \$1.95/1000           |

SECTION 6. Irrigation shall be:

| <u>Inside City Limits</u>                                                                               |
|---------------------------------------------------------------------------------------------------------|
| _____ \$1.56/1,000 gallons used in addition to a \$1.04 processing fee when water charges are incurred. |

3. NEW BUSINESS – ACTION REQUIRED  
c. RESOLUTIONS FOR APPROVAL(1) Resolution No. R2011-09, a resolution providing for increases to the water and wastewater user charge ordinance and facility availability base rates, to be effective as of the billing cycle for the month of October 2011

Outside City Limits

\$1.95/1,000 gallons used in addition to a \$1.31 processing fee when water charges are incurred.

SECTION 7. All charges herein have been increased by 25% for users outside the City Limits.

SECTION 8. These rates and charges supersede any previous rates established by the City Commission of the City of Wildwood, Florida.

SECTION 9. With the passage of this Resolution the new rates will become effective as of the billing cycle for the month of October, 2011.

PASSED AND RESOLVED, this \_\_\_\_ day of \_\_\_\_\_, 2011.

SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

\_\_\_\_\_  
BY: Ed Wolf, Mayor

**RESOLUTION NO. R2011-10**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; SETTING RATES FOR USE OF RECLAIMED WATER FOR CLASS A, CLASS AM AND CLASS B USERS; REPLACING RESOLUTION NO. R2009-08; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood has passed Ordinance No. 404, which provides that rates for Class A, Class AM, and Class B users of reclaimed water shall be established by Resolution.

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

SECTION 1. Class A, Class AM and Class B users shall pay for reclaimed water as follows:

- (1) *Class A and AM users.*

Class A and AM users shall pay a monthly fee, charge or rate as follows:

|                                                                                                 | Inside City | Outside City |
|-------------------------------------------------------------------------------------------------|-------------|--------------|
| Stand by charge (per ERU) (imposed beginning 90 days after availability of product to property) | \$1.02      | \$1.28       |
| Use charge per 1,000 gallons                                                                    | 0.635       | 0.80         |

- (2) *Class B users:*

a. Class B users shall pay a monthly fee, charge or rate as follows:

|                                                                                                 | Inside City | Outside City |
|-------------------------------------------------------------------------------------------------|-------------|--------------|
| Stand by charge (per ERU) (imposed beginning 90 days after availability of product to property) | \$1.02      | \$1.28       |
| Use charge per 1,000 gallons                                                                    | 0.870       | 1.082        |

- b. Class B users shall pay all costs associated with the reclaimed water service connection, including, but not limited to, tapping into the distribution main, the connection pipe, the city's shut-off valve, the meter and the backflow prevention device.

3. NEW BUSINESS - ACTION REQUIRED  
c. RESOLUTIONS FOR APPROVAL (2) Resolution No. R2011-10, a resolution setting rates for use of reclaimed water for Class A, Class AII and Class B users, replacing Resolution No. R2009-08, to be effective as of the billing cycle for the month of October 2011

SECTION 2. With the passage of this Resolution, the new rates will become effective as of the billing cycle for the month of October, 2011.

**PASSED AND RESOLVED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2011, by the City Commission of the City of Wildwood, Florida.

SEAL

ATTEST:

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

**Amendment to the  
Professional Services Agreement  
Between City of Wildwood and Kimley-Horn & Associates originally dated January 7, 2009**

This amendment is to the Professional Services Agreement between the City of Wildwood and Kimley-Horn & Associates originally dated January 7, 2009 and is made and entered by and between The City of Wildwood, Florida, a Florida Municipal Corporation, (hereinafter called "City" and/or "Local Government"), and Kimley-Horn & Associates, a Florida Corporation, located at 1823 SE Ft. King Street, Suite 200, Ocala, Florida 34471, (hereinafter called "Engineer" and/or "Contractor").

**Section I: Required clauses for CDBG funded contracts:**

**Clauses for compliance with 24 C.F.R. Section 85.35(i)**

1. Termination (Cause and/or Convenience)
  - (a) This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate and (2) an opportunity for consultation with the terminating party prior to termination.
  - (b) This contract may be terminated in whole or in part in writing by the local government for its convenience, provided that the other party is afforded the same notice and consultation opportunity specified in I.(a) above.
  - (c) If termination for default is effected by the local government, an equitable adjustment in the price for this contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the contractor at the time of termination may be adjusted to cover any additional costs to the local government because of the contractor's default.
    - If termination for convenience is effected by the local government, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.
    - For any termination, the equitable adjustment shall provide for payment to the contractor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, in addition to termination settlement costs reasonably incurred by the contractor relating to commitments (e.g., suppliers, subcontractors) which had become firm prior to receipt of the notice of intent to terminate.
  - (d) Upon receipt of a termination action under paragraphs (a) or (b) above, the contractor shall (1) promptly discontinue all affected work (unless the notice directs otherwise) and (2) deliver or otherwise make available to the local government all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the contractor in performing this contract, whether completed or in process.
  - (e) Upon termination, the local government may take over the work and may award another party a contract to complete the work described in this contract.
  - (f) If, after termination for failure of the contractor to fulfill contractual obligations, it is determined that the contractor had not failed to fulfill contractual obligations, the termination shall be deemed to

have been for the convenience of the local government. In such event, adjustment of the contract price shall be made as provided in paragraph (c) above.

2. Remedies

Unless otherwise provided in this contract, all claims, counter-claims, disputes and other matters in question between the local government and the contractor, arising out of or relating to this contract, or the breach of it, will be decided by arbitration if the parties mutually agree or in a Florida court of competent jurisdiction.

3. Access to Records

The Local Government, the Florida Department of Community Affairs, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, and any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

4. Retention of Records

The contractor shall retain all records relating to this contract for six years after the local government makes final payment and all other pending matters are closed.

5. Environmental Compliance

If this contract exceeds \$100,000, the contractor shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and U.S. Environmental Protection Agency regulations (40 C.F.R. Part 15). The contractor shall include this clause in any subcontracts over \$100,000.

6. Energy Efficiency

The contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Public Law 94-163).

7. Conflicts with Other Clauses

If this contract contains any clauses which conflict with the clause in section 1, above, then this contract will be governed by the clause(s) in section 1.

