

# Agenda

# Agenda

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

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

March 26, 2012  
 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)	<b>PUBLIC HEARING 1<sup>st</sup> Reading</b>	Ordinance No. O2012-13, an ordinance modifying the Five-Year Capital Improvement Schedule of the Capital Improvements Element of the Comprehensive Plan in the City of Wildwood (Attachments)
7:00 PM (b)	<b>PUBLIC HEARING 1<sup>st</sup> Reading</b>	Public Hearing on the transmittal of Ordinance No. O2012-14 to the state land planning agency for review; and 1 <sup>st</sup> Reading of Ordinance No. O2012-14, an ordinance proposing a Large Scale Future Land Use Map Amendment to the adopted Local Comprehensive Plan And Future Land Use Map in accordance with the Community Planning Act of 2011 (Attachments)
7:00 PM (c)	<b>PUBLIC HEARING 1<sup>st</sup> Reading</b>	Public Hearing on the transmittal of Ordinance No. O2012-15 to the state land planning agency for review; and 1 <sup>st</sup> Reading of Ordinance No. O2012-15, an ordinance proposing text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the Adopted Local Comprehensive Plan in accordance with the Community Planning Act of 2011 (Attachments)
7:00 PM (d)	<b>PUBLIC HEARING – 2nd FINAL READING</b>	Ordinance No. O2012-16, an Ordinance providing for the extension of the permitted hours of sale of alcoholic beverages in full service restaurants as defined in Section 4.8(c) of the City of Wildwood Code (Attachments – Staff Recommends Approval)

\* Quasi Judicial Hearing

2. **REPORTS AND PUBLIC INPUT**

▪ **SPECIAL PRESENTATION:**

- ❖ Proclamation declaring the month of April 2012 as Water Conservation Month in the City of Wildwood
  - a. City Manager
  - b. City Attorney
  - c. City Clerk
  - d. Commission Members
  - e. Public Forum (10 minute time limit)
  - f. Notes, Reports, and items for the file as attached

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

- 1. Minutes of Regular Meeting held on March 12, 2012 (Attachments – Staff recommends approval)

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

- 1. Ordinance No. O2012-17; an Ordinance creating a Wildwood Area Historical Board for the preservation of historical artifacts, pictures and documents to preserve the history of the City of Wildwood (Attachments)

c. **RESOLUTIONS FOR APPROVAL:**

- 1. None

d. **APPOINTMENTS**

- 1. None

e. **CONTRACTS AND AGREEMENTS**

- 1. Lift Station Maintenance and Service Agreement with Florida Citrus Center, Inc. and MARBEC, Inc. dba McDonald's (Attachments – Staff Recommends Approval)

f. **FINANCIAL**

- 1. Bills for Approval (Attachments – Staff Recommends Approval)
- 2. Request for approval of Change Order No. 3 by Utility Systems Construction, Inc. in the amount of \$19,817.67 for additional work on the Pitt/Stone Drainage CDBG Grant Project (Attachments – Staff Recommends Approval)
- 3. Request for approval for Kimley-Horn Individual Project Order No. 14 in the amount of \$93,300 to prepare a Preliminary Design Report for the Champagne Farms Water Treatment Facility (Attachments – Staff Recommends Approval)
- 4. Request approval to expend \$10,074.50 from the L.E.T.F. to purchase Driver License Scanners, mobile printers, one laptop computer, and Nimh battery chargers for the Police Department (Attachments – Staff Recommends Approval)

g. **GENERAL ITEMS FOR CONSIDERATION**

- 1. Request from the Lake Sumter Children's Advocacy Center to recognize April as Child Abuse Prevention Month and consider shining blue lights on the fountain in front of City Hall during the last week of April to promote the "Get Out Your Blues" campaign to raise awareness of child abuse in our area (Attachments – Staff Recommends Approval)
- 2. Notice of Special Called Meeting on Monday, April 2, 2012 at 7:00 p.m. for a Public Hearing to receive public comment on the proposal to make a grant application with USDA Rural Development for Police vehicles (Attachment)

4. **ADJOURN:**

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**NOTES – NO ACTION REQUIRED:**

**REPORTS:**

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

1. **FYI** – Budget Comparison Report for February 2012 (Attachments)
2. **FYI** – Contaminated Soil Assessment City of Wildwood Property Parcel D32=050 (Attachment – David Grimm to address)
3. **FYI** – Assignment of Land Lease Agreement between the City of Wildwood and New Cingular Wireless PCS, LLC dated Aug. 30, 2011 to Tower Development Corp. who has appointed Crown Castle USE, Inc. as its exclusive development & site management for the Turtle Mount GC Cell Phone tower being constructed near the City's rib-site at Miona Lake (Attachments)

## **City of Wildwood**

### **2012 Comprehensive Plan Amendments**

#### **Summary of Proposed Amendments**

The 2012 Comprehensive Plan Amendments have been divided into three separate ordinances. Ordinance O2012-13 updates the 5-Year Schedule of Capital Improvements; Ordinance O2012-14 concerns a Future Land Use Map Amendment for 301/466 LLC; and Ordinance O2012-15 proposes text amendments to the Future Land Use, Transportation, Capital Improvements, Intergovernmental Coordination, and Public Schools Facilities Element.

#### **Ordinance O2012-13**

The 5-year Schedule of Capital Improvements covers the period from FY 2011-2012 through 2015-2016 and has been adopted by Ordinance O2012-13. The Schedule is broken down to show project expenditures and the revenue sources associated with each project. Additionally, and although not required by the Statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

The Schedule identifies transportation, water, wastewater and drainage projects that have commenced or are scheduled within the next 5 years. There have been no recreation, solid waste or public schools facilities projects identified within this period. All projects have been identified as funded or unfunded within the Tables provided.

The associated text amendments with the update to the Schedule are included in Ordinance O2012-15.

#### **Ordinance O2012-14**

Ordinance O2012-14 relates to the Future Land Use Map amendment from "Oxford Neighborhood Mixed Use" to "Low Density Residential" filed by 301/466 LLC. The potential development that could occur under the proposed future land use category is less than that which may have occurred under the current future land use category.

The applicant demonstrated in their application that the impacts to the City's public facilities (transportation, potable water, sanitary sewer, public schools) will decrease under the proposed future land use map designation.

#### **Ordinance O2012-15**

Over a year has passed since the City adopted the new Land Development Regulations to implement the 2035 Comprehensive Plan (adopted in July of 2011). Since adoption of the Comprehensive Plan, staff has had the opportunity to gauge the effectiveness of the policies in the Plan in guiding quality development within the City. Through meetings with numerous citizens, stakeholders, and potential developers within the City, staff has concluded that certain policy language in the Future Land Use Element inhibits growth and creativity and should be modified to allow for greater

market flexibility. The City believes the proposed modifications will not compromise the underlining intent of the Comprehensive Plan in promoting a balanced, equitable, efficient, and economically viable plan.

During the 2011 Florida Legislative Session, the Florida Legislature approved the Community Planning Act which provided a complete overhaul of Florida's growth management system. The focus of the Community Planning Act was to allow more local control of planning decisions. One of the significant components of the legislation was the elimination of mandatory concurrency requirements for transportation, parks and recreation, and public schools facilities.

Sumter County has eliminated the requirements for concurrency on transportation, parks and recreation, and public schools facilities. As recommended by City staff, the City Commission directed staff to eliminate concurrency requirements for transportation and public schools facilities and to maintain concurrency on parks and recreation facilities.

The City will still require traffic studies be included in certain development applications. The traffic study will be intended to analyze necessary operational and safety improvements (i.e. turn lanes, signalization, etc.) needed to accommodate the development. The City will also continue to monitor traffic conditions within the area by establishing a Congestion Management System. The City is fortunate to have interlocal agreements and outstanding relationships with Sumter County and the Lake-Sumter Metropolitan Transportation Organization. These relationships facilitate the creation of a consistent process, both within unincorporated Sumter County and with the City, of managing transportation systems.

The City will still abide by the policies and procedures contained in the Interlocal Agreement for Public Schools Facility Planning to coordinate with the Sumter County School Board public school facility needs. This agreement provides a mechanism under which the City and School Board will be able to monitor and meet the existing and future needs of our public school system.

A number of changes within the Future Land Use Element are proposed to allow greater market flexibility and to enhance the economic competitiveness of the City as a place to develop. In summary the list of changes are as follows:

The proposed amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements are attached to Ordinance O2012-15. Deletions shown as ~~strikethroughs~~ and additions shown as underlined. As previously stated, the purpose of these amendments are to allow greater flexibility, eliminate concurrency, and provide further guidance on selected areas. The amendments are as follows:

*Future Land Use Element:*

- 1) Replaced "projects" with "developments" for consistency with the Land Development Regulations;
- 2) Renumbered Polices where appropriate;
- 3) Eliminate **Rule 9J-5** references;

- 4) Modify **Policy 1.1.2** to clarify density calculation;
- 5) Modify **Policy 1.2.2** (Development Standards within the Oxford Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 6) Modify **Policy 1.2.3 and 1.2.4** (Oxford Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 7) Modify **Policy 1.2.6** (Development Standards within the Oxford Residential Mixed Use FLUM category) to delete the prohibition of stand-alone commercial buildings;
- 8) Modify **Policy 1.2.8** (Development Standards within the Oxford Neighborhood Commercial FLUM category) to eliminate the requirement of commercial on uses on first two floors of a building;
- 9) Modify **Policy 1.3.2** (Development Standards within the Central Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 10) Modify **Policy 1.3.3 and Policy 1.3.4** (Central Mixed Use FLUM category) to provide greater flexibility;
- 11) Modify **Policy 1.3.8** (Downtown Commercial FLUM category) to reduce maximum FAR to 2.0 and to provide greater flexibility;
- 12) Modify **Policy 1.4.2** (Development Standards within the Employment Center Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 13) Modify **Policy 1.4.3 and Policy 1.4.4** (Commercial Center Mixed Use FLUM category) to provide greater flexibility and eliminate prohibition of stand-alone residential buildings;
- 14) Modify **Policy 1.4.7 and Policy 1.4.8** (Employment Center Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 15) Modify **Policy 1.5.2** (Development Standards within the Wildwood South Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 16) Modify **Policy 1.5.3 and Policy 1.5.4** (South Wildwood Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 17) Modify **Objective 1.6** to clarify the objective as a public facilities and infrastructure planning purpose;
- 18) Modify **Policy 1.6.1** to be consistent with the objective and to require the City to prepare reports on potential infrastructure demand forecasts and for the analyses to be utilized in the preparation of the 5-Year Schedule of Capital Improvements;
- 19) Modify **Policy 1.10.10, Policy 1.10.11, Policy 1.10.12, and Policy 1.10.13** (Mixed Use Centers) to provide greater flexibility by encouraging rather than requiring higher density and intensity; deletion of the NMUC at CR 209 and CR 466; relocate and reclassify the MUC at CR 468 and the FTP; and
- 20) Modify **Policy 1.14.8** (Wetland mitigation) to eliminate requirement of wetland mitigation to occur on-site.

*Transportation Element*

- 1) Renumbered Polices where appropriate;
- 2) Eliminate **Rule 9J-5** references;
- 3) Modify **Policy 1.1.1** to change reference from “Concurrency Management System” to “Congestion Management Plan” and change replace CR 139 with Powell Road;
- 4) Modify **Policy 1.1.3** to reference traffic impact analyses criteria to be contained in the Land Development Regulations;
- 5) Delete **Policy 1.1.4** to delete concurrency requirement;
- 6) Update **Policy 1.2.1 and 1.2.2** to include the project contained in the 5 Year Schedule of Capital Improvements;
- 7) Modify **Policy 1.3.1** to change reference from “Concurrency Management System” to “Congestion Management Plan;”
- 8) Delete **Policy 1.3.3** to remove level of service mandate;
- 9) Modify **Policy 1.7.1** to change reference from “Concurrency Management System” to “Congestion Management Plan;”
- 10) Modify **Policy 1.9.2** to delay completion date of the pedestrian and bicycle master plan to 2015;
- 11) Delete **Policy 1.9.10 and 1.9.11** to remove concurrency and multi-modal mobility fee references;
- 12) Modify **Policy 1.9.12** to encourage rather than require transit supportive densities along transit corridors;
- 13) Modify **Objective 1.10** (Transportation Map series) to remove reference to Rule 9J-5
- 14) Modify **Policy 2.1.1** (Transportation funding sources) to include mobility fees as a potential option; and
- 15) Delete **Policy 2.1.4** to remove concurrency mandate;

*Intergovernmental Coordination Element*

- 1) Modify **Policy 1.5.1** (Calendar of Events) to remove “school concurrency report”

*Capital Improvements Element*

- 1) Modify **Policy 1.1.5** to update the fiscal years of 5-Year Transportation Improvement Plan;
- 2) Modify **Policy 1.3.1** to remove level of service standards (concurrency) for transportation and public schools;
- 3) Modify **Policy 1.4.4** to delete the term “Concurrency Management System;”
- 4) Clarify **Policy 1.4.6** to pertain only to infrastructure with adopted level of service standards;
- 5) Delete **Objective 1.6 and its Policies** (School Concurrency) to remove school concurrency requirement; and
- 6) Modify the **5-Year Schedule of Capital Improvements** consistent with Ordinance O2012-13.

*Public Schools Facilities Element*

- 1) Modify **Objective 1.1** to remove level of service standards reference;
- 2) Modify **Policy 1.1.1** to remove concurrency reference and to clarify ability of Commission to deny development application based on lack of school capacity;
- 3) Modify **Policy 1.4.1** to remove statutory reference;
- 4) Delete **Objective 1.5 and its Policies** to eliminate school concurrency

Staff recommends approval of Ordinances O2012-13, O2012-14 and O2012-15 and approval to submit the amendments to the State of Florida for review.

  
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March 22, 2012

Melanie Peavy, DSD

**ORDINANCE NO. O2012-13**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
MODIFYING THE 5-YEAR SCHEDULE OF CAPITAL  
IMPROVEMENTS OF THE CAPITAL IMPROVEMENTS  
ELEMENT OF THE COMPREHENSIVE PLAN AS  
REQUIRED BY SECTION 163.3177(3)(b), FLORIDA  
STATUTES; PROVIDING FOR CONFLICT; PROVIDING  
FOR CODIFICATION; AND PROVIDING FOR AN  
EFFECTIVE DATE.

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

WHEREAS, the modifications are not deemed to be an amendment to the local comprehensive plan.

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

SECTION 1. The attached Exhibit "A" is the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the Comprehensive Plan amending the 5-Year Schedule of Capital Improvements as required by Section 163.3177(3)(b), Florida Statutes.

SECTION 2. The 5-Year Schedule of Capital Improvements is hereby amended.

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

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon its second reading and final adoption by the City Commission.

PASSED AND ORDAINED this \_\_\_\_\_ day of March, 2012, 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

Ordinance O2012-13

“Exhibit A”

5-Year Schedule of Capital Improvements  
FY 2011/2012 – 2015/2016

City of Wildwood  
5 - Year Schedule of Capital Improvements

| Transportation                                                  |         |                     |                    |                     |                     |                    |
|-----------------------------------------------------------------|---------|---------------------|--------------------|---------------------|---------------------|--------------------|
| City Projects                                                   |         |                     |                    |                     |                     |                    |
| City Revenue Source:                                            | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| General/Special/Debt                                            |         |                     |                    |                     |                     |                    |
| New Debt Borrowing/Bonds                                        |         |                     |                    |                     |                     |                    |
| Developer Contributions                                         |         |                     |                    |                     |                     |                    |
| Grants                                                          |         |                     | \$95,946           |                     |                     |                    |
| All Other Revenues                                              |         |                     |                    |                     |                     |                    |
| <b>Revenues Total:</b>                                          |         | <b>\$0</b>          | <b>\$95,946</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| <b>Expenditures/ Projects:</b>                                  |         |                     |                    |                     |                     |                    |
| CR 232 Resurfacing from CR 209 to West of US 301                |         |                     | \$95,946           |                     |                     |                    |
| <b>Expenditures Total</b>                                       |         | <b>\$0</b>          | <b>\$95,946</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| <b>ANNUAL BALANCE</b>                                           |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| Sumter County Projects                                          |         |                     |                    |                     |                     |                    |
| County Funded Projects:                                         | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| CR 466 from 209 to C-475 Resurface/Rebuild                      | CON     | \$1,200,000         |                    |                     |                     |                    |
| C-470 Wetland Mitigation for future widening                    |         | \$157,000           |                    |                     |                     |                    |
| C-468 Interchange with Florida Turnpike Constructed by Villages | DES     | \$1,000,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$2,500,000         | \$13,000,000        |                    |
| C-462 Widening from US 301 to C-466A                            | DES     | \$1,400,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     | \$5,500,000        |                     |                     |                    |
| C-466 Widening from CR 209 to US 301 *                          | DES     | \$728,000           |                    |                     |                     |                    |
|                                                                 | CON     | Not yet funded      |                    |                     |                     |                    |
| C-466A Phase III - Widening from US 301 to Powell Road          | DES     | \$2,300,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     | \$2,500,000        | \$2,000,000         |                     |                    |
| C-468 Widening from SR 44 to Turnpike                           | DES     | \$3,700,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$7,300,000         | \$8,600,000         |                    |
| <b>Total</b>                                                    |         | <b>\$10,485,000</b> | <b>\$8,425,000</b> | <b>\$11,800,000</b> | <b>\$21,600,000</b> | <b>\$0</b>         |
| FDOT Projects                                                   |         |                     |                    |                     |                     |                    |
| FDOT Funded Projects:                                           | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| C-466W from C-209 to C-475                                      | CON     | \$1,625,000         |                    |                     |                     |                    |
| SR 35 (US 301) from CR 470 to SR 44                             | PD&E    |                     |                    | \$1,000,000         |                     |                    |
| N of CR 204 to Marion County Line - Add lanes and reconstruct   | AD      | \$1,371,870         | \$1,371,870        | \$1,371,870         | \$1,371,870         | \$1,371,870        |
|                                                                 | CON     |                     | \$65,650           |                     |                     |                    |
|                                                                 | PE      | \$31,000            |                    |                     |                     |                    |
| CR 466 at US 301 - Add Turn Lane(s)                             | CON     |                     |                    | \$504,691           |                     |                    |
|                                                                 | CON-SUP |                     |                    | \$5,335             |                     |                    |
| SR 35 (US 301) N of CR 232 to N of NE 110 Road                  | PE      | \$500               |                    |                     |                     |                    |
|                                                                 | ROW     | \$9,403,513         |                    |                     |                     |                    |
|                                                                 | CON-SUP |                     | \$272,712          |                     |                     |                    |
| SR 44 from West of I-75 to East of Parkwood Oaks/Village Drive  | CON     | \$239,804           |                    |                     |                     |                    |
|                                                                 | CON-SUP | \$272,946           |                    |                     |                     |                    |
| US 301 at SR 44 - Add turn lane(s)                              | PE      | \$310,142           |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$123,606           |                     |                    |
|                                                                 | CON-SUP |                     |                    | \$5,335             |                     |                    |
| <b>Total</b>                                                    |         | <b>\$13,254,775</b> | <b>\$1,710,232</b> | <b>\$3,010,837</b>  | <b>\$1,371,870</b>  | <b>\$1,371,870</b> |
| Potable Water                                                   |         |                     |                    |                     |                     |                    |
| City Projects                                                   |         |                     |                    |                     |                     |                    |
| City Revenue Source:                                            | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| General/Special/Debt                                            |         |                     |                    |                     |                     |                    |
| New Debt Borrowing/Bonds                                        |         |                     |                    |                     |                     |                    |
| TIE and Connection Fees                                         |         |                     |                    |                     | \$456,340           | \$2,287,000        |
| Developer Contributions                                         |         |                     |                    |                     |                     |                    |
| Grants                                                          |         |                     |                    |                     |                     |                    |
| All Other Revenues                                              |         |                     |                    |                     |                     |                    |
| <b>Revenues Total:</b>                                          |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$456,340</b>    | <b>\$2,287,000</b> |
| <b>Expenditures/ Projects:</b>                                  |         |                     |                    |                     |                     |                    |
| Water line extension Prison WTP to CR 470                       |         |                     |                    |                     | \$243,340           |                    |
| Champagne Farms Water Treatment Plant and Transmission System   | DES     |                     |                    |                     | \$213,000           |                    |
|                                                                 | CON     |                     |                    |                     |                     | \$2,287,000        |
| <b>Expenditures Total</b>                                       |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$456,340</b>    | <b>\$2,287,000</b> |
| <b>ANNUAL BALANCE</b>                                           |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |

City of Wildwood  
5 - Year Schedule of Capital Improvements

| Sanitary Sewer and Reuse Projects                                         |       |             |           |           |           |           |
|---------------------------------------------------------------------------|-------|-------------|-----------|-----------|-----------|-----------|
| City Projects                                                             |       |             |           |           |           |           |
| City Revenue Source:                                                      | Phase | Fiscal Year |           |           |           |           |
|                                                                           |       | 2011/2012   | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
| General/Special/Debt                                                      |       |             |           |           |           |           |
| New Debt Borrowing/Bonds                                                  |       |             |           |           |           |           |
| TIE and Connection Fees                                                   |       |             |           |           | \$0       | \$928,800 |
| Developer Contributions                                                   |       |             |           |           |           |           |
| Grants                                                                    |       |             |           |           |           |           |
| All Other Revenues                                                        |       |             |           |           |           |           |
| <b>Revenues Total:</b>                                                    |       | \$0         | \$0       | \$0       | \$0       | \$928,800 |
| <b>Expenditures/ Projects:</b>                                            |       |             |           |           |           |           |
| <i>Sewer line extension from Coleman Federal Prison to CR 501/ CR 470</i> |       |             |           |           |           | \$294,000 |
| <i>Sewer line extension from CR 468 LS to S. Main St.</i>                 |       |             |           |           |           | \$634,800 |
| <b>Expenditures Total</b>                                                 |       | \$0         | \$0       | \$0       | \$0       | \$928,800 |
| <b>ANNUAL BALANCE</b>                                                     |       | \$0         | \$0       | \$0       | \$0       | \$0       |
| Drainage (Stormwater) Projects                                            |       |             |           |           |           |           |
| City Projects                                                             |       |             |           |           |           |           |
| City Revenue Source:                                                      | Phase | Fiscal Year |           |           |           |           |
|                                                                           |       | 2011/2012   | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
| General/Special/Debt                                                      |       |             |           |           |           |           |
| New Debt Borrowing/Bonds                                                  |       |             |           |           |           |           |
| Developer Contributions                                                   |       |             |           |           |           |           |
| Grants                                                                    |       | \$658,860   |           |           |           |           |
| All Other Revenues                                                        |       |             |           |           |           |           |
| <b>Revenues Total:</b>                                                    |       | \$658,860   | \$0       | \$0       | \$0       | \$0       |
| <b>Expenditures/ Projects:</b>                                            |       |             |           |           |           |           |
| Osceola Ave Drainage Improvement                                          |       | \$204,430   |           |           |           |           |
| CR 232 Drainage Improvements                                              |       | \$250,000   |           |           |           |           |
| Pitt/Stone Drainage Improvements                                          |       | \$204,430   |           |           |           |           |
| <b>Expenditures Total</b>                                                 |       | \$658,860   | \$0       | \$0       | \$0       | \$0       |
| <b>ANNUAL BALANCE</b>                                                     |       | \$0         | \$0       | \$0       | \$0       | \$0       |
| Recreation Projects                                                       |       |             |           |           |           |           |
| City Projects                                                             |       |             |           |           |           |           |
| City Revenue Source:                                                      | Phase | Fiscal Year |           |           |           |           |
|                                                                           |       | 2011/2012   | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
| General/Special/Debt                                                      |       |             |           |           |           |           |
| New Debt Borrowing/Bonds                                                  |       |             |           |           |           |           |
| Developer Contributions                                                   |       |             |           |           |           |           |
| Grants                                                                    |       |             |           |           |           |           |
| All Other Revenues                                                        |       |             |           |           |           |           |
| <b>Revenues Total:</b>                                                    |       | \$0         | \$0       | \$0       | \$0       | \$0       |
| <b>Expenditures/ Projects:</b>                                            |       |             |           |           |           |           |
| <b>Expenditures Total</b>                                                 |       | \$0         | \$0       | \$0       | \$0       | \$0       |
| <b>ANNUAL BALANCE</b>                                                     |       | \$0         | \$0       | \$0       | \$0       | \$0       |

*Italics = Unfunded*  
\*Partially Funded

Update to the 5-Year Schedule of Capital Improvements  
Data and Analysis

**City of Wildwood  
Projects Contained Within the  
Annual Update to the 5-Year Schedule of Capital Improvements  
FY 2011/2012 – 2015/2016**

**Executive Summary**

The 5-Year Schedule of Capital of Improvements covers the period from FY 2011-2012 through 2015-2016 and is scheduled to be adopted by Ordinance O2012-13. The Schedule is broken down to show project expenditures and the revenues sources associated with each project. Additionally, and although not required by the statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

Transportation Projects

The Lake-Sumter Metropolitan Planning Organization maintains the City's Transportation Concurrency Management System (CMS). All roadways within the CMS are anticipated to operate within their adopted level of service within the next five years. However, there are planned improvements for roadway segments within the City's CMS. The City's schedule includes transportation projects identified within the Florida Department of Transportation's 5-Year Work Program, the Lake-Sumter MPO's Transportation Improvement Program and Sumter County's Capital Improvement Plan for road segments contained within the City's Concurrency Management System. There is only one City transportation project contained within the City's 5-Year Schedule, the resurfacing of CR 232 from CR 209 to US 301. The City has obtained a grant for this project.

Potable Water, Sanitary Sewer, and Reuse Projects

The City's potable water and sanitary sewer systems are anticipated to operate within their adopted level of service for the next five years. There are two projects identified in the Schedule that will be funded by TIE and Connection Fees. The water line extension from the Prison Water Treatment Plant to CR 470 is projected to commence in 2014/2015 and the Champagne Farms Water Treatment Plant has been pushed out to 2015/2016. Each of these projects will be funded by revenues collected through water and wastewater connection and TIE fees.

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

The design and construction of the Champagne Farms Water Treatment Plant and transmission system are included in the Schedule. This system may add up to 3.5 MGD of additional capacity in the first phase of expansion. The anticipated completion date of this project is 2016.

Table 9.1B provides a balance sheet of the anticipated revenues and expenditures for potable water and sanitary sewer projects contained within the Schedule.

Drainage Projects

The Schedule includes three drainage/stormwater projects. The Osceola Avenue drainage improvement is intended to alleviate a flooding issue on Osceola Avenue. The CR 232 drainage improvements are in conjunction with the CR 232 resurfacing project. The Pitt/Stone drainage improvement is intended to alleviate a flooding issue in that area. The City has obtained a CDBG grant to fund these projects.

#### Recreation Projects

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

#### Solid Waste Projects

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

#### Public Schools Facilities Projects

Pursuant to the adopted Interlocal Agreement between the City and the Sumter County School Board, the Sumter County School Board maintains concurrency for public schools. The Sumter County School District 2011-2012 Work Plan does not include any capacity projects within the City's Concurrency Service Area (A).

### **Financial Feasibility**

The 5-Year Schedule of Capital Improvements identifies six (6) projects that will be administered by the City. The City has the obligation, per Statute, to demonstrate whether the projects are funded or unfunded.

As previously stated, the City has financing mechanisms in place to fund the costs associated with potable water and sanitary sewer improvements. As demonstrated in Table 9.1B, the anticipated revenues generated from water and sewer connection and TIE fees will cover the costs to administer the projects identified in the Schedule.

The three drainage projects (Osceola drainage improvement, CR 232 drainage improvement and the Pitt/Stone drainage improvement) are funded by CDBG grants.

The resurfacing of CR 232 from CR 209 to West of US 301 has also been funded by the CDBG grant.

Table 9.1A  
5-Year Capital Improvements FY2010/2011 – FY2014/2015  
Revenue Sources

| Transportation Facilities       |                                                        |                                  |                           |                                |                                                                    |             |             |              |             |                                                                |  |  |
|---------------------------------|--------------------------------------------------------|----------------------------------|---------------------------|--------------------------------|--------------------------------------------------------------------|-------------|-------------|--------------|-------------|----------------------------------------------------------------|--|--|
| City Projects                   |                                                        |                                  |                           |                                |                                                                    |             |             |              |             |                                                                |  |  |
| Policy Number(s)                | Project Description                                    | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase                          | 2010-2011                                                          | 2011-2012   | 2012-2013   | 2013-2014    | 2014-2015   | Funding Source(s) & Notes                                      |  |  |
| TE 1.2.3                        | CR 232 - Resurfacing from US 301 to CR 209             | City                             | NO                        |                                | \$0                                                                | \$43,304    | \$0         | \$0          | \$0         | CD86 Grant - Application submitted by November 14, 2010        |  |  |
| Total                           |                                                        |                                  |                           |                                | \$0                                                                | \$43,304    | \$0         | \$0          | \$0         |                                                                |  |  |
| Sumter County and FDOT Projects |                                                        |                                  |                           |                                |                                                                    |             |             |              |             |                                                                |  |  |
| Policy Number(s)                | Project Description                                    | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase                          | 2010-2011                                                          | 2011-2012   | 2012-2013   | 2013-2014    | 2014-2015   | Funding Source(s) & Notes                                      |  |  |
| TE 1.2.1 and 1.2.2              | CR 468 widen to 4 lanes from SR 44 to FTP              | Sumter County                    | YES                       | PE<br>ROW                      | \$2,006,000                                                        | \$507,000   |             |              |             | Sumter County - ST and Road Impact Fees                        |  |  |
| TE 1.2.1 and 1.2.2              | CR 468 PD&E Study from US 301 to FTP                   | Sumter County                    | YES                       | PD&E                           | \$150,000                                                          |             |             |              |             | Sumter County - CT                                             |  |  |
| TE 1.2.1 and 1.2.2              | CR 466A widen from Powell Road to US 301 (Phase II)    | Sumter County                    | YES                       | PE<br>ROW                      | \$800,000                                                          |             |             |              | \$2,068,438 | Sumter County - Road Impact Fees                               |  |  |
| TE 1.2.1 and 1.2.2              | CR 466 PD&E Study add lanes from CR 245 to US 301      | Sumter County                    | YES                       | PD&E                           | \$80,000                                                           |             |             |              |             | Sumter County - Road Impact Fees                               |  |  |
| TE 1.2.1 and 1.2.2              | CR 462 PD&E Study from US 301 to CR 466A               | Sumter County                    | YES                       | PD&E                           | \$80,000                                                           |             |             |              |             | Sumter County - Road Impact Fees                               |  |  |
| TE 1.2.1 and 1.2.2              | CR 465/FTP Interchange                                 | Sumter County/FTE                | NO                        | CON                            | \$2,000,000                                                        |             | \$2,500,000 | \$10,200,000 |             | Sumter County - Road Impact Fees (Agreement with The Villages) |  |  |
| TE 1.2.2                        | SR 44 - CSX Overpass                                   | FDOT                             | YES                       | CON                            | \$2,714,870                                                        |             |             |              |             | FDOT 5 Year Work Program - Under Construction                  |  |  |
| TE 1.2.2                        | US 301 - CSX Overpass                                  | FDOT                             | YES                       | CON                            | \$525,917                                                          |             |             |              |             | FDOT 5 Year Work Program - Under Construction                  |  |  |
| TE 1.2.2                        | US 301 widen to 4 lanes from CR 232 to NE 110th        | FDOT                             | YES                       | PE<br>ROW<br>CON<br>CEI        | \$5,000<br>\$9,570,400<br>\$16,249,568<br>\$200,001                |             | \$123,424   |              |             | FDOT 5 Year Work Program - Under Construction                  |  |  |
| TE 1.2.2                        | US 301 widen to 4 lanes from CR 204 to Marion Co. line | FDOT                             | YES                       | ROW<br>R/U<br>CON<br>AD<br>CEI | \$3,463,025<br>\$9,690,243<br>\$39,277<br>\$1,371,870<br>\$466,761 | \$1,371,870 | \$1,371,870 | \$1,371,870  | \$1,371,870 | FDOT 5 Year Work Program - Under Construction                  |  |  |
| TE 1.2.3                        | CR 466 - Resurfacing from US 301 to East of CR 475     | Sumter County                    | NO                        |                                | \$49,112,922                                                       | \$1,878,870 | \$3,985,294 | \$11,643,500 | \$4,612,903 | Project identified in FDOT 5 Year Work Program                 |  |  |
| Total                           |                                                        |                                  |                           |                                | \$49,112,922                                                       | \$1,878,870 | \$3,985,294 | \$11,643,500 | \$4,612,903 | \$8,063,211                                                    |  |  |

Table 9.1A  
5-Year Capital Improvements FY2010/2011 – FY2014/2015  
Revenue Sources

| Potable Water Facilities - City Projects          |                                                                    |                                  |                           |            |           |           |           |             |           |                                                                                        |
|---------------------------------------------------|--------------------------------------------------------------------|----------------------------------|---------------------------|------------|-----------|-----------|-----------|-------------|-----------|----------------------------------------------------------------------------------------|
| Policy Number(s)                                  | Project Description                                                | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase      | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014   | 2014-2015 | Funding Source(s) & Notes                                                              |
| PFE 1.2                                           | Water line extension from WTP to CR 470                            | City                             | NO                        |            |           | \$243,340 |           |             |           | City Water Connection Fees, I/E Fees and Developer Contributions (See Table 9.1B)      |
| PFE 1.2                                           | Champaign Farms Water Treatment Plant and Transmission System      | City                             | YES                       | DES<br>CON |           | \$213,000 |           | \$2,287,000 |           | City Water Connection Fees, I/E Fees and Developer Contributions (See Table 9.1B)      |
| Total                                             |                                                                    |                                  |                           |            | \$0       | \$456,340 | \$0       | \$2,287,000 | \$0       |                                                                                        |
| Sanitary Sewer & Reuse Facilities - City Projects |                                                                    |                                  |                           |            |           |           |           |             |           |                                                                                        |
| Policy Number(s)                                  | Project Description                                                | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase      | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014   | 2014-2015 | Funding Source(s) & Notes                                                              |
| PFE 1.2                                           | Sewer line extension from Coleman Federal Prison to CR 501/ CR 470 | City                             | NO                        |            |           | \$294,000 |           |             |           | City Wastewater Connection Fees, I/E Fees and Developer Contributions (See Table 9.1B) |
| PFE 1.2                                           | Sewer line extension from CR 468 LS to S. Main St.                 | City                             | NO                        |            |           | \$634,800 |           |             |           | City Wastewater Connection Fees, I/E Fees and Developer Contributions (See Table 9.1B) |
| PFE 1.2                                           | South Wildwood Wastewater Treatment Plant                          | City                             | YES                       | DES        |           |           |           | \$500,000   |           | City Wastewater Connection Fees, I/E Fees and Developer Contributions (See Table 9.1B) |
| Total                                             |                                                                    |                                  |                           |            | \$0       | \$928,800 | \$0       | \$500,000   | \$0       |                                                                                        |
| (Drainage) Stormwater Facilities - City Projects  |                                                                    |                                  |                           |            |           |           |           |             |           |                                                                                        |
| Policy Number(s)                                  | Project Description                                                | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase      | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014   | 2014-2015 | Funding Source(s) & Notes                                                              |
| PFE 1.2                                           | Osceola Ave Drainage Improvement                                   | City                             | YES                       |            |           | \$408,859 |           |             |           | COBG Grant - Application submitted by November 14, 2010                                |
| PFE 1.2                                           | CR 232 Drainage Improvements                                       | City                             | YES                       |            |           | \$250,000 |           |             |           | COBG Grant - Application submitted by November 14, 2010                                |
| Total                                             |                                                                    |                                  |                           |            | \$0       | \$658,859 | \$0       | \$0         | \$0       |                                                                                        |
| Recreation Facilities - City Projects             |                                                                    |                                  |                           |            |           |           |           |             |           |                                                                                        |
| Policy Number(s)                                  | Project Description                                                | Jurisdiction/ Maintaining Agency | Capacity/LOS Improvement? | Phase      | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014   | 2014-2015 | Funding Source(s) & Notes                                                              |
| Total                                             |                                                                    |                                  |                           |            | \$0       | \$0       | \$0       | \$0         | \$0       |                                                                                        |

\*\* No Projects at This Time \*\*

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

| Known Projects:                 | Projected Revenues        |                     |                    |                    |                    |                    |                                      |  |  |  | Anticipated Agreement Execution Date |
|---------------------------------|---------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|--|--|--|--------------------------------------|
|                                 | Anticipated ERUs Reserved | TIE Fee Factor W/WW | Water              |                    | Wastewater         |                    | Anticipated Agreement Execution Date |  |  |  |                                      |
|                                 |                           |                     | TIE Fee            | Connection Fees    | TIE Fee            | Connection Fees    |                                      |  |  |  |                                      |
| Word Property                   | 832                       | .49/.77             | \$245,227          | \$868,100          | \$422,309          | \$1,842,464        | 2012                                 |  |  |  |                                      |
| Wildwood Springs                | 1000                      | .70/1.21            | \$421,064          | \$1,043,390        | \$797,632          | \$2,214,500        | 2012                                 |  |  |  |                                      |
| Southern Oaks                   | 400                       | .77/1.91            | \$185,268          | \$417,356          | \$503,629          | \$885,800          | 2012                                 |  |  |  |                                      |
| Future Growth:                  |                           |                     |                    |                    |                    |                    |                                      |  |  |  |                                      |
| FY 2012/2013                    | 50                        | 1                   | \$30,076           | \$52,170           | \$32,960           | \$110,725          | N/A                                  |  |  |  |                                      |
| FY 2013/2014                    | 75                        | 1                   | \$45,114           | \$78,254           | \$49,440           | \$166,088          | N/A                                  |  |  |  |                                      |
| FY 2014/2015                    | 150                       | 1                   | \$90,228           | \$156,509          | \$98,880           | \$332,175          | N/A                                  |  |  |  |                                      |
| FY 2015/2016                    | 200                       | 1                   | \$120,304          | \$208,678          | \$131,840          | \$442,900          | N/A                                  |  |  |  |                                      |
| <b>Projected 5 - Year Total</b> | <b>2,707</b>              |                     | <b>\$1,137,281</b> | <b>\$2,824,456</b> | <b>\$2,036,690</b> | <b>\$5,994,652</b> |                                      |  |  |  |                                      |

| Fiscal Year                     | Revenue Summary           |                    |                    |                    |                    |                                      |  |  |  |  |
|---------------------------------|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|--|--|--|--|
|                                 | Anticipated ERUs Reserved | Water              |                    | Wastewater         |                    | Anticipated Agreement Execution Date |  |  |  |  |
|                                 |                           | TIE Fee            | Connection Fees    | TIE Fee            | Connection Fees    |                                      |  |  |  |  |
| FY 2011/2012                    | 2232                      | \$851,559          | \$2,328,846        | \$1,723,570        | \$4,942,764        |                                      |  |  |  |  |
| FY 2012/2013                    | 50                        | \$30,076           | \$52,170           | \$32,960           | \$110,725          |                                      |  |  |  |  |
| FY 2013/2014                    | 75                        | \$45,114           | \$78,254           | \$49,440           | \$166,088          |                                      |  |  |  |  |
| FY 2014/2015                    | 150                       | \$90,228           | \$156,509          | \$98,880           | \$332,175          |                                      |  |  |  |  |
| FY 2015/2016                    | 200                       | \$120,304          | \$208,678          | \$131,840          | \$442,900          |                                      |  |  |  |  |
| <b>Projected 5 - Year Total</b> | <b>2,707</b>              | <b>\$1,137,281</b> | <b>\$2,824,457</b> | <b>\$2,036,690</b> | <b>\$5,994,652</b> |                                      |  |  |  |  |

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

|                 |  | Balance Sheet      |                    |                    |                    |                    |                    |  |  |
|-----------------|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|--|
| Water           |  | FY 2011-2012       | FY 2012-2013       | FY 2013-2014       | FY 2014-2015       | FY 2015-2016       | Total              |  |  |
| Balance Forward |  | \$562              | \$3,180,967        | \$2,806,873        | \$2,930,241        | \$889,978          | <b>\$1,218,960</b> |  |  |
| Revenues        |  |                    |                    |                    |                    |                    |                    |  |  |
| TIE Fees        |  | \$851,559          | \$30,076           | \$45,114           | \$90,228           | \$120,304          | \$1,137,281        |  |  |
| Connection Fees |  | \$2,328,846        | \$52,170           | \$78,254           | \$156,509          | \$208,678          | \$2,824,457        |  |  |
| Expenditures*   |  | \$0                | -\$456,340         | \$0                | -\$2,287,000       | \$0                |                    |  |  |
| <b>Balance</b>  |  | <b>\$3,180,967</b> | <b>\$2,806,873</b> | <b>\$2,930,241</b> | <b>\$889,978</b>   | <b>\$1,218,960</b> |                    |  |  |
| Wastewater      |  | FY 2010-2011       | FY 2011-2012       | FY 2012-2013       | FY 2013-2014       | FY 2014-2015       | Total              |  |  |
| Balance Forward |  | \$32,504           | \$6,698,838        | \$6,842,523        | \$6,129,251        | \$6,060,306        | <b>\$6,635,046</b> |  |  |
| Revenues        |  |                    |                    |                    |                    |                    |                    |  |  |
| TIE Fees        |  | \$1,723,570        | \$32,960           | \$49,440           | \$98,880           | \$131,840          | \$2,036,690        |  |  |
| Connection Fees |  | \$4,942,764        | \$110,725          | \$166,088          | \$332,175          | \$442,900          | \$5,994,652        |  |  |
| Expenditures*   |  | \$0                | \$0                | -\$928,800         | -\$500,000         | \$0                |                    |  |  |
| <b>Balance</b>  |  | <b>\$6,698,838</b> | <b>\$6,842,523</b> | <b>\$6,129,251</b> | <b>\$6,060,306</b> | <b>\$6,635,046</b> |                    |  |  |

Notes

\* See Table 9.1A for list of projects

**City of Wildwood  
Transportation  
Concurrency Management System  
Annual Update to the 5-Year Schedule of Capital Improvements  
FY 2011/2012 – 2015/2016**

Pursuant to Section 163.3180 F.S., transportation is no longer subject to concurrency on a statewide basis. Additionally, Section 163.3177(3)(b) F.S., requires local governments to review the 5-year Schedule of Capital Improvements within the Capital Improvements Element of the Comprehensive Plan, annually. Under separate amendment, the City will be eliminating the transportation concurrency requirement in accordance with F.S. and upon Commission approval. However, the City will still require roadways to operate within their adopted levels of service currently outlined in the Comprehensive Plan. The table below illustrates the adopted levels of service standards for roadways within the City's Concurrency Management System (CMS).

| <b>Roadway</b>     | <b>Level of Service Standard</b> |
|--------------------|----------------------------------|
| FIHS Facilities    | As determined by FDOT            |
| SIS Facilities     | As determined by FDOT            |
| TRIP Projects      | As determined by FDOT            |
| All Other Roadways | LOS D                            |

Currently, all roadway segments are operating within the adopted level of service standard. The Lake-Sumter Metropolitan Planning Organization maintains the City's transportation CMS. The City's CMS consists of roadways operated and maintained by the City, Sumter County, and the Florida Department of Transportation. The CMS includes committed capacity improvements for which construction currently occurring or funding has been secured.

With the exception of the Florida Turnpike, all of the road segments within the CMS have a level of service standard of "D". The Florida Department of Transportation has adopted a level of service standard of "C" for the segment of the Turnpike from U.S. 301 to the Lake/Sumter County line.

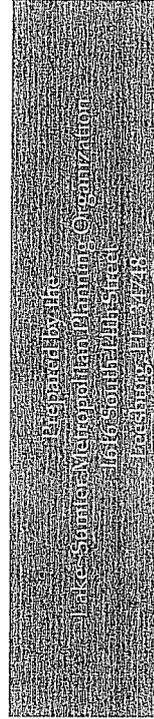
As demonstrated in the CMS Tables, all roadways are anticipated to operate within the adopted level of service standard through 2016.



# Transportation Improvement Program

FISCAL YEARS  
2011/12-2015/16

Approved – June 22, 2011  
Amended – August 24, 2011  
Amended – September 29, 2011



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LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION  
TRANSPORTATION IMPROVEMENT PROGRAM (TIP)  
FISCAL YEARS 2011/12 - 2015/16

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LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2011 - 21

A RESOLUTION OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO), AMENDING THE FY 2010/11-2014/15 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) BY REMOVING FUNDS IN FY 2011/12 FOR DESIGN OF THE GARDENIA TRAIL II AND III PROJECTS; AMENDING THE FY 2010/11-2014/15 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PROJECT DEVELOPMENT & ENVIRONMENT (PD&E) STUDY FOR THE WEKIVA TRAIL PROJECT; AMENDING THE FY 2011/12-2015/16 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PD&E STUDY FOR THE WEKIVA TRAIL PROJECT; AMENDING THE FY 2011/12-2015/16 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PRELIMINARY ENGINEERING/LINE AND GRADE FOR TWO SEGMENTS OF THE WEKIVA PARKWAY; AND AUTHORIZING THE SUBMITTAL OF THE AMENDED FY 2010/11-2014/15 TIP AND THE FY 2011/12-2015/16 TIP TO THE APPROPRIATE AGENCIES.

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

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

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

WHEREAS, the FY 2011/12 - 2015/16 TIP was adopted by the MPO on June 22, 2011 based on then-funded projects in the Florida Department of Transportation (FDOT) Five Year Work Program; and

WHEREAS, \$165,500 in FY 2011/12 in Preliminary Engineering for Gardenia Trail II and \$136,000 in FY 2011/12 in Preliminary Engineering for Gardenia Trail III has been removed from the FDOT Work Program and the total \$301,500 has been applied to a Project Development & Environmental study of the Wekiva Trail project, a phase programmed by FDOT for \$533,400; and

WHEREAS, a total of \$3,745,800 in FY 2011/12 has been allocated for two segments of the Wekiva Parkway Line and Grade projects.

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

1. The FY 2010/11-2014/15 Transportation Improvement Program (TIP) is hereby amended to remove funding in FY 2011/12 from Gardenia Trail II (F.M. No. 4161112), and Gardenia Trail III (F.M. No. 454322); and
2. The FY 2010/11-2014/15 TIP is hereby amended to add \$533,400 to the Wekiva Trail Project (F.M. No. 4309751) for a Project Development & Environment Study in FY 2011/12; and
3. The FY 2011/12-2015/16 TIP is hereby amended to program \$533,400 in FY 2011/12 for the Wekiva Trail PD&E Study (F.M. 4309751); and
4. The FY 2011/12-2015/16 TIP is hereby amended to program \$2,032,920 in preliminary engineering funds in FY 2011/12 for the Wekiva Parkway Line and Grade project (F.M. No. 4310812) from the Orange County line to 0.319 West of Old McDonald Road and to program an additional \$1,712,880 in preliminary engineering funds in FY 2011/12 for the Wekiva Parkway Line and Grade project (F.M. No. 4310813) from 0.319 West of Old McDonald Road to the Seminole County line; and
5. The Chairman of the Lake-Sumter MPO is authorized to submit, and hereby submits, the amended FY 2010/11 - 2014/15 TIP and the FY 2011/12 - 2015/16 TIP to the:
  - a. Federal Transit Administration (FTA)
  - b. State, Regional, and Areawide A-95 Clearinghouses
  - c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT)
  - d. Federal Aviation Administration (FAA)
  - e. Environmental Protection Agency (EPA)
  - f. Department of Community Affairs (DCA)
  - g. Florida Energy Office
  - h. Members of Legislature representing the Lake-Sumter MPO

DULY PASSED AND ADOPTED this 21<sup>st</sup> day of August, 2011.

Lake-Sumter Metropolitan Planning Organization

*Jennifer Hill*  
Jennifer Hill, Chairman  
This day of August, 2011

Approved as to Form and Legality:

*Sanford A. Minkoff*  
Sanford A. Minkoff, MPO Attorney

7. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$20,000 for Sumter County Section 5316 (F.M. No.4245801) for Job Access and Reverse Commute Small Urban Grant; and
8. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$34,418 for Sumter County Section 5316 (F.M. No.4245802) for Job Access and Reverse Commute Small Rural Grant; and
9. The FY 2011/12-2015/16 TIP is hereby amended to incorporate regionally significant projects from Lake County's 2011/12-2015/16 Transportation Construction Program (TCP) and to add the TCP as an appendix to the TIP; and
10. The FY 2011/12-2015/16 TIP is hereby amended to incorporate regionally significant projects from Sumter County's 2011/12-2015/16 Capital Improvement Plan (CIP) and to add the CIP as an appendix to the TIP; and
11. The Chairman of the Lake-Sumter MPO is authorized to submit, and hereby submits, the amended FY 2011/12 - 2015/16 TIP to the:
  - a. Federal Transit Administration (FTA)
  - b. State, Regional, and Area-wide A-95 Clearinghouses
  - c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT)
  - d. Federal Aviation Administration (FAA)
  - e. Environmental Protection Agency (EPA)
  - f. Department of Community Affairs (DCA)
  - g. Florida Energy Office
  - h. Members of Legislature representing the Lake-Sumter MPO

DULY PASSED AND ADOPTED this 29th day of September, 2011

Lake-Sumter Metropolitan Planning Organization

  
 Jennifer H. Chapman  
 This 29th day of September, 2011

Approved as to Form and Legality:

  
 Sanford A. Minkoff, MPO Attorney

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2011 - 17

RESOLUTION OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO) ADOPTING THE FY 2011/12-2015/16 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) TO INCLUDE PROJECTS IN THE FLORIDA DEPARTMENT OF TRANSPORTATION WORK PROGRAM FOR FY 2011/12 THROUGH 2015/16

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

WHEREAS, Florida Statutes 339.175; 23 U.S.C. 134; and Title 49 U.S.C. require that the urbanized area, as a condition to the receipt of federal capital or operating assistance, has a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area; and

WHEREAS, 23 U.S.C. 134(j) and Section 339.175(8), Florida Statutes, require the Lake-Sumter MPO to formulate a Transportation Improvement Program (TIP), defined by 23 C.F.R. 450.104 as a prioritized listing/program of transportation projects that is developed and formally adopted by an MPO as part of the metropolitan transportation planning process; and

WHEREAS, Section 339.175(8), Florida Statutes, requires that the TIP include projects and project phases to be funded with state or federal funds that are recommended for advancement during the next fiscal year and four subsequent fiscal years; and

WHEREAS, the Lake-Sumter MPO is adopting the FY 2011/12 - 2015/16 TIP including projects that were not completed or committed in the previous state fiscal year, and that must be included in the Lake-Sumter MPO FY 2011/12 adopted TIP for Federal purposes and in the State Transportation Improvement Plan (STIP).

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

- 1. FY 2011/12-2015/16 TIP is hereby endorsed and adopted to include projects in the FDOT Work Program FY 2011/12-2015/16; and

- 2. Federally-aided projects listed in the FY 2011/12-2015/16 TIP will be initiated within the urbanized area; and
- 3. Chairman of the Lake-Sumter MPO is hereby authorized and directed to submit the FY 2011/12-2015/16 TIP to the:

- a. Federal Transit Administration (FTA);
- b. State, Regional, and Area-wide A-95 Clearinghouses;
- c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT);
- d. Federal Aviation Administration (FAA);
- e. Environmental Protection Agency (EPA);
- f. Department of Community Affairs (DCA);
- g. Florida Energy Office; and
- h. Members of Legislature representing the Lake-Sumter MPO.

PASSED AND ADOPTED this 22nd day of June, 2011.

Lake-Sumter Metropolitan Planning Organization

Jennifer Hill, Chairman

Approved as to Form and Legality:

[Signature]

Sanford A. Minkoff, MPO Attorney

**LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION**  
2011 MEMBER LIST

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



## **PROJECT PRIORITY STATEMENT**

The Lake-Sumter MPO adopted its List of Priority Projects (LOPP) in June 2011. The LOPP was submitted to FDOT for use in developing the new outer year of the Five-Year Work Program, Fiscal Year 2016/17.

### **IMPLEMENTED PROJECTS**

FDOT produces an annual listing of projects for which federal funds have been obligated in the previous year. This list has been published and made available for public review through FDOT.

### **PUBLIC INVOLVEMENT**

Annually, the Lake-Sumter MPO develops its TIP in accordance with all applicable State and Federal laws governing public involvement. This includes 23 CFR 450.316 and 23 CFR 450.324(b). Specific procedures for use of public involvement in the annual development of the TIP have been clearly defined in the MPO's recently adopted *Public Involvement Process (PIP)*. Prior to adoption of the final TIP, the Lake-Sumter MPO sought public comment on the draft TIP by making the document available on our website ([LakeSumterMPO.com](http://LakeSumterMPO.com)). In addition, all Lake-Sumter MPO meetings are held in accordance with Florida's open meetings law (the Sunshine Law), and an opportunity is provided for public comment. The draft TIP was on the agenda of the May 2011 Lake-Sumter MPO Governing Board meeting.

### **CERTIFICATION**

The Lake-Sumter MPO participates in an annual self-certification of its planning process with representatives from the Florida Department of Transportation, District 5. The last annual self-certification with FDOT was completed May 2011.

### **TRANSPORTATION DISADVANTAGED (TD)**

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

ABBREVIATIONS AND ACRONYMS

Funding Codes:

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

Project Phase Abbreviations:

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

*Agency and Committee Abbreviations*  
BPAC Bicycle/Pedestrian Advisory Committee

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

*Miscellaneous Abbreviations*  
CFR Code of Federal Regulations

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







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

APPENDIX A-

LAKE COUNTY TRANSPORTATION CONSTRUCTION PROGRAM

APPENDIX B-

SUMTER COUNTY CAPITAL IMPROVEMENT PROGRAM

# Sumter County Capital Improvement Program

FY 2011-12

## Revenue Projections

| Revenue Sources                                                         | Projected<br>2010-11 | Projected<br>2011-12 | Projected<br>2012-13 | Projected<br>2013-14 | Projected<br>2014-15 | Projected<br>2015-16 |
|-------------------------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General Fund                                                            | 5,701,391            | 1,360,000            | 1,800,000            | 2,140,000            | 2,000,000            | 2,200,000            |
| Court Improvement Fund                                                  | 280,000              | 289,738              | 295,628              | 301,636              | 307,763              | 314,013              |
| Net Proceeds of Sale of Government Office                               | 170,500              | 170,505              | 170,505              | 170,505              | 170,505              | 3,100,005            |
| Local Boater Registration Fund                                          | 17,520               | 16,894               | 16,290               | 15,707               | 15,146               | 14,604               |
| ARRA Funds - Fire Stations                                              | 2,131,638            | -                    | -                    | -                    | -                    | -                    |
| Fire Impact Fees-Sumter Fire                                            | 70,000               | 125,408              | 54,560               | 54,560               | 54,560               | 29,560               |
| Fire Impact Fees-Villages Fire                                          | 948,558              | 991,243              | 1,035,849            | 1,082,462            | 1,131,173            | 1,182,076            |
| **R&B Funds Available for Capital (See CTT<br>& ST CIP Page for Detail) | 2,753,775            | 4,149,568            | 1,339,522            | 295,835              | 991,307              | 1,972,010            |
| Road Impact Fees                                                        | 6,124,422            | 6,957,142            | 13,907,155           | 18,519,109           | 3,076,396            | 1,267,680            |
| <b>Dedicated Capital Revenue</b>                                        | <b>12,073,382</b>    | <b>7,103,356</b>     | <b>4,712,354</b>     | <b>4,060,706</b>     | <b>4,670,454</b>     | <b>8,812,268</b>     |

**Sumter County Capital Improvement Plan**  
**Fund 123 - Boating Improvement Fund**

| Project Description              | Location                                      | Priority | Revenue Source | Prior Years | FY 11/12 | FY 12/13 | FY 13/14 | FY 14/15 | FY 15/16 | Future Years | Total Project Cost |
|----------------------------------|-----------------------------------------------|----------|----------------|-------------|----------|----------|----------|----------|----------|--------------|--------------------|
| 1 Restroom Improvements          | Lake Okahumpka, Rutland, Shady Brook Greenway | 1        | FBIP           | 165,000     |          |          |          |          |          |              | 165,000            |
| 2 Restroom Improvements          | Gant Lake                                     | 2        |                |             | 55,000   |          |          |          |          |              |                    |
| 3 Projects below CIP Threshold   | Outlet Park Restrooms                         |          |                | 45,625      |          |          |          |          |          |              |                    |
| 4 Project Totals                 |                                               |          | -              | 165,000     | 55,000   | -        | -        | -        | -        | -            |                    |
| 5 Cash Balance Forward           |                                               |          |                | 222,243     | 74,763   | 36,657   | 52,946   | 68,654   | 83,800   |              |                    |
| 6 Local Boater Registration Fund |                                               |          |                | 17,520      | 16,894   | 16,290   | 15,707   | 15,146   | 14,604   |              |                    |
| 7 Less Project Projections       |                                               |          |                | (165,000)   | (55,000) | -        | -        | -        | -        |              |                    |
| 8 Balance                        |                                               |          |                | 74,763      | 36,657   | 52,946   | 68,654   | 83,800   | 98,404   | -            |                    |

Sumter County Capital Improvement Plan  
 Fund 305 - Capital Outlay Reserve

| Project Description                                         | Location                    | Priority | Revenue Source             | Prior Years | FY 11/12  | FY 12/13  | FY 13/14  | FY 14/15  | FY 15/16  | Future Years | Total Project Cost |
|-------------------------------------------------------------|-----------------------------|----------|----------------------------|-------------|-----------|-----------|-----------|-----------|-----------|--------------|--------------------|
| 1 ADA Voting Equipment                                      |                             |          | COR                        |             |           |           |           | 594,000   |           |              | 594,000            |
| 2 Upgrade of Public Safety Radio System                     |                             |          | COR                        |             |           | 4,000,000 | 3,500,000 |           |           |              | 7,500,000          |
| 3 Emergency Response Apparatus Replacement                  |                             |          | COR                        |             | 245,000   | 470,000   | 475,000   | 425,000   |           | -            | 1,615,000          |
| 4 Fire Engine 34 Replacement                                |                             |          | Insurance Proceeds/<br>COR |             | 245,000   |           |           |           |           |              | 245,000            |
| 5 Fire Station 21 Expansion                                 | Lake Panasoffkee            |          | COR                        |             | 450,000   |           |           |           |           |              | 450,000            |
| 6 New Fire Station                                          | North Wildwood #32          |          | Fire Impact Fees/<br>COR   |             |           |           |           |           | 1,200,000 |              | 1,200,000          |
| 7 Health Department Generator                               | Bushnell                    |          | COR                        |             | 150,000   |           |           |           |           |              | 150,000            |
| 8 Historic Courthouse Renovation w/Signage                  | Bushnell                    |          | COR                        | 194,707     | 4,000,000 |           |           |           |           |              | 4,194,707          |
| 9 Jail Correction Action                                    |                             |          | COR                        |             | 425,000   |           |           |           |           |              | 425,000            |
| 10 Judicial Building Renovation (1st Fl)                    | Bushnell                    |          | COR/Court Funds            | 29,970      |           |           |           | 1,000,000 | 2,880,288 |              | 3,910,258          |
| 11 Citizens Drop-Off Area/Animal Control Public Works Motor | Panasoffkee                 |          | COR                        | 147,503     | 921,876   |           |           |           |           |              | 1,069,379          |
| 12 Pool Material Storage Barn                               | Bushnell                    |          | COR                        |             | 50,000    |           |           |           |           |              | 50,000             |
| 13 Transit Building Renovation for P&D                      | Bushnell                    |          | COR                        | 10,000      | 40,000    |           |           |           |           |              | 50,000             |
| 14 Paved Walking Trail                                      | Lake Panasoffkee Rec        |          | COR                        |             |           | 100,000   |           |           |           |              | 100,000            |
| 15 Skatepark                                                | Lake Panasoffkee Rec        |          | COR                        |             |           |           |           |           | 103,000   |              | 103,000            |
| 16 Handball/Racquetball Court                               | Lake Panasoffkee Rec        |          | COR                        |             |           |           |           |           |           |              | 75,000             |
| 17 Public Safety Training Range                             | Lake Panasoffkee Spoil Site |          | COR                        |             |           |           | 75,000    |           |           | 1,000,000    | 1,000,000          |

| Project Description                                                                       | Location           | Priority | Revenue Source             | Prior Years | FY 11/12    | FY 12/13    | FY 13/14    | FY 14/15    | FY 15/16    | Future Years | Total Project Cost |
|-------------------------------------------------------------------------------------------|--------------------|----------|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------------|
| 18 Sewer to Fairgrounds                                                                   | Webster            |          |                            |             |             |             |             |             |             | 800,000      | 800,000            |
| 19 Fire Station Renovation                                                                | Royal #33          |          |                            |             |             |             |             |             |             | 200,000      | 200,000            |
| 20 New Fire Station                                                                       | Bushnell #11       |          |                            |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| 21 New Fire Station                                                                       | Bushnell #29       |          |                            |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| 22 New Fire Station                                                                       | Webster #12        |          |                            |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| 23 New Fire Station                                                                       | South Bushnell #28 |          |                            |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| 24 Fire Station Expansion                                                                 | Center Hill #14    |          |                            |             |             |             |             |             |             | 250,000      | 250,000            |
| 25 New Fire Station                                                                       | Wildwood Springs   |          | Fire Impact Fees           |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| 26 New Fire Station                                                                       | Landstone          |          | Fire Impact Fees           |             |             |             |             |             |             | 1,200,000    | 1,200,000          |
| Sewer to Lake                                                                             |                    |          | Grant/Utility Revenue Bond |             |             |             |             |             |             | 10,000,000   | 10,000,000         |
| 27 Panasoffkee Area                                                                       | Bushnell           |          |                            |             |             |             |             |             |             | 2,500,000    | 2,500,000          |
| 28 Jail Pod Expansion                                                                     | Bushnell           |          |                            |             |             |             |             |             |             | 2,000,000    | 2,000,000          |
| 29 New Library                                                                            | Webster            |          | COR/Grant                  |             |             |             |             |             |             | 1,000,000    | 1,000,000          |
| 30 Library Expansion                                                                      | Lake Panasoffkee   |          | COR/Grant                  |             |             |             |             |             |             | 8,000,000    | 8,000,000          |
| 31 Overall Courthouse Expansion                                                           | Bushnell           |          |                            |             |             |             |             |             |             | 4,000,000    | 4,000,000          |
| 32 Parking Garage for Courthouse Complex                                                  | Bushnell           |          |                            |             |             |             |             |             |             |              |                    |
| Administrative and Records Management Center Expansion due to lease expiration (5/31/21)  | Bushnell           |          |                            |             |             |             |             |             |             | 8,000,000    | 8,000,000          |
| 33 Sheriff's Office/EOC/Comm. Center; lease expiration (5/31/21); consider renewing lease | Bushnell           |          |                            |             |             |             |             |             |             |              |                    |
| 34 Project Totals                                                                         |                    |          |                            | 382,180     | 6,526,876   | 4,570,000   | 4,050,000   | 2,019,000   | 4,183,288   | 44,950,000   | 66,681,344         |
| 36 Cash Balance Forward - COR                                                             |                    |          |                            |             | 8,116,000   | 3,742,195   | 1,498,288   | 123,789     | 644,717     | 2,112,107    |                    |
| 37 Transfer from General Fund                                                             |                    |          |                            |             | 1,360,000   | 1,800,000   | 2,140,000   | 2,000,000   | 2,200,000   | 29,237,893   |                    |
| 38 Transfer from Fund 109 - SCGOB Payments                                                |                    |          |                            |             | 170,505     | 170,505     | 170,505     | 170,505     | 3,100,005   |              |                    |
| 39 Transfer from Fund 155 - SFD Impact Fees                                               |                    |          |                            |             | 125,408     | 54,560      | 54,560      | 54,560      | 29,560      | 3,600,000    |                    |
| 40 Transfer from Fund 127 - Court Improvement Fund                                        |                    |          |                            |             | 289,738     | 295,928     | 301,636     | 307,763     | 314,013     |              |                    |
| 41 Transfer from Fund 182 - Sumter Fire District (Insurance Proceeds)                     |                    |          |                            |             | 200,000     |             |             |             |             |              |                    |
| 42 Other Revenue (Grants & Interest)                                                      |                    |          |                            |             | 7,420       | 5,100       | 8,800       | 7,100       | 7,100       | 10,000,000   |                    |
| 43 Less Project Projections                                                               |                    |          |                            |             | (6,526,876) | (4,570,000) | (4,050,000) | (2,019,000) | (4,183,288) | (44,950,000) |                    |
| 44 Balance                                                                                |                    |          |                            |             | 3,742,195   | 1,498,288   | 123,789     | 644,717     | 2,112,107   |              |                    |



Sumter County Capital Improvement Plan

Sumter Fire District Impact Fees

| Revenue                      | FY 11/12 | FY 12/13 | FY 13/14 | FY 14/15 | FY 15/16 |
|------------------------------|----------|----------|----------|----------|----------|
| Fire Impact Fees-Sumter Fire | 50,000   | 50,000   | 50,000   | 50,000   | 50,000   |

Revenue  
Fire Impact Fees-Sumter Fire

| Project Description                                | Priority | Revenue Source | PRIOR YEARS | FY 11/12  | FY 12/13 | FY 13/14 | FY 14/15 | FY 15/16 | Future | Total Project |
|----------------------------------------------------|----------|----------------|-------------|-----------|----------|----------|----------|----------|--------|---------------|
| 2 **Equipment < \$50,000                           |          | Impact Fees    |             | -         | -        | -        | -        | -        | -      | -             |
| Impact Fee Fund Total                              |          |                |             | -         | -        | -        | -        | -        | -      | -             |
| Summary                                            |          |                |             |           |          |          |          |          |        |               |
| 3 CBF                                              |          |                |             | 70,848    | -        | -        | -        | -        | -      | -             |
| 4 Revenue                                          |          |                |             | 50,000    | 50,000   | 50,000   | 50,000   | 50,000   | -      | -             |
| 5 Impact Fee Waivers                               |          |                |             | 5,000     | 5,000    | 5,000    | 5,000    | 5,000    | -      | -             |
| 6 Interest Earnings                                |          |                |             | 60        | 60       | 60       | 60       | 60       | -      | -             |
| 7 Other Expenditures (Admin. Fee) (Study Update in |          |                |             | (500)     | (500)    | (500)    | (500)    | (25,500) | -      | -             |
| 8 Transfer to COR for Fire Apparatus               |          |                |             | (125,408) | (54,560) | (54,560) | (54,560) | (29,560) | -      | -             |
| 9 Project Protections                              |          |                |             | -         | -        | -        | -        | -        | -      | -             |
| # Balance                                          |          |                |             | -         | -        | -        | -        | -        | -      | -             |

**Sumter County Capital Improvement Plan**  
**The Villages Fire District Impact Fees**

| Revenue                                       | FY 11/12 | FY 12/13  | FY 13/14  | FY 14/15  | FY 15/16  |
|-----------------------------------------------|----------|-----------|-----------|-----------|-----------|
| 1 Fire Impact Fees-The Villages Fire district | 991,243  | 1,035,849 | 1,082,462 | 1,131,173 | 1,182,076 |

| Project Description               | Station       | Priority | Revenue Source | PRIOR YEARS | FY 11/12    | FY 12/13    | FY 13/14    | FY 14/15    | FY 15/16  | Total Project |
|-----------------------------------|---------------|----------|----------------|-------------|-------------|-------------|-------------|-------------|-----------|---------------|
| 75 ft Aerial/adders/"Quint"       | Station 7     |          | Impact Fees    | -           | 851,069     | -           | -           | -           | -         | 851,069       |
| 2 Truck                           | Station 6     |          | Impact Fees    | -           | 1,018,750   | 1,018,750   | 1,018,750   | -           | -         | 4,075,000     |
| 3 Public Safety Fire Station #6   |               |          | Impact Fees    | -           | -           | -           | -           | -           | 425,000   | 425,000       |
| 4 Traffic Pre-emption System      | Station 6 & 7 |          | Impact Fees    | -           | 124,170     | 1,142,920   | 1,018,750   | 1,018,750   | 425,000   | 5,351,069     |
| 5 Quick Response Vehicle          |               |          |                |             | 1,993,989   |             |             |             |           |               |
| Impact Fee Fund Total             |               |          |                |             |             |             |             |             |           |               |
| Summary                           |               |          |                |             |             |             |             |             |           |               |
| 6 CBF                             |               |          |                |             | 2,060,308   | 1,063,950   | 966,520     | 1,041,908   | 1,175,519 |               |
| 7 Revenue                         |               |          |                |             | 991,243     | 1,035,849   | 1,082,462   | 1,131,173   | 1,182,076 |               |
| 8 Interest Earnings               |               |          |                |             | 3,800       | 7,500       | 10,000      | 20,000      | 22,000    |               |
| 9 Transfer from GF-Impact Walvers |               |          |                |             | 12,500      | 12,500      | 12,500      | 12,500      | 12,500    |               |
| 10 Transfer to for Admin. Fee     |               |          |                |             | (9,912)     | (10,358)    | (10,825)    | (11,312)    | (11,821)  |               |
| 11 Project Projections            |               |          |                |             | (1,993,989) | (1,142,920) | (1,018,750) | (1,018,750) | (425,000) |               |
| 12 Balance                        |               |          |                |             | 1,063,950   | 966,520     | 1,041,908   | 1,175,519   | 1,955,274 |               |