**Clauses for Contracts Covered by Section 287.055, F. S.**

1. Prohibition Against Contingent Fees

The Engineer warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer to solicit or secure this agreement and that he/she has not paid or agreed to pay any person, company, corporations, individual, or firm, other than a bona fide employee working solely for the Engineer any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this agreement.

2. Adjustment of Contract Price

If a Truth-in-Negotiation certificate was required for this contract, the Engineer agrees that the original contract price and additions thereto shall be adjusted to exclude any significant sums by which it is determined the contract price was increased due to inaccurate, incomplete, or noncurrent

wage rates and other factual unit costs. All such contract adjustments shall be made within one year following the end of the contract.

**Section 2: Fee**

The City and Engineer agree that the post design engineering fee for the CDBG project shall be \$26,593.75 for project inspection/observation services plus \$10,000 for construction contract administration for a total of \$36,593.75 as shown by the RUS fee curve calculation below. This is the engineering fee for the met needs portion of the project as described in the CDBG grant application/grant agreement. After met needs are accomplished and if funds are available, the City may proceed with future needs as described in the grant application/grant agreement. The City and Engineer may negotiate an increase in the engineering fee for future needs. However, any additional engineering fees paid for with CDBG funds are limited to \$0.00 (none) for construction contract administration services. Any additional fees for project inspection/observation services that are paid for with CDBG funds shall not exceed the appropriate RUS fee curve percentage above the estimated \$575,000 construction cost.

RUS Fee Curve (to calculate maximum amount of engineering fee that CDBG will pay for):

|                                     |                                             |                      |                        |
|-------------------------------------|---------------------------------------------|----------------------|------------------------|
| <b>TOTAL CDBG CONSTRUCTION COST</b> |                                             | \$575,000            |                        |
| <b>RUS FEE CURVE:</b>               |                                             |                      |                        |
| <b>TABLE USED:</b>                  |                                             |                      |                        |
|                                     | CDBG Project Cost Subject to Engineering \$ |                      | Appropriate Table: IIA |
|                                     |                                             |                      | Table IIA % Inspection |
| Lower \$ x00,000 Amount             | \$500,000                                   |                      | 4.70%                  |
| Est/Actual Constr Cost              | \$575,000                                   |                      | 4.63%                  |
| Higher \$ x00,000 Amount            | \$600,000                                   |                      | 4.60%                  |
|                                     |                                             | Inspection           | \$26,593.75            |
|                                     |                                             | Construct Adm        | \$10,000.00            |
|                                     |                                             | <b>Total Eng Fee</b> | <b>\$36,593.75</b>     |

Excerpt from CDBG grant application regarding maximum engineering fee percentage that can be paid for with CDBG funds.

Maximum Engineering Fee Percentages from  
Florida RUS Bulletin 1780-9 Revised 10/2009  
(Applicable to Basic Engineering)

Maximum Engineering Fee Percentages from  
Florida RUS Bulletin 1780-9 Revised 06/2007  
Applicable to Inspection

| Estimated Construction Cost | Basic Fee Table I Maximum | Basic Fee Table II Maximum |  | Inspection Fee Table I Maximum | Inspection Fee Table II Maximum |
|-----------------------------|---------------------------|----------------------------|--|--------------------------------|---------------------------------|
| 100,000                     | 12.3                      | 10.1                       |  | 6.9                            | 6.5                             |
| 200,000                     | 11.2                      | 9.4                        |  | 6.3                            | 5.9                             |
| 300,000                     | 10.4                      | 8.9                        |  | 5.8                            | 5.3                             |
| 400,000                     | 10.0                      | 8.5                        |  | 5.5                            | 4.9                             |
| 500,000                     | 9.6                       | 8.2                        |  | 5.3                            | 4.7                             |
| 600,000                     | 9.2                       | 7.9                        |  | 5.1                            | 4.6                             |
| 800,000                     | 8.6                       | 7.5                        |  | 4.6                            | 4.1                             |
| 1,000,000                   | 8.2                       | 7.2                        |  | 4.1                            | 3.8                             |
| 2,000,000                   | 7.8                       | 6.8                        |  | 3.5                            | 2.9                             |
| 3,000,000                   | 7.4                       | 6.4                        |  | 3.1                            | 2.4                             |
| 4,000,000                   | 7.1                       | 6.1                        |  | 3.0                            | 2.2                             |
| 5,000,000                   | 6.8                       | 5.9                        |  | 2.8                            | 2.0                             |
| 7,500,000                   | 6.6                       | 5.7                        |  | 2.7                            | 1.95                            |
| 10,000,000                  | 5.9                       | 4.6                        |  | 2.5                            | 1.8                             |
| 15,000,000                  | 6.1                       | 5.2                        |  | 2.3                            | 1.6                             |
| 20,000,000                  | 5.9                       | 5.1                        |  | 2.2                            | 1.45                            |

Rule 9B-43 establishes the above schedule as the maximum amount of CDBG funds that may be used to pay for basic engineering and inspection. To comply with 24 CFR 85.36, the local government must negotiate a fee, including profit, as a separate amount, and conduct a cost analysis of the fee. Non-CDBG funds may be used to pay for basic engineering and inspection costs exceeding the schedule.

Tables I and I-A shall be used for water treatment plants, sewers, sewage treatment plants, and rehabilitation of existing treatment facilities. For all other projects, use Tables II and II-A. For project costs falling between the amounts shown in the tables, percentages shall be interpolated to the nearest one-tenth percent. Projects with both Table I and Table II activities shall be prorated using the percentage of estimated cost for each table to the total estimated construction cost. Do not calculate based on the Table I cost and the Table II cost. (Example: if 35% of estimated construction cost is Table I, use 35% of Table I amount as calculated using the estimated construction cost; then use 65% of the Table II amount as calculated using the estimated construction cost.

The engineering fee may include any services defined as additional engineering in Rule 9B-43. All additional engineering fees must be justified as outlined in Technical Memo 93-13. The engineering fee may also include preliminary engineering costs not to exceed one-half of one percent of total estimated construction costs. If readiness to proceed points are part of the final application score, then preliminary engineering costs may not be requested and the maximum engineering paid from CDBG funds shall not exceed \$10,000 plus the amount calculated from Table 1-A, Table II-A, or a prorated amount of both tables as appropriate depending on the activities to be funded from the grant.