**Sumter County Capital Improvement Plan  
Secondary Trust (ST) and County Transportation Trust (CTT)**

|                                        | Projected<br>2011-12 | Projected<br>2012-13 | Projected<br>2013-14 | Projected<br>2014-15 | Projected<br>2015-16 |
|----------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 1 Summary                              |                      |                      |                      |                      |                      |
| 2 CBF                                  | 7,402,677            | 5,935,700            | 4,908,600            | 3,723,224            | 2,882,096            |
| 3 Revenue Projections                  | 11,223,059           | 8,600,597            | 7,625,686            | 8,291,414            | 9,460,829            |
| 4 Less Project & Equipment Projections | (7,791,545)          | (4,541,622)          | (3,556,211)          | (3,707,435)          | (4,135,604)          |
| 5 Less Operating Budget                | (4,898,491)          | (5,086,075)          | (5,254,851)          | (5,425,107)          | (5,613,819)          |
| 6 Balance                              | 5,935,700            | 4,908,600            | 3,723,224            | 2,882,096            | 2,593,502            |

|                                            | Projected<br>2011-12 | Projected<br>2012-13 | Projected<br>2013-14 | Projected<br>2014-15 | Projected<br>2015-16 |
|--------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 7 Revenue Sources                          |                      |                      |                      |                      |                      |
| 8 C-475 from C-470 to CR 542               |                      |                      |                      |                      |                      |
| 9 C-466 from CR 209 to C-475               | 1,200,000.00         | 425,000.00           | -                    | 500,000.00           | 1,500,000.00         |
| 10 C-469 from C-49 to SR 50                | 2,138,000.00         | 712,000.00           | -                    | -                    | -                    |
| 11 C-470 SCRAP from W of I-75              | 211,000.00           | -                    | -                    | -                    | -                    |
| 12 CR 673 SCRAP from US 301                | 359,000.00           | -                    | -                    | -                    | -                    |
| 13 Ad Valorem                              | 656,403              | 669,531              | 682,922              | 696,580              | 710,512              |
| 14 Delinquent Ad Valorem Taxes             | 1,174                | 1,209                | 1,245                | 1,283                | 1,283                |
| 15 Ninth Cent                              | 666,824              | 680,160              | 693,763              | 707,639              | 721,792              |
| 16 Local Option Fuel Tax                   | 3,730,753            | 3,805,368            | 3,881,475            | 3,959,104            | 4,038,287            |
| 17 Constitutional Gas Tax/20% Portion      | 291,265              | 297,091              | 303,033              | 309,094              | 315,276              |
| 18 County Fuel Tax/7th Cent                | 644,080              | 656,963              | 670,102              | 683,504              | 697,175              |
| 19 Constitutional Gas Tax/80% Portion (ST) | 1,176,481            | 1,211,775            | 1,248,129            | 1,285,573            | 1,324,140            |
| Other Revenue                              | 138,079              | 141,500              | 145,017              | 148,637              | 152,364              |
| REVENUE PROJECTIONS                        | 11,223,059           | 8,600,597            | 7,625,686            | 8,291,414            | 9,460,829            |

|    | Revenue Source             | Priority | PRIOR YEARS | FY 11/12  | FY 12/13  | FY 13/14  | FY 14/15  | FY 14/15  | PROJECT SUMMARY |
|----|----------------------------|----------|-------------|-----------|-----------|-----------|-----------|-----------|-----------------|
| 20 | C-475 from C-470 to CR 542 | 1        | -           |           |           |           | 700,000   | 1,500,000 | 2,200,000       |
| 21 | C-469 from C-48 to SR 50   | 1        | -           | 2,138,000 | 712,000   |           |           |           | 2,850,000       |
| 22 | C-466 from CR 209 to C-475 | 1        | 28,000      | 1,200,000 | 425,000   |           |           |           | 1,653,000       |
| 23 | C Resurfacing              | 1        | 28,000      | 3,054,525 | 1,225,012 | 1,261,764 | 1,099,617 | 1,338,606 | 7,979,524       |
| 24 | Total ST Projects          |          | 28,000      | 6,392,525 | 2,362,012 | 1,261,764 | 1,799,617 | 2,838,606 | 14,682,524      |

| 25 | PROJECTS-COUNTY TRANSPORTATION TRUST (CTT) | Priority | Revenue Source | PRIOR YEARS | FY 11/12  | FY 12/13  | FY 13/14  | FY 14/15  | FY 14/15  | TOTAL PROJECT |
|----|--------------------------------------------|----------|----------------|-------------|-----------|-----------|-----------|-----------|-----------|---------------|
| 26 | C-470 SCRAP                                |          | CTT            | 20,000      | 211,000   | -         | -         | -         | -         | 231,000       |
| 27 | C-673 SCRAP                                |          | CTT/SCRA P     | 25,000      | 380,000   | -         | -         | -         | -         | 405,000       |
| 28 | Langley Turn Lanes                         |          | CTT            | 62,000      | 417,775   | -         | -         | -         | -         | 479,775       |
| 29 | CR Resurfacing                             | 1        | CTT            | 1,399,201   | 145,475   | 1,974,988 | 1,938,236 | 1,730,000 | 1,180,808 | 8,368,708     |
| 30 | Road Equipment                             |          |                |             |           |           |           |           |           |               |
| 31 | Small Equipment less than \$50K            |          | CTT            | 5,688       | 134,770   | 94,622    | 147,211   | 62,818    | 51,190    | 496,299       |
| 32 | Vermeer Brush Chipper                      | 4        | CTT            |             |           |           |           | 50,000    |           | 50,000        |
| 33 | Reconditioned Bucket Truck                 | 2        | CTT            |             |           | 50,000    |           |           |           | 50,000        |
| 34 | Tractor loader and box blade               | 1        | CTT            |             | 50,000    |           |           |           |           | 50,000        |
| 35 | Dump Trucks                                | 1-5      | CTT            |             | 60,000    | 60,000    | 129,000   | 65,000    | 65,000    | 379,000       |
| 36 | Backhoe w/rubber tires                     | 3        | CTT            |             |           |           | 80,000    |           |           | 80,000        |
| 37 | Total CTT Projects and Equipment           |          |                | 1,511,889   | 1,999,020 | 2,179,610 | 2,294,447 | 1,907,818 | 1,296,998 | 10,569,782    |
| 38 | TOTAL ALL PROJECTS, BUILDINGS & EQUIPMENT  |          |                | 1,539,889   | 7,791,545 | 4,641,622 | 3,556,211 | 3,707,435 | 4,135,604 | 25,272,306    |

Sumter County Capital Improvement Plan  
Road Impact Fees

| Revenue Impact Fees                  |                                        | FY 11/12  | FY 12/13              | FY 13/14    | FY 14/15    | FY 15/16    |              |              |           |               |               |
|--------------------------------------|----------------------------------------|-----------|-----------------------|-------------|-------------|-------------|--------------|--------------|-----------|---------------|---------------|
|                                      |                                        | 6,957,142 | 13,907,155            | 18,519,109  | 3,076,396   | 1,267,680   |              |              |           |               |               |
| Project Description                  | Location                               | Priority  | Revenue Source        | Prior Years | FY 11/12    | FY 12/13    | FY 13/14     | FY 14/15     | FY 15/16  | FUTURE YEARS  | TOTAL PROJECT |
| 1 C-470                              | TG Lee Wetland Mitigation              | 1         | Impact Fees           | 50,000      | 157,000     | -           | -            | -            | -         | -             | 207,000       |
| 2 C-468                              | C-468 Turnpike Interchange             | 1         | Impact Fees           | 1,103,000   | 1,000,000   | -           | 2,500,000    | 13,000,000   | -         | -             | 17,603,000    |
| 3 C-462                              | C-462 from US 301 to C-466A            | 1         | Impact Fees           | 195,000     | 1,400,000   | 5,500,000   | -            | -            | -         | -             | 7,095,000     |
| 4 C-466                              | C-466 from CR 209 to US 301            | 1         | Impact Fees           | 170,880     | 728,120     | -           | -            | -            | -         | 5,500,000     | 6,399,000     |
| 5 C-466A Phase III                   | US 301 to Powell Road                  | 1         | Impact Fees           | 654,000     | 2,300,000   | 2,468,438   | 2,000,000    | -            | -         | -             | 7,422,438     |
| 6 C-468                              | C-468 Four Lane from SR 44 to Turnpike | 1         | Impact Fees           | 1,385,500   | 3,700,000   | -           | 7,300,000    | 8,600,000    | -         | -             | 20,985,500    |
| 7 C-468                              | C-468 from US 301 to Turnpike          |           | TRIP/Impact Fees      |             |             |             |              |              |           | 20,200,000    | 20,200,000    |
| 8 C-470 Widening                     | Interchange to Lake County             |           | Developer/ TRIP Funds |             |             |             |              |              |           | 85,000,000    | 85,000,000    |
| 9 Total Projects                     |                                        |           |                       | 3,558,380   | 9,285,120   | 7,968,438   | 11,800,000   | 21,600,000   | -         | 110,700,000   | 164,911,938   |
| 10 Summary                           |                                        |           |                       |             |             |             |              |              |           |               |               |
| 11 CBF                               |                                        |           |                       |             | 8,400,983   | 6,132,705   | 12,131,431   | 18,908,967   | 420,368   | 1,723,053     |               |
| 12 Revenue                           |                                        |           |                       |             | 6,957,142   | 13,907,155  | 18,519,109   | 3,076,396    | 1,267,680 | 108,976,947   |               |
| 13 Interest Earnings & Other Revenue |                                        |           |                       |             | 59,700      | 60,009      | 58,427       | 35,005       | 35,005    |               |               |
| 14 Project Projections               |                                        |           |                       |             | (9,285,120) | (7,968,438) | (11,800,000) | (21,600,000) | -         | (110,700,000) |               |
| 15 Balance                           |                                        |           |                       |             | 6,132,705   | 12,131,431  | 18,908,967   | 420,368      | 1,723,053 | -             |               |

Sumter County Capital Improvement Plan

Stormwater Fund

| Project Description                           | Priority | Revenue Source | PRIOR YEAR    | FY 11/12       | FY 12/13       | FY 13/14       | FY 15/14       | FY 15/16       | TOTAL PROJECT    |
|-----------------------------------------------|----------|----------------|---------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 1 Panacoochee Project                         |          | Grant/GF       | 20,000        | 438,000        | 437,000        |                |                |                | 895,000          |
| 2 Stormwater Projects                         |          | GF             |               |                | 107,804        | 100,000        | 100,000        | 100,000        | 407,804          |
| <b>Total</b>                                  |          |                | <b>20,000</b> | <b>438,000</b> | <b>544,804</b> | <b>100,000</b> | <b>100,000</b> | <b>100,000</b> | <b>1,302,804</b> |
| <b>Revenue Projections Stormwater Fund</b>    |          |                |               |                |                |                |                |                |                  |
| 3 CBF                                         |          |                |               | 221,394        | 145,608        | 160,000        | 160,000        | 160,000        |                  |
| 4 CBIR Stormwater Manangement                 |          |                |               | 146,913        | 88,310         |                |                |                |                  |
| 5 Panacoochee CDBG Grant                      |          |                |               | 375,000        | 375,000        |                |                |                |                  |
| 6 Interest                                    |          |                |               | 1,198          |                |                |                |                |                  |
| 7 Transfer from General Fund                  |          |                | -             | 30,000         | 210,688        | 130,000        | 130,000        | 130,000        |                  |
| 8 Big Prairie-Gant Lake Water Management Plan |          |                |               | (190,897)      | (114,802)      |                |                |                |                  |
| 9 Less Project Projections                    |          |                | (20,000)      | (438,000)      | (544,804)      | (130,000)      | (130,000)      | (130,000)      |                  |
| 10 Balance                                    |          |                | (20,000)      | 145,608        | 160,000        | 160,000        | 160,000        | 160,000        |                  |

**City of Wildwood**  
**Potable Water and Sanitary Sewer Systems**  
**Capacity and Level of Service Analysis**  
**Annual Update to the 5-Year Schedule of Capital Improvements**  
**FY 2011/2012 – 2015/2016**

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

| System                    | Capacity (MGD) | Level of Service Standard   |
|---------------------------|----------------|-----------------------------|
| Potable Water             | 4.752          | 300 gallons per day per ERC |
| Sanitary Sewer (Effluent) | 3.55           | 250 gallons per day per ERC |

Currently, the potable water and sanitary sewer systems have sufficient capacity needed to support projected growth within the next five years. In order to demonstrate the systems will continue to operate within the adopted level of service for the next five years, data from the City’s Water and Wastewater departments were analyzed (see Potable Water and Sanitary Sewer Summary Charts). The data represents the monthly flows from December 2009 through September 2011. For purposes of this analysis, the previous 12 months were analyzed. The data demonstrate the following flows (represented in million gallons per day):

| System                    | 12 Month Average Flow (MGD) | Peak Average Monthly Flow (MGD) |
|---------------------------|-----------------------------|---------------------------------|
| Potable Water             | 2.026                       | 2.348                           |
| Sanitary Sewer (Effluent) | 1.552                       | 1.674                           |

For purposes of demonstrating these systems will continue have sufficient capacity to meet growth demands, an annual growth rate of 10% was applied to the Peak Average Monthly Flow. Due to the current economic conditions, the rapid growth forecasted by the Comprehensive Plan in the short term is over-projecting demand. Even with an aggressive 10% annual growth rate and the unlikely assumption that all of the capacity reserved through executed developer’s agreements is utilized, the systems can serve the projected demands without the needed water supply capacity of the Champagne Farms well. However, the City has programmed in its Capital Improvements Element the design and construction of the Champagne Farms water treatment plant and transmission system which will add capacity and increase the level of service for the potable water system. The table below illustrates the anticipated remaining capacity for FY 2015-2016 without Champagne Farms:

| System                    | Remaining Capacity |     |
|---------------------------|--------------------|-----|
| Potable Water             | .629 (MGD)         | 13% |
| Sanitary Sewer (Effluent) | .398 (MGD)         | 11% |

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

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

Potable Water Flows  
Summary Chart

| DATE             | TOTAL VOLUME (PLANTS 1-5) | AVERAGE MONTHLY FLOWS | MAX MONTHLY FLOWS |
|------------------|---------------------------|-----------------------|-------------------|
| Jan-10           | 59.323                    | 1.914                 | 2.274             |
| Feb-10           | 53.182                    | 1.899                 | 2.181             |
| Mar-10           | 60.295                    | 1.945                 | 2.289             |
| Apr-10           | 62.622                    | 2.087                 | 2.451             |
| May-10           | 66.723                    | 2.152                 | 2.538             |
| Jun-10           | 63.879                    | 2.129                 | 2.746             |
| Jul-10           | 66.631                    | 2.149                 | 2.430             |
| Aug-10           | 64.606                    | 2.084                 | 2.449             |
| Sep-10           | 58.679                    | 1.956                 | 2.662             |
| Oct-10           | 69.099                    | 2.229                 | 2.704             |
| Nov-10           | 62.376                    | 2.079                 | 2.546             |
| Dec-10           | 59.872                    | 1.931                 | 2.426             |
| Jan-11           | 56.917                    | 1.836                 | 2.437             |
| Feb-11           | 55.467                    | 1.715                 | 2.553             |
| Mar-11           | 38.840                    | 1.255                 | 2.179             |
| Apr-11           | 66.948                    | 2.232                 | 2.795             |
| May-11           | 70.436                    | 2.348                 | 2.626             |
| Jun-11           | 70.062                    | 2.335                 | 2.626             |
| Jul-11           | 67.051                    | 2.159                 | 2.513             |
| Aug-11           | 67.559                    | 2.179                 | 2.559             |
| Sep-11           | 62.581                    | 2.018                 | 2.538             |
| 12 Month Average | 62.267                    | 2.026                 | 2.542             |

Notes:  
Source: City of Wildwood Water Dept  
Numbers respresented in MGD (million gallons per day)  
Peak Average Monthly Flow - 2.348 MGD

Sanitary Sewer (Wastewater) Flows  
Summary Chart

| DATE             | INFLUENT | 3 MONTH | YEARLY | EFFLUENT | 3 MONTH | YEARLY |
|------------------|----------|---------|--------|----------|---------|--------|
|                  | FLOW     |         |        |          |         |        |
| Dec-09           | 1.407    | 1.410   | 1.443  | 1.404    | 1.426   | 1.472  |
| Jan-10           | 1.423    | 1.411   | 1.444  | 1.439    | 1.419   | 1.474  |
| Feb-10           | 1.486    | 1.439   | 1.447  | 1.490    | 1.444   | 1.479  |
| Mar-10           | 1.609    | 1.506   | 1.463  | 1.631    | 1.520   | 1.495  |
| Apr-10           | 1.529    | 1.541   | 1.473  | 1.636    | 1.586   | 1.515  |
| May-10           | 1.426    | 1.521   | 1.471  | 1.463    | 1.577   | 1.512  |
| Jun-10           | 1.468    | 1.474   | 1.471  | 1.499    | 1.533   | 1.514  |
| Jul-10           | 1.378    | 1.424   | 1.465  | 1.404    | 1.455   | 1.504  |
| Aug-10           | 1.451    | 1.432   | 1.461  | 1.549    | 1.484   | 1.500  |
| Sep-10           | 1.451    | 1.427   | 1.454  | 1.543    | 1.499   | 1.494  |
| Oct-10           | 1.397    | 1.433   | 1.452  | 1.422    | 1.505   | 1.491  |
| Nov-10           | 1.434    | 1.427   | 1.455  | 1.585    | 1.517   | 1.505  |
| Dec-10           | 1.417    | 1.416   | 1.456  | 1.574    | 1.527   | 1.520  |
| Jan-11           | 1.431    | 1.427   | 1.456  | 1.674    | 1.611   | 1.539  |
| Feb-11           | 1.542    | 1.465   | 1.462  | 1.513    | 1.588   | 1.541  |
| Mar-11           | 1.568    | 1.513   | 1.458  | 1.618    | 1.603   | 1.540  |
| Apr-11           | 1.593    | 1.570   | 1.464  | 1.634    | 1.589   | 1.540  |
| May-11           | 1.509    | 1.557   | 1.470  | 1.474    | 1.575   | 1.541  |
| Jun-11           | 1.503    | 1.535   | 1.473  | 1.490    | 1.533   | 1.540  |
| Jul-11           | 1.540    | 1.517   | 1.487  | 1.581    | 1.515   | 1.555  |
| Aug-11           | 1.577    | 1.540   | 1.497  | 1.629    | 1.567   | 1.562  |
| Sep-11           | 1.504    | 1.540   | 1.502  | 1.428    | 1.546   | 1.552  |
| 12 Month Average | 1.501    | 1.495   | 1.469  | 1.552    | 1.556   | 1.536  |

Notes:  
Source: City of Wildwood Wastewater Dept - Plant Records MORs/Flows  
Numbers respresented in MGD (million gallons per day)  
Peak Average Monthly Flow - 1.674 MGD

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

| Potable Water                               | Current (MGD) |       | Projected Growth (MGD) |       |       |       |  |
|---------------------------------------------|---------------|-------|------------------------|-------|-------|-------|--|
|                                             | 2011          | 2012  | 2013                   | 2014  | 2015  | 2016  |  |
| Permitted Water Supply Well Capacity        | 4.752         | 4.752 | 4.752                  | 4.752 | 4.752 | 4.752 |  |
| Current Demand (Peak Monthly Average)       | 2.348         |       |                        |       |       |       |  |
| Growth Rate (10%)                           |               | 2.448 | 2.692                  | 2.961 | 3.257 | 3.582 |  |
| Comprehensive Plan Projections              | 2.870         | 3.160 | 3.460                  | 3.750 | 4.040 | 4.444 |  |
| Outstanding Developer Agreement Obligations | 0.541         | 0.541 | 0.541                  | 0.541 | 0.541 | 0.541 |  |
| Remaining Capacity (MGD)                    | 1.863         | 1.763 | 1.519                  | 1.250 | 0.954 | 0.629 |  |
| Remaining Capacity (%)                      | 39%           | 37%   | 32%                    | 26%   | 20%   | 13%   |  |

| Sanitary Sewer                              | Current (MGD) |       | Projected Growth (MGD) |       |       |       |  |
|---------------------------------------------|---------------|-------|------------------------|-------|-------|-------|--|
|                                             | 2011          | 2012  | 2013                   | 2014  | 2015  | 2016  |  |
| FDEP Permitted Capacity                     | 3.550         | 3.550 | 3.550                  | 3.550 | 3.550 | 3.550 |  |
| Current Demand (Peak Monthly Average)       | 1.629         |       |                        |       |       |       |  |
| Growth Rate (10%)                           |               | 1.800 | 1.980                  | 2.178 | 2.396 | 2.636 |  |
| Comprehensive Plan Projections              | 1.750         | 1.910 | 2.060                  | 2.220 | 2.370 | 2.520 |  |
| Outstanding Developer Agreement Obligations | 0.516         | 0.516 | 0.516                  | 0.516 | 0.516 | 0.516 |  |
| Remaining Capacity (MGD)                    | 1.405         | 1.234 | 1.054                  | 0.856 | 0.638 | 0.398 |  |
| Remaining Capacity (%)                      | 40%           | 35%   | 30%                    | 24%   | 18%   | 11%   |  |

Notes:

- 1) Numbers represented in MGD (million gallons per day)
- 2) Growth rate of 10% annual increase applied to this analysis.
- 3) Remaining capacity represents current peak month demand with applied growth rate
- 4) Comprehensive plan projections listed for reference
- 5) WUP - 4.98 MGD expires in 2013.
- 6) 10-Year Water Supply Facilities Plan due in 2012
- 7) FDEP Permitted capacity - 4.752 MGD
- 8) Analysis does not include Champagne Farms WTP and transmission system (online 2015/2016)

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation to the City Commission of Ordinance O2012-13 modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

**Case:** CP 1202-01

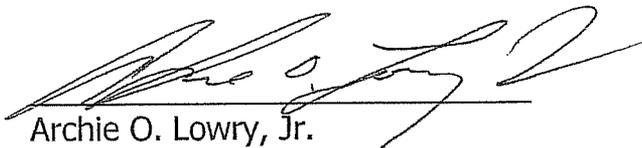
**Parcel:** N/A

**Owner:** N/A

**Applicant:** City of Wildwood

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of Ordinance #O2012-13 to the City Commission and submittal to the State of Florida.

**Dated:** March 6, 2012

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

**CITY OF WILDWOOD**

**Planning and Zoning Board/Special Magistrate**

**Case No:** CP 1202-01

**Annual Update to the 5 Year Schedule of Capital Improvements**

Section 163.3177(3)(b), Florida Statutes requires the City to annually review the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the City's Comprehensive Plan. This schedule is intended to demonstrate the City is able to maintain the adopted level of service for public facilities within the City's Comprehensive Plan throughout the next five years (FY 2011/2012 through 2015/2016).

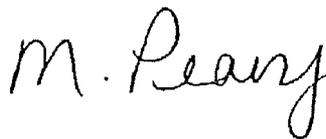
The City has adopted level of service standards for transportation, potable water, sanitary sewer, drainage, recreation, solid waste and public schools. The 5-Year Schedule of capital improvements only covers these facilities.

**Staff recommends approval of Ordinance #O2012-13** (attached), to be forwarded to the City Commission and ultimately to the Department of Community Affairs.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the windows in the front and back of City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 24, 2012.

DATED: February 13, 2012



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Melanie Peavy  
Development Services Director

**ORDINANCE NO. O2012-14**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A LARGE SCALE FUTURE LAND USE MAP  
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:

**301/466 LLC**

**Parcel Numbers: D18=069, D18=040, D18=064, D18=041, D18=067, & D18=068**  
**Containing 222 acres +/-**

**PARCEL 1**

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

**PARCEL 2**

NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT OF WAY OF U.S. HIGHWAY 301, AND LESS THE NORTH 165 FEET THEREOF, AND LESS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FLORIDA DEPARTMENT OF TRANSPORTATION NAIL IN THE PAVEMENT OF U.S. HIGHWAY NO. 301; THENCE S00°24'17"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2,662.14 FEET TO THE EAST 1/4 SECTION CORNER OF SAID SECTION 18; THENCE S00°24'17"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 756.54 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°22'39"W A DISTANCE OF 111.98 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY NO. 301) PER ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 156, PAGE 570, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°57'08"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3.66 FEET TO THE POINT OF BEGINNING; THENCE N89°22'32"W, A DISTANCE OF 240.25 FEET; THENCE S00°36'51"W, A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°20'28"E ALONG SAID NORTH LINE A DISTANCE

OF 245.84 FEET TO THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY NO. 301); THENCE N00°57'08"W ALONG SAID WEST RIGHT OF WAY 204.92 FEET TO THE POINT OF BEGINNING. AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WIRE ROAD (NOW KNOWN AS U.S. HIGHWAY 301) AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 120 YARDS, THENCE WEST 100 YARDS, THENCE RUN SOUTH 180 YARDS, THENCE RUN EAST 100 YARDS, THENCE RUN NORTH 60 YARDS TO THE POINT OF BEGINNING.

PARCEL 3

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 4

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 208.71 FEET WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 208.71 FEET, THENCE RUN EAST 208.71 FEET, THENCE RUN NORTH ALONG EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO POINT OF BEGINNING.

PARCEL 5

NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS 1 ACRE SQUARE IN NORTHEAST CORNER, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND, THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 6

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

This property is to be reclassified from City comprehensive plan category "Oxford Neighborhood Mixed Use" to City comprehensive plan category "Low Density Residential."

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the 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 Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto as "Exhibit A" 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 \_\_\_\_\_, 2012, 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

I:\Development Services\New\Developments and Projects\SP 1112-04 Mico Customs @ Shamrock Commercial Properties\O2012-XX MICO Customs @ Shamrock SSCFA.doc

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks a large scale comprehensive plan amendment from Oxford Neighborhood Mixed Use (ONMU) to Low Density Residential (LDR) on 222 +/- acres. The site is generally located to the northwest of the intersection of CR 214 and US 301.

**Case:** CP 1201-03

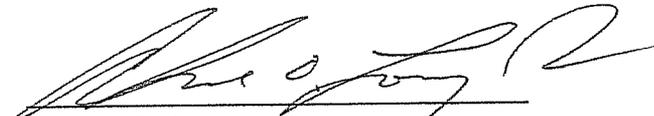
**Parcels:** D18=040, D18=041, D18=064, D18=067, D18=068, & D18=069

**Owners:** 301/466 LLC (Albert Peek and Kirk Boone)

**Applicant:** 301/466 LLC (Albert Peek and Kirk Boone)

Based upon the testimony and information presented and the criteria in Section 1.7 (C) of the Land Development Regulations, the Special Magistrate recommends approval of the large scale land use map amendments and favorable recommendation of Ordinance #O2012-14 to the City Commission and submittal to the State of Florida.

**Dated:** March 6, 2012

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

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**

**Case No:** CP1201-03

**Parcel Number(s):** D18=041, D18=067, D18=068, D18=069, D18=040, and D18=064

**Property Location:** Northwest of the CR 214 and US 301 intersection

**Owner/Developer:** 301/466, LLC - Albert Peek and Kirk Boone

**Applicant:** 301/466, LLC – Albert Peek and Kirk Boone

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large Scale Future Land Use Map Amendment to the adopted Comprehensive Plan.

The applicant seeks a land use amendment from "Oxford Neighborhood Mixed Use" to "Low Density Residential" on the 222 +/- acre subject property. The amendment would be adopted by Ordinance #02012-14.

The attached maps illustrate the property's location as well as the existing and proposed Future Land Use Map designations within the vicinity.

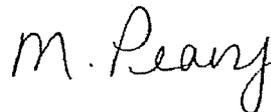
**Staff recommends approval of Ordinance #02012-14** to be forwarded to the City Commission for transmittal to the state land planning agency for review for the following reasons:

- The applicant demonstrated that the impacts to the City's public facilities and services will decrease under the proposed Future Land Use Map designation;
- The applicant has demonstrated that the proposed land use does not meet the criteria for urban sprawl pursuant to F.S 163.3177(9)(a) and (b);
- The environmental characteristics of the subject parcel are suitable for development; and
- Approval of the amendment will not adversely affect surrounding property values.

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

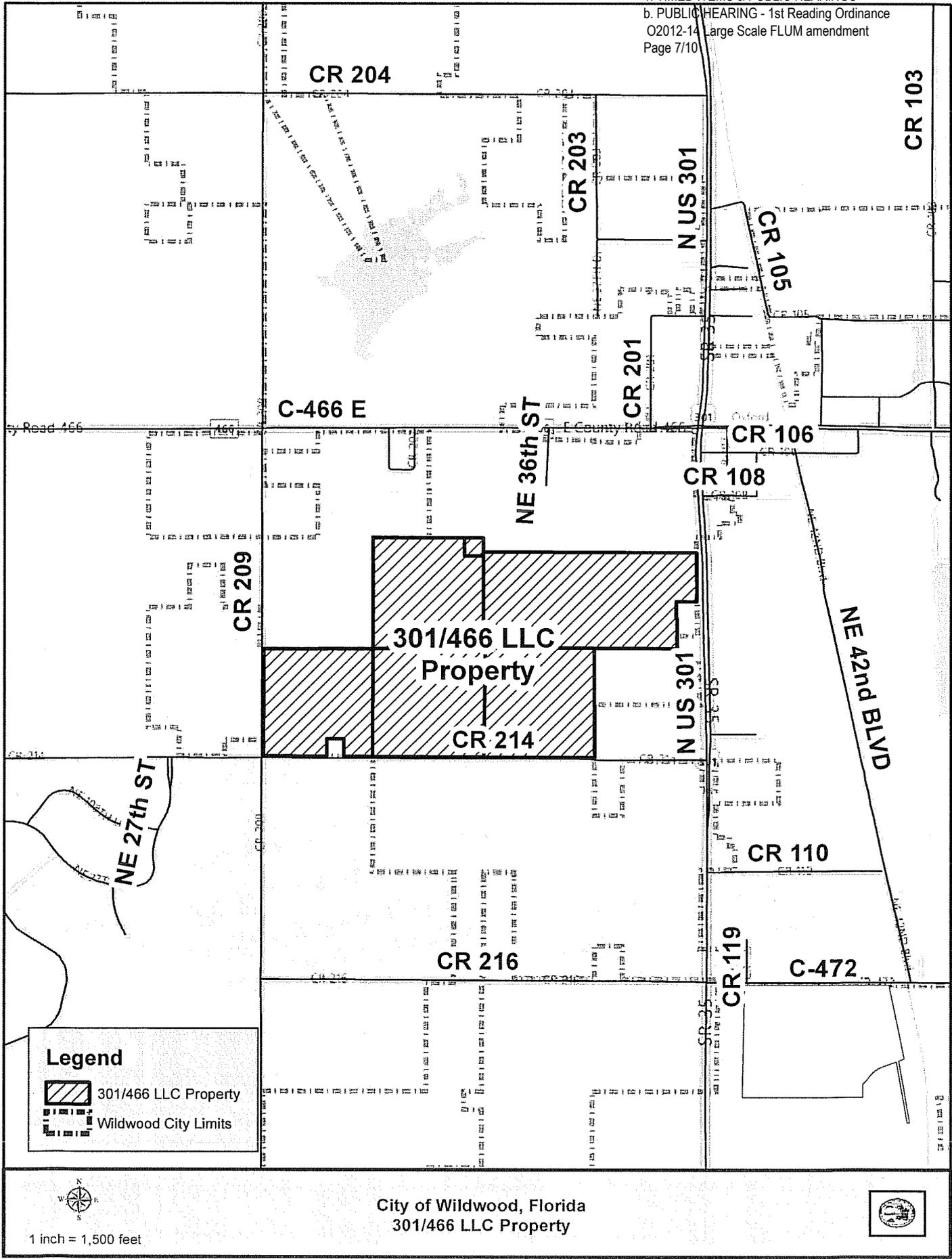
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 24, 2012.