**Section 3: Truth in Negotiation Certification**

Local Government: City of Wildwood, 100 N. Main Street, Wildwood, FL 34785  
Grant No: 11DB-C5-05-70-02-N12  
Project: City of Wildwood CDBG-NR Project

The Engineer, being an authorized representative of Kimley-Horn & Associates, hereby certifies the following statements are true and correct to the best of my knowledge:

1. Negotiations with the local government were entered into after being identified as the most qualified firm for professional services.
2. Detailed information for compensation of professional services under this contract was provided for the purpose of consideration and analysis by the local government.
3. A lump sum or cost-plus-fixed-fee basis was used to establish the compensation under this contract.
4. Wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.
5. The contract contains a provision that the original contract price and any additions thereto shall be adjusted to exclude any significant sums by which the local government determines the contract was increased due to inaccurate, incomplete or noncurrent wage rates and other factual unit costs and that all such contract adjustments shall be made within 1 year following the end of the contract.

IN WITNESS WHEREOF, the undersigned is a duly authorized representative of the aforementioned firm, and did execute this certification on the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Richard Busche  
Kimley-Horn and Associates

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, a duly authorized representative of the aforementioned firm in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing Certification and that he acknowledged before me that he executed the same. I relied upon the following form of identification of the above named person:

\_\_\_\_\_ who is personally known to me,  
\_\_\_\_\_ who produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Notary Public-State of Florida

\_\_\_\_\_  
Commission No.

My Commission Expires:

IN WITNESS WHEREOF, the parties hereto have executed this Amendment Agreement by their duly authorized representatives on the date shown below:

This contract is accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2011 and is effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**WITNESS:**

**Kimley-Horn & Associates**

BY \_\_\_\_\_

**Signature of Engineer's Authorized Representative**

**Attest**

**CITY OF WILDWOOD**

BY: \_\_\_\_\_

**Ed Wolf, Mayor**

\_\_\_\_\_  
(seal)

**BILLS FOR APPROVAL**  
**City of Wildwood, Florida**  
**July 11, 2011**

**CITY COMMISSION-LEGISLATIVE DEPARTMENT**

**CITY MANAGER-EXECUTIVE DEPARTMENT**

|   |                                   |                                       |    |          |
|---|-----------------------------------|---------------------------------------|----|----------|
| 1 | Payroll                           | July 3, 2011 Pay Period - 3 Employees | \$ | 9,941.88 |
| 2 | Bright House                      | Internet Service                      | \$ | 23.34    |
| 3 | Dept of Management Services       | Telephone Service                     | \$ | 61.10    |
| 4 | Ernie Morris Enterprises, Inc     | Office Supplies                       | \$ | 72.29    |
| 5 | IMS                               | Monthly Maintenance Contract          | \$ | 183.92   |
| 6 | Office Depot                      | Office Supplies                       | \$ | 2.61     |
| 7 | Villages Technology Solutions Grp | Project Management                    | \$ | 120.00   |

**CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT**

|    |                               |                                          |    |           |
|----|-------------------------------|------------------------------------------|----|-----------|
| 8  | Payroll                       | July 3, 2011 Pay Period - 4 Employees    | \$ | 10,914.90 |
| 9  | Besco Electric Supply Company | Satco S8414 F32T8                        | \$ | 18.75     |
| 10 | Bright House                  | Internet Service                         | \$ | 31.03     |
| 11 | Dept of Management Services   | Telephone Service                        | \$ | 151.13    |
| 12 | Discount Janitorial           | Janitorial Supplies                      | \$ | 53.00     |
| 13 | EGP                           | Monthly Copier Maintenance Contract      | \$ | 60.86     |
| 14 | Ernie Morris Enterprises, Inc | Office Supplies                          | \$ | 110.99    |
| 15 | Federal Express               | Postage                                  | \$ | 22.72     |
| 16 | IMS                           | Monthly Maintenance Contract             | \$ | 578.16    |
| 17 | Office Depot                  | Office Supplies                          | \$ | 23.51     |
| 18 | Progress Energy               | Electric Service                         | \$ | 3,081.40  |
| 19 | Unifirst                      | Rugs                                     | \$ | 33.21     |
| 20 | Wildwood Ace Hardware         | Chain/Hook Flap, Bulbs, Heat Resist Alum | \$ | 21.73     |

**DEVELOPMENT SERVICES**

|    |                             |                                       |    |          |
|----|-----------------------------|---------------------------------------|----|----------|
| 21 | Payroll                     | July 3, 2011 Pay Period - 4 Employees | \$ | 9,014.07 |
| 22 | Bright House                | Internet Service                      | \$ | 31.12    |
| 23 | Dept of Management Services | Telephone Service                     | \$ | 61.10    |
| 24 | EGP                         | Monthly Copier Maintenance Contract   | \$ | 12.15    |
| 25 | Federal Express             | Postage                               | \$ | 24.60    |
| 26 | IMS                         | Monthly Maintenance Contract          | \$ | 339.55   |
| 27 | Office Depot                | Office Supplies                       | \$ | 9.44     |

**HUMAN RESOURCES**

|    |                             |                                           |    |          |
|----|-----------------------------|-------------------------------------------|----|----------|
| 28 | Payroll                     | July 3, 2011 Pay Period - 1 Employee      | \$ | 2,160.43 |
| 29 | Bank of America             | Urban Land, Family Dollar, Custom Kingdom | \$ | 93.03    |
| 30 | Bright House                | Internet Service                          | \$ | 7.78     |
| 31 | Dept of Management Services | Telephone Service                         | \$ | 61.10    |
| 32 | Federal Express             | Postage                                   | \$ | 88.95    |

**POLICE DEPARTMENT**

|    |                                   |                                                    |    |           |
|----|-----------------------------------|----------------------------------------------------|----|-----------|
| 33 | Payroll                           | July 3, 2011 Pay Period - 27 Employees             | \$ | 55,640.09 |
| 34 | A-Line Fire & Safety              | Annual Maintenance/State Certification/4 New       | \$ | 411.00    |
| 35 | Bank of America                   | Best Buy, Battery Intn'l                           | \$ | 170.84    |
| 36 | Bank of America                   | Legal Order Processing                             | \$ | 15.61     |
| 37 | Car Quest Auto Parts Stores       | Idle Pulley, Micro V Belt, Water Pump, Radiator Hs | \$ | 314.42    |
| 38 | Communications International, Inc | Radar Calibration Certification                    | \$ | 677.15    |
| 39 | Dept of Management Services       | Telephone Service                                  | \$ | 135.06    |