DATED: February 27, 2012



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Melanie Peavy  
Development Services Director



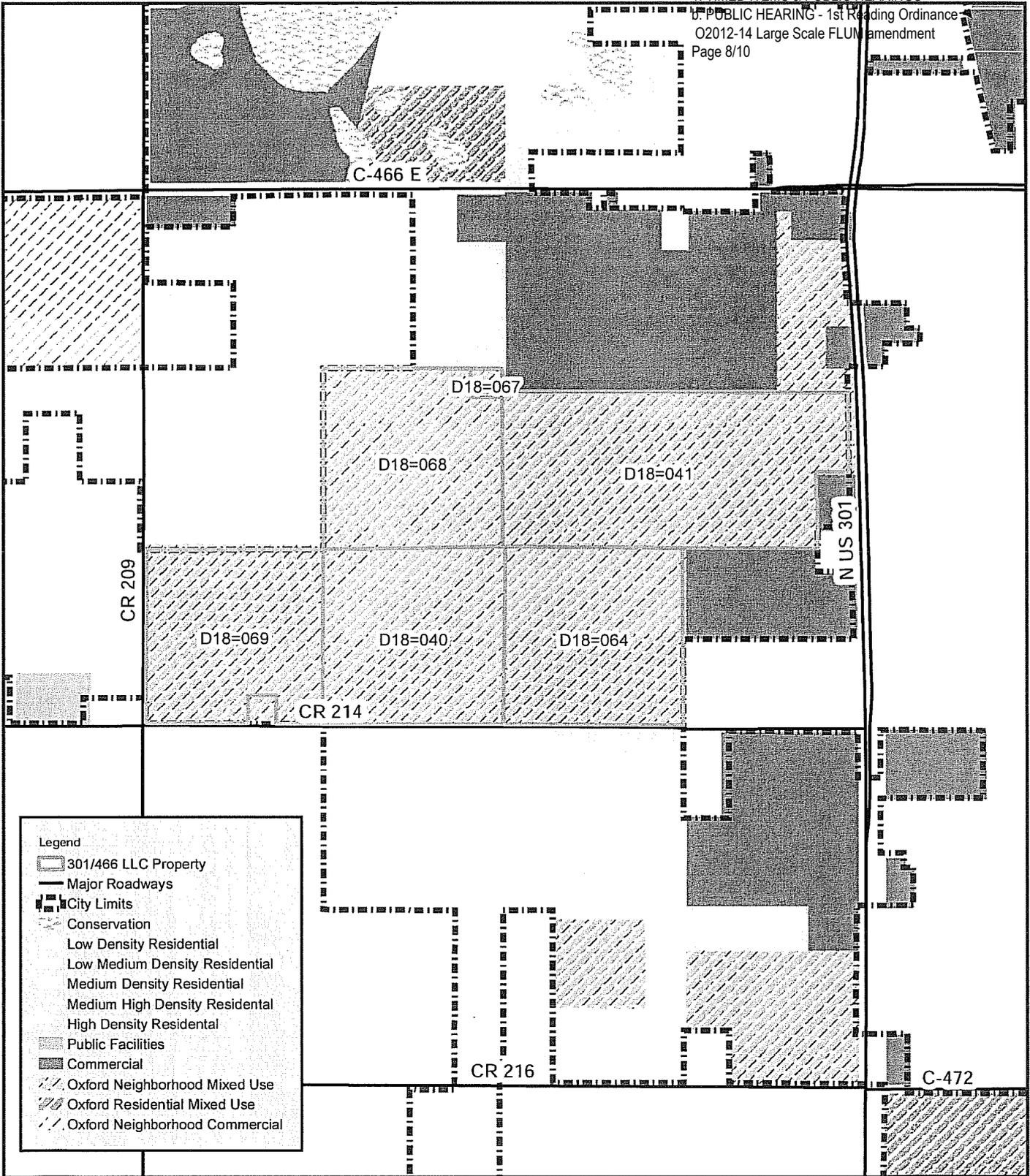
**Legend**

-  301/466 LLC Property
-  Wildwood City Limits

1 inch = 1,500 feet

City of Wildwood, Florida  
301/466 LLC Property





Legend

- 301/466 LLC Property
- Major Roadways
- City Limits
- Conservation
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Public Facilities
- Commercial
- Oxford Neighborhood Mixed Use
- Oxford Residential Mixed Use
- Oxford Neighborhood Commercial



1 inch = 1,000 feet

D18=067, D18=068, D18=041, D18=069, D18=040, D18=064  
 Large Scale Comp Plan Amendment 2012  
 Existing Future Land Use Map

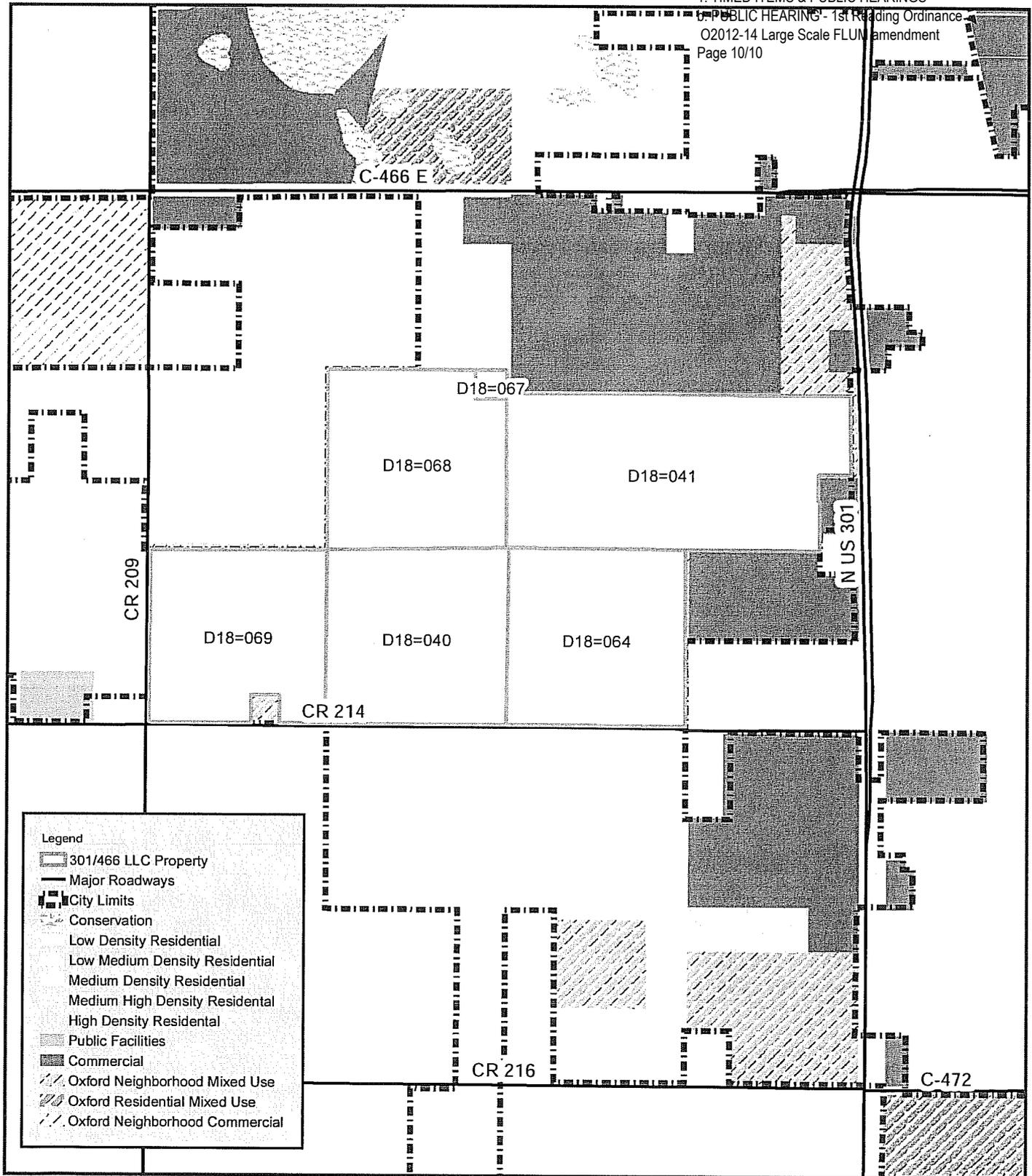


Ordinance O2012-14

“Exhibit A”

301/466, LLC Future Land Use Map

“Low Density Residential”



1 inch = 1,000 feet

D18-067, D18-068, D18-041, D18-069, D18-040, D18-064  
Large Scale Comp Plan Amendment 2012  
Proposed Future Land Use Map



**ORDINANCE NO. O2012-15**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND PUBLIC SCHOOLS FACILITIES ELEMENTS OF THE ADOPTED LOCAL COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the City of Wildwood Comprehensive Plan are shown in attached "Exhibit A." The amendments are attached hereto and are shown with ~~strike through~~ for deletions and underline for additions.

SECTION 2. With the recommendations of the City Commission, the proposed amendments are 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 \_\_\_\_\_, 2012, by  
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

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

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

Approved as to form:

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

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation to the City Commission of Ordinance O2012-15 proposing text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the Adopted Local Comprehensive Plan in accordance with the Community Planning Act of 2011.

**Case:** CP 1202-02

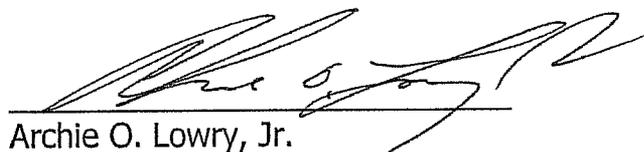
**Parcel:** N/A

**Owner:** N/A

**Applicant:** City of Wildwood

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of Ordinance #O2012-15 to the City Commission and submittal to the State of Florida.

**Dated:** March 6, 2012



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

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**

**Case No:** CP 1202-02

**Applicant:** City of Wildwood

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City of Wildwood staff seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for text amendments to the adopted Comprehensive Plan.

The City is proposing to amend the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements. The amendments would be adopted by Ordinance #02012-15.

The amendments are being proposed as directed by the City Commission to eliminate concurrency and to lessen the requirements of the Future Land Use Element to allow for greater market flexibility for developers.

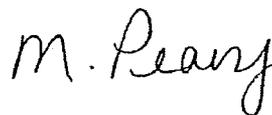
Staff believes the proposed modifications will not compromise the underlining intent of the Comprehensive Plan in promoting a balanced, equitable, efficient, and economically viable plan.

**Staff recommends approval of Ordinance #02012-15** to be forwarded to the City Commission for transmittal to the state land planning agency for review.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 24, 2012.

DATED: February 27, 2012



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Melanie Peavy  
Development Services Director

**Ordinance O2012-15**

**"Exhibit A"**

**Goals, Objectives and Policies:**

**Future Land Use Element  
Transportation Element  
Intergovernmental Coordination Element  
Capital Improvements Element  
Public Schools Facilities Element**

**Chapter 1**

**FUTURE LAND USE ELEMENT**

**Goals, Objectives, Policies**

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

**GOAL 1** The City of Wildwood shall implement Smart Growth through comprehensive, policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development in an environmentally acceptable manner.

**OBJECTIVE 1.1** The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to manage the allocation of Future Land use through the year 2035.

**Policy 1.1.1** The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis). The City shall allocate sufficient land above identified needs to avoid economic impacts with a controlled supply of land places on land values and market potential.

**Policy 1.1.2** The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table. Density and intensity shall be calculated as outlined in Policy 1.6.1 on a gross acreage basis unless otherwise noted.

Table 1-1

| <b>Land Use Designation</b>              | <b>Permitted Residential Density</b>         | <b>Special Requirements</b>                         | <b>Non-Residential Allowable Uses and Intensities</b>                                                                                            |
|------------------------------------------|----------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential/<br>Institutional/<br>Office | Single family:<br>4/ acre<br>Other: 15/ acre | Mix 50% residential, 25% institutional, 25% office. | Medical offices and laboratories, offices, group living facilities, schools, public facilities and community centers. Max ISR 80%. Max FAR 0.60. |
| Residential Mixed Use                    | 5/ acre                                      |                                                     | Max 25,000 sq. ft. neighborhood commercial per project development.                                                                              |

| Land Use Designation               | Permitted Residential Density | Special Requirements                                                                                                                            | Non-Residential Allowable Uses and Intensities                                                                                              |
|------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Mobile Home Parks                  | 10/ acre                      |                                                                                                                                                 |                                                                                                                                             |
| Low Density Residential            | 4/ acre                       |                                                                                                                                                 |                                                                                                                                             |
| Low Medium Density Residential     | 6/ acre                       |                                                                                                                                                 |                                                                                                                                             |
| Medium Density Residential         | 9/ acre                       |                                                                                                                                                 |                                                                                                                                             |
| Medium High Density Residential    | 12/ acre                      |                                                                                                                                                 |                                                                                                                                             |
| High Density Residential           | 15/ acre                      |                                                                                                                                                 |                                                                                                                                             |
| Oxford Neighborhood Mixed Use      | 5-7/ acre                     | Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.                                          | Commercial, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.30/ acre.                                               |
| Oxford Residential Mixed Use       | Min 5/ acre<br>Max 10/ acre   | Permitted density dependent on proximity to employment or neighborhood mixed use center.                                                        | Support commercial may be permitted on first floor up to a maximum of 10% of acreage. No stand-alone commercial/office buildings permitted. |
| Oxford Neighborhood Commercial     | 4/ acre                       | PD Zoning                                                                                                                                       | Retail sales/service, office, civic & institutional uses. Max ISR 60%. Max FAR 0.30.                                                        |
| Central Mixed Use                  | 10-14/ acre                   | Minimum 15% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.                                          | Commercial, recreation & tourism, government, civic and institutional. Max ISR 80%. Max FAR 0.50/ acre.                                     |
| High Density Residential Mixed Use | Min 8/ acre<br>Max 15/ acre   | PD Zoning                                                                                                                                       | Max ISR 80%.                                                                                                                                |
| Downtown Commercial                | 10-15/ acre                   | Building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project. | Max ISR 90%. Max FAR <del>3.0-2.0</del>                                                                                                     |

| <b>Land Use Designation</b>              | <b>Permitted Residential Density</b> | <b>Special Requirements</b>                                                                            | <b>Non-Residential Allowable Uses and Intensities</b>                                                                                   |
|------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Commercial Center Mixed Use              | 7-10/ acre                           | Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category. | Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/ acre.               |
| Business Park Mixed Use                  | 3-6/ acre                            | Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category. | Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/ acre.               |
| Employment Center Neighborhood Mixed Use | 5-7/ acre                            | Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category. | Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.50/ acre.               |
| South Wildwood Neighborhood Mixed Use    | 3-4/ acre                            | Minimum 40% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category. | Commercial sales/office, government, civic, institutional & recreational. Max ISR 50%. Max FAR 0.3/ acre.                               |
| General Commercial                       |                                      |                                                                                                        | Retail, offices and services. Max ISR 75%, Max FAR 0.25.                                                                                |
| Industrial                               |                                      |                                                                                                        | Manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. Max ISR 70%. Max FAR 0.25. |

| Land Use Designation | Permitted Residential Density | Special Requirements                                                                             | Non-Residential Allowable Uses and Intensities                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|-------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agriculture -5       | 1/ per 5 acres                |                                                                                                  | Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.                                                                                                                                                                                                                                                                           |
| Agriculture -10      | 1/ per 10 acres               | <del>Projects</del> Developments may achieve 1 per 5 acres provided qualifying criteria are met. | Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.                                                                                                                                                                                                                                                                           |
| Conservation         |                               |                                                                                                  | Conservation and passive recreation. Max ISR 5%.                                                                                                                                                                                                                                                                                                                                                                                                 |
| Recreational         |                               |                                                                                                  | Publicly-owned recreation areas and facilities, including tourist attractions, race tracks, golf courses. Max ISR 20%.                                                                                                                                                                                                                                                                                                                           |
| Public Facilities    |                               |                                                                                                  | Public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, City offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. Max FAR 0.60. |

**Policy 1.1.3** The City shall regulate land use activities within land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.

#### **Historic Mixed Use Designations**

**Policy 1.1.4 Residential/Institutional/Office Land Use** This category includes land used for a mix of residential dwellings, medical offices and laboratories, business and professional offices, group living facilities, schools, public facilities and community centers. The maximum density for single family residential is 4 units per acre. Duplexes, triplexes, townhomes and multi-family residential developments are permitted up to 15 units per acre. The maximum Floor Area Ratio for office and institutional uses is 0.60, with a Maximum Impervious Surface Ratio of 80%. The residential/institutional/office designation is intended to provide for a mix of uses within a development site or within a multiple parcel area. The required mix shall be 50% Residential, 25% Institutional and 25% Office for the entire district. Parks and recreational uses are also permitted. Property with this FLU designation is most likely found within the downtown area.

**Policy 1.1.5 Residential Mixed Use** This category includes land used for a mix of residential dwellings and low intensity neighborhood commercial uses up to 5 units per gross acre and up to 25,000 square feet of neighborhood commercial for the entire project development. Parks and recreational uses are allowable as set forth by the Land Development Regulations. Also included in this category are Planned Developments (PDs) which support residential, commercial, recreation and open space.

#### **Residential Designations**

**Policy 1.1.6 Low Density Residential** This category includes land used for residential purposes up to 4 units per acre. Other permitted uses include parks, agricultural and recreational uses.

**Policy 1.1.7 Low Medium Density Residential** This category includes a mix of residential land uses up to 6 units per acre.

**Policy 1.1.8 Medium Density Residential** This category includes a mix of residential land uses up to 9 units per acre.

**Policy 1.1.9 Medium High Density Residential** This category includes a mix of residential land uses up to 12 units per acre.

**Policy 1.1.10 High Density Residential** This category includes a mix of residential land uses up to 15 units per acre.

**Policy 1.1.11 Mobile Home Parks** This category allows mobile home parks up to 10 units per gross acre.

### **Commercial Designations**

**Policy 1.1.12 General Commercial** This category includes land used for a variety of highway retail uses, offices, and the provision of services. Sites will primarily be located on SR 44, CR 466A, and U.S. 301. The maximum intensity standard for this land use category is limited to 75% impervious surface ratio and 0.25 FAR.

### **Other Land Use Designations**

**Policy 1.1.13 Industrial** This category includes land used for a manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. The maximum intensity standard for this land use category is limited of 70% impervious surface ratio and 0.25 FAR.

**Policy 1.1.14 Agriculture- 5** This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 5 acres. Non-residential uses allowable include parks and recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in the Land Development Regulations. Maximum FAR for non-residential uses is 0.20.

**Policy 1.1.15 Agriculture- 10** This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 10 acres. Non-residential uses allowable include parks and recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in the Land Development Regulations. Maximum FAR for non-residential uses is 0.20. All future properties that seek an agricultural land use designation shall be given this Future Land Use Map designation.

**Policy 1.1.16** Lands designated as Agriculture-10 on the Future Land Use Map may achieve a density of 1 unit per 5 acres provided the proposed development achieves seventy (70) points out of a possible one hundred ten (110) points. Regardless of the extent of the property ownership boundaries, only that land area located within 2 miles of the Mixed Use Center may be eligible for the density increase.

A. Points shall be awarded for a development's:

1. Proximity to the edge of a Mixed Use Center as designated on Map 1-9:
  - o 0--0.5 mile = 50 points
  - o 0.5--1.0 mile = 40 points
  - o 1.0--1.5 miles = 30 points
  - o 1.5--2.0 miles = 20 points
  - o Greater than 2.0 miles = 0 points
2. Proximity to a fire station:
  - o 0--3 miles = 10 points
  - o 3--6 miles = 5 points
3. Proximity to the nearest emergency medical services (ambulance) station:
  - o 0--3 miles = 10 points
  - o 3 -- 6 miles = 5 points
4. Vehicular access to federal, state or County arterial or collector roads (as designated on Map 2-2 of the Transportation Element Map Series) which meet or exceed the adopted levels of service, provided the development fronts on and provides access directly onto an arterial or collector:
  - o Where development has access to arterial road--10 points
  - o Where development has access to collector road--5 points
5. Provision of City central water and sewer services:
  - o Development served by central water--10 points.
  - o Development served by central sewer--10 points.
6. Proximity to public schools, as follows: Developments within two (2) miles of a public school shall be awarded ten
  - o Within two (2) miles --10 points

B. The awarding of points for subsections a.1. through a.6. shall be subject to the following restrictions:

1. Points shall be awarded for only one item in each category, except water and sewer which may receive points for both services.
2. The awarding of points for proximity to schools and roads shall only occur if the facility meets the level of service standard, or there are capital improvements planned within the five-year schedule of capital improvements.
3. Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the applicable criteria.

**Policy 1.1.17 Conservation** Land contained in this category includes land that is deemed undevelopable or to be protected from future development. Areas in this category may include wetlands, lakes, areas within the 100-year flood, or land acquired for the purposes of conserving, preserving, or managing environmentally sensitive lands. Permitted land uses include conservation and passive recreation. Maximum ISR 0.05.

**Policy 1.1.18 Recreational** This category includes privately and publicly-owned recreation areas and recreational facilities including tourist attractions, race tracks, golf courses, and other land used for recreational purposes. Maximum ISR 0.20.

**Policy 1.1.19 Public Facilities** This category is intended for uses which serve a public purpose such as public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, City offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. The maximum Floor Area Ratio is 0.60.

#### **Oxford Sub-District**

**OBJECTIVE 1.2** To allow a mixture of uses which complement existing development and create integrated pedestrian friendly communities and neighborhoods within the corridors of U.S. 301 and CR 466 and within the **Oxford Sub-District**.

**Policy 1.2.1** The City hereby creates the **Oxford Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the Oxford Sub-District:

- a. Oxford Neighborhood Mixed Use
- b. Oxford Residential Mixed Use
- c. Oxford Neighborhood Commercial

#### **Policy 1.2.2 Oxford Sub-District General Development Standards**

a. ~~Land~~ ~~Parcels greater than 10 acres~~ subject to a mixed use designation shall be required to obtain a Planned Development zoning. ~~Parcels less than 10 acres may be developed as a single use.~~ A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. ~~Developments sites~~ containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use ~~projects~~ ~~developments shall~~ ~~should~~ contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas,

landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.

3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy demands shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

e. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

- 1) unless physical constraints are present in the area such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public well being;
- 2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
- 3) The degree to which existing traffic will be increased by the intended use of the property;
- 4) The size of the parcel being developed;
- 5) The shape of the parcel being developed; and
- 6) Any other factors which would affect the public well-being

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For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

f. All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILF, or and housing vertically mixed with nonresidential uses such as commercial and office. Projects/Developments consisting of

substantial amounts of low density, 500 or more single family detached development will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

**Policy 1.2.3 Oxford Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map, and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. This mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 60%

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.30

Residential Density: Minimum 5 units per acre. Maximum 7 units per acre.

Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

|                        |             |                                                                          |
|------------------------|-------------|--------------------------------------------------------------------------|
| <b>Category A Uses</b> | Minimum 35% | Maximum 60%                                                              |
| <b>Category B Uses</b> | Minimum 25% | Maximum 40%                                                              |
| <b>Category C Uses</b> | Minimum 10% | Maximum 40% Commercial uses may also be permitted above the first floor. |
| <b>Category D Uses</b> | Minimum 5%  | Maximum 30%                                                              |

**Policy 1.2.4 Development Standards within Oxford Neighborhood Mixed Use**  
 Projects/Developments subject to an Oxford Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.

~~b. No more than 50% of the total built square footage shall be devoted to single story buildings.~~

~~e.b. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed use buildings.~~

~~d. Residential development shall contain a diversity of housing types and lot sizes.~~

~~e.c. The commercial element is intended to provide for the day-to-day needs of the immediate neighborhood and shall be within walking distance from the neighborhoods. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.~~

**Policy 1.2.5 Oxford Residential Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this district is to provide a mix of residential development in the 5 to 10 units per acre range, depending on location within this sub-district and to allow for the provision of support commercial and office services. Development located furthest from Employment and Neighborhood Mixed Use Centers identified on Maps 1-9 of the Future Land Use Map Series will provide transitional densities between the Mixed Use Centers. Residential development in these areas will be in the range of 5 units per acre. Up to 7 units per acre may be achieved provided the development is within one-half mile of an Employment or Neighborhood Mixed Use Center. Up to 10 units per acre may be achieved provided the development is within walking distance, defined as a ¼ mile radius, of a Mixed Use Center.

**Policy 1.2.6 Development Standards within Oxford Residential Mixed Use** ~~Projects~~ Developments subject to an Oxford Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

a. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

b. Minimum residential density shall be 5 units per acre.

c. Maximum residential density shall be 10 units per acre.

~~d. Support commercial and office uses are allowed on the ground floor of a structure. However, no stand alone commercial or office building shall be permitted, but shall not exceed 10% of the total acreage.~~

~~e. Commercial and office uses shall not exceed 10% of the total acreage.~~

**Policy 1.2.7 Oxford Neighborhood Commercial** shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for retail, office and personal service uses to serve the day-to-day needs of the immediate neighborhood and

surrounding neighborhoods and shall be within walking distance of the supporting neighborhoods.

Permitted uses include:

- Retail sales and services
- Offices
- Civic and institutional uses
- Residential support uses

Maximum Impervious Surface Ratio: 60%

Maximum FAR: 0.30

Maximum Density: 4 units per acre

**Policy 1.2.8 Development Standards within Oxford Neighborhood Commercial** ~~Projects-Developments~~ subject to an Oxford Neighborhood Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

- a. Where commercial development is located along primary roadways, road frontage and access shall be restricted so as not to promote strip commercial development.
- b. ~~For mixed use buildings, commercial uses are permitted on the first two stories only.~~ Integration of residential and office or retail uses in the same building is encouraged.
- c. This district is intended to provide for the day-to-day needs of surrounding neighborhoods and shall be within walking distance from those neighborhoods. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.

#### **Central Sub-District**

**OBJECTIVE 1.3** The City shall target land areas and craft land uses which promote infill and urban renewal to create a vibrant City center of the City of Wildwood within the **Central Sub-District**.

**Policy 1.3.1** The City hereby creates the **Central Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the **Central Sub-District**:

- a. Central Mixed Use
- b. High Density Residential Mixed Use
- c. Downtown Commercial

#### **Policy 1.3.2 General Development Standards**

- a. ~~Land-Parcels greater than 10 acres~~ subject to a mixed use designation shall be required to obtain a Planned Development zoning. ~~Parcels less than 10 acres may be~~

developed as a single use. A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. ~~Developments sites~~ containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use ~~projects~~ developments shall ~~should~~ contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. New development and redevelopment will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. The Central Sub-District shall allow a combination of residential, commercial, office, research and development, hotels, civic, healthcare, public/institutional, education and parks and open space uses in order to encourage long-term economic development.

e. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

f. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

- 1) ~~unless physical constraints are present in the area such as~~ wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well being;
- 2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
- 3) The degree to which existing traffic will be increased by the intended use of the property;
- 4) The size of the parcel being developed;
- 5) The shape of the parcel being developed; and
- 6) Any other factors which would affect the public well-being.

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For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

g. ~~All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and or housing vertically mixed with nonresidential uses such as commercial and office. Projects-Developments consisting of substantial amounts of low density, 500 or more single family detached development units will not be approved without a mix of housing types.~~ The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

h. Mobile Home Parks and Recreational Vehicle Parks developments shall be limited to existing developments. The creation of new, detached single family subdivisions will be discouraged. However, the City shall ensure new development does not place a hardship on existing neighborhoods.

**Policy 1.3.3 Central Mixed Use** shall be permitted in areas identified on the Future Land Use Map. This mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where high densities/intensities of development have been identified as being appropriate to meet the growing needs of the community. Development in this category shall be limited to the following five use categories:

A. Residential

Single Family Attached and Detached, Townhomes/Villas, Apartments/Condominiums

B. Commercial Sales

Retail Sales and Service, Restaurants

C. Commercial Office

Office Facilities, Medical Facilities

D. Recreation & Tourism

Hotels/Motels, Cultural and Entertainment Facilities, Tourist Facilities, Commercial  
Recreation Facilities

E. Government, Civic, Institutional and Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 80%

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.5

Residential Density: ~~Minimum 10 units per acre.~~ Maximum 14 units per acre.

Minimum 15% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

|                              |                          |                                                                             |
|------------------------------|--------------------------|-----------------------------------------------------------------------------|
| <b>Category A Uses</b>       | Minimum 20%              | Maximum <del>50</del> 75%                                                   |
| <b>Category B Uses</b>       | Minimum 15%              | Maximum 50%<br>Commercial uses may also be permitted above the first floor. |
| <b>Category C Uses</b>       | Minimum <del>25</del> 0% | Maximum 50%<br>Commercial uses may also be permitted above the first floor. |
| <b>Category D and E Uses</b> | Minimum 5%               | Maximum 10%                                                                 |

**Policy 1.3.4 Development Standards within Central Mixed Use Projects**  
Developments subject to a Central Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. ~~No more than 25% of the total built square footage will be devoted to single story buildings.~~
- b.a. ~~The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 50% of the commercial square footage shall be within mixed use buildings.~~
- e.b. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

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**Policy 1.3.5 High Density Residential Mixed Use** shall be provided on areas designated on the Future Land Use Map. This category shall be characterized by a mix of residential housing types that are distributed on a connected street system where the majority of housing is within walking distance, defined as a ¼ mile radius, of an Employment or Neighborhood Mixed Use Center or is located within the Community Redevelopment Area.

**Policy 1.3.6 Development Standards High Density Residential Mixed Use Projects**  
Developments subject to a High Density Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.
- b. Minimum residential density shall be 8 units per acre.
- c. Maximum residential density shall be 15 units per acre.
- d. Maximum ISR 80%.

**Policy 1.3.7 Downtown Commercial** shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for future development and redevelopment in the Downtown as defined in the Community Redevelopment Area.

**Policy 1.3.8 Development Standards within Downtown Commercial** ~~Projects~~ Developments subject to a Downtown Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. ~~Permitted uses will~~ include retail sales and offices, services, civic uses and residential at 2<sup>nd</sup> floor or above, or located in an attached building. No stand alone residential buildings shall be permitted.
- b. Maximum ~~32.0~~ FAR.
- e. ~~Minimum residential density shall be 10 units per acre.~~
- d. ~~Maximum residential density shall be 15 units per acre.~~
- e.d. ~~Maximum Impervious Surface Ratio is 90%.~~
- f.c. ~~The integration of commercial, office and residential uses in the same building is encouraged, but the building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project.~~

#### **Employment Center Sub-District**

**OBJECTIVE 1.4** The City shall target land areas and craft land uses geared toward the cultivation of economic development through job creation and economic stability while providing energy efficient and pedestrian friendly land use patterns within the **Employment Center Sub-District**.

**Policy 1.4.1** The City hereby creates the **Employment Center Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations will be permitted within the Employment Center Sub-District:

- a. Commercial Center Mixed Use
- b. Business Park Mixed Use
- c. Employment Center Neighborhood Mixed Use
- d. The Villages of Wildwood DRI – See Policy 1.7.3

#### **Policy 1.4.2 General Development Standards**

- a. ~~Land Parcels greater than 10 acres~~ subject to a mixed use designation shall be required to obtain a Planned Development zoning. ~~Parcels less than 10 acres may be developed as a single use.~~ A conceptual development plan and development standards shall be incorporated into the PD.
- b. The PD shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. ~~Developments sites~~ containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use ~~projects~~ developments shall should contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

e. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

- 1) ~~unless~~ Physical constraints are present in the area such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public well being;

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- 2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
- 3) The degree to which existing traffic will be increased by the intended use of the property;
- 4) The size of the parcel being developed;
- 5) The shape of the parcel being developed; and
- 6) Any other factors which would affect the public well-being.

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For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

f. ~~All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. Projects/Developments consisting of substantial amounts of low density, 500 or more single family detached units development will not be approved without a mix of housing types.~~ The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

g. Nonresidential development in this land use district is intended to accommodate businesses up to 200,000 sq. ft. in size.

**Policy 1.4.3 Commercial Center Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

A. Commercial Sales

Retail sales and service, Restaurants

B. Commercial Office and Business Park

Office facilities, Medical facilities, Business Park, Light Industrial

C. Residential

Townhomes/Villas, Apartments/Condominiums, Multi family residential

D. Government, Civic, Institutional or Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 70%  
 Maximum Floor Area Ratio (FAR) for non-residential uses: 0.75  
 Residential Density: ~~Minimum 7 units per acre.~~ Maximum 10 units per acre.  
 Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

|                        |                           |                                                                             |
|------------------------|---------------------------|-----------------------------------------------------------------------------|
| <b>Category A Uses</b> | Minimum 10%               | Maximum <del>30</del> 70%                                                   |
| <b>Category B Uses</b> | Minimum <del>25</del> 15% | Maximum 60%                                                                 |
| <b>Category C Uses</b> | Minimum <del>20</del> 10% | Maximum 30%<br>Commercial uses may also be permitted above the first floor. |
| <b>Category D Uses</b> | Minimum 5%                | Maximum 30%                                                                 |

**Policy 1.4.4 Development Standards within Commercial Center Mixed Use Projects**  
Developments subject to a Commercial Center Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

- a. Residential dwellings ~~shall be permitted~~ are encouraged above commercial, office or civic uses or attached to a commercial, office or civic building. ~~Stand-alone residential buildings are prohibited.~~
- b. Adequate on-site facilities shall provide for residents including landscaped and open space areas, recreational amenities, and access to parking facilities.

**Policy 1.4.5 Business Park Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

- A. Residential  
Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)
- B. Commercial Sales  
Retail sales and service, Restaurants
- C. Commercial Office and Business Park  
Office facilities, Medical facilities, Light Industrial
- D. Government, Civic, Institutional or Recreational

Performance Standards  
 Maximum Impervious Surface Ratio (ISR): 70%  
 Maximum Floor Area Ratio (FAR) for non-residential uses: 0.75

Residential Density: Minimum 3 units per acre. Maximum 6 units per acre.  
 Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

|                        |             |                                                                             |
|------------------------|-------------|-----------------------------------------------------------------------------|
| <b>Category A Uses</b> | Minimum 10% | Maximum 60%                                                                 |
| <b>Category B Uses</b> | Minimum 5%  | Maximum 55%                                                                 |
| <b>Category C Uses</b> | Minimum 20% | Maximum 60%<br>Commercial uses may also be permitted above the first floor. |
| <b>Category D Uses</b> | Minimum 5%  | Maximum 30%                                                                 |

**Policy 1.4.6 Development Standards within Business Park Mixed Use Projects**  
Developments subject to a Business Park Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

- a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
- b. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.