July 11 2011

Page 2

|    |                               |                                              |    |          |
|----|-------------------------------|----------------------------------------------|----|----------|
| 40 | Discount Janitorial           | Janitorial Supplies                          | \$ | 135.09   |
| 41 | Dynameter                     | 16 Units Calibrated                          | \$ | 320.00   |
| 42 | EGP                           | Monthly Copier Maintenance Contract          | \$ | 107.67   |
| 43 | Ernie Morris Enterprises, Inc | Office Supplies                              | \$ | 33.12    |
| 44 | Identi-Kit Solutions          | Identi-Kit CD Software Annual Lease          | \$ | 408.00   |
| 45 | Law Enforcement Supply        | Pants, Battery, Strb Bar, Halogen,Batt Stick | \$ | 495.18   |
| 46 | Martin's Lock Shop, Inc.      | ReKey Cylinder, Keys                         | \$ | 73.95    |
| 47 | Office Depot                  | Office Supplies                              | \$ | 56.77    |
| 48 | Progress Energy               | Electric Service                             | \$ | 442.31   |
| 49 | Regions Bank- Subpoena Group  | Research Time, Delivery, Other               | \$ | 31.00    |
| 50 | Super Circuits                | Camera Power Supply, Wall Mounts, CS-Mount   | \$ | 604.90   |
| 51 | Village Air & Electric        | Fan Motor Loose Tightened and Replaced Bolts | \$ | 85.00    |
| 52 | Bank of America               | Project Management                           | \$ | 360.00   |
| 53 | Wildwood Ace Hardware         | Plywood,Pwrcenter                            | \$ | 34.17    |
| 54 | Wildwood Tire Company         | Tires and Repairs                            | \$ | 1,047.46 |

**STREET DEPARTMENT**

|    |                             |                                                        |    |           |
|----|-----------------------------|--------------------------------------------------------|----|-----------|
| 55 | Payroll                     | July 3, 2011 Pay Period - 10 Employees                 | \$ | 19,948.48 |
| 56 | Bright House                | Internet Service                                       | \$ | 39.97     |
| 57 | Car Quest Auto Parts Stores | Oil Seals, Fittings, Switch, Starter, Grease Gun, Etc. | \$ | 610.10    |
| 58 | Dept of Management Services | Telephone Service                                      | \$ | 45.02     |
| 59 | Fastenal                    | Sign Screws                                            | \$ | 37.53     |
| 60 | Office Depot                | Office Supplies                                        | \$ | 14.25     |
| 61 | Progress Energy             | Electric Service                                       | \$ | 412.49    |
| 62 | Triple D Equipment Inc      | 85 HP Tractor 4WD Hydraulic                            | \$ | 29,078.07 |
| 63 | Unifirst                    | Uniforms                                               | \$ | 347.37    |
| 64 | Wildwood Ace Hardware       | Master Lock, Broom, Turtle Wax, Oil, Chain Coil,Etc    | \$ | 166.80    |
| 65 | Wildwood Mower & Saw, Inc   | Bearings, Trim Head, Fuel Kit, Blades, Cable Asy       | \$ | 416.41    |
| 66 | Wildwood Tire Company       | Tires and Repairs                                      | \$ | 1,308.22  |

**FLEET MAINTENANCE**

|    |                             |                                                      |    |          |
|----|-----------------------------|------------------------------------------------------|----|----------|
| 67 | Payroll                     | July 3, 2011 Pay Period - 2 Employees                | \$ | 4,270.64 |
| 68 | Almond Oil Company          | Petro-Canada Duron E 15w40-54.2/10w30-12/1           | \$ | 578.85   |
| 69 | Big Truck Parts Inc         | Filters                                              | \$ | 87.73    |
| 70 | Bright House                | Internet Service                                     | \$ | 39.98    |
| 71 | Car Quest Auto Parts Stores | Silicone, Anti-Freeze, Air Filter, Motor Tune-Up Kit | \$ | 205.84   |
| 72 | Dept of Management Services | Telephone Service                                    | \$ | 45.02    |
| 73 | Progress Energy             | Electric Service                                     | \$ | 28.52    |
| 74 | Unifirst                    | Uniforms                                             | \$ | 138.16   |
| 75 | Wildwood Ace Hardware       | Hitch Pins, Ball, Fasteners, Etc.                    | \$ | 24.93    |
| 76 | Wildwood Mower & Saw, Inc   | Moly Supreme Grease 238                              | \$ | 69.90    |
| 77 | Wildwood Tire Company       | Tire Repairs                                         | \$ | 14.95    |

**COMMUNITY RE-DEVELOPMENT**

|    |                               |                                      |    |          |
|----|-------------------------------|--------------------------------------|----|----------|
| 78 | Payroll                       | July 3, 2011 Pay Period - 1 Employee | \$ | 2,732.60 |
| 79 | Bank of America               | CDBG Grant Admin. Training           | \$ | 354.33   |
| 80 | Bright House                  | Internet Service                     | \$ | 7.78     |
| 81 | Dept of Management Services   | Telephone Service                    | \$ | 61.10    |
| 82 | Ernie Morris Enterprises, Inc | Office Supplies                      | \$ | 59.40    |
| 83 | Federal Express               | Postage                              | \$ | 21.43    |

**PARKS AND RECREATION**

|    |                 |                                              |    |          |
|----|-----------------|----------------------------------------------|----|----------|
| 84 | Payroll         | July 3, 2011 Pay Period - 6 Employees        | \$ | 8,062.62 |
| 85 | Bank of America | Lowe,FRPA, LMC Trk, Electro Mech Scorebd Rep | \$ | 2,529.74 |

|     |                                   |                                                      |    |        |
|-----|-----------------------------------|------------------------------------------------------|----|--------|
| 86  | Bright House                      | Internet Service                                     | \$ | 15.56  |
| 87  | Car Quest Auto Parts Stores       | Idler Valve,Bearings, Fuel Filter, Plugs, Grease Gun | \$ | 72.55  |
| 88  | Central Pump & Supply, Inc        | Battery Controller, Gear Drive, Gear Rotor,Vlves,Etc | \$ | 614.40 |
| 89  | Culligan                          | Softener Rental - Wigglesworth                       | \$ | 32.95  |
| 90  | Dept of Management Services       | Telephone Service                                    | \$ | 61.10  |
| 91  | Discount Janitorial               | Janitorial Supplies                                  | \$ | 260.35 |
| 92  | Ernie Morris Enterprises, Inc     | Office Supplies                                      | \$ | 21.01  |
| 93  | Jerry Ulm                         | AB Nut Plast                                         | \$ | 16.80  |
| 94  | John Deere Landscapes, Inc.       | Spectator, Heritage Fungicide                        | \$ | 671.50 |
| 95  | Office Depot                      | Office Supplies                                      | \$ | 4.87   |
| 96  | Progress Energy                   | Electric Service                                     | \$ | 930.65 |
| 97  | Sparr Building & Farm Supply      | Red Brand 1047                                       | \$ | 169.99 |
| 98  | T & D Waste Services, Inc         | Port O Let Rentals                                   | \$ | 410.00 |
| 99  | Unifirst                          | Uniforms                                             | \$ | 79.46  |
| 100 | Villages Technology Solutions Grp | Project Management, Technical Support                | \$ | 100.00 |
| 101 | WescoTurf                         | Proximity Switch                                     | \$ | 111.40 |
| 102 | Wildwood Ace Hardware             | PVC Pipe, Cement, Braided Tube, Chlorine Tabs,Etc    | \$ | 695.14 |
| 103 | Wildwood Mower & Saw, Inc         | Blades,Spindle Asm,Engine,Belt,Wheel Bearings        | \$ | 820.28 |
| 104 | Wildwood Tire Company             | Tire Repairs                                         | \$ | 20.34  |

**COMMUNITY CENTER & OXFORD COMMUNITY CENTER**

|     |                                   |                                                      |    |        |
|-----|-----------------------------------|------------------------------------------------------|----|--------|
| 105 | A-Line Fire & Safety              | System Semi Annual Maintenance                       | \$ | 185.95 |
| 106 | Bright House                      | Internet Service                                     | \$ | 79.95  |
| 107 | Century Link                      | Telephone Service                                    | \$ | 351.17 |
| 108 | Kohn Construction & Electric, Inc | Serviced Unit, Replaced Filters, Adjusted Belts, Etc | \$ | 574.00 |
| 109 | Oracle Elevator                   | Quarterly Maintenance Contract                       | \$ | 395.61 |
| 110 | Unifirst                          | Rugs                                                 | \$ | 88.53  |
| 111 | Wildwood Ace Hardware             | Dawn, Cascade                                        | \$ | 13.97  |
| 112 | Wildwood Tire Company             | Tires and Repairs                                    | \$ | 303.90 |

**PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT**

|     |                               |                                          |    |          |
|-----|-------------------------------|------------------------------------------|----|----------|
| 113 | Payroll                       | July 3, 2011 Pay Period - 3 Employees    | \$ | 5,429.79 |
| 114 | Besco Electric Supply Company | Satco S8414 F32T8                        | \$ | 18.75    |
| 115 | Bright House                  | Internet Service                         | \$ | 23.34    |
| 116 | Dept of Management Services   | Telephone Service                        | \$ | 106.12   |
| 117 | Discount Janitorial           | Janitorial Supplies                      | \$ | 53.00    |
| 118 | EGP                           | Monthly Copier Maintenance Contract      | \$ | 799.41   |
| 119 | Ernie Morris Enterprises, Inc | Office Supplies                          | \$ | 63.63    |
| 120 | IMS                           | Monthly Maintenance Contract             | \$ | 293.92   |
| 121 | Office Depot                  | Office Supplies                          | \$ | 26.64    |
| 122 | Progress Energy               | Electric Service                         | \$ | 799.41   |
| 123 | Unifirst                      | Uniforms                                 | \$ | 33.21    |
| 124 | Wildwood Ace Hardware         | Chain/Hook Flap, Bulbs, Heat Resist Alum | \$ | 21.70    |

**WATER DEPARTMENT**

|     |                                |                                               |    |           |
|-----|--------------------------------|-----------------------------------------------|----|-----------|
| 125 | Payroll                        | July 3, 2011 Pay Period - 10 Employees        | \$ | 18,321.39 |
| 126 | Affirmed Medical Services      | First Aid & Safety Products                   | \$ | 124.90    |
| 127 | Bank of America                | Harbor Freight, Dew Drafting, Fl. Rural Water | \$ | 1,414.26  |
| 128 | Besco Electric Supply Company  | Satco S8414 F32T8                             | \$ | 314.71    |
| 129 | Brenntag                       | Liquid Chlorine                               | \$ | 981.06    |
| 130 | Bright House                   | Internet Service                              | \$ | 79.95     |
| 131 | Brown Controls and Integration | Ethernet Radio                                | \$ | 1,513.00  |
| 132 | Car Quest Auto Parts Stores    | Switch, Grease Gun, Gaskets, Flasher,Etc.     | \$ | 36.87     |
| 133 | City Electric Supply, Inc      | Carbide Hole Saw                              | \$ | 33.27     |

|     |                                    |                                                   |    |          |
|-----|------------------------------------|---------------------------------------------------|----|----------|
| 134 | Dept of Management Services        | Telephone Service                                 | \$ | 45.02    |
| 135 | Discount Janitorial                | Janitorial Supplies                               | \$ | 106.00   |
| 136 | Ferguson Enterprises, Inc          | Ball Curb, Galv Comp Adpt, Strt Dual Chk Vlv, Etc | \$ | 3,302.88 |
| 137 | Florida Operators & Controls, Inc. | LM Crown Jewel Bypass Board                       | \$ | 33.97    |
| 138 | HD Supply WaterWorks               | Pressure Backflow, Galv Union, Galv Nipple, Etc   | \$ | 150.86   |
| 139 | Milling Technologies Inc           | Cylinder Re-Seal, Wire Hose Assembly              | \$ | 263.70   |
| 140 | Municipal Supply & Sign Co.        | Stop Signs                                        | \$ | 639.60   |
| 141 | Office Depot                       | Office Supplies                                   | \$ | 14.03    |
| 142 | Plant Technicians                  | Environmental Testing                             | \$ | 90.00    |
| 143 | Progress Energy                    | Electric Service                                  | \$ | 12.56    |
| 144 | Sparr Building & Farm Supply       | Brushes, Deck Screws, Fenceguard Sealer, Etc.     | \$ | 51.23    |
| 145 | Super Circuits                     | SC Black DB2 Series DVR 8 Channel, Camera         | \$ | 616.89   |
| 146 | Terminix                           | Monthly Pest Control Contract                     | \$ | 25.00    |
| 147 | The Dumont Company, Inc            | Clear Flow Corrosion Inhibitor                    | \$ | 1,819.00 |
| 148 | Unifirst                           | Uniforms                                          | \$ | 370.21   |
| 149 | USA BlueBook                       | IFM Effector Pressure Sensor                      | \$ | 444.00   |
| 150 | Villages Technology Solutions Grp  | Technical Support                                 | \$ | 120.00   |
| 151 | Wildwood Ace Hardware              | Rebar, Concrete, Stripper/Cutter, Splice Kit, Etc | \$ | 798.28   |
| 152 | Wildwood Mower & Saw, Inc          | Blades, Cap, Engine, Air Filters, Belts, Etc.     | \$ | 207.01   |
| 153 | Wildwood Tire Company              | Tire Repairs                                      | \$ | 36.68    |