**Policy 1.4.7 Employment Center Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, and Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 60%

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.50  
 Residential Density: ~~Minimum 5 units per acre. Maximum 7 units per acre.~~  
 Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

|                        |                          |                                                                                            |
|------------------------|--------------------------|--------------------------------------------------------------------------------------------|
| <b>Category A Uses</b> | Minimum 35%              | Maximum <del>60</del> 80%                                                                  |
| <b>Category B Uses</b> | Minimum <del>20</del> 5% | Maximum <del>30</del> 40%                                                                  |
| <b>Category C Uses</b> | Minimum <del>15</del> 0% | Maximum <del>25</del> 40%.<br>Commercial uses may also be permitted above the first floor. |
| <b>Category D Uses</b> | Minimum 5%               | Maximum <del>10</del> 30%                                                                  |

**Policy 1.4.8 Development Standards within Employment Center Neighborhood Mixed Use** ~~Projects~~ ~~Developments~~ subject to an Employment Center Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

- a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
- b. ~~No more than 50% of the total built square footage will be devoted to single story buildings.~~
- c. ~~The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed use buildings.~~
- d. ~~Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.~~

**Wildwood South Sub-District**

**OBJECTIVE 1.5** The City shall guide development in creating integrated, energy efficient and pedestrian friendly communities within the **Wildwood South Sub-District**.

**Policy 1.5.1** The City hereby creates the **Wildwood South Sub-District** as delineated on Map 1-8. The following mixed use FLUM categories will be permitted within the Wildwood South Sub-District:

- a. South Wildwood Neighborhood Mixed Use
- b. Wildwood Springs DRI – See Policy 1.7.1
- c. Landstone DRI – See Policy 1.7.2

**Policy 1.5.2 General Development Standards**

a. ~~Land Parcels greater than 10 acres~~ subject to a mixed use designation shall be required to obtain a Planned Development zoning. ~~Parcels less than 10 acres may be developed as a single use.~~ A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use ~~projects~~ ~~developments shall~~ ~~should~~ contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. The PD shall require a mix of land uses creating areas of compact urban form which are based on the urban to rural transect planning philosophy. The integrated mixed of uses shall create a pedestrian and bicycle friendly environment that reduces the need for automobile travel and protects or enhances the natural environment. These uses shall include a mix of residential, commercial, office or light industrial, civic, and recreational uses. Sustainable development principles as set forth by the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), or the Green Building Initiatives Green Globes program, or any other recognized Green Building system shall be incorporated into the PD.

d. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD.

e. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

f. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

- 1) unless physical constraints are present in the area such as wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well being. For developments located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
- 2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
- 3) The degree to which existing traffic will be increased by the use of the property;
- 4) The size of the parcel being developed;
- 5) The shape of the parcel being developed; and
- 6) Any other factors which would affect the public well-being.

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g. All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. Projects/Developments consisting of 500 or more substantial amounts of low density, single family detached units development will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

**Policy 1.5.3 South Wildwood Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities are appropriate to provide a transition between the higher densities to the north and the lower densities to south. The intent of this district is to allow the appropriate mix of uses that lead to the development of sustainable neighborhoods at the suburban scale. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 50%

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.3

Residential Density: ~~Minimum 3 units per acre.~~ Maximum 4 units per acre.

Minimum 40% Parks, Recreation and Open Space

The balance of uses within a site will be based on the following criteria:

|                        |               |                                                                                 |
|------------------------|---------------|---------------------------------------------------------------------------------|
| <b>Category A Uses</b> | Minimum 35%   | Maximum 60.80%                                                                  |
| <b>Category B Uses</b> | Minimum 20.5% | Maximum 30.40%                                                                  |
| <b>Category C Uses</b> | Minimum 15.0% | Maximum 25.40%.<br>Commercial uses may also be permitted above the first floor. |
| <b>Category D Uses</b> | Minimum 5%    | Maximum 10.30%                                                                  |

**Policy 1.5.4 Development Standards within South Wildwood Neighborhood Mixed Use** ~~Projects/Developments~~ subject to a South Wildwood Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.5.2:

- a. The South Wildwood Neighborhood Mixed Use designation shall contain neighborhood centers within each neighborhood. The centers shall provide for commercial, office, civic and recreational uses.
- b. Individual and unique neighborhoods shall be developed. The neighborhoods shall be interconnected both pedestrian and vehicular to promote overall community connectivity.
- c. Neighborhoods shall be organized and designed based on the urban to rural transect in which the higher housing densities and nonresidential intensities are located within the neighborhood centers or along CR 468 transitioning from less density and intensity in the perimeter of each neighborhood.
- d. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

**OBJECTIVE 1.6** ~~The City shall plan for future demand of public services and infrastructure by The City shall assessing the maximum development potential of all the Future Land Use Map projects by taking into account factors identified within the Comprehensive Plan that limit the true development potential.~~

**Policy 1.6.1** ~~The City shall conduct studies and analyses that forecast the future demand for potable water, sanitary sewer, public schools, parks and recreation, stormwater, transportation, and other public facilities over the short and long term. The analyses should be utilized in the preparation of the annual update to the 5-Year Schedule of Capital Improvements. calculate the maximum development potential for all projects, excluding DRI sub-area policies, by applying a 30% reduction in the amount of developable lands available for development. Developable lands are defined as all lands not designated as Conservation on the Future Land Use Map. The City shall assume 70% of the maximum allowable density and intensity shall be reached and in no case shall a project exceed the 70% assessment.~~

**Policy 1.6.2** Net density shall be calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas.

Environmental preservation areas such as wildlife habitat, karst features, conservation areas, springs and other environmentally sensitive lands shall only be excluded if the lands are designated on the Future Land Use Map as Conservation or are dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

**OBJECTIVE 1.7** The City shall recognize the advantages and benefits in planning over large areas and over longer time periods through planned development projects presumed to be a Development of Regional Impact per Chapter 380, Florida Statutes. To provide measurable and predictable standards as well as flexibility in application of land use densities and intensities, the densities and intensities for each DRI shall be established by individual sub area policies contained within this objective. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office.

**Policy 1.7.1. Wildwood Springs DRI.** The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No. 538, adopts the following development standards for the Wildwood Springs DRI Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The 1,048 acre area identified on the FLUM as "Wildwood Springs DRI" is subject to the following:

a. Wildwood Springs DRI shall consist of a maximum of 3,700 residential dwelling units and 225,000 square feet of nonresidential uses. The Wildwood Springs DRI shall provide for a mix of residential and nonresidential uses; a mix of residential housing types including higher densities of housing; and shall preserve the natural features of the DRI Property. To accomplish this, Wildwood Springs DRI will consist of three distinct areas of development: Mixed Use Commercial Area, Community Residential Area and Neighborhood Residential Areas; and one area of Conservation Areas. To allow for the future potential that more intense development patterns are viable in the market, residential units in excess of the 3,000 units originally authorized in the Wildwood Springs DRI will be permitted provided appropriate modification of the DRI or use of the conversion matrix is completed. All residential units in excess of the 3,000 originally authorized units are required to be located in the MUC or CR Areas and conform to the standards of each respective district.

**1. Mixed Use Commercial Area (MUC):** The MUC shall be located at the intersection of S.R. 301 and C.R. 468. The MUC shall provide pedestrian connection and vehicular access to U.S. 301 and C.R. 468. The MUC shall provide an area to accommodate a future transit stop along U.S. 301 or C.R. 468.

The MUC shall have a minimum of 40 acres and a maximum of 100 acres, and shall consist of a mix of residential dwelling units and a minimum of 75,000 square feet of nonresidential.

The minimum average residential density within the MUC shall be 10 units per net residential acre. Residential units within the MUC shall be located within a 10-minute walk of a nonresidential use.

Commercial, retail, office, institutional and civic uses that provide local neighborhood level services to the Wildwood Springs DRI and to the nearby Wildwood Area will be located in the nonresidential area.

**2. Community Residential Area (CR):** The CR will provide a location for higher residential density located on the northern side of the property adjacent to the C.R. 468 corridor with the exception of areas where key natural features targeted for preservation exist. The CR area will consist of residential neighborhoods and a Neighborhood Center and will include a minimum of 165 acres.

The minimum average residential density within the CR shall be 6 units per net residential acre.

The residential neighborhoods shall comply with the Neighborhood Standards. CR will provide for higher residential densities within walking distance of the C.R. 468 corridor that will help support transit. The CR Area shall provide a minimum of 3 pedestrian and vehicular connections to C.R. 468 and shall provide areas to accommodate future transit stops at each connection to C.R. 468, as requested by the transit provider.

The Neighborhood Center shall have a minimum area of two (2) acres and will be located at the eastern frontage entrance on C.R. 468. The Neighborhood Center area will provide for nonresidential uses consisting of small scale commercial, civic, institutional, or recreation uses for a minimum of 15,000 square feet. The Neighborhood Center shall have direct pedestrian access to the adjacent neighborhoods and shall include an area for a transit stop along C.R. 468.

**3. Neighborhood Residential Area (NR):** The NR shall promote walkable, unique and interesting neighborhoods. To promote overall community connectivity a coordinated pedestrian network will be provided between each adjoining neighborhood within the community. The NR area shall consist of integrated and connected neighborhoods that comply with the Neighborhood Standards set forth below. Adjacent neighborhoods may be combined where larger centralized parks, open space, or civic areas are provided.

The NR area will include a minimum of 300 acres and a maximum of 500 acres. The NR will have a maximum of 1,675 units. The minimum average residential density within the NR shall be 4 units per net residential acre.

**4. Conservation Area:** The Conservation Area shall consist of approximately 169 acres of wetlands, 100-year floodplain, and environmentally sensitive land. No development other than permitted impacts for access, passive recreation areas, permitted mitigation areas or other such permitted passive use areas shall occur in the Conservation Area.

**b. Neighborhood Standards.** Within the CR Area and the NR Area, neighborhoods shall have a neighborhood park, open space such as a central area made up of preservation land, stormwater ponds, or other such areas that can be used for passive recreation and enjoyment or civic area such as a central recreation facility, school, library or other such civic-focused built use that will provide each residential area with a unique identity. Neighborhood areas with CR and NR shall have a diversity of housing types, densities and sizes. Parks, open areas or civic areas will be designed based on neighborhood needs, and may include formal or informal landscaped and preserved areas, and structured hardscape and programmed amenity elements. Neighborhood parks will be placed near the functional center of each neighborhood to ensure that they are “walkable” for the residents in each neighborhood. Each neighborhood within the NR shall be sized and designed based on the principles of a 10 minute walk from the edge to the functional center of the neighborhood, and will be interconnected with pedestrian access between adjacent neighborhoods. Neighborhoods will be organized with a transect of greater density of housing in the functional center of neighborhoods transitioning to less density on the perimeter of each neighborhood. Adjustments will be made where necessary to preserve unique natural features and respond to special site constraints. Neighborhoods will be planned in a form appropriate to create a pedestrian scaled community with a defined sense of place. This will include performance standards to ensure coordinated pedestrian connectivity between land uses such that neighborhoods are interconnected, walkable and bikable.

**c.** Buildings will have a primary orientation towards streets, parks and open space. Buildings shall be oriented to foster interconnections for both pedestrian and vehicular traffic, and building organization and placement will be designed to create focal points and views of both natural and built features from internal and external roadways. Buildings will be aligned and designed to front public and private streets and open space.

**d.** There shall be a 150 foot buffer from the Fenny Springhead and a 50 foot buffer from the spring run to protect the spring. All other wetland buffers shall be

consistent with requirements set forth by the Southwest Florida Water Management District.

e. The total site will maintain a minimum of 25% open space. Open space shall be defined consistent with the definition in the City of Wildwood comprehensive plan.

f. There shall be a minimum of six (6) vehicular and pedestrian connections: four (4) to C.R. 468; one (1) connection to the Eastern boundary; and one (1) connection to the south along C.R. 505. Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses.

g. Local and residential streets, pedestrian paths, and bike paths shall be included within a system of interconnected routes within the community. Design standards shall encourage pedestrian and bicycle linkages by being spatially defined by uses, existing vegetation, and by discouraging high speed vehicular traffic.

h. The Wildwood Springs DRI shall be reviewed as a Planned Unit Development. The PUD zoning category shall incorporate design standards to guide development and ensure consistency with the DRI Development Order and with the Comprehensive Plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.

i. The Application for Development Approval, sufficiency responses and DRI Development Order for Wildwood Springs DRI provide the supporting data and analysis for the "Wildwood Springs DRI" land use designation on the FLUM.

j. The Wildwood Springs DRI Development Order shall be consistent with the Comprehensive Plan.

**Policy 1.7.2 Landstone Communities DRI.** The City of Wildwood recognizes the uniqueness of the property known as The Landstone Communities DRI, which is designated as such on the City of Wildwood's Future Land Use Map. To ensure the discouragement of urban sprawl, coordination with public facilities and the protection of the environmental function of this area, the following development standards have been adopted and will be enforced on the property encompassed in The Landstone Communities DRI.

The Landstone Communities DRI is located adjacent to CR 470 along its northern boundary which has been designated by Sumter County as the "Jobs Corridor." The Landstone Communities DRI will be a master planned, mixed use community incorporating a variety of residential products and densities, and a variety of non-residential uses, public facilities, and public uses, all as more particularly described below in this Policy. The Landstone Communities DRI will consist of compact development tracts interlaced with an extensive network of open space and

interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

Residential uses will be located in the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, and the Community and Residential Villages. Residential areas will contain a variety of housing types and lot sizes which shall include single family, detached and attached units, town homes, and apartments. Non-residential uses, excluding industrial, will be located in the Neighborhood Mixed Use Center and in the separate Neighborhood Commercial Center located to serve the southern portion of the Project.

**Development Program**

The Landstone Communities DRI shall consist of a maximum of 8,025 residential units, a maximum of 802,500 square feet of non-residential uses (commercial/retail and/or office), 500,000 square feet of industrial/warehouse, a mining site, up to 250 hotel rooms, and a community serving facility, which may include (i) an 18 hole golf with clubhouse and associated uses and/or (ii) a spa/wellness facility. These uses shall be arranged in a Neighborhood Mixed Use Center, a Neighborhood Commercial Center, a Community/Institutional Center, Community and Residential Villages, and/or an Industrial/Warehousing Center, as set forth below.

**Neighborhood Mixed Use Center**

The Neighborhood Mixed Use Center shall be located adjacent to CR 470. The Neighborhood Mixed Use Center shall consist of:

|                   |                       |
|-------------------|-----------------------|
| Size              | 250 acres minimum     |
| Commercial/Retail | 300,000 sq ft minimum |
| Office            | 150,000 sq ft minimum |
| Hotel             | up to 250 rooms       |
| Residential       | 2,000 units minimum   |

1. The minimum average residential net density in the Neighborhood Mixed Use Center shall be 10 units per residential acre. Net Density is defined in Policy 1.6.2. At least 50% of the residential uses in the Neighborhood Mixed Use Center shall be located within a 1/2 mile walking distance of non-residential uses to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.
2. Minimum intensity for non-residential development shall be .25 FAR.

3. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.
4. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Mixed Use Center and adjacent to CR 470.

### **Neighborhood Commercial Center**

The Neighborhood Commercial Center to serve the adjacent Residential Villages will be located in the southern portion of The Landstone Communities DRI adjacent to CR 501. The Neighborhood Commercial Center shall consist of:

|                   |                      |
|-------------------|----------------------|
| Size              | 10 acres minimum     |
| Commercial/Retail | 30,000 sq ft minimum |

1. Residential units at a minimum average net density of 6 units per residential acre may also be located in the Neighborhood Commercial Center to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.
2. The Neighborhood Commercial Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.
3. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Commercial Center.

### **Jobs to Housing Balance**

To promote an appropriate jobs to housing mix and the timing of residential and non-residential uses during the development of The Landstone Communities DRI, the following schedule will be followed: -

1. A minimum of 110,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 2,001st dwelling unit is completed.
2. A minimum of 225,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 3,476th residential unit is completed.

3. A minimum of 500,000 square feet of non-residential uses (either commercial/retail and/or office) shall be constructed before the 5,001st residential unit is completed. 30,000 square feet of the 500,000 square feet of non-residential uses (either commercial/retail and/or office) shall be constructed in the Neighborhood Commercial Center.

#### **Community/Institutional Center**

Community and Institutional uses will be located in a central location within The Landstone Communities DRI adjacent to CR 501 through the dedication to the City of a 75 acre site for a Regional Park and a 14 acre site for an elementary school. The Community/Institutional Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. At least one covered transit stop and bus pull-out shall be located in the Community/Institutional Center.

#### **Community and Residential Villages**

In order to create defined, walkable neighborhoods, residential tracts or pods shall be organized into individual Villages. To ensure a balance of housing options, densities within the Villages shall only be achievable by containing a variety of housing types and lot sizes.

Development outside the Neighborhood Mixed Use Center shall be at a minimum average net density of 6 dwelling units per residential acre, of which 25% shall be attached units.

1. Community Villages
  - a. Community Villages shall be developed at minimum average net densities of 6 to 25 units per residential acre.
  - b. The first Community Village will commence development in the northern section of the Project along CR 470 and in close proximity to the Neighborhood Mixed Use Center.
  - c. Each Community Village will consist of between 500 and 1,500 residential units with a variety of housing types.
  - d. Seventy-five percent (75%) of all residential units in a Community Village shall be located within a one mile walking distance of the edge of the Neighborhood Mixed Use Center.

2. Residential Villages

Residential Villages shall be developed at minimum average net densities of 3 to 20 units per residential acre. A Village is defined as that portion of the Project which will consist of between 250 and 1,000 residential units with a variety of housing types and lot sizes.

3. Standards for All Villages

- a. Each Village will contain a Village Center consisting of open space and/or active recreational facilities which shall serve as a focal point for that Village.
- b. Commercial/retail and office needs of the residents of the Residential Villages shall be addressed by the Neighborhood Commercial Center or the Neighborhood Mixed Use Center. No commercial, retail or office shall be located in a Village.
- c. Villages will be connected to the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, and with other Villages, not only by roadway access, but also through a series of greenways. These greenways will also connect the Villages with recreational and civic uses located throughout The Landstone Communities DRI, thereby ensuring critical connectivity between and among the residential and non-residential uses.
- d. Streetscape design guidelines shall be established to promote pedestrian activity and safety and to facilitate multi-modal transportation within Villages. Public and private streets shall be aligned and designed to frame views and vistas within each Village to promote increased density and urban form and to allow for vehicular and pedestrian connections to uses both internal and external to the Project.

**Mining**

A maximum of 280 acres located in the northwest portion of The Landstone Communities DRI, with access to CR 470, will be utilized for mining.

**Industrial/Warehousing Center**

A maximum of 500,000 square feet Industrial/Warehousing development on 90 to 120 acres will be located east of the mining parcel with access to CR 470. The

Industrial/Warehousing development shall not be located in the Neighborhood Mixed Use Center.

### **Open Space**

The total site will maintain a minimum of 35% open space. Open space is defined as any portion of the Project which is open to the sky and contains no impervious surfaces, except that pervious surfaces within the residential or commercial lots do not qualify as open space.

### **Development Phasing and Transition Zone**

Development phasing will progress from north to south through The Landstone Communities DRI to take advantage of existing infrastructure and planned improvements. By commencing development along CR 470, The Landstone Communities DRI will take advantage of the CR 470 regional "Jobs Corridor" and will place the highest density and intensity of uses where infrastructure is already in place and near internal locations for the expansion of water and wastewater services. No Residential Village, located greater than one mile from a previously developed Community Village, Residential Village or Neighborhood Mixed Use Center parcel, shall commence construction until 50% of the units in the previously developed village or parcel have received building permits.

A transition zone/buffer area will be established along the southern boundary of The Landstone Communities DRI in order to create a clear transition from urban to rural land uses, and to establish an aesthetically pleasing visual and physical separation between The Landstone Communities DRI and the rural lands to the south. Residential and non-residential uses, including roadways, shall not be allowed in this area. The transition zone will extend along the southern boundary and be defined as a 1000' offset from a single, straight line drawn between the SE corner of SECTION 27-20-23 and the SW corner of SECTION 28-20-23, except for the approximately 40 acre carve out (SE 1/4 of SE 1/4 of SECTION 28-20-23) located in the south central portion of the property which shall have a 150' offset along its northern boundary. Allowable uses within the transition zone are: preservation and conservation uses (including the necessary access and improvements to support management of these uses), golf course and passive recreation.

### **Connectivity**

The Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, the Residential Villages, and the Community Villages will be connected to each other with a comprehensively planned system of pedestrian greenways and multi-modal trails in order to reduce automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyles.

### **Transit Corridors**

1. CR 470 is a proposed major transit corridor as shown in the City's Comprehensive Plan Map 2-7. In addition to the transit stops required in the Neighborhood Commercial Center and in the Community/Institutional Center, up to three covered transit stops will be located along CR 470, including a Park-n-Ride facility.
2. Although not a City/County designated transit corridor, the CR 501 extension into The Landstone Communities DRI ("The Extended CR 501") will be planned so as to promote transit ridership. Outside the Neighborhood Mixed Use Center and the Neighborhood Commercial Center, along The Extended CR 501, an average minimum net density of 6 dwelling units per residential acre will be maintained 1/4 mile from the centerline on either side of The Extended CR 501.

### **Project Zoning**

The Landstone Communities DRI shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate appropriate design standards to guide development and ensure consistency with the Development Order and with this comprehensive plan. Specific policies shall be contained within the PUD zoning category, Project design guidelines, the DRI Development Order, or Project Covenants and Deed Restrictions to promote development of the Project in a sustainable fashion using the applicable principles set forth by the United States Green Building Council (USGBC), the Florida Green Building Coalition (FGBC) or the Green Building Initiatives Green Globes program, or any other recognized green building system.

### **Environment and Natural Resources**

1. A Wastewater Treatment Plant and the necessary acreage to handle the associated wet weather effluent storage will be located on approximately 25 acres located in the northeastern portion of the site.
2. The gopher tortoise habitat in the southwest portion of The Landstone Communities DRI, and the gopher tortoise habitat/eagle nest in the northeast portion of The Landstone Communities DRI shall be placed in a perpetual Conservation Easement as required by the Gopher Tortoise Permit upon issuance by the Florida Fish and Wildlife Conservation Commission (FFWCC). The Conservation Easement shall be granted to and accepted by the FFWCC or such other environmental agency which has statutory authority for the protection of the species listed herein.

### **Environmental Monitoring Plan (EMP)**

The Landstone Communities DRI shall prepare and maintain an Environmental Monitoring Plan (EMP). As a general description, the EMP is the umbrella document/plan which addresses the various environmental, wildlife and preservation issues as such matters are detailed in the following sub-parts. The EMP shall be updated, as needed, in response to changes in governmental rules or regulations. Updates to the EMP shall not require an amendment to the City's Comprehensive Plan.

1. Surface Water Quality Monitoring Plan ("SWQMP") –

In addition to meeting all requirements of the regulatory agencies, The Landstone Communities DRI shall utilize Best Management Practices ("BMPs") generated by SWFWMD and FDEP to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System ("NPDES") permitting.

2. Stormwater Pollution Prevention Plan ("SWPPP") –

a. As part of the overall EMP, The Landstone Communities DRI, at its expense, shall prepare a SWPPP prior to commencement of construction for The Landstone Communities DRI incorporating requirements including: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions and SWFWMD warnings.

b. Stormwater/drainage retention areas ("DRAs"), including either 'wet' or 'dry' DRAs shall be designed and constructed according to normal and accepted engineering practices and all applicable regulatory standards.

c. Stormwater management facilities shall adhere to SWFWMD criteria for design, construction, operation, treatment standards and maintenance of such facilities in hydrologic and karst sensitive areas as determined by SWFWMD. All the development shall utilize Low Impact Development (LID) methods to reduce the impact of nutrients on natural wetland systems where approved by the SWFWMD and supported by the Florida Department of Environmental Protection and local agency jurisdiction. These LID methods may include, but not be limited to, low impact stormwater design consisting of vegetated swales and buffers where prior to discharge of treated stormwater,

Field Code Changed

tree cluster rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention and proper maintenance, minimization of land clearing, protecting existing vegetation and minimizing clearing of vegetation (on both the overall site as well as individual lots), disconnecting directly connected impervious areas, minimizing impervious areas, minimizing soil compaction and fill, protection of sensitive areas by use of clustering of development and common open space, requiring Florida Friendly landscaping and compliance with the Green Industry BMP for all landscape workers at the site, greenroof/cistern systems, pervious pavements, stormwater harvesting (reuse), use of floating wetland mats and all wet detention ponds, and public education. The use of these and other LID methods shall be subject to review and approval by the SWFWMD.

3. Wildlife Habitat Management Plan ("HMP")
  - a. A minimum of 10% of the site's upland area shall be maintained as voluntary upland conservation areas. These conservation areas shall be preserved with the specific intent of maintaining site biodiversity and wildlife corridors, preserving habitat for native and listed wildlife species, and providing educational and recreational opportunities for the Project's residents, guests, and visitors to the Project's regional amenities.
  - b. Gopher tortoises shall be relocated on the Property to the maximum extent feasible. If gopher tortoises must be relocated off-site, the mitigation shall provide for suitable habitat pursuant to current rules and regulations. The Landstone Communities DRI shall set aside an approximately three hundred forty two (342) acre Gopher Tortoise Habitat Preserve for relocation of gopher tortoises on site.
  - c. The Project shall promote the viability of listed species on the Property through the preservation / enhancement / restoration of wetlands and wetland buffers, upland habitat preservation and compliance with applicable State and federal laws.
  - d. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and

habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.

- e. The Project shall develop design guidelines that encourage the use of native plant species in the landscaping palette for third party development within the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.
- f. The Project shall incorporate or relocate listed plant species into habitat preservation / restoration areas where reasonably feasible under the supervision of a qualified professional.
- g. The Project shall only allow pervious trails, e.g. equestrian, walking, nature, boardwalks, habitat protection tracts (impervious trails, e.g., concrete, asphalt, or similar material will not be located within habitat protection tracts) except for golf cart and service crossings and crossings over the canal.

4. Integrated Pest Management Plan ("IPMP")

The Landstone Communities DRI may elect not to build a golf course; however, in this event it shall set aside an appropriate portion of said land for open space and shall provide additional recreational or lifestyle amenities suitable to, and approved by, the City.

No development permits shall be issued for the construction of any golf course, or portion thereof, unless and until The Landstone Communities DRI demonstrates that such golf course, or portion thereof, proposed for development approval will comply with the following design, construction, maintenance and monitoring requirements:

- a. The golf course, including non-play areas of the golf course, will be designed, constructed and maintained to meet the minimum standards of the Audubon International's Signature Gold Program's Natural Resource Management Plan's Environmental and Design Standards, or other similar program's environmental and design standards (the "AISP Gold Standards"), which utilize low

impact development principles where reasonably feasible to minimize development impacts, but shall not be required to actually obtain such certification.

- b. Florida Friendly Design landscape principles, including xeriscape, shall be incorporated, as applicable, into the golf course design and construction.
- c. Non-play areas of the golf course shall be landscaped in accordance with the AISP requirements or its equivalent. Play areas are to be considered the tee, fairway(s) and greens/putting area.
- d. The Landstone Communities DRI shall maintain an up-to-date IPMP covering the golf course. Prior to the golf course construction, the IPMP shall be submitted to the FFWCC for review and approval and to the FDEP and SWFWMD if required by their respective agency rules. Any revision(s) to the IPMP shall not be considered an action requiring the filing of a Notice of Proposed Change for an Amendment to the Development Order or an Amendment of the City's Comprehensive Plan.
- e. The IPMP shall include a Chemicals Management Plan (CMP).
- f. Prior to golf course construction, soil testing shall be used to verify that suitable soil cover is maintained between greens surface and any subsurface limestone rock strata, limestone pinnacles or potential karst connections and to determine subsurface features.
- g. The golf course shall be maintained under the direction of a superintendent(s) who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principals of integrated pest management. The Landstone Communities DRI, with the assistance of the superintendent(s) shall be responsible for ensuring the implementation of the IPMP; and
- h. The Landstone Communities DRI shall report on the status of the golf course for compliance with the AISP or other similar program's environmental and design standards in each Biennial Report as required in the Development Order.

## **Energy Efficiency**

Energy efficiency practices will be implemented with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project's overall carbon footprint.

### **1. Project Design**

The Project shall be designed with compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

### **2. Transit Access**

Transit ridership shall be facilitated by the location of up to three covered transit stops along CR 470, which is a City/County designated Transit Corridor, including a Park-n-Ride facility. Further transit stops shall be located in the Neighborhood Mixed Use Center, the Community/ Institutional Center and the Neighborhood Commercial Center. Residential units along CR 501, which extends through a portion of the site on a north to south alignment, shall be developed at an average minimum net density of 6 dwelling units per residential acre 1/4 mile from the centerline on either side of the road which will support transit ridership.

### **3. Energy Efficiency Methods**

The following energy efficiency methods shall be required with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project's overall carbon footprint.

- a. Eligible equipment and appliances delivered with residential properties within the Project shall, at a minimum, meet Energy Star standards. Eligible equipment includes, but is not limited to refrigerators, dishwashers, clothes washers, and ceiling fans.
- b. Residential heating and cooling equipment shall be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines. The use of computerized programmable thermostats shall be promoted.
- c. All residential electric lighting fixtures, both interior and exterior, must be fitted with energy efficient light bulbs,

including but not limited to Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. Incandescent bulbs shall not be allowed.

- d. Residential windows, including those in garage areas, must be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines.
- e. The Project shall establish design guidelines that identify acceptable street light fixtures for use throughout the Project that meet a minimum efficiency rating of 95 lumens per watt.
- f. The Landstone Communities DRI shall include in the Biennial Report to the City of Wildwood the actions being taken to promote sustainable practices, including submission of current materials being provided and an accounting of development meeting green building standards.

#### **Education**

The Project shall implement educational initiatives with the specific intent of promoting behavior change of Project residents, guests, and visitors to the Project's regional amenities through education about sustainable development practices, lifestyle habits and technologies.

#### **Water Conservation**

The following water conservation methods shall be required with the specific intent of promoting water conservation and reducing demand on municipal potable water supply systems, thereby lowering demand on natural aquifers. The resultant reduction in the Project's potable water demand subsequently decreases the energy used by the City to treat and move municipal water for the Project, thereby reducing green house gas emissions and the Project's overall carbon footprint.

1. Residential and Non-residential Construction
  - a. New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612, as may be amended from time to time.
  - b. Low flow or dual flush toilet fixtures that are more water efficient than standards set forth in the Energy Policy Act of 1992, will be standard in residential and non-residential construction.

- c. Water-saver shower heads will be offered for residential construction, and used where applicable in non-residential construction.
  - d. Automatic shutoff faucets will be used where applicable in non-residential construction.
2. Landscaping/Irrigation Systems
- a. Low volume irrigation spray heads as well as drip systems will be used where appropriate for both residential and non-residential landscaping. Residents will be encouraged to use water-conserving devices for additions they might make to their irrigation systems.
  - b. The Landstone Communities DRI shall ensure that irrigation systems operated for the Project's common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, or zone control, to ensure water conservation.
  - c. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program as implemented by the University of Florida Cooperative Extension Service.
  - d. The Landstone Communities DRI shall include water conservation monitoring in its biennial report to the City of Wildwood. If such data is available from the utility provider, The Landstone Communities DRI shall include in its water conservation monitoring a monthly water balance (dry year and wet year) calculated for the site, to adequately quantify the temporal and volumetric nature of potential water shortages and surpluses. This monitoring should also consider water availability via precipitation, surface water inflow, and groundwater inflow; and water losses via evapotranspiration, surface water outflow, infiltration and consequent groundwater outflow, and pumpage.

### **Amenities**

Recreational facilities and amenities shall be provided in order to promote social interaction and opportunities for healthy, sustainable lifestyle habits.

### **Pursuit of FGBC Certification**

The Landstone Communities DRI has applied for and will actively pursue certification under the Florida Green Building Coalition's ("FGBC") Green Development program. However, the determination of the Project's certification as a FGBC Green development is subject solely to the interpretation and approval by the FGBC of the applicant's submittal documentation.

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

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

standards, the Village of Wildwood is limited to the following development entitlements:

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

These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create an increase in public facility impacts and are limited to a maximum of 25% of the approved entitlements to maintain the character of development. Phasing for the project is based on development units (e.g. non-residential square footage and hospital beds) and is approximately divided into three year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land may include farming, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for the DRI. The mix of uses and distribution of uses (not including support infrastructure) as a percent of the project's acreage are as follows:

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

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

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

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

must also be consistent with the City of Wildwood FLUM and future conditions maps.

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

the City regarding any necessary capital planning which may include agreements to ensure the roads are mitigated.

- i. The Villages of Wildwood DRI will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the DRI. Decisions regarding the issuance of development orders and permits for the DRI will be based upon coordination of the development requirements adopted as part Policy 1.7.3.

**Level of Service Standards for the Villages of Wildwood DRI**

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

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

- j. The Villages of Wildwood DRI will include as part of this project sidewalks, bike lanes and golf cart paths to ensure the project is interconnected with the remainder of The Villages.
- k. The Villages of Wildwood DRI will mitigate for any required affordable housing impacts in accordance with the adopted development order.
- l. The developer will coordinate with the City of Wildwood in the provision of transportation facilities that may be necessary to mitigate for the DRI's impacts. No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The developer will also coordinate with any water suppliers in accordance with the Consumptive Use Permit to ensure that adequate water supplies are available to serve the DRI.
- m. Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 3 80.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.
- n. The Application for Development Approval, sufficiency responses and DRI Development Order for The Villages of Wildwood DRI provide the supporting data and analysis for the DRI land use designation on the FLUM.
- o. The Villages of Wildwood DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Policy 1.7.3 and future conditions maps of the Wildwood Comprehensive Plan.

**OBJECTIVE 1.8** As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern, reduces greenhouse gas emissions, and promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

**Policy 1.8.1** As parcels which annex into the City are developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. At a minimum, the City will seek to maintain the existing ratio of 0.13 acres commercial/industrial development per dwelling unit. The development ratio will be monitored by the City through development approvals.

**Policy 1.8.2** New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:

1. Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
2. Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
3. Provision for facilities to support the development of a public transit system.
4. The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
5. The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
  - a) Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
  - b) Water and wastewater treatment facility sites.
  - c) Community and neighborhood parks.
  - d) School sites.
  - e) Police, EMS and fire station sites.
  - f) Other facilities used to deliver public service.

**OBJECTIVE 1.9** Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

**Policy 1.9.1** Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

**Policy 1.9.2** The City of Wildwood shall coordinate with Sumter County through a Joint Planning Agreement in an effort to develop an area wide planning approach by 2010, taking into account environmental suitability, functional relationships and areas where public facilities and services are available or proposed to be available by year 2035.