**WASTEWATER DEPARTMENT**

|     |                                   |                                                        |    |           |
|-----|-----------------------------------|--------------------------------------------------------|----|-----------|
| 154 | Payroll                           | July 3, 2011 Pay Period - 14 Employees                 | \$ | 30,840.74 |
| 155 | Bank of America                   | Office Depot                                           | \$ | 249.99    |
| 156 | Campbell's Gate Service Inc       | Gear Reducer, Labor Service Call                       | \$ | 727.50    |
| 157 | Car Quest Auto Parts Stores       | Tractor Battery, Grease Gun                            | \$ | 160.24    |
| 158 | C & C Peat Co., Inc               | Sludge Removal                                         | \$ | 3,840.00  |
| 159 | Central Pump & Supply, Inc        | Gear Rotor, Solenoid, Manual Bleed Plug                | \$ | 434.28    |
| 160 | Del Zotto Products of Florida Inc | 2" Concrete Risers                                     | \$ | 500.00    |
| 161 | Dept of Management Services       | Telephone Service                                      | \$ | 90.04     |
| 162 | Discount Janitorial               | Janitorial Supplies                                    | \$ | 269.80    |
| 163 | Environmental Express, Inc        | COD Digestion Vials                                    | \$ | 594.25    |
| 164 | Fort Bend Services, Inc.          | Polymer                                                | \$ | 2,894.58  |
| 165 | HACH                              | Green Tubes, Plastic Ampules, Bioindicator, Etc.       | \$ | 334.87    |
| 166 | HD Supply WaterWorks              | Air Vlv, Flg Tee, Solvent Weld Bell, Cement Lined Pipe | \$ | 861.02    |
| 167 | John Deere Landscapes, Inc.       | Pro Prosecutor                                         | \$ | 156.00    |
| 168 | McNichols Co.                     | Bar Grating Stair Treads Aluminum                      | \$ | 736.36    |
| 169 | Odyssey                           | Hypochlorite Solution                                  | \$ | 2,809.55  |
| 170 | Office Depot                      | Office Supplies                                        | \$ | 96.04     |
| 171 | Progress Energy                   | Electric Service                                       | \$ | 20,601.88 |
| 172 | Sumter Tire & Auto Inc            | Tire Repair                                            | \$ | 30.00     |
| 173 | Test America                      | Environmental Testing                                  | \$ | 84.00     |
| 174 | Unifirst                          | Uniforms                                               | \$ | 532.75    |
| 175 | Wildwood Ace Hardware             | Broom, Tapr Handle, Gearwrench Set, Tech Flex, Etc     | \$ | 447.82    |
| 176 | Wildwood Mower & Saw, Inc         | Blades, Cap, Engine, Air Filters, Belts, Etc.          | \$ | 207.01    |
| 177 | Wildwood Tire Company             | Tires and Repairs                                      | \$ | 6.78      |

**GREENWOOD CEMETERY**

|     |                       |                            |    |      |
|-----|-----------------------|----------------------------|----|------|
| 178 | Wildwood Ace Hardware | Conn Wire, Electrical Tape | \$ | 8.77 |
|-----|-----------------------|----------------------------|----|------|

**ATTORNEYS/CONSULTANTS/SURVEYORS**

|     |                                   |                    |    |           |
|-----|-----------------------------------|--------------------|----|-----------|
| 179 | Barnes, Ferland & Associates, Inc | Engineers          | \$ | 6,053.60  |
| 180 | Kimley-Horn & Associates          | Engineers          | \$ | 15,803.76 |
| 181 | Potter Clement Lowry              | Special Magistrate | \$ | 717.50    |

**FUEL INVENTORY**

|              |                               |                   |                      |
|--------------|-------------------------------|-------------------|----------------------|
| 182          | Stone Petroleum Products, Inc | Unleaded Gasoline | \$ 6,386.25          |
| <b>TOTAL</b> |                               |                   | <b>\$ 313,978.93</b> |

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

**SUBJECT:** Adult Basketball Facility

**REQUESTED ACTION:** Commission Update

Work Session (Report Only)      **DATE OF MEETING:** 7/11/11  
 Regular Meeting                       Special Meeting

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

**BUDGET IMPACT:**                      N/A

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

**HISTORY/FACTS/ISSUES:**

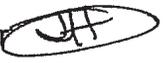
Mayor and Commission,

In regards to the Adult Basketball League, I have toured 2 gymnasiums at local churches and the size of both gyms is not sufficient enough to run a league. Both gyms do not have room for any spectator seating. The gymnasium at the Professional Center is still the best suited for the league.

The league dates have changed. The league will start July 26th through October 4th. Barnes, Ferland and Associates, Inc has donated \$500 toward the rental fees for the use of the gymnasium at the Professional Center. With this donation, the City of Wildwood will be paying rental fees of \$2569 (originally \$3069) for the use of the gym.

The league team fee is \$350 per team with additional charges for players that are not city residents. Registration forms will have area for individual's residence address and will have to provide proof of that residence address.

Respectfully,

Jason Hargrove  
Parks & Recreation Coordinator 

(CITY OF WILDWOOD LETTER HEAD)

June 28, 2011

Turnpike District Utilities Engineer  
Florida Department of Transportation  
605 Suwannee Street, MS 98  
Tallahassee, FL 32399-0460

Re: Memorandum of Agreement Between State of Florida Department of Transportation and City of Wildwood For Utility Improvements at Okahumka Service Plaza, Sumter County, Florida

Dear Sir/madame:

Under special conditions of City of Wildwood water use permit number 20008135.007, the City is required to take both of the wells located at the Okahumka Service Plaza out of production. In the past, these wells have provided the Okahumka Service Plaza in Sumter County with potable water. However, the City has already connected the site to the City's potable water system and the City will continue to provide potable water service to the Okahumka Service Plaza and will continue to need use of the right-of-way in order to assure the service.

Since the City has to remove these wells from its system and potable water is already available through other means, there is no longer any need to continue the above referenced agreement. Accordingly, the City of Wildwood hereby terminates the above referenced agreement.

The City understands that the Department is currently upgrading and enlarging the Plaza, and, as a part of that process, will be addressing changes in the irrigation and fire flow systems. The City will need to know whether the Department will be using City water for these purposes. This will affect renovations the City will need to put into place to continue to assure potable water service to the Okahumka Service Plaza. I suggest we set a meeting to address the best way to resolve these issues.

Respectfully yours,

Ronald Allen  
Water Director

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Hawk Landing Commercial Center

**REQUESTED ACTION:** Final approval of the site plan for the construction of four commercial buildings with associated driveway, parking and drainage facilities.

- Work Session (Report Only)
- Regular Meeting

**DATE OF MEETING:** 7/11/2011  
 Special Meeting

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

Vendor/Entity: \_\_\_\_\_  
 Termination Date: \_\_\_\_\_

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

- Annual
- Capital
- N/A

**FUNDING SOURCE:** \_\_\_\_\_  
**EXPENDITURE ACCOUNT:** \_\_\_\_\_

### HISTORY/FACTS/ISSUES:

Case #SP 1102-02 went before the Planning & Zoning Board on July 5, 2011. The Planning & Zoning Board/Special Magistrate recommended approval contingent on the resolution of outstanding engineering issues and compliance with design standards.

Therefore, staff recommends that the Commission accept the Planning & Zoning Board's recommendation subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

Melanie Peavy  
Development Services Director

**Planning & Zoning Board/Special Magistrate**

The case below was heard on Tuesday, July 5, 2011 by the Special Magistrate. The applicant seeks site plan approval to construct four commercial buildings, driveway, parking, and drainage facilities.

**Case:** SP 1102-02

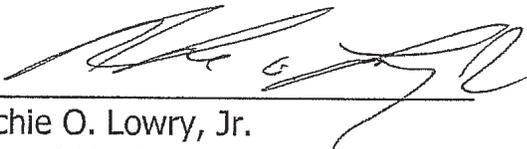
**Parcels:** D18=088

**Owner:** William Keen

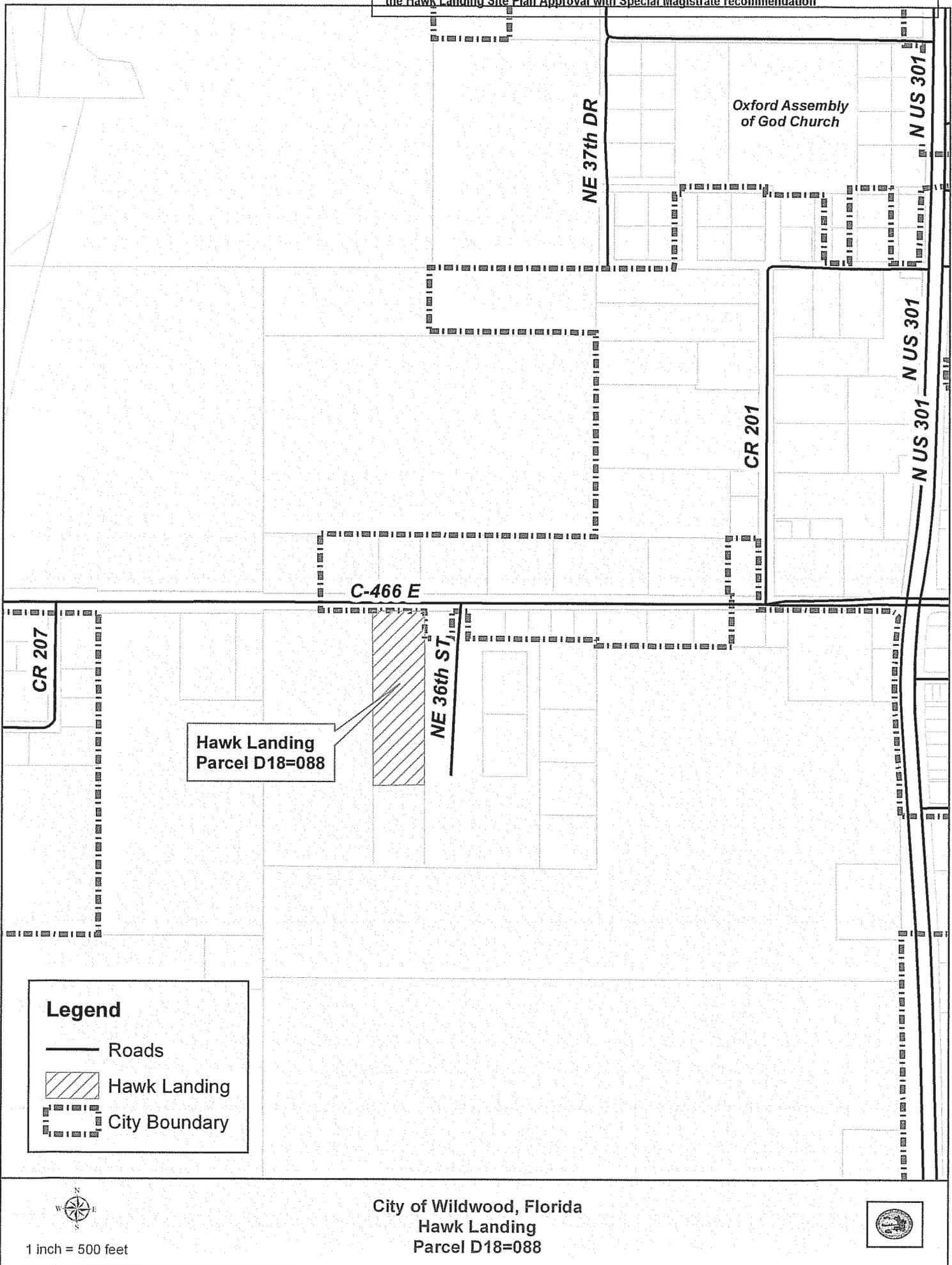
**Applicant:** William Keen

Based upon the testimony and information presented, the Special Magistrate recommends approval of the site plan and favorable recommendation of project number SP 1102-02 to the City Commission.