**OBJECTIVE 1.10** Promote innovative land development applications principles through the use of Planned Developments, Mixed use Developments and Cluster Design.

**Policy 1.10.1** Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

**Policy 1.10.2** The City shall incorporate provisions within the Land Development Regulations that allow mixed use PD's in all mixed use land use categories of the Future Land Use Map. Residential PD's will be located within residentially designated areas; Commercial PD's will be located in commercially designated areas and Industrial PD's will be located within industrially designated areas of the Future Land Use Map. A PD

with a mix of housing types (i.e., single family and multi-family) shall be allowed in residentially designated areas of the Future Land Use Map and the percentage of distribution of each housing type shall be flexible, subject to the requirements set out in the Land Development Regulations.

**Policy 1.10.3** Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

1. The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
2. The creation an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
3. The development of commercial, residential and mixed use areas that is safe, comfortable and attractive to pedestrians.
4. The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
5. The maximization of shared parking.
6. The provision of roadway and pedestrian connections to residential areas.
7. The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
8. The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
9. The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
10. The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
11. The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

**Policy 1.10.4** As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

1. The provision of open space within developed areas.
2. The creation of a variety of active and passive recreational uses.
3. The creation of a friendlier pedestrian environment, including walking and cycling opportunities.
4. Enhancement of the environmental setting and significant features.
5. The conservation of on-site wetlands and water bodies.
6. The maintenance of large areas of natural vegetation.
7. The maintenance of vegetation corridors along major water courses.
8. Connectivity for species, either as continuous corridors or clusters of stepping stones.

9. The use of Florida-Friendly Landscaping.

**Policy 1.10.5** Crime prevention shall be considered in site design through application of all of the following guidelines:

1. All proposed building entrances, parking areas, pathways and other elements should be defined with appropriate features that express ownership. Such features should not conflict with the need for natural surveillance.
2. The proposed site layout, building and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering.
3. The proposed site layout and building design should encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining.

**Policy 1.10.6** Priority should be given to the creation of a hierarchy of public spaces that relate to buildings and create a sense of community. Public spaces are “public” when they are within view of a street or other public space, accessible by pedestrians, and can be occupied by people. The public space may include sidewalks, a plaza or park.

**Policy 1.10.7** Through the development approval process, the City shall strive to:

1. Address the unique needs and challenges of residents and households at all stages of life.
2. Ensure access to individuals of varying abilities and stages of life in housing, public spaces, community facilities, places of employment and commercial establishments.
3. Provide for granny-flats, in-law suites, and accessory apartments in residential areas, and ensure the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens. Granny flats or other accessory dwelling units in residential or mixed use districts shall not count against the allowable designated density established by future land use or zoning.
4. Provide opportunities for education, recreation, arts and culture, and leisure activities for residents and households of various age and interest groups.

**Policy 1.10.8** The City shall implement development techniques that reduce the negative environmental impacts of development and redevelopment by:

1. Reducing building footprints to the maximum extent feasible and locating building sites away from environmentally sensitive areas.
2. Requiring the preservation of natural resources.
3. Providing for on-site mitigation of impacts (i.e. retention and treatment of

stormwater runoff, water reuse, Master Stormwater Management Systems).

4. Requiring energy and water conservation measures such as material choices for lighting, water closets, low flow or dual flush toilets, Florida Friendly Landscaping, and Water and Energy Star appliances during the development review process within properties identified on Map 1-10 as Energy and Water Conservation Focus Areas. Such measures shall be identified within the development order.

5. Promoting City-wide water and energy conservation through education, site design, landscaping, and building techniques (i.e. mixed uses, mass transit, solar power, increased tree canopy).

6. Ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials).

7. Considering the development of a Green Building Ordinance and a related LEED Certification Program for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building into a national system for neighborhood design, by 2012.

**Policy 1.10.9** The City shall implement a land use and transportation plan that reduces the emission of greenhouse gases. The City shall identify Mixed Use Centers, as defined in Policies 1.10.10 through 1.10.14 and identified on Map 1-10, as Greenhouse Gas Emission Target Areas. Mixed Use Centers shall require a pedestrian and bicycle friendly environment in which a compact mix of uses with densities and intensities that support transit can demonstrate energy efficiency by discouraging the use of the automobile and reducing vehicle miles traveled.

**Policy 1.10.10** Mixed Use Centers are identified on Map 1-9 as either "Employment Mixed Use Center" or "Neighborhood Mixed Use Center" and on Map 1-10 as "Reduced Green House Gas Emission Target Areas". The purpose of these Mixed Use Centers is to:

- ~~Facilitate~~Promote future mixed use developments.
- ~~Facilitate~~Promote multi-modal transportation.
- Reduce the need for automobile travel and reduce greenhouse gas emissions by ~~providing~~ encouraging a compact mix of uses which are pedestrian friendly and are accessible without the use of the automobile.
- Give definition to the urban form through clustering of uses rather than strip-type development.

**Policy 1.10.11 The characteristics of Mixed Use Centers**

- Compact in design and ~~require~~ encourage clustering of higher densities and intensities within the geographic area to provide efficient land use planning which will reduce green-house gas emissions.
- Projects within a Mixed Use Center may exceed the density and intensity set by the underlying Future Land Use Map designation as described below.
- Employment Mixed Use Centers ~~shall~~ should target ~~contain~~ minimum densities of 12 units per acre and minimum intensities of .5 FAR.
- Neighborhood Mixed Use Centers ~~shall~~ should target ~~contain~~ minimum densities of 10 units per acre and minimum intensities of .25 FAR.

- Contain the mix of uses required within the underlying land use designation.
- Accessible to existing or planned major transportation thoroughfares.
- Adequate public facilities and services.
- Hubs to the multi-modal transportation network. All trails and transit stops located on Maps 2-6 and 2-7 of the Transportation Element Map Series shall access these centers.
- Soil and environmental characteristics must be suitable for development.
- Transit and multi-modal service must be ~~available~~ planned on transportation thoroughfares accessing the site

**Policy 1.10.12 The boundary, size, and location of Mixed Use Centers**

- Each Mixed Use Center may be located at the intersection of existing and future major transportation thoroughfares and shall be identified on Map 1-9 of the Future Land Use Map Series.
- Each Employment Mixed Use Center shall be located within known existing or future major employment generation areas. Employment Mixed Use Centers shall encompass an area covering approximately 200 acres and shall radiate approximately 1700 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.
- Each Neighborhood Mixed Use Center shall be located within known existing or future mixed use focal areas. Neighborhood Mixed Use Centers are generally smaller in scale than Employment Mixed Use Centers, and shall encompass an area covering approximately 100 acres and shall radiate approximately 1200 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.
- Employment Mixed Use Centers, both future and existing, shall be located in the following geographic areas:
  - 1) CR 466 and US 301 Intersection
  - 2) ~~CR 139~~ Powell Road and SR 44 Intersection (The Villages of Brownwood DRI)
  - 3) CR 468 and SR 44 Intersection
  - ~~4) Future Florida Turnpike Interchange at CR 468~~
  - 5) SR 44 and US 301 Intersection
- Neighborhood Mixed Use Centers are located in the following geographic areas:
  - ~~1) CR 209 and CR 466 Intersection~~
  - 2) CR 209 and CR 462 Intersection
  - 3) CR 466A and CR 139/CR 462 Intersection
  - 4) CR 209 and CR 44A Intersection
  - 5) CR 468 and US 301 Intersection
  - 6) CR 472 and US 301 Intersection
  - 7) Landstone Communities DRI along CR 470 (west of CR 501 and CR 470 intersection)
  - 7) CR 501 and CR 468 intersection

**Policy 1.10.13 ~~Amending the boundary~~ Creation of New Mixed Use Centers**

- As development occurs, the City shall encourage the expansion of and creation of new mixed use centers to promote a compact urban form.

- Amending the boundary of a mixed use center or creating ~~Creating~~ additional mixed use centers shall require a text amendment to the Future Land Use Element and/ or Map 1-9.

**Policy 1.10.14 The creation of new Mixed Use Centers within the Wildwood South Sub-District**

- As the natural succession of development progresses south of the Florida Turnpike and east of CR 501, the City shall establish new Mixed Use Centers.
- Mixed Use Centers shall be established at intersections of major transportation thoroughfares to expand the Bus Rapid Transit System.
- Mixed Use Centers shall be adequately served by public facilities.
- New Employment Mixed Use Centers shall be designated for every 2000 acres of land that has been changed from Agriculture to an urban land use.
- New Neighborhood Mixed Use Centers shall be designated for every 1000 acres of land that has been changed from Agriculture to an urban land use.

**Policy 1.10.15 General Development Standards within Mixed Use Centers**

- In addition to the requirements of the underlying land use category, Mixed Use Centers must present a unified architectural theme. It is not the intent for all Mixed Use Centers to contain the same architectural theme, but for each center to have a unique theme.
- Out parcels must provide for shared access both pedestrian and vehicular.
- Utilization of shared parking and loading facilities.
- Provide a network of unified open spaces and common areas which promote linkage to adjacent developments.
- Share facilities such as stormwater, frontage roads, utility easements and other similar features.
- Direct pathways from buildings to transit stops, pedestrian pathways, plazas and public spaces.
- Bicycle parking facilities shall be conveniently located for both customers and employees.
- Streetscape design compatible with pedestrian, bicycle, and transit facilities.

**Policy 1.10.16 Affordable Housing Density Bonus** ~~Projects/Developments~~ may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the construction of affordable housing units. Affordable housing is defined in ~~91-5.003(1), F.A.C.~~ as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The 25% density bonus may be awarded provided the following criteria are met:

1. That the development seeking the density bonus will be providing affordable housing units. The development must reserve 20% of the total housing units, not including the bonus units, for affordable housing.

2. That the development seeking the density bonus is located along a future Bus Rapid Transit corridor and located where the future land use map allows a density of greater than 4 dwelling units per acre.

3. That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.

**Policy 1.10.17 Green Building Density Bonus** ~~Projects-Developments~~ may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the development of Green Buildings. Green Buildings shall achieve LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The 25% density bonus may be awarded provided the following criteria are met:

1. The developer must submit a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher prior to issuance of a Development Order.
2. The development must provide documentation demonstrating the achievement of the rating prior to issuance of a Certificate of Occupancy.

**OBJECTIVE 1.11** Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

**Policy 1.11.1** The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

**Policy 1.11.2** Residential subdivisions, plats, and PD's shall be required to dedicate recreation space and public open space in accordance with Recreation & Open Space Element Policy 1.1.1.

**Policy 1.11.3** Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. The City shall maintain a landscape ordinance that requires buffering between incompatible land uses. The vegetated buffer may be applied as credit towards meeting the site's open space requirements.

**Policy 1.11.4** The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

**Policy 1.11.5** Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements

set forth within the Land Development Regulations. A "community facility or service" shall mean a building or structure owned and operated or authorized by the City of Wildwood to provide a public service and is limited to fire stations, police substations, emergency medical response stations, and postal drop box stations and other similar community-oriented facilities.

**Policy 1.11.6** Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Transportation Element that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions.

**OBJECTIVE 1.12** Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Wildwood.

**Policy 1.12.1** The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

1. Access and vicinity to arterial and collector roads, ease of access and egress from major thoroughfares to commercial sites, ability to achieve a functional internal circulation and off-street parking system.
2. The promotion of sustainable development within mixed use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking.
3. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products.
4. Impact on the conservation and preservation of natural resources.
5. Demand on existing and planned public services, utilities, water resources and energy resources.

**Policy 1.12.2** Access to commercial sites shall utilize adjacent streets adjoining U.S. 301, and S.R. 44 where such streets serve to provide safe ingress/egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Commercial development pursuing access to State and County facilities shall be required to obtain all access management (curb cut) permits from those entities in accordance with their established rules and regulations prior to a site plan being approved by the City.

**Policy 1.12.3** The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

**Policy 1.12.4** New commercial development shall comply with the following principles:

1. Compliance with adopted standards for preventing or minimizing nuisance impacts, such as the emission of air pollutants, noise, odor and generation of hazardous waste or products.
2. Minimizing the demand on existing and planned public services, utilities, water resources and energy resources.
3. Connecting to central sanitary sewer and water systems.
4. The use of design to soften the massing of larger commercial buildings, ensure compatibility with the design character of the area and support a safe and attractive pedestrian environment.
5. The creation of public spaces that relate to the buildings and create a sense of community. The public space may include sidewalks, a plaza or a park.
6. The use of public art and landmark buildings to add interest and variety to the development.
7. Landscaping design to emphasize native species tree shrubs and flowers and to provide visual interest at different times of the year.

**Policy 1.12.5** New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space.

**OBJECTIVE 1.13** The City of Wildwood shall promote transportation choice through construction of well-designed pedestrian, bicycle and transit facilities.

**Policy 1.13.1** In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness. Such measures should include, where feasible, on-street parking, wide sidewalks, and abundant landscaping at the street edge.

**Policy 1.13.2** The City of Wildwood shall prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements:

1. Proximity to public schools.
2. Proximity to major public parks or cultural facilities.
3. Proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking.
4. Arterial and collector streets.
5. Proximity to transit routes.
6. Proximity to identified redevelopment areas.

**Policy 1.13.3** Future arterial and collector road constructions, widening, or reconstruction projects shall require accommodation of bicycle travel and pedestrian needs.

**OBJECTIVE 1.14** The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands and other significant natural resources.

**Policy 1.14.1** Wetlands shall be protected through the implementation of the following standards and guidelines:

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

**Policy 1.14.2** The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

**Policy 1.14.3** Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in Conservation policies.

**Policy 1.14.4** Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

**Policy 1.14.5** Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

**Policy 1.14.6** The City shall coordinate with the State, the Southwest Florida Water Management District, the Withlacoochee Regional Planning Council, Sumter County and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

**Policy 1.14.7** Wetlands designated as Conservation on the Future Land Use Map shall be subject to a formal determination from the Southwest Florida Water Management District.

**Policy 1.14.8** Wetland determinations may find that lands designated as Conservation are free of wetlands or that lands designated as other future land uses contain wetlands. In such cases, development shall be allowed in areas not deemed as preservation by the Southwest Florida Water Management District. However, in no case shall any project development decrease the amount of Conservation lands on the Future Land Use Map for any project site, and mitigation for any wetland impacts shall occur within said project site.

**OBJECTIVE 1.15** The City shall ensure that land development and conservation activities further the protection of archaeological and/or historic sites that may be discovered in the future, in accordance with both Florida Department of State and local standards for the protection and preservation of such features.

**Policy 1.15.1** The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude:

1. Destruction or alteration of all or part of such site.
2. Transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property;
3. Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property.
4. Alteration or destruction of the site's surrounding environment.

**Policy 1.15.2** Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the state has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

**Policy 1.15.3** The City shall identify all locally significant historical properties.

**Policy 1.15.4** The City shall encourage the rehabilitation of identified historical properties through incentives such as the waiving of stringent development requirements.

**Policy 1.15.5** The City shall promote the restoration, rehabilitation, and reuse of designated historic properties by assisting property owners in obtaining grants and technical assistance.

**OBJECTIVE 1.16** The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

**Policy 1.16.1** The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

**Policy 1.16.2** The timing and location of public facilities shall be coordinated through the Concurrency Management System and Capital Improvement Program to ensure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

**Policy 1.16.3** The City shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. A Public Facilities land use category shall be used to allocate areas on the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations.

**Policy 1.16.4** Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the Future Land Use Map. The City's concurrency management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

**OBJECTIVE 1.17** The City shall protect existing and future potable public water wells by restricting and/or prohibiting land uses and development activities that may adversely impact these water resources.

**Policy 1.17.1** In the area defined by a circle around the wellhead with a radius of 200 feet, all proposed development around existing wells shall be connected to a central water and sanitary sewer system, no development shall be allowed around future wells.

**Policy 1.17.2** Sewer mains will not be located within 100 feet of any public water well.

**Policy 1.17.3** In the additional area defined by a secondary circle around the wellhead with a radius of 500', or a radius based upon the 10 year travel period if known, the following development activities are prohibited:

1. Landfills.
2. Facilities for bulk storage, handling or processing of materials on the Florida Substance List.
3. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
4. Feedlots or other commercial animal facilities.
5. Wastewater treatment plants, percolation ponds and similar facilities.
6. Mines.
7. Excavation of waterways or drainage facilities which intersect the water table.

**OBJECTIVE 1.18** The City of Wildwood shall cooperatively plan for the location, and to the greatest extent practicable, the collocation of School Facilities. Consistent with adopted legislation, schools shall be located proximate to existing and planned urban residential areas, and collocation shall occur proximate with other public facilities, park, libraries and community centers to the greatest extent possible. In order to effectively locate and co-locate school facilities the City and school board shall share and coordinate pertinent information relative to existing and planned public school facilities and overall community development.

**Policy 1.18.1** Public schools shall be allowed in all commercial, residential and public land use categories.

**Policy 1.18.2** Public school location shall be based upon siting criteria that includes, but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation considerations and public safety. Public uses, including schools, are subject to public hearing as part of the approval process that is administered and performed by the City Commission. This process provides an opportunity for public input to discuss project plans for siting, expansion, co-location and other related development issues the public may feel appropriate to the situation.

## Chapter 2

### TRANSPORTATION ELEMENT

#### Goals, Objectives and Policies

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

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

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

**Policy 1.1.1** The City will ~~shall maintain~~ develop and maintain a ~~Concurrence-Congestion Management System-Plan (CMPS) in cooperation with Sumter County and the Lake-Sumter MPO. The CMP to shall monitor traffic conditions and the~~ impacts of development and growth on the following roadways:

- a. US 301
- b. SR 44
- c. CR 44A
- d. ~~CR 139~~ Powell Road
- e. CR 209
- f. CR 213
- f.g. CR 214
- ~~g-h.~~ CR 462
- ~~h-i.~~ CR 466
- ~~i-j.~~ CR 466A
- ~~j-k.~~ CR 468
- ~~k-l.~~ CR 470
- ~~l-m.~~ CR 472
- ~~m-n.~~ CR 501
- ~~n-o.~~ Florida's Turnpike

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

**Policy 1.1.3** The City shall coordinate with Sumter County and the Lake-Sumter MPO to adopt and use a traffic study methodology to be included as a part of the Transportation Element development review process in the Land Development

~~Regulations. The most current concurrency management system shall be the standard for all traffic circulation studies.~~

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

- ~~a. Adequate roadway facilities as determined by the CMS are available to serve the proposed development in accordance with the adopted level of service standard.~~
- ~~b. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.~~

~~Policy 1.1.54 The City shall maintain all municipally-owned roadways and all roadways under adopted agreements with the State or County or Developer of Record.~~

~~Policy 1.1.65 The City hereby adopts the following Level of Service Standards within the CMP. LOS standards are not regulatory, but provide a basis by which the City may monitor congestion and coordinate needed improvements with Sumter County, FDOT and the Lake-Sumter MPO.~~

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

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

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

**Policy 1.2.1 Adoption of TIP** -The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY ~~2010-2011-2012~~ through ~~2014-2015~~ 2015-2016, as adopted by the appropriate governing body.

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

**Projects Contained within the  
5-Year Schedule of Capital Improvements (~~2010-2014~~ 2011-2015)**

- CR 462 add lanes from US 301 to CR 466A  
(~~PH&E~~ construction funded)
- CR 468 Turnpike Interchange Phase 1 (construction funding identified)

- CR 468 widen to 4 lanes from Turnpike Interchange to SR 44 (ROW and PE funded construction funding identified)
- ~~CR 468 widen to 4 lanes from Turnpike Interchange to US 301 (PD&E funded)~~
- US 301 widen to 4 lanes from N of CR 204 to Marion County line (under construction)
- US 301 widen to 4 lanes from N of CR 232 to N of Ne 110<sup>th</sup> Street ( under construction )
- US 301 from CR 470 to SR 44 (PD&E funding identified)
- CR 466 widen to 4 lanes from CR 245-209 to US 301 (PD&E Design funded; construction not funded)
- CR 466 from CR 209 to CR 473 resurface and rebuild (construction funded)
- CR 466 at US 301 add turn lanes (construction funding identified)
- CR 466 from US 301 to CR 209 widen to 4 lanes (construction not funded)
- CR 466A widen to 4 lanes from CR 462 Powell Road to US 301 (PD&E funded, ROW funding identified construction funded)
- US 301 at SR 44 add turn lanes (construction funding identified)
- ~~SR 44 CSX Improvement (Overpass) (under construction)~~
- ~~US 301 CSX Improvement (Overpass) (under construction)~~

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

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

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

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

- a. Existing projects to correct identified traffic system deficiencies.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 1.9.2** The City of Wildwood shall prepare and adopt a comprehensive bicycle and pedestrian master plan by the year ~~2012~~2015. The master plan shall prioritize those corridors currently developed which link residential developments to nearby schools, recreational and activity centers prior to developing new corridors.

**Policy 1.9.3** The City shall enforce land development regulations that require new subdivisions, replats, planned developments, and site plans accommodate bicycle and

pedestrian traffic needs; and new multi-family residences, shopping facilities, recreational areas, schools, and other public uses provide storage areas for bicycles.

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

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

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

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

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

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

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

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

~~Policy 1.9.12-10~~ The City shall ~~require~~ encourage ~~minimum~~ densities along designation transit corridors and within Mixed Use Centers that promote and support public transportation.

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

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

a. Establishes the *Existing Roadway Functional Classification Map* as the official listing of existing arterial, collector and limited and controlled access roadway facilities with number of through lanes for each roadway indicated for the City of Wildwood.

- b. Establishes the *Existing Bicycle/Pedestrian Circulation Map* as the official listing of existing bicycle and pedestrian facilities for the City of Wildwood.
- c. Establishes the *Existing Freight and Passenger Rail Lines Map* with terminal locations for the City of Wildwood.

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

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

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

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

**Policy 2.1.1** To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

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

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

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

others that are identified in the land development regulations.

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

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

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

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

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

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

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

## CHAPTER 7

### INTERGOVERNMENTAL COORDINATION ELEMENT

#### Goals, Objectives and Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Upon written notice from the Sumter County School Board informing the City of the acquisition or leasing of property to be used for new public education facilities, the City shall notify the School Board within 45 days as to the consistency with the Wildwood Comprehensive Plan.

b. The City Manager, or designee, shall meet semi-annually with the Sumter County School Board superintendent or designee in order to discuss upcoming planning issues which may impact the Sumter County School District, a particular school or planning efforts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 1.5.1** On an annual basis, the City shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain

information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

**CALENDAR OF KEY ANNUAL DEADLINES**

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

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

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five-year School Plant Survey of the Sumter County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified data base including population (forecasts of student population), land use and facilities.

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

## Chapter 8

### CAPITAL IMPROVEMENTS ELEMENT

#### Goals, Objectives and Policies

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

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

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

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

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

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

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

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

7. The revenue-generating potential of the project.
8. Whether the project leverages additional benefits to the City, such as offers to donate land or services by the private sector and/or other governmental entities.

**Policy 1.1.5 Adoption of TIP.** The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY ~~2010/11-2011/2012~~ through ~~2014/15-2015/2016~~, as adopted by the appropriate governing body.

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

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

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

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

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

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

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

- c. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.
- d. The requirements of appropriate state and regional agency plans.
- e. The minimum requirements for concurrency as set forth in the administrative rules of the state.

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

a. **Water Quantity** Peak post-development runoff shall not exceed peak pre-development runoff rates.

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

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

**Recreation**

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

**Transportation**

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

**Public School Facilities**

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

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

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

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

**Policy 1.4.3** The City shall regularly evaluate the following:

- a. Whether the present fee levies are adequate to address impacts of inflations.

- b. Whether the City needs to appropriate new impact fees.
- c. Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

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

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

**Policy 1.4.6** All developers creating a deficiency upon any infrastructure facility with an adopted level of service standard shall up-grade the deficient facility so the adopted level of service is maintained.

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

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

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

- a. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or
- b. Amend the Plan Elements including level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

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

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

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

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

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

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

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

- a. Debt issuance will be included in the City's long-term capital plan.
- b. The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years.
- c. Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less.
- d. The maximum ratio of total debt service to total revenue shall be 15%.
- e. Total City debt will not exceed one hundred percent (100%) of the taxable value of property located within the City.
- f. Credit enhancement will be utilized when necessary to lower total borrowing costs.

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

**OBJECTIVE 1.6 – Implement School Concurrency** The City hereby incorporates by reference the Sumter County School Board's Five Year financially feasible Work Program (adopted by the Sumter County School Board on October 1, 2010) that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools and to correct any school deficiencies. This reference will aid in the timing management of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

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

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

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

**Policy 1.6.3** The School Board, in coordination with the City of Wildwood, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the

~~five-year planning period. The City of Wildwood, School Board, County and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5 Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible and the level of service standards will continue to be achieved and maintained.~~

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

**CALENDAR OF KEY ANNUAL DEADLINES**

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

**CAPITAL IMPROVEMENTS IMPLEMENTATION**

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

**(INSERT 5- YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TABLE)**

City of Wildwood  
5 - Year Schedule of Capital Improvements

| Transportation                                                  |         |                     |                    |                     |                     |                    |
|-----------------------------------------------------------------|---------|---------------------|--------------------|---------------------|---------------------|--------------------|
| City Projects                                                   |         |                     |                    |                     |                     |                    |
| City Revenue Source:                                            | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| General/Special/Debt                                            |         |                     |                    |                     |                     |                    |
| New Debt Borrowing/Bonds                                        |         |                     |                    |                     |                     |                    |
| Developer Contributions                                         |         |                     |                    |                     |                     |                    |
| Grants                                                          |         |                     | \$95,946           |                     |                     |                    |
| All Other Revenues                                              |         |                     |                    |                     |                     |                    |
| <b>Revenues Total:</b>                                          |         | <b>\$0</b>          | <b>\$95,946</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| <b>Expenditures/ Projects:</b>                                  |         |                     |                    |                     |                     |                    |
| CR 232 Resurfacing from CR 209 to West of US 301                |         |                     | \$95,946           |                     |                     |                    |
| <b>Expenditures Total</b>                                       |         | <b>\$0</b>          | <b>\$95,946</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| <b>ANNUAL BALANCE</b>                                           |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |
| Sumter County Projects                                          |         |                     |                    |                     |                     |                    |
| County Funded Projects:                                         | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| CR 466 from 209 to C-475 Resurface/Rebuild                      | CON     | \$1,200,000         |                    |                     |                     |                    |
| C-470 Wetland Mitigation for future widening                    | CON     | \$157,000           | \$425,000          |                     |                     |                    |
| C-468 Interchange with Florida Turnpike Constructed by Villages | DES     | \$1,000,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$2,500,000         | \$13,000,000        |                    |
| C-462 Widening from US 301 to C-466A                            | DES     | \$1,400,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     | \$5,500,000        |                     |                     |                    |
| C-466 Widening from CR 209 to US 301 *                          | DES     | \$728,000           |                    |                     |                     |                    |
|                                                                 | CON     | Not yet funded      |                    |                     |                     |                    |
| C-466A Phase III - Widening from US 301 to Powell Road          | DES     | \$2,300,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     | \$2,500,000        | \$2,000,000         |                     |                    |
| C-468 Widening from SR 44 to Turnpike                           | DES     | \$3,700,000         |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$7,300,000         | \$8,600,000         |                    |
| <b>Total</b>                                                    |         | <b>\$10,485,000</b> | <b>\$8,425,000</b> | <b>\$11,800,000</b> | <b>\$21,600,000</b> | <b>\$0</b>         |
| FDOT Projects                                                   |         |                     |                    |                     |                     |                    |
| FDOT Funded Projects:                                           | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| C-466W from C-209 to C-475                                      | CON     | \$1,625,000         |                    |                     |                     |                    |
| SR 35 (US 301) from CR 470 to SR 44                             | PD&E    |                     |                    | \$1,000,000         |                     |                    |
| N of CR 204 to Marion County Line - Add lanes and reconstruct   | AD      | \$1,371,870         | \$1,371,870        | \$1,371,870         | \$1,371,870         | \$1,371,870        |
|                                                                 | CON     |                     | \$65,650           |                     |                     |                    |
|                                                                 | PE      | \$31,000            |                    |                     |                     |                    |
| CR 466 at US 301 - Add Turn Lane(s)                             | CON     |                     |                    | \$504,691           |                     |                    |
|                                                                 | CON-SUP |                     |                    | \$5,335             |                     |                    |
| SR 35 (US 301) N of CR 232 to N of NE 110 Road                  | PE      | \$500               |                    |                     |                     |                    |
|                                                                 | ROW     | \$9,403,513         |                    |                     |                     |                    |
|                                                                 | CON-SUP |                     | \$272,712          |                     |                     |                    |
| SR 44 from West of I-75 to East of Parkwood Oaks/Village Drive  | CON     | \$239,804           |                    |                     |                     |                    |
|                                                                 | CON-SUP | \$272,946           |                    |                     |                     |                    |
| US 301 at SR 44 - Add turn lane(s)                              | PE      | \$310,142           |                    |                     |                     |                    |
|                                                                 | CON     |                     |                    | \$123,606           |                     |                    |
|                                                                 | CON-SUP |                     |                    | \$5,335             |                     |                    |
| <b>Total</b>                                                    |         | <b>\$13,254,775</b> | <b>\$1,710,232</b> | <b>\$3,010,837</b>  | <b>\$1,371,870</b>  | <b>\$1,371,870</b> |
| Potable Water                                                   |         |                     |                    |                     |                     |                    |
| City Projects                                                   |         |                     |                    |                     |                     |                    |
| City Revenue Source:                                            | Phase   | Fiscal Year         |                    |                     |                     |                    |
|                                                                 |         | 2011/2012           | 2012/2013          | 2013/2014           | 2014/2015           | 2015/2016          |
| General/Special/Debt                                            |         |                     |                    |                     |                     |                    |
| New Debt Borrowing/Bonds                                        |         |                     |                    |                     |                     |                    |
| TIE and Connection Fees                                         |         |                     |                    |                     | \$456,340           | \$2,287,000        |
| Developer Contributions                                         |         |                     |                    |                     |                     |                    |
| Grants                                                          |         |                     |                    |                     |                     |                    |
| All Other Revenues                                              |         |                     |                    |                     |                     |                    |
| <b>Revenues Total:</b>                                          |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$456,340</b>    | <b>\$2,287,000</b> |
| <b>Expenditures/ Projects:</b>                                  |         |                     |                    |                     |                     |                    |
| Water line extension Prison WTP to CR 470                       |         |                     |                    |                     | \$243,340           |                    |
| Champagne Farms Water Treatment Plant and Transmission System   | DES     |                     |                    |                     | \$213,000           |                    |
|                                                                 | CON     |                     |                    |                     |                     | \$2,287,000        |
| <b>Expenditures Total</b>                                       |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$456,340</b>    | <b>\$2,287,000</b> |
| <b>ANNUAL BALANCE</b>                                           |         | <b>\$0</b>          | <b>\$0</b>         | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>         |

City of Wildwood  
5 - Year Schedule of Capital Improvements

| <i>Sanitary Sewer and Reuse Projects</i>                  |       |                  |            |            |            |                  |
|-----------------------------------------------------------|-------|------------------|------------|------------|------------|------------------|
| <i>City Projects</i>                                      |       |                  |            |            |            |                  |
| City Revenue Source:                                      | Phase | Fiscal Year      |            |            |            |                  |
|                                                           |       | 2011/2012        | 2012/2013  | 2013/2014  | 2014/2015  | 2015/2016        |
| General/Special/Debt                                      |       |                  |            |            |            |                  |
| New Debt Borrowing/Bonds                                  |       |                  |            |            |            |                  |
| TIE and Connection Fees                                   |       |                  |            |            | \$0        | \$928,800        |
| Developer Contributions                                   |       |                  |            |            |            |                  |
| Grants                                                    |       |                  |            |            |            |                  |
| All Other Revenues                                        |       |                  |            |            |            |                  |
| <b>Revenues Total:</b>                                    |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$928,800</b> |
| <b>Expenditures/ Projects:</b>                            |       |                  |            |            |            |                  |
| <i>Sewer line extension from Coleman</i>                  |       |                  |            |            |            | \$294,000        |
| <i>Federal Prison to CR 501/ CR 470</i>                   |       |                  |            |            |            |                  |
| <i>Sewer line extension from CR 468 LS to S. Main St.</i> |       |                  |            |            |            | \$634,800        |
| <b>Expenditures Total</b>                                 |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$928,800</b> |
| <b>ANNUAL BALANCE</b>                                     |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <i>Drainage (Stormwater) Projects</i>                     |       |                  |            |            |            |                  |
| <i>City Projects</i>                                      |       |                  |            |            |            |                  |
| City Revenue Source:                                      | Phase | Fiscal Year      |            |            |            |                  |
|                                                           |       | 2011/2012        | 2012/2013  | 2013/2014  | 2014/2015  | 2015/2016        |
| General/Special/Debt                                      |       |                  |            |            |            |                  |
| New Debt Borrowing/Bonds                                  |       |                  |            |            |            |                  |
| Developer Contributions                                   |       |                  |            |            |            |                  |
| Grants                                                    |       | \$658,860        |            |            |            |                  |
| All Other Revenues                                        |       |                  |            |            |            |                  |
| <b>Revenues Total:</b>                                    |       | <b>\$658,860</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <b>Expenditures/ Projects:</b>                            |       |                  |            |            |            |                  |
| Osceola Ave Drainage Improvement                          |       | \$204,430        |            |            |            |                  |
| CR 232 Drainage Improvements                              |       | \$250,000        |            |            |            |                  |
| Pitt/Stone Drainage Improvements                          |       | \$204,430        |            |            |            |                  |
| <b>Expenditures Total</b>                                 |       | <b>\$658,860</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <b>ANNUAL BALANCE</b>                                     |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <i>Recreation Projects</i>                                |       |                  |            |            |            |                  |
| <i>City Projects</i>                                      |       |                  |            |            |            |                  |
| City Revenue Source:                                      | Phase | Fiscal Year      |            |            |            |                  |
|                                                           |       | 2011/2012        | 2012/2013  | 2013/2014  | 2014/2015  | 2015/2016        |
| General/Special/Debt                                      |       |                  |            |            |            |                  |
| New Debt Borrowing/Bonds                                  |       |                  |            |            |            |                  |
| Developer Contributions                                   |       |                  |            |            |            |                  |
| Grants                                                    |       |                  |            |            |            |                  |
| All Other Revenues                                        |       |                  |            |            |            |                  |
| <b>Revenues Total:</b>                                    |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <b>Expenditures/ Projects:</b>                            |       |                  |            |            |            |                  |
| <b>Expenditures Total</b>                                 |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| <b>ANNUAL BALANCE</b>                                     |       | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |

*Italics = Unfunded*  
\*Partially Funded

## Chapter 10

### PUBLIC SCHOOL FACILITIES ELEMENT

#### Goals, Objectives and Policies

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

**GOAL 1** Coordinate and maintain high quality education system Collaborate and coordinate with the School Board of Sumter County (School Board) to ensure high quality public school facilities which meet the needs of the City's existing and future population.

**OBJECTIVE 1.1 Coordination and Consistency** The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County and City's comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board, the County and City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road, sidewalk, bicycle paths, turn lanes and signalization construction programs;
3. The location and design of schools with parks, ball fields, and other community facilities such as libraries and community centers to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools so as to support neighborhoods. ~~If the level of service is exceeded causing a capacity deficiency the School Board shall explore expansion and rehabilitation of the existing facility prior to constructing a new facility.~~

**Policy 1.1.1 Manage the timing of new development to coordinate with adequate school capacity** Where capacity will not be available to serve students generated by the property seeking a change, the City may use the lack of school capacity as a basis for denial of petitions for ~~comprehensive plan amendments and rezonings, final subdivisions or site plans for residential development, if no school capacity exists and no proportionate share mitigation options have been agreed to by the School Board.~~

**Policy 1.1.2** In cooperation with the School Board, the County and Cities (Bushnell, Center Hill, Coleman, and Webster), the City of Wildwood will implement the Interlocal Agreement for Public School Facility Planning for the City of Wildwood, Florida

between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plan Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;
9. Oversight process; and,
10. Resolution of Disputes.

**Policy 1.1.3** The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

**OBJECTIVE 1.2 Enhance Community Design** Utilize the Future Land Use Map, map series, and necessary capital improvement projects as the relevant justification to enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

**Policy 1.2.1** The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

**Policy 1.2.2** Consistent with Objective 1.18 and its Policies of the Future Land Use Element, future schools shall be permitted in:

1. All residential land uses;
2. Commercial and public land uses;
3. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities. The City shall encourage, to the extent possible, the location of new public schools based on the following criteria:
  - a) Within one mile of residential areas, particularly for elementary schools.
  - b) Within one half mile of existing or planned public facilities, such as parks, libraries and community centers.
  - c) Location of middle (junior) and primary (elementary) schools along local or collector streets. (Safety)
  - d) Location of senior high schools near arterial streets. (Accessibility)
  - e) Avoidance of school siting in environmentally sensitive areas.

- f) Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education.
- g) Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.
- h) Location on lands contiguous to existing school sites.

Consistent with Section 163.3177, Florida Statutes, the County will include sufficiently allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

**Policy 1.2.3** All public schools shall provide bicycle and pedestrian access consistent Florida Statutes. Bicycle access to public schools should be incorporated in the Countywide bicycle plan.

**Policy 1.2.4** The City will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Chapter 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

**Policy 1.2.5** The City of Wildwood, the County, cities and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

**Policy 1.2.6** The City will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

**Policy 1.2.7** The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as a greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer and drainage.

**OBJECTIVE 1.3 Sustainable Design** Encourage sustainable design and development for educational facilities focusing on the coordination between the City and School Board concerning co-location, shared use, energy efficient methods, rehabilitations, expansions and potential emergency shelters.

**Policy 1.3.1** Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County and City's facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County

of Sumter, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

**Policy 1.3.2** Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

**Policy 1.3.3** The City will continue to coordinate with the School Board on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that, as appropriate, new educational facilities will serve as public shelters for emergency management and preparedness purposes.

**OBJECTIVE 1.4 Land Use Considerations** The City will coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions or comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Sumter County school system. The City will manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

**Policy 1.4.1** Consider School Board comments and findings on the availability of adequate school capacity when considering comprehensive plan amendment and other land use decisions, as provided for in Section 163.3177(6)(a), Florida Statutes.

**Policy 1.4.2** In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;

10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with school design and planning policies.

~~OBJECTIVE 1.5 — Implement School Concurrency~~ Manage the timing of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Level of service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long-term planning horizon.

~~Policy 1.5.1~~ The City shall adhere to the "Sumter County Interlocal Agreement for School Facilities Planning and Siting", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Consistent with the Interlocal Agreement, the City agrees to the following standards for school concurrency in Sumter County:

The uniform methodology for determining if a particular school is over capacity shall be determined by the School Board and adopted into the City's Comprehensive Plan. The School Board hereby selects Department of Education permanent capacity as the uniform methodology to determine the capacity of each school. The level of service standard shall be 90% of Permanent FISH Capacity for schools other than Special Schools and School in the Workplace Charter Schools. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

1. ~~Level of Service Standard:~~ Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as follows, and are hereby adopted in the City's Public School Facilities Elements and Capital Improvements Element:

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

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained each year over the five years of the Capital Facilities Plan. If the impact of the project will not be felt until years 2 or 3 of the Five-year Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five-year Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means.

2. ~~Concurrence Service Areas:~~ The ~~concurrence service areas~~ shall be the current attendance zones, as shown in the Interlocal Agreement. Potential amendments to the ~~concurrence service areas~~ shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to this Interlocal Agreement by all parties. The amended ~~concurrence service area~~ shall not be effective until the amended Interlocal Agreement is fully executed. No ~~concurrence service area~~ shall be amended without a showing that the amended ~~concurrence service area~~ boundaries are financially feasible and can be achieved and maintained each year

~~over the five years of the Capital Facilities Plan. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors such as change in the use of facilities. Concurrency service areas shall be designed and have the boundaries modified so that the adopted level of service will be able to be achieved and maintained each year over the five years of the capital facilities plan, and so that the five-year capital facilities plan is financially feasible.~~

~~3. — Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County and Cities comprehensive plan. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in subsection 3.1 of the Interlocal Agreement.~~

~~4. — School Capacity and Enrollment: The City shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The City shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:~~

~~a) — Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan the CSA of the project site or in one or more contiguous CSA's or;~~

~~b) — The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Sumter County. Options shall include the following: (i) School Construction, (ii) Contribution of land, (iii) Expansion of existing permanent school facilities to the expansion being less than or equal to the level of service set for a new school of the same category, (iv) Payment for construction and/or land acquisition, (v) Establish a Charter School with facilities constructed in accordance with State Requirements for Educational Facilities (SREF), (vi) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area. Mitigation shall be directed to projects on~~

~~the School Board's Five-Year Capital Facilities Plan satisfying the demand created by that development approval.~~

~~**Policy 1.5.2** Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:~~

- ~~1. Contribution of, or payment for, acquisition of new or expanded school sites;~~
- ~~2. Construction or expansion of permanent school facilities;~~
- ~~3. Mitigation banking; and~~
- ~~4. Educational Facility Benefit Districts.~~

~~Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation in its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.~~

~~**Policy 1.5.3** The amount of mitigation required shall be determined by estimating the students generated by the development using the student generation rates applicable to a particular type of development and the local costs per student station applicable to Sumter County, in addition to any land costs for new or expanded school sites, if applicable.~~

## ORDINANCE NO. O2012-16

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTION 4-8 OF THE CITY OF WILDWOOD CODE; PROVIDING FOR HOURS ALCOHOLIC BEVERAGES MAY BE SOLD; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. Section 4-8 of the City of Wildwood Code is amended as follows (cross throughs (-) shall indicate deletions and underlines ( ) shall indicate additions):

### **Sec. 4-8. Business hours.**

(a) No alcoholic beverages may be sold, consumed, served or permitted to be served or consumed in any place holding a state alcoholic beverage license pursuant to F.S. ch. 561, between the hours of 12:00 midnight and 7:00 a.m. of the following day except as provided herein.

(b) Business hours beginning on December 31 of any and every year may extend until 1:00 a.m., on certain holiday known as New Year's Eve, and alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding a state alcoholic beverage license pursuant to F.S. ch. 561 until 1:00 a.m., for that day only. These extended hours are applicable solely upon that holiday generally known as New Year's Eve and shall not be construed to allow extended hours on any other day.

(c) Alcoholic beverages may be sold, consumed, served and permitted to be served in any place holding a state alcoholic beverage license pursuant to Chapter 561, Florida Statutes, between the hours of 12:00 midnight and 2:00 a.m. under the following circumstances:

1. The place where the alcoholic beverages are served is a restaurant having at least 2500 square feet of service area equipped to serve at least 150 persons full course meals at tables at one time and deriving at least 51% of its gross revenue from the sale of food and nonalcoholic beverages.

2. The place where alcoholic beverages are sold does not operate as a package store.

3. Alcoholic beverages are not sold after the hours of serving full course meals at tables have elapsed.

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

PASSED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

Approved as to form:

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

# **PROCLAMATION**

**WHEREAS**, water is a basic and essential need of every living creature; and

**WHEREAS**, The State of Florida, Water Management Districts and The City of Wildwood are working together to increase awareness about the importance of water conservation; and

**WHEREAS**, The City of Wildwood and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

**WHEREAS**, The City of Wildwood has always encouraged and supported water conservation, through various educational programs and special events; and

**WHEREAS**, every business, industry, school and citizen can make a difference when it comes to conserving water; and

**WHEREAS**, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

**NOW, THEREFORE**, The City Commission of the City of Wildwood, Florida, does hereby proclaim the month of April 2012 as

## **WATER CONSERVATION MONTH**

in the City of Wildwood, and calls upon all citizens and businesses to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

**PASSED AND DULY ADOPTED** in regular session this 26th, day of March 2012.

CITY COMMISSION  
CITY OF WILDWOOD FLORIDA

Ed Wolf, Mayor

ATTEST: \_\_\_\_\_

Joseph Jacobs, City Clerk



**GENERAL FUND REVENUES  
BUDGET ANALYSIS REPORT  
FOR THE MONTH OF FEBRUARY, 2012  
FY 2011-2012**

| ITEM                                                     | BUDGETED               | ACTUAL                 | DIFFERENCE             | % COLLECTED   |
|----------------------------------------------------------|------------------------|------------------------|------------------------|---------------|
| InterFund Transfers- Industrial Park                     | \$ 10,000.00           | \$ 10,000.00           | \$ -                   | 100.00%       |
| InterFund Transfers-Enterprise Fund                      | \$ 350,000.00          | \$ 87,500.00           | \$ 262,500.00          | 25.00%        |
| State Revenue Sharing-State(Intergovt)                   | \$ 176,375.00          | \$ 68,388.45           | \$ 107,986.55          | 38.77%        |
| Local Option Gas Tax-State(Intergovt)                    | \$ 230,578.00          | \$ 109,249.26          | \$ 121,328.74          | 47.38%        |
| .01 Infrastructure Surtax-State ( Intergovt)             | \$ 638,167.00          | \$ 278,853.20          | \$ 359,313.80          | 43.70%        |
| State Sales Tax-(Intergovt)                              | \$ 358,277.00          | \$ 150,384.96          | \$ 207,892.04          | 41.97%        |
| County Motor Fuel Tax(9th cent) (Intergovt)              | \$ 40,000.00           | \$ 18,061.56           | \$ 21,938.44           | 45.15%        |
| State Beverage License (Intergovt)                       | \$ 3,500.00            | \$ 2,366.80            | \$ 1,133.20            | 67.62%        |
| Mobile Home Licenses-State (Intergovt)                   | \$ 13,000.00           | \$ 11,673.46           | \$ 1,326.54            | 89.80%        |
| Ad Valorem Taxes-Wildwood                                | \$ 1,439,906.00        | \$ 1,070,762.26        | \$ 369,143.74          | 74.36%        |
| Ad Valorem Taxes- CRA District-City                      | \$ 68,950.00           | \$ 68,950.00           | \$ -                   | 100.00%       |
| Ad Valorem Taxes-CRA District-County                     | \$ 125,068.00          | \$ 101,992.00          | \$ 23,076.00           | 81.55%        |
| Utility Tax- Water Sales- City                           | \$ 31,000.00           | \$ 13,709.45           | \$ 17,290.55           | 44.22%        |
| Utility Tax- Villages 5% Water Utility & Central         | \$ 150,000.00          | \$ 72,475.80           | \$ 77,524.20           | 48.32%        |
| Utility Tax-Electric/Gas                                 | \$ 250,000.00          | \$ 119,257.68          | \$ 130,742.32          | 47.70%        |
| Telecommunications (Communications Services) (Intergovt) | \$ 205,000.00          | \$ 89,397.63           | \$ 115,602.37          | 43.61%        |
| Franchise Taxes-Electric (Progress Energy)               | \$ 475,000.00          | \$ 153,906.29          | \$ 321,093.71          | 32.40%        |
| Franchise Taxes-Electric (SECO)                          | \$ 100,000.00          | \$ 41,970.30           | \$ 58,029.70           | 41.97%        |
| Franchises Taxes- Refuse Service (Waste Mgmt)            | \$ 82,250.00           | \$ 36,674.93           | \$ 45,575.07           | 44.59%        |
| Franchise Taxes- Natural Gas (TECO)                      | \$ 2,750.00            | \$ 1,628.88            | \$ 1,121.12            | 59.23%        |
| Interest Income                                          | \$ 23,000.00           | \$ 1,167.43            | \$ 21,832.57           | 5.08%         |
| Community Development Services                           | \$ 75,000.00           | \$ 36,788.50           | \$ 38,211.50           | 49.05%        |
| Second Dollar Fees- Police                               | \$ 1,250.00            | \$ 1,010.00            | \$ 240.00              | 80.80%        |
| Fines & Forfeitures- Police                              | \$ 45,000.00           | \$ 19,875.55           | \$ 25,124.45           | 44.17%        |
| Community Center Rental                                  | \$ 30,000.00           | \$ 13,946.48           | \$ 16,053.52           | 46.49%        |
| Community Center Reservation Fees                        | \$ -                   | \$ 820.00              | \$ (820.00)            | 0.00%         |
| Miscellaneous General Fund                               | \$ 17,500.00           | \$ 29,476.66           | \$ (11,976.66)         | 168.44%       |
| Summer Camp Registrations                                | \$ 20,000.00           | \$ -                   | \$ 20,000.00           | 0.00%         |
| Dixie Youth Baseball Registration Fees                   | \$ 1,000.00            | \$ 1,425.12            | \$ (425.12)            | 142.51%       |
| Life Flight- MEDIVAC LEASE                               | \$ 12,000.00           | \$ 5,000.00            | \$ 7,000.00            | 41.67%        |
| Fuel Tax Refunds -State                                  | \$ 4,000.00            | \$ 3,991.56            | \$ 8.44                | 99.79%        |
| USDA Police Vehicle Grant-2010-2011                      | \$ -                   | \$ 11,090.12           | \$ (11,090.12)         | 0.00%         |
| USDA Police Vehicle Grant-2011-2012                      | \$ -                   | \$ -                   | \$ -                   | 0.00%         |
| Police User Fees                                         | \$ 170,000.00          | \$ 14,900.00           | \$ 155,100.00          | 8.76%         |
| The Villages Amended Agreement - 2007                    | \$ 45,000.00           | \$ 45,000.00           | \$ -                   | 100.00%       |
| City Occupational Licenses                               | \$ -                   | \$ 648.50              | \$ (648.50)            | 0.00%         |
| CRA Administration Costs                                 | \$ 19,297.00           | CASH TRANSFER          | \$ -                   | 100.00%       |
| Growers Market                                           | \$ 17,640.00           | \$ 4,700.00            | \$ 12,940.00           | 26.64%        |
| Park's & Recreation Activities                           | \$ 10,000.00           | \$ 8,433.88            | \$ 1,566.12            | 84.34%        |
| Sumter County Dispatch Compensation                      | \$ 100,000.00          | \$ 100,000.00          | \$ -                   | 100.00%       |
| Administrative Building Services- Sumter County          | \$ 60,000.00           | \$ 20,925.00           | \$ 39,075.00           | 34.88%        |
| FDOT Lighting Agreement                                  | \$ 7,046.00            | \$ -                   | \$ 7,046.00            | 0.00%         |
| FDOT Maintenance Agreement                               | \$ 6,400.00            | \$ -                   | \$ 6,400.00            | 0.00%         |
| CDBG Grant- State                                        | \$ 700,000.00          | \$ 217,315.09          | \$ 482,684.91          | 31.05%        |
| Police Impact Fees                                       | \$ 10,000.00           | \$ 61,377.74           | \$ (51,377.74)         | 613.78%       |
| Parks & Recreation Impact Fees                           | \$ 10,000.00           | \$ 37,854.10           | \$ (27,854.10)         | 378.54%       |
| Cash Forward- General Fund                               | \$ 163,288.00          | \$ -                   | \$ 163,288.00          | 0.00%         |
| Cash Forward- CRA Districts                              | \$ 100,000.00          | \$ -                   | \$ 100,000.00          | 0.00%         |
|                                                          |                        |                        | \$ -                   | 0.00%         |
| <b>TOTAL GENERAL FUND REVENUES</b>                       | <b>\$ 6,397,242.00</b> | <b>\$ 3,142,948.64</b> | <b>\$ 3,254,293.36</b> | <b>49.13%</b> |

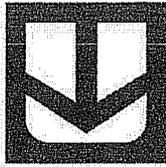


**ENTERPRISE FUND REVENUES  
BUDGET ANALYSIS REPORT  
FOR THE MONTH OF FEBRUARY, 2012  
FY 2011-2012**

| ITEM                                         | BUDGETED               | ACTUAL                 | DIFFERENCE             | % COLLECTED   |
|----------------------------------------------|------------------------|------------------------|------------------------|---------------|
| Water Operational                            | \$ 1,380,708.00        | \$ 586,111.45          | \$ 794,596.55          | 42.45%        |
| Water Connection Fees                        | \$ 100,000.00          | \$ 67,783.61           | \$ 32,216.39           | 67.78%        |
| Water TIE Fees                               | \$ 15,000.00           | \$ -                   | \$ 15,000.00           | 0.00%         |
| Water Meter Installs                         | \$ 20,000.00           | \$ 11,549.96           | \$ 8,450.04            | 57.75%        |
| Water - Miscellaneous (on/off)               | \$ 20,000.00           | \$ 13,483.00           | \$ 6,517.00            | 67.42%        |
| Water Income - Other                         | \$ 7,500.00            | \$ 3,286.66            | \$ 4,213.34            | 43.82%        |
| Wastewater Operational                       | \$ 2,228,077.00        | \$ 973,203.81          | \$ 1,254,873.19        | 43.68%        |
| Wastewater Connection Fees                   | \$ 200,000.00          | \$ 28,349.00           | \$ 171,651.00          | 14.17%        |
| Wastewater TIE Fees                          | \$ 25,000.00           | \$ -                   | \$ 25,000.00           | 0.00%         |
| Wastewater - Other Miscellaneous             | \$ 30,000.00           | \$ 3,867.25            | \$ 26,132.75           | 12.89%        |
| Wastewater TSS/COD                           | \$ 650,000.00          | \$ 289,641.25          | \$ 360,358.75          | 44.56%        |
| Reuse Water Operations                       | \$ 60,000.00           | \$ 29,111.75           | \$ 30,888.25           | 48.52%        |
| Interest Income                              | \$ 600.00              | \$ 1,112.59            | \$ (512.59)            | 185.43%       |
|                                              |                        |                        | \$ -                   | 0.00%         |
| Water-Sewer - Cash Brought Forward           | \$ 163,288.00          | \$ -                   | \$ 163,288.00          | 0.00%         |
| <b>Total - Enterprise Fund Revenues</b>      | <b>\$ 4,900,173.00</b> | <b>\$ 2,007,500.33</b> | <b>\$ 2,892,672.67</b> | <b>40.97%</b> |
|                                              |                        |                        | \$ -                   | 0.00%         |
| Greenwood Cemetery Revenues                  | \$ 4,550.00            | \$ 2,669.15            | \$ 1,880.85            | 58.66%        |
| Greenwood Cemetery - Cash Forward            | \$ 6,940.00            | \$ -                   | \$ 6,940.00            | 0.00%         |
| <b>Total - Cemetery Fund Revenues</b>        | <b>\$ 11,490.00</b>    | <b>\$ 2,669.15</b>     | <b>\$ 8,820.85</b>     | <b>23.23%</b> |
| Industrial Park - MISCELLANEOUS              | \$ -                   | \$ 6.12                | \$ (6.12)              | 0.00%         |
| Industrial Park - Cash Forward               | \$ 10,950.00           | \$ -                   | \$ 10,950.00           | -0.06%        |
| <b>Total - Industrial Park Fund Revenues</b> | <b>\$ 10,950.00</b>    | <b>\$ 6.12</b>         | <b>\$ 10,943.88</b>    | <b>6%</b>     |
| <b>TOTAL- ALL ENTERPRISE OPERATIONS</b>      | <b>\$ 4,922,613.00</b> | <b>\$ 2,010,175.60</b> | <b>\$ 2,912,437.40</b> |               |

**ENTERPRISE FUND EXPENDITURES  
BUDGET ANALYSIS REPORT  
FOR THE MONTH OF FEBRUARY, 2012  
FY 2011- 2012**

| <b>ENTERPRISE FUND DEPARTMENTS</b>          | <b>BUDGETED</b>        | <b>ACTUAL</b>          | <b>DIFFERENCE</b>      | <b>% EXPENDED</b> |
|---------------------------------------------|------------------------|------------------------|------------------------|-------------------|
| PHYSICAL ENVIRONMENT ADMINISTRATION         | \$ 700,445.00          | \$ 306,001.98          | \$ 394,443.02          | 43.69%            |
| WATER DEPARTMENT                            | \$ 1,092,700.00        | \$ 334,556.60          | \$ 758,143.40          | 30.62%            |
| WASTEWATER DEPARTMENT                       | \$ 1,408,076.00        | \$ 632,950.16          | \$ 775,125.84          | 44.95%            |
| INDUSTRIAL PARK                             | \$ 950.00              | \$ 72.17               | \$ 877.83              | 7.60%             |
| GREENWOOD CEMETERY                          | \$ 7,665.00            | \$ 161.29              | \$ 7,503.71            | 2.10%             |
| <b>TOTAL - OPERATING EXPENDITURES</b>       | <b>\$ 3,209,836.00</b> | <b>\$ 1,273,742.20</b> | <b>\$ 1,936,093.80</b> | <b>39.68%</b>     |
| NOTES:                                      |                        |                        |                        |                   |
|                                             |                        |                        |                        |                   |
| <b>TRANSFERS</b>                            | <b>BUDGETED</b>        | <b>ACTUAL</b>          | <b>DIFFERENCE</b>      | <b>% EXPENDED</b> |
| W/S TO GENERAL                              | \$ 350,000.00          | \$ 87,500.00           | \$ 262,500.00          | 25.00%            |
| IND. PARK TO GENERAL                        | \$ 10,000.00           | \$ 10,000.00           | \$ -                   | 100.00%           |
| <b>TOTAL TRANSFERS</b>                      | <b>\$ 360,000.00</b>   | <b>\$ 97,500.00</b>    | <b>\$ 262,500.00</b>   | <b>27.08%</b>     |
|                                             |                        |                        |                        |                   |
| <b>DEBT SERVICE</b>                         | <b>BUDGETED</b>        | <b>ACTUAL</b>          | <b>DIFFERENCE</b>      | <b>% EXPENDED</b> |
| CHAMPAGNE FARMS - PRINCIPAL                 | \$ 30,978.00           | \$ -                   | \$ 30,978.00           | 0.00%             |
| CHAMPAGNE FARMS - INTEREST                  | \$ 70,821.00           | \$ -                   | \$ 70,821.00           | 0.00%             |
| 1994 SRF LOAN                               | \$ 189,195.00          | \$ 94,597.47           | \$ 94,597.53           | 50.00%            |
| 1996 SRF LOAN                               | \$ 270,063.00          | \$ 135,031.31          | \$ 135,031.69          | 50.00%            |
| 2007 SRF LOAN                               | \$ 379,915.00          | \$ 189,957.44          | \$ 189,957.56          | 50.00%            |
|                                             | \$ -                   | \$ -                   | \$ -                   | 0.00%             |
| <b>TOTAL - DEBT SERVICE</b>                 | <b>\$ 940,972.00</b>   | <b>\$ 419,586.22</b>   | <b>\$ 521,385.78</b>   | <b>44.59%</b>     |
|                                             |                        |                        |                        |                   |
| <b>CONTINGENCIES</b>                        | <b>BUDGETED</b>        | <b>ACTUAL</b>          | <b>DIFFERENCE</b>      | <b>% EXPENDED</b> |
| GREENWOOD CEMETERY                          | \$ 3,825.00            | \$ -                   | \$ 3,825.00            | 0.00%             |
| WATER/SEWER ENTERPRISE FUND                 | \$ 67,980.00           | \$ -                   | \$ 67,980.00           | 0.00%             |
| INDUSTRIAL PARK                             | \$ -                   | \$ -                   | \$ -                   | 0.00%             |
|                                             | \$ -                   | \$ -                   | \$ -                   | 0.00%             |
| <b>TOTAL - CONTINGENCIES</b>                | <b>\$ 71,805.00</b>    | <b>\$ -</b>            | <b>\$ 71,805.00</b>    | <b>0.00%</b>      |
|                                             |                        |                        |                        |                   |
| <b>SPECIAL PROJECTS</b>                     | <b>BUDGETED</b>        | <b>ACTUAL</b>          | <b>DIFFERENCE</b>      | <b>% EXPENDED</b> |
| GREENWOOD CEMETERY                          | \$ -                   | \$ -                   | \$ -                   | 0.00%             |
| WATER TIE FEE PROJECTS                      | \$ 15,000.00           | \$ 1,389.85            | \$ 13,610.15           | 9.27%             |
| WATER CONNECTION FEE PROJECTS               | \$ 100,000.00          | \$ 75.00               | \$ 99,925.00           | 0.08%             |
| WASTEWATER TIE FEE PROJECTS                 | \$ 25,000.00           | \$ 1,389.85            | \$ 23,610.15           | 5.56%             |
| WASTEWATER CONNECTION FEE PROJECTS          | \$ 200,000.00          | \$ 5,387.50            | \$ 194,612.50          | 2.69%             |
| <b>TOTAL - SPECIAL PROJECTS</b>             | <b>\$ 340,000.00</b>   | <b>\$ 8,242.20</b>     | <b>\$ 331,757.80</b>   | <b>2.42%</b>      |
| <b>TOTAL - ENTERPRISE FUND EXPENDITURES</b> | <b>\$ 4,922,613.00</b> | <b>\$ 1,799,070.62</b> | <b>\$ 3,081,737.38</b> | <b>36.55%</b>     |



# UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences  
Geophysical Services • Construction Materials Testing • Threshold Inspection  
Building Inspection • Plan Review • Building Code Administration

LOCATIONS:

- Allanta
- Daytona Beach
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Kissimmee
- Leesburg
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- Tampa
- West Palm Beach

March 1, 2012

Altair Environmental Group, LLC  
710 South Milwee Street  
Wildwood, Florida 32750

Attention: Kevin Dalgarno

Reference: **Limited Soil Assessment**  
City of Wildwood Property  
Parcel ID # D32=050  
East of CR 131 at N US 301 crossing  
Wildwood, Sumter County, Florida  
UES Project No. 0140.1200024.0000  
UES Report No. 948537

Dear Mr. Dalgarno,

Universal Engineering Sciences, Inc. (UES) has completed the Limited Soil Assessment report for the above-referenced property. Based on the results of the Limited Soil Assessment, no unresolved recognized environmental concerns exist at the subject property and no further evaluation is warranted at this time.

UES appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,  
**Universal Engineering Sciences, Inc.**

Tricia D'Annunzio  
Project Manager



2000 Corporate Drive  
Canonsburg, PA 15317

Tel 724 416-2000  
Fax 724 416-2200  
www.crowncastle.com

March 21, 2012

The City of Wildwood  
100 North Main Street  
Wildwood, FL 34785  
ATTN: CITY MANAGER



Re: Site Name – Turtle Mount GC  
Lead ID – 8203\_2890  
TDC Business Unit No. – 5800472

Dear Sir or Madam:

This letter shall provide confirmation that, effective March 13, 2012, the Land Lease Agreement between The City of Wildwood and New Cingular Wireless PCS, LLC dated August 30, 2011 for the above-referenced tower site was assigned to Tower Development Corporation (“TDC”), which has assumed all of the rights and obligations of Cingular arising thereunder after that date. Otherwise, your rights under the Agreement should be unaffected.

In conjunction with this transfer, TDC has appointed Crown Castle USA Inc. (“Crown”) as its exclusive development and site manager for this property, so Crown personnel will manage the development of the tower site as agents of TDC. Upon completion of construction, Crown will be the operator of the site as TDC’s manager. Crown will be your single point of contact for all issues relating to the Land Lease Agreement and future activity at the site.

TDC is an affiliate of Berkshire Partners LLC, a leading private equity firm with a 20-year track record of success. Berkshire currently manages \$6.5 billion in committed capital and has managed over 90 portfolio companies with a combined value of over \$20 billion. Crown owns, operates, and leases towers and other communication structures for wireless communications with over 22,300 wireless communication sites in the U.S.

Please also accept this letter as written confirmation that Crown, on behalf of TDC, has started construction at the property referenced above on March 19, 2012. Therefore, pursuant to Section 4 of the lease, the Rent Commencement Date is April 1, 2012 and the rent payment is \$1,000.00 per month. We are currently processing your first rent payment which you may receive beyond the rent commencement date; however, you will receive each subsequent payment on or before the first of each month thereafter.

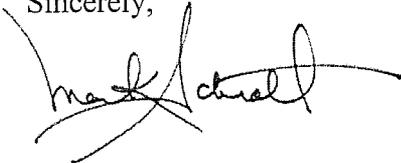
The City of Wildwood – ATTN: CITY MANAGER  
March 21, 2012  
Page 2

If you have any questions, please contact Crown directly at 866-482-8890 (toll free), which is our Landowner Call Center. Kindly reference the TDC Business Unit No. included at the top of this letter so that we may serve you more effectively. Additionally:

- Calls about emergency situations at the site or questions regarding the operation or maintenance of the site should be directed to the Network Operations Center at 800-788-7011 (toll free).
- For additional information about Crown and to better serve you, please visit our website at [www.crowncastle.com](http://www.crowncastle.com). The website contains a Landowner's tab to help in the facilitation of Crown's relations with its landlords, including frequently asked questions, forms for changes of ownership or change of address/phone number, direct deposit requests, and the like.

Crown and TDC look forward to working with you on a long and mutually beneficial relationship.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Schrott", with a long horizontal flourish extending to the right.

Mark Schrott  
Vice President – Property Management

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
MARCH 12, 2012 – 7:00 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood Florida met in Regular Session March 12, 2012 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: Interim City Manager Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Senior Planner Grimm, Public Works Director Kornegay, Utility Director Phillips, Human Resource Coordinator Cox and AVT Law.

County Administrator Bradley Arnold was in attendance.

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

1. TIMED ITEMS AND PUBLIC HEARINGS  
None
2. REPORTS AND PUBLIC INPUT AND SPECIAL PRESENTATIONS

Update on the CSX S-Line rail expansion and City utility crossings (David Grimm)

SP Grimm – the soft digs are completed and only two of the seven crossings identified need any modifications. Preliminary estimate is \$35,000 to \$45,000 for construction costs. There will be additional costs such as the CSX flagmen at \$800 per man per day. A formal bid will be required, due to the estimated costs. Kimley-Horn will prepare the bid documents.

Motion by Commissioner Bivins, second by Commissioner Clark to amend the agenda to include consideration of Kimley-Horn to prepare documents for CSX utility crossings and to advertise for bid. Motion carried by unanimous vote.

Motion by Commissioner Allen, second by Commissioner Bivins to authorize Kimley-Horn to prepare bid documents for CSX utility crossing and to have advertised for bid. Motion carried by unanimous vote.

- a. City Manager

ICM Jacobs reviewed items 1) through 5) and  
1) FYI – FEMA Notifying us of two upcoming meetings, one for local officials and one for the public, on March 21 regarding the preliminary countywide Flood Insurance Study, flood risk in Sumter Co., and preliminary Flood Insurance Rate Maps (FIRM) for Wildwood/Sumter County (Attachments)

Noted the revisions will have impact on some residents. According to the notice FEMA or the County will be advertising for the public.

Minutes  
Page 2  
March 12, 2012

- 2) FYI – SWFWMD Modified Phase III Water Shortage Restrictions scheduled to begin March 10, 2012 and expire on June 30, 2012 (Attachment)
- 3) FYI – Wildwood Growers' Market Cash Mob on Saturday, March 17 (Attachment)
- 4) FYI – Easter Egg-stravaganza Event on Saturday, April 7, from 9:00-11:00 AM (Attachment)
- 5) FYI – Forfeiture of vehicles to the Wildwood PD by Court Order, which were seized in a felonious case (Attachments)

Additional: West Well – CA Blair has received correspondence from the attorney of the property owner where the west well is located, the old Lee. Both he and the City Attorney thought that steps had been taken to abandon the well, but it hasn't and is still in existence and the family has given a time frame to have the equipment removed and the well abandoned or there may be legal action.

CA Blair – reminded the Commission that the property was originally leased for three years and the lease expired in the early 2000's. The City has been there since then without a lease or owning the property. Noted that City has been told verbally from time to time that they can remain on the property, but there has been no written document giving the City a legal right to be on the property. She spoke with the attorney today and he was very reasonable. The main thing the client wants is for the City to show some progress toward moving off the property. Spoke with Bruce Phillips and he is reviewing a plan toward moving and whether that well is necessary to the City for water flow. May have to offer compensation to the property owner for remaining on the property until the well can be taken off line, cap the well and move off the property. This may take months.

ICM Jacobs – the Champagne Farms well was to be the alternative to the west well. Doesn't believe Champagne Farms was proceeding in the time frame the City thought it would. Planning to move forward on Champagne Farms in the next budget year, but may need to move forward as soon as possible to come into compliance with this property owners request.

UD Phillips – no authorization needed at this time. Moving forward as necessary and not concerned with the quantity of water, because we are talking about less than 250,000 gpd. What he has found is that when Champagne Farms came on the plan was to take the west well out of service. Will have to get permit modifications for both the WUP and Operating Permit to be able to take the well out of service.

CA Blair noted that since the lease expired the owner and Mr. Stevens had met several times and had discussed deals where the City would give some connection fees and different variations of exchange. The City had verbal

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permission to continue on the property and then the owner would come back and ask that the City move. Champagne Farms was to be the answer for moving off the old Lee property.

Mayor Wolf asked, if the City moves the equipment before having Champagne Farms on line, what guarantees the interchange that they will have water if the line breaks between the City and the interchange.

UD Phillips indicated if there is a line break between the City and the interchange, the interchange will be without water until the line is repaired. One thing that will be tested is to turn off the west well through a major period, maybe lunch time, and make sure there is sufficient pressure with that well out of service.

Mayor Wolf – main function of the west well was that a major commercial hub would be without water if there is a break between the City and there. Commission needs a time frame on bringing the Champagne Farms well on line and a draft lease with the west well property owner until Champagne Farms is on line.

UD Phillips has asked Kimley-Horn to do two things and should bring back a scope of service and costs involved on (1) classifying the Champagne Farms wells as AWS, Alternate Water Supply wells, because they were drilled into the lower Floridian and have shown a complete separation from the upper Floridian and the water is really good, and (2) preliminary design of the well site.

CA Blair noted other demands that were in the letter and once discussed with the attorney it was understood that the dry line was in place as required in the original agreement with the Lee Family, and that the City did not need to provide the permit information. Feels she can resolve issues without going to court, but must show that the City is making progress to get off the property and be ready to make a fair market value for leasing the land for time we remain there.

ICM Jacobs, CA Blair and UD Phillips to proceed with what has been discussed.

Mayor Wolf – City needs to look at TIE fees and the way they are calculated and the time frame for payment. ICM Jacobs noted discussion of earlier meeting he attended and ways to finance projects, and reminded the Commission that general taxes cannot be used for the enterprise projects. UD Phillips noted that his experience has been to let the developer build the system back to the City according to City specifications and watched over by the City.

CA Blair updated Commission on working with the developer for a grant, indicating they have not responded with information requested by the City engineers. That may help with the lines to the Golden Corner. Mayor Wolf asked if Glassman is aware that the City is not getting the information from the engineers. UD Phillips indicated that he was the last time he was here. ICM

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Jacobs indicated the information was received but no agreement has been reached.

UD Phillips noted that it will take two years to get Champagne Farms on line. Mayor Wolf noted the City may need to contact Farkus about water in the interim. ICM Jacobs noted that the entire well testing to completion was cost out over a number of years and was not planned to be done in one year.

b. City Attorney - None

c. City Clerk - None

d. Commission Members –

Mayor Wolf – We were going to see about the Wildwood Historical Society operating as a City Committee. Did the Commission approve for the Wildwood Historical Society to be a board of the City. CA Blair to review the past Committee and see what needs to be done to reactivate. If City Committee then the Commission would appoint the members. ICM Jacobs noted there needs to be a clear understanding of ownership of the items that have been donated to the City belongs to the City and is not privately owned.

e. Public Forum (10 minute time limit)

1) Hezi Gabai of the Hollywood Café and member of the Historical Association is concerned about what is happening to the businesses on the west side of Main Street. CSX has placed flags against the back of the buildings. The business owners have been meeting and all are concerned. Mayor Wolf indicated that CSX is the problem, not the City. CSX owns the property that the roadway behind the buildings is on. The City has had no favorable results with CSX in the past on different issues and it took five years of requests before they painted the depot. Mr. Gabai expressed concern that a treasure will be ruined and lost is something isn't done to stop CSX. There will be a meeting with a CSX representative on Tuesday at 5 p.m. CSX needs to be made aware of the concern of the loss the City will feel. Mayor Wolf noted that from the meeting CSX had with the City, the project is on a tight time frame and when the lines go commuter in Orlando they have to have this line complete because the freight trains are scheduled to come through Wildwood. Noted that the City has no control on the FDOT property up to the front of the buildings and the CSX property up to the back of the building. The City will fight along with the property owners up to spending money against CSX.

Hezi Gabai – If you want to move forward you must look at your history. It is the most important. Brownwood is going to be old Florida, but Wildwood is the real old Florida.

f. Notes, Reports, and items for the file as attached

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

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- 1) Minutes of Regular Meeting held on February 27, 2012 (Attachments – Staff Recommends Approval)
- 2) Minutes of Special Called Meeting held on March 7, 2012 (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Strickland that the minutes of February 27 2012 and March 7 2012 be approved as typed. Motion carried by unanimous vote.

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

- 1) Ordinance No. O2012-16, a proposed Ordinance providing for the extension of the permitted hours of sale of alcoholic beverages in the City of Wildwood to 2:00 a.m. daily (Attachments – Board Option)

CA Blair indicated she took the language from the State Statutes. PC Reeser noted discussion with the City Attorney and some clarification he requested in number 3 regarding full course meal. CA Blair to make change prior to second reading. Mayor Wolf requested that a copy of the Resolution be sent to Steve Roy.

c. RESOLUTIONS FOR APPROVAL:

- 1) Discussion/Approval of Resolution No. O2012-03, a resolution determining that certain real property is surplus and should be used in a manner to further the public interest – this is the property on Powell Road adjacent to Lenard Powell's property (Attachments – Staff Recommends Approval)

It was noted that a survey would be needed for the legal description.

Motion by Commissioner Strickland, second by Commissioner Clark authorizing survey of property. Motion carried by unanimous vote.

Motion by Commissioner Allen, second by Commissioner Clark that Resolution No. R2012-03: A Resolution Of The City Commission Of The City Of Wildwood, Florida Determining That Certain Real Property Is Surplus; Determining That Said Real Property Should Be Used In A Manner To Further The Public Interest; Providing For An Effective Date: be adopted contingent upon receipt of legal description. Motion carried by unanimous vote.

d. APPOINTMENTS

None

e. CONTRACTS AND AGREEMENTS

- 1) Discussion/Approval of Amendment To The Interlocal Agreement Between Sumter County And The City Of Wildwood, Florida, Regarding Placement Of Digital Public Safety Radio Communications System (Attachments – Staff Recommends Approval) (Bradley Arnold, County Administrator to address)

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Bradley Arnold, Sumter County Administrator noted that County does intend to finance the changes and equipment. Noted the FCC has set a deadline for change to narrow banding, but the County has decided to replace the entire system. Have worked with Chief Reeser, Mr. Jacobs and CA Blair to simplify an amendment to the existing agreement.

Motion by Commissioner Clark, second by Commissioner Strickland to approve Amendment To The Interlocal Agreement Between Sumter County And The City Of Wildwood, Florida, Regarding Placement Of Digital Public Safety Radio Communications System. Motion carried by unanimous vote.

2) Discussion/Approval of Agreement between the City of Wildwood and Lenard Powell authorizing Powell to show the City's property when showing his adjoining property with no payment expected by Powell; City to make decision whether to accept any offer (Attachments – Staff Recommends Approval)

CA Blair noted the agreement tells Mr. Powell that he can tell people that the City of Wildwood is selling adjacent property. It does not provide for any fee so that he is not acting as a broker or realtor, and doesn't give him power to make any decision. The City would have the final authority.

Motion by Commissioner Allen, second by Commission Bivins to approve the agreement between the City of Wildwood and Lenard Powell with legal description exhibit to be provided after survey completed. Motion carried by unanimous vote.

f. FINANCIAL

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

Motion by Commissioner Bivins, second by Commissioner Strickland to approve payment of bills. Motion carried by unanimous vote.

2) Discussion/Approval of proposed change order to the CDBG CR 232 Resurfacing Project in the amount of \$12,250 for additional pavement reflective striping on CR 232 (Attachments – Staff Recommends Approval) (David Grimm)

Motion by Commissioner Allen, second by Commissioner Bivins to approve proposed change order to the CDBG CR 232 Resurfacing Project in the amount of \$12,250 for additional pavement reflective striping on CR 232. Motion carried by unanimous vote.

3) Discussion/Board Option – Request for tuition reimbursement by Shayla Lawson, Dispatcher at PD (Attachments – Board Option)

Motion by Commissioner Clark, second by Commissioner Bivins to approve Request for tuition reimbursement by Shayla Lawson, Dispatcher at PD. Motion carried by unanimous vote.

4) Authorization/Approval to move forward with road maintenance/repair on four roads approved for repair in this year's budget for an estimated amount of \$115,775 (Attachments – Staff Recommends Approval) (Gene Kornegay)

PWD Kornegay indicated that CW Roberts is holding their price they bid on CR 232 repaving. ICM Jacobs noted the budget will handle this amount.

Motion by Commissioner Bivins, second by Commissioner Allen to approve to move forward with road maintenance/repair on four roads approved for repair in this year's budget for an estimated amount of \$115,775. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) Discussion on whether to repair or replace the Siemens Fire Alarm System at the Wildwood Community Center in order to pass the Fire Marshal's inspection and State Elevator inspection to place the elevator into service to allow for rental of the President's Hall (Attachments – Board Option)

PWD Kornegay noted the elevator was never inspected and a CO was not received for the building. Quotes he received to repair or replace the system, and stated it would need to be bid. ICM Jacobs suggested this be turned over to the new Parks & Recreation Coordinator to proceed.

Bradley Arnold, Sumter County Administrator reported that the County is in a contract for elevator work and suggested the City get in touch with the contractor and ask to piggyback.

Motion by Commissioner Strickland, second by Commissioner Allen to authorize Parks & Recreation staff to check into the County's alternatives and pursue the CO for the Wildwood Community Center. Motion carried by unanimous vote.

2) Discussion of the cost estimated by Progress Energy to re-locate the power lines underground on 466-A/Cleveland Avenue when widening is done (Attachments – Board Option) (David Grimm & Jerri Blair to address)

SP Grimm noted that he was involved in most of the 466A preliminary design meetings with the County and Kimley-Horn. His charge was per the Interlocal agreement, which included the decorative lighting, irrigation, landscaping, old library building for stormwater, and 209. The underground utilities were not a discussion item during those meetings. Has talked with Rick Busche and he has provided an email of a meeting with Progress Energy and Bright House. This meeting was held after the Interlocal agreement. They discussed the overhead distribution lines and relocating. The discussion was that the cost for Progress Energy to take that line from overhead to underground would be in excess of one million dollars, complicated by the fact that Bright House also shares that line and if Progress Energy goes underground, Bright House would have to do the same. CA Blair noted conversation with Robert Smith prior to the Interlocal agreement

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approval in which he noted discussions with the County regarding Underground utilities. The County had stated they would not have the money to fund such a project. Mayor Wolf questioned why this project would not require underground utilities when the Ordinance requires underground utilities on all new development. He might have to agree if it would put a burden on the taxpayers to put the line underground from the main line to the houses. Mayor Wolf expressed that years from now people will come from Highway 27 with no poles in sight until they get to the city limits. It was noted that the Villages is paying for the costs of overhead lines that is above the costs of underground. Bradley Arnold noted that the right-of-way would have to be adjusted to accommodate underground power lines, and notices have gone out to the property owners where right-of-way is needed. Mayor Wolf noted that maybe when the three lane goes to four lane underground can be done.

3) Request from Chief Reeser to add two additional officers to current fiscal budget with projected hire date in June 2012 to provide for staffing needed when The Villages Brownwood Town Center opens in September 2012; impact to this year's budget will be presented at the next regular meeting (Attachments – Staff Recommends Approval)

Motion by Commissioner Allen, second by Commissioner Clark to approve request from Chief Reeser to add two additional officers to current fiscal budget with projected hire date in June 2012 to provide for staffing needed when The Villages Brownwood Town Center opens in September 2012. Motion carried by unanimous vote.

Commissioner Allen complemented the Police Department on what was being done on Powell Road to slow the traffic.

Mayor Wolf asked Bradley Arnold to check out intersection on Powell road where there is low "clearance". Mr. Arnold noted the signage is a temporary fix and the County has been in touch with DOT regarding the "dragging" of vehicles at the intersection.

Mayor Wolf requested a lead in question for each of the City Manager candidates be asked such as, what interested you in the City of Wildwood, why did you want to come to Wildwood. In what order will questions be asked. Just go down the line?

CA Blair noted her understanding was that each would be requested to give a brief introduction, and that question might be asked at that time by the Mayor, who runs the meeting. Once the introduction is completed, start with Commissioner Strickland and come down the line asking the questions. She tried to include comments that the Commission had made at the last meeting while completing the question lists. If they want to change the questions, she would need to know to make the changes. Questions need to be consistent to each candidate.

ICM Jacobs noted that one candidate has dropped out, so there is four. Commissioner Allen stated that only Monday and Tuesday would be needed.

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4. ADJOURN:

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

**ORDINANCE NO. O2012-17**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,  
CREATING A WILDWOOD AREA HISTORICAL BOARD;  
PROVIDING FOR CONFLICT; PROVIDING FOR AN  
EFFECTIVE DATE.

WHEREAS, there is a need to preserve the history of the City of Wildwood; and,

WHEREAS, the City Commission of the City of Wildwood feels it would be in the best interest of the citizens of the City of Wildwood for a Wildwood Area Historical Board to be created; and,

WHEREAS, the Historical Board may act as a board of the City of Wildwood in taking steps to preserve historical artifacts, pictures and documents which will serve the City of Wildwood.

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

SECTION 1. The Wildwood Area Historical Board is hereby created for the purpose of protecting and preserving the history of the City of Wildwood.

SECTION 2. The Board shall consist of the members who shall be appointed by resolution of the City Commission.

SECTION 3. The Board may create an association to further the purposes of historical preservation. The association shall have the ability to charge dues for the association and to develop other activities to raise funds to be devoted to the preservation activities of the Board. All funds received by the Association shall be held by the City and set aside for use to further the historical preservation mission of the Board.

SECTION 4. All historical artifacts, documents and other property obtained by the Board shall be the sole and exclusive property of the City.

SECTION 5. The Board may enact bylaws, rules and regulations applicable to the Association. Any such bylaws, rules and regulations shall be subject to approval by the City Commission.

SECTION 6. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 7. 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 8. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

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

Approved as to form:

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

**CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

3. NEW BUSINESS - ACTION REQUIRED  
e. CONTRACTS & AGREEMENTS  
1. Lift Station Maintenance Agreement w/ Fla.  
Citrus Center & Marbec, Inc.  
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**SUBJECT:** Florida Citrus Center and McDonald's Lift Station  
**REQUESTED ACTION:** Approval of "Lift Station Maintenance Service Agreement"

Work Session (Report Only)      **DATE OF MEETING:** March 26, 2012  
 Regular Meeting                       Special Meeting

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

**BUDGET IMPACT:** None

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

**HISTORY/FACTS/ISSUES:**

In early 2009 the City entered into a "Lift Station Maintenance and Service Agreement" with Florida Citrus Center, Inc. and MARBEC, Inc. dba McDonald's. The agreement expired on May 31, 2011 without any one of the three parties requesting an extension.

City wastewater staff continued to maintain the station as required by the agreement until a pump failure occurred, at which time it was discovered the agreement had expired.

Attached is a new agreement, signed by the principles of Florida Citrus Center, Inc. and MARBEC, Inc. All terms and conditions of the new agreement are the same as the original agreement. The new agreement has been back dated to June 1, 2011 and will expire on May 31, 2013.

Bruce H. Phillips, PE, PLS, Utility Director

## LIFT STATION MAINTENANCE SERVICE AGREEMENT

This agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2012 to cover the period beginning June 1, 2011 and ending May 31, 2013, by and between the **CITY OF WILDWOOD, FLORIDA**, a municipal corporation (City), **FLORIDA CITRUS CENTER, INC.** (Florida Citrus Center), and **MARBEC, INC. dba McDONALD'S** (McDonald's).

WHEREAS, Florida Citrus Center and McDonald's own certain real property located in Sumter County, Florida, more particularly described in Exhibit "A" attached hereto' and,

WHEREAS, Florida Citrus Center, McDonald's and the City agree that it is in the best interest of all parties for the City to provide services to maintain the lift station which has been placed on said property.

NOW, THEREFORE, each of the parties shall be bound to perform the following tasks or provide the following services based upon and in reliance upon the mutual covenants and promises of the parties contained in this agreement as well as other good and valuable consideration. The parties agree as follows:

I. Term of Agreement:

The term of the agreement shall be for a period of two-years beginning on June 1, 2011. This agreement may be renewed at the end of two years upon the joint agreement of all parties.

II. Terms and Conditions

A. Billing and Costs:

1. Services performed by the City will be billed along with the regular utility bill.
2. Repairs performed by the City will be billed upon completion and are due to be paid by Florida Citrus Center and McDonald's within ten (10) days of receipt.
3. Florida Citrus Center and McDonald's will be notified of any repairs that exceed \$300.00 before work commences, with the exception of emergencies that may pose a health problem. The City may begin any emergency repair prior to providing notice to Florida Citrus Center and McDonald's.
4. For each repair performed and for each monthly service charge, Florida Citrus Center and McDonald's shall each be responsible for one-half (1/2) of the cost and shall be billed separately. However, upon default or failure to pay by either Florida Citrus Center and McDonald's, the City has the right to collect the entire amount due under this agreement from either Florida Citrus Center and McDonald's, and Florida Citrus Center and McDonald's are each jointly responsible for the entire amount of service

and repair charges, notwithstanding the City's billing each entity for one-half (1/2) of the charges.

B. Repairs:

All repairs shall be billed separately on a time and materials basis. Repairs under normal working hours (7:00 AM to 4:00 PM Monday through Friday) shall be billed at the rate of \$56.00 per man hour and \$75.00 per man hour for holidays and weekends. Repair materials shall be billed at a cost plus fifteen percent (15%). Applicable taxes shall be added to the costs of materials.

C. Weekly service for lift station:

Weekly inspections shall occur Monday through Friday and shall include a minimum of three (3) and a maximum of five (5) inspections. The cost of each inspection shall be \$11.00. Daily inspections shall include:

1. Reading hour meters.
2. Testing pumps to insure proper operation.
3. Visual inspection of grounds, wet well and associated pipe work, including checking valves.

D. Monthly Service for Lift Station:

Monthly inspection of lift station shall be at \$80.00 per month (\$40.00 from Florida Citrus Center and \$40.00 from McDonald's) and shall include the following:

1. Pump Motor will be "megged" to test insulation quality.
2. Current draw of each motor.
3. The electrical components in the panel will be inspected for loose connections.
4. All electrical controls, including float switches will be tested.
5. Pump Station structure will be washed down.

E. Annual Service for Lift Station:

Annual inspections for lift station shall be at a cost of \$300.00 and shall include the following:

1. Oil change.
2. Inspection of impellers.
3. Inspection of motor and pump leads.
4. Wear plate inspection and adjustment, if necessary.

III. Florida Citrus Center and McDonald's Agree that the City shall have at all times a right to enter their respective properties to fulfill the terms of this agreement.

IV. It shall be mutually agreed that the City shall be held harmless from any and all liability for damages if City's obligations under this agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof.

- V. The contract constitutes the entire agreement and understanding between the parties hereto and any modification, alteration, change or amendment in any respect shall be in writing and signed by the parties hereto.
- VI. Venue for any suit brought upon this agreement shall be in Sumter County, Florida.
- VII. In the event any party hereto engages the services of an attorney to resolve any disputes under this agreement, regardless of whether the dispute results in the filing of a law suit, the prevailing party shall be entitled to reimbursement for reasonable attorney's fees expended by the prevailing party.
- VIII. Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified U.S. mail, return receipt requested and addressed to the following:

CITY OF WILDWOOD  
City Manager  
City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785  
Phone: 352-330-1330 (ex. 109 or 110)

FLORIDA CITRUS CENTER, INC.  
Mr. Ed Jennings  
Attn: Denise  
11765 N. US 301  
Oxford, FL 34484  
Phone: 352-748-2235

McDONALD'S CORPORATION  
Corporate Legal Supervisor  
McDonald's Plaza  
Oak Brook, ILL 60521

MARBEC, INC. dba McDONALD'S  
Attn: Mr. Mark Babalian  
3502 SE 18<sup>th</sup> Ave.  
Ocala, FL 34471  
Phone: 352-624-1888

City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785

By: \_\_\_\_\_  
Ed Wolf, Mayor

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

FLORIDA CITRUS CENTER, INC.

By: \_\_\_\_\_  
Signature

Date: 2-23-12

Edward A Jennings  
(Type or Print Name)

Title: President

STATE OF Florida, COUNTY OF Sumter

The forgoing instrument was acknowledged before me by Edward A. Jennings  
On behalf of FLORIDA CITRUS CENTER, INC. this 23 day of February, 2012.  
Personally known  or has produced identification \_\_\_\_\_. Type of Identification  
\_\_\_\_\_, and who did, did not, take an oath.

NOTARY PUBLIC

Deborah A. Alonso  
(Signature)

NOTARY PUBLIC-STATE OF FLORIDA  
Deborah A. Alonso  
Commission #DD919451  
Expires: OCT. 12, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

SEAL

Deborah A. Alonso  
(Type or Print Name)

Expiration: 10/12/13

MARBEC, INC. dba McDONALD'S

By: *Mark F. Babarian* Date: 3/6/12  
Signature

MARK F. BABARIAN Title: President, MARBEC, Inc  
(Type or Print Name) dba McDonald's.

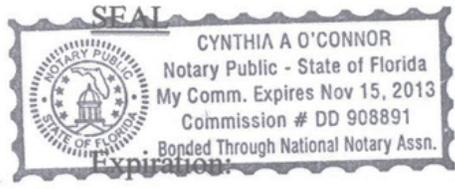
STATE OF Florida, COUNTY OF Martin

The forgoing instrument was acknowledged before me by Mark F. Babarian  
On behalf of MARBEC, INC. dba McDONALD'S this 6th day of March, 2012.  
Personally known fla doc or has produced identification A. Type of Identification  
fla doc, and who did, did not, take an oath.

NOTARY PUBLIC

Cynthia A O'Connor  
(Signature)

Cynthia A O'Connor  
(Type or Print Name)



COMMISSION

HALL, FARNER & ASSOC., INC.

DEPT

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PARCEL 1

(McDonald to Mattick)

Commencing at the Northeast corner of the West 1/2 of the N.E. 1/4 of Section 3, Township 19 South, Range 22 East, Sumter County, Florida, run N.89°45'40"E. along the North line of said Section 3 a distance of 165.40 feet; thence S.00°30'30"W., 129.20 feet to the Point of Beginning; from said Point of Beginning, continue S.00°30'30"W., 112.00 feet to the beginning of a curve concave Northwesterly and having a radius of 35.00 feet; thence Southwesterly along the arc of said curve through a central angle of 55°09'00" an arc length of 33.69 feet; thence departing said curve run N.00°30'30"E., 140.72 feet; thence S.89°29'30"E., 15.00 feet to the Point of Beginning.

(\* = Mattick/Dixie Oil Gas Company)

(Mattick to McDonald)

Commencing at the Northeast corner of the West 1/2 of the N.E. 1/4 of Section 3, Township 19 South, Range 22 East, Sumter County, Florida, run N.89°45'40"E. along the North line of said Section 3 a distance of 165.40 feet; thence S.00°30'30"W., 241.20 feet to the Point of Beginning; from said Point of Beginning, continue S.00°30'30"W., 50.00 feet; thence N.89°29'30"W., 305.00 feet; thence N.00°30'30"E., 15.00 feet; thence S.89°29'30"E., 270.00 feet to the beginning of a curve Northwesterly and having a radius of 35.00 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" an arc length of 54.98 feet to the end of said curve and the Point of Beginning.

**BILLS FOR APPROVAL**  
**City of Wildwood, Florida**  
**March 26, 2012**

3. NEW BUSINESS - ACTION REQUIRED  
f. Financial  
1. Bills for Approval - Page 1/4

**CITY COMMISSION-LEGISLATIVE DEPARTMENT**

|   |               |                                        |    |          |
|---|---------------|----------------------------------------|----|----------|
| 1 | Payroll       | March 11, 2012 Pay Period - 5 Employee | \$ | 3,029.18 |
| 2 | PGIT          | Workers Comp Insurance                 | \$ | 12.65    |
| 3 | Sprint-Nextel | Cell Phone Service                     | \$ | 24.99    |

**CITY MANAGER-EXECUTIVE DEPARTMENT**

|   |               |                                        |    |          |
|---|---------------|----------------------------------------|----|----------|
| 4 | Payroll       | March 11, 2012 Pay Period - 1 Employee | \$ | 2,337.61 |
| 5 | PGIT          | Workers Comp Insurance                 | \$ | 41.14    |
| 6 | Sprint-Nextel | Cell Phone Service                     | \$ | 24.99    |

**CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT**

|    |                                     |                                                  |    |           |
|----|-------------------------------------|--------------------------------------------------|----|-----------|
| 7  | Payroll                             | March 11, 2012 Pay Period - 4 Employee           | \$ | 10,465.98 |
| 8  | A-Line Fire & Safety, Inc.          | Recharge Fire Extinguishers                      | \$ | 208.00    |
| 9  | Century Link                        | Telephone Service                                | \$ | 40.98     |
| 10 | Office Depot                        | Office Supplies                                  | \$ | 4.40      |
| 11 | PGIT                                | Workers Comp Insurance                           | \$ | 65.65     |
| 12 | Pitney Bowes                        | Postage Meter Rental                             | \$ | 171.26    |
| 13 | Progress Energy                     | Electric Service                                 | \$ | 124.49    |
| 14 | Respect of Florida                  | State Flags                                      | \$ | 37.29     |
| 15 | Sprint-Nextel                       | Cell Phone Service                               | \$ | 24.99     |
| 16 | Villages Technology Solutions Group | Technical Support - All General Fund Departments | \$ | 487.50    |

**DEVELOPMENT SERVICES**

|    |               |                                        |    |          |
|----|---------------|----------------------------------------|----|----------|
| 17 | Payroll       | March 11, 2012 Pay Period - 4 Employee | \$ | 8,710.18 |
| 18 | Martronics    | Batteries                              | \$ | 7.68     |
| 19 | PGIT          | Workers Comp Insurance                 | \$ | 56.94    |
| 20 | Sprint-Nextel | Cell Phone Service                     | \$ | 24.99    |

**HUMAN RESOURCES**

|    |              |                                        |    |          |
|----|--------------|----------------------------------------|----|----------|
| 21 | Payroll      | March 11, 2012 Pay Period - 1 Employee | \$ | 2,006.52 |
| 22 | Office Depot | Office Supplies                        | \$ | 308.80   |
| 23 | PGIT         | Workers Comp Insurance                 | \$ | 9.64     |

**POLICE DEPARTMENT**

|    |                                      |                                                      |    |           |
|----|--------------------------------------|------------------------------------------------------|----|-----------|
| 24 | Payroll                              | March 11, 2012 Pay Period - 28 Employee              | \$ | 54,705.50 |
| 25 | Advanced Auto Parts                  | Brake Pads                                           | \$ | 72.12     |
| 26 | CarQuest Auto Parts Stores           | Idler Pulley, Disc Brake Pad, Window Motor, Radiator | \$ | 496.52    |
| 27 | Cason and Gaskins TV Inc             | Batter, Wireless Router, Vertical Case, Handset Cord | \$ | 118.95    |
| 28 | CDW-G                                | Dataline Surge                                       | \$ | 195.01    |
| 29 | Central Florida Solutions Group, Inc | Embroidered Polo's - Communications Officers         | \$ | 54.00     |
| 30 | Century Link                         | Telephone Service                                    | \$ | 568.00    |
| 31 | Lake Sumter Air Conditioning Inc     | Replaced Motor and Capacitor                         | \$ | 320.00    |
| 32 | Nordic Sport                         | Gloch Magazine                                       | \$ | 22.50     |
| 33 | Office Depot                         | Office Supplies                                      | \$ | 205.98    |
| 34 | PGIT                                 | Workers Comp Insurance                               | \$ | 2,429.89  |
| 35 | Progress Energy                      | Electric Service                                     | \$ | 1,054.89  |
| 36 | Sprint-Nextel                        | Cell Phone Service                                   | \$ | 230.92    |
| 37 | Verizon Wireless                     | Broadband                                            | \$ | 200.05    |

**STREET DEPARTMENT**

|    |                                  |                                                 |              |
|----|----------------------------------|-------------------------------------------------|--------------|
| 38 | Payroll                          | March 11, 2012 Pay Period - 10 Employee         | \$ 17,304.82 |
| 39 | A-Line Fire & Safety, Inc.       | Recharge Fire Extinguishers & New               | \$ 450.00    |
| 40 | CarQuest Auto Parts Stores       | Filters                                         | \$ 27.85     |
| 41 | Cason and Gaskins TV Inc         | Card Reader                                     | \$ 15.99     |
| 42 | C.R. 466A Landfill Facility, LLC | Tipping Fee                                     | \$ 790.83    |
| 43 | C.W. Barricades Inc              | Barricades, Cones, Signs, Lights, Flashers, Etc | \$ 2,105.00  |
| 44 | Environmental Products           | Runner, Dirt Deflector, Clamp, Main Broom, Etc. | \$ 576.70    |
| 45 | Harris Tree Service , Inc        | Tree Removal                                    | \$ 600.00    |
| 46 | HD Supply Waterworks             | All Purpose Blade                               | \$ 128.67    |
| 47 | Law Enforcement Supply           | Power Supply Strobe                             | \$ 137.00    |
| 48 | Martronics                       | Batteries                                       | \$ 31.92     |
| 49 | PGIT                             | Workers Comp Insurance                          | \$ 1,483.60  |
| 50 | Progress Energy                  | Electric Service                                | \$ 4,656.75  |
| 51 | Safety Products, Inc             | Rail E-Grade, Rail Frames                       | \$ 1,110.12  |
| 52 | Salescorp of Florida             | Orange Marking Paint, Gatorade, Dust Mask       | \$ 187.70    |
| 53 | Sprint-Nextel                    | Cell Phone Service                              | \$ 101.95    |
| 54 | Sumter Electric                  | Electric Service                                | \$ 178.17    |
| 55 | Xpress Materials, LLC            | Concrete Pour                                   | \$ 1,026.00  |

**FLEET SERVICES**

|    |                            |                                        |             |
|----|----------------------------|----------------------------------------|-------------|
| 56 | Payroll                    | March 11, 2012 Pay Period - 2 Employee | \$ 4,938.47 |
| 57 | CarQuest Auto Parts Stores | Coolant,Oil, Coolant Tester Kit        | \$ 7.13     |
| 58 | Cason and Gaskins TV Inc   | Card Reader                            | \$ 15.99    |
| 59 | Martronics                 | Batteries                              | \$ 14.37    |
| 60 | PGIT                       | Workers Comp Insurance                 | \$ 381.87   |
| 61 | Progress Energy            | Electric Service                       | \$ 98.07    |
| 62 | Sprint-Nextel              | Cell Phone Service                     | \$ 49.98    |

**COMMUNITY RE-DEVELOPMENT**

|    |               |                                        |             |
|----|---------------|----------------------------------------|-------------|
| 63 | Payroll       | March 11, 2012 Pay Period - 1 Employee | \$ 2,494.70 |
| 64 | Geo-Tech, Inc | Wildwood DRA                           | \$ 276.00   |
| 65 | PGIT          | Workers Comp Insurance                 | \$ 16.37    |
| 66 | Sprint-Nextel | Cell Phone Service                     | \$ 25.05    |

**PARKS AND RECREATION**

|    |                            |                                                   |             |
|----|----------------------------|---------------------------------------------------|-------------|
| 67 | Payroll                    | March 11, 2012 Pay Period - 6 Employee            | \$ 7,293.33 |
| 68 | A-Line Fire & Safety, Inc. | Recharge Fire Extinguishers & New                 | \$ 246.00   |
| 69 | CarQuest Auto Parts Stores | U Joint, PTO Yoke,Filters, Battery, Belt,Etc.     | \$ 179.15   |
| 70 | Century Link               | Telephone Service                                 | \$ 36.03    |
| 71 | Coy Thomas Electric, Inc   | Install New Lights, Repair Fountain Lights        | \$ 414.31   |
| 72 | Harris Tree Service , Inc  | Tree Removal                                      | \$ 200.00   |
| 73 | PGIT                       | Workers Comp Insurance                            | \$ 305.13   |
| 74 | Progress Energy            | Electric Service                                  | \$ 379.63   |
| 75 | Salescorp of Florida       | Gatorade                                          | \$ 256.00   |
| 76 | Sprint-Nextel              | Cell Phone Service                                | \$ 99.96    |
| 77 | Sumter Electric            | Electric Service                                  | \$ 271.24   |
| 78 | T & D Waste Services, Inc  | Port O Let Rental                                 | \$ 295.00   |
| 79 | Walmart                    | Band-Aids, Curad Alcohol, Trash Cans - Basketball | \$ 265.82   |

**COMMUNITY CENTER & OXFORD COMMUNITY CENTER**

|    |                            |                             |           |
|----|----------------------------|-----------------------------|-----------|
| 80 | Advanced Auto Parts        | Seat Belt                   | \$ 144.68 |
| 81 | A-Line Fire & Safety, Inc. | Recharge Fire Extinguishers | \$ 45.00  |
| 82 | Coy Thomas Electric, Inc   | Replace Ballasts            | \$ 331.86 |

|    |                 |                                       |    |          |
|----|-----------------|---------------------------------------|----|----------|
| 83 | Peggy Garvin    | Refund Oxford Community Center Rental | \$ | 50.00    |
| 84 | Martronics      | Batteries                             | \$ | 16.80    |
| 85 | Sumter Electric | Electric Service                      | \$ | 1,259.25 |

**PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT**

|    |                                     |                                                     |    |          |
|----|-------------------------------------|-----------------------------------------------------|----|----------|
| 86 | Payroll                             | March 11, 2012 Pay Period - 3 Employee              | \$ | 5,107.41 |
| 87 | A-Line Fire & Safety, Inc.          | Recharge Fire Extinguishers                         | \$ | 208.00   |
| 88 | PGIT                                | Workers Comp Insurance                              | \$ | 32.64    |
| 89 | Pitney Bowes                        | Postage Meter Rental                                | \$ | 171.25   |
| 