Dated: July 5, 2011



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



Hawk Landing Parcel D18=088

Oxford Assembly of God Church

NE 37th DR

N US 301

N US 301

N US 301

CR 201

C-466 E

CR 207

NE 36th ST

**Legend**

— Roads

 Hawk Landing

 City Boundary



1 inch = 500 feet

City of Wildwood, Florida  
Hawk Landing  
Parcel D18=088







# BOUNDARY SURVEY

**POINT OF REFERENCE**

N.W. CORNER OF SW 1/4 OF NE 1/4  
SECTION 18-18-23  
TOWNSHIP 18 S. & R. 23 E. (LB 2848)

COUNTY ROAD 466

P.O.B.

3. NEW BUSINESS-ACTION REQUIRED. 4. General Items for Consideration. Review/Approval of the Hawk Landing Site Plan Approval with Special Magistrate recommendation.

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, FOR A POINT OF REFERENCE; THENCE RUN S00°05'07"W ALONG THE WEST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 18 A DISTANCE OF 55.72 FEET; THENCE RUN S89°58'07"E ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY C-466, A DISTANCE OF 431.71 FEET TO THE POINT OF BEGINNING; (1) THENCE CONTINUE S89°58'07"E ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY C-466 A DISTANCE OF 198.18 FEET; (2) THENCE RUN S00°16'27"E (ACTUAL - S01°16'27"E), A DISTANCE OF 99.17 FEET; (3) THENCE RUN S00°13'35"E, A DISTANCE OF 572.97 FEET; (4) THENCE RUN S89°47'41"E (ACTUAL - N89°47'41"W) A DISTANCE OF 203.56 FEET; (5) THENCE RUN N00°04'40"E, A DISTANCE OF 671.50 FEET TO THE POINT OF BEGINNING. ALL LYING IN SUMTER COUNTY, FLORIDA.

THE ABOVE LEGAL DESCRIPTION AS DESCRIBED IN O.R. BOOK 543, PAGE 363 DOES NOT CLOSE MATHEMATICALLY. AFTER RESEARCH OF ADJACENT PARCEL DESCRIPTIONS AS WELL AS LOCATION OF FIELD MONUMENTATION, IT WAS DETERMINED THAT THERE WERE SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION. THE CORRECT BEARINGS ARE SHOWN IN PARENTHESES AND PRECEDED BY THE WORD "ACTUAL" AS INDICATED ABOVE.

### RIGHT-OF-WAY NOTE:

ACCORDING TO SUMTER COUNTY RIGHT-OF-WAY DEPARTMENT, THERE IS NO RIGHT-OF-WAY FOR COUNTY ROAD 466 IN THIS AREA BY EITHER DEED OR MAP. RIGHT-OF-WAY IS APPARENTLY BY MAINTENANCE. RIGHT-OF-WAY LINE PER LEGAL DESCRIPTION IS USED FOR THIS SURVEY BUT DOES NOT NECESSARILY REPRESENT CLAIM OF MAINTENANCE.

### TOPOGRAPHIC/CONTOUR NOTE:

THIS PLAT DOES NOT REPRESENT A TOPOGRAPHIC SURVEY. CONTOURS SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON AVAILABLE LIDAR INFORMATION IN ACCORDANCE WITH CLIENT'S REQUEST. CONTOURS WERE NOT GROUND-TRUTHED AND COULD VARY. CLIENT IS ADVISED TO HAVE A TOPOGRAPHIC FIELD SURVEY PRIOR TO DESIGN OR CONSTRUCTION.

NO IMPROVEMENTS  
3.11 Acres ±

CERTIFIED TO:  
BILL KEEN

### NOTES

- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LEGAL DESCRIPTION IS BASED UPON INSTRUMENTS OF RECORD.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS ARE BASED UPON STATIC PLANE COORDINATES (FLORIDA WEST ZONE) WITH THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18 BEING S00°03'22"W.
- VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
- UNDERGROUND FEATURES (IF ANY) WERE NOT LOCATED.

### LEGEND

|        |                    |
|--------|--------------------|
| P.O.B. | POINT OF BEGINNING |
| R      | RADIUS             |
| WPP    | WOOD POWER POLE    |
| TEL.   | TELEPHONE          |
| PED.   | PEDESTAL           |
| LB     | LICENSED BUSINESS  |
| C.M.   | CONCRETE MONUMENT  |
| P.C.   | POINT OF CURVATURE |
| P.T.   | POINT OF TANGENCY  |
| (D)    | DESCRIPTION        |
| (M)    | MEASURED           |
| OHP    | OVERHEAD POWER     |

*Kate J. Keen* 1/17/11  
KATE A. JAMESON, PROFESSIONAL SURVEYOR & MAPPER - DATE  
FLORIDA REGISTRATION NUMBER 5912

|                     |                 |                                                                                                                |     |
|---------------------|-----------------|----------------------------------------------------------------------------------------------------------------|-----|
| <b>SHEET 1 OF 1</b> |                 | <b>BOUNDARY SURVEY</b>                                                                                         |     |
| CLIENT              | BILL KEEN       | SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.                                          |     |
| JOB NO.             | 101141.0000     |                                                                                                                |     |
| DATE                | 1/17/2011       |                                                                                                                |     |
| DRAWN BY            | JKM             | CHECKED BY                                                                                                     | JKM |
| ACAD FILE           | 101141 KEEN BDD | FLD. BOOK                                                                                                      |     |
| REVISIONS           |                 | DATE                                                                                                           |     |
|                     |                 |                           |     |
|                     |                 | ▲ ENGINEERS<br>▲ SURVEYORS<br>▲ PLANNERS<br>LB 4702<br>4430 N.E. 63RD ROAD    WINTER, FL 32789    352-766-3100 |     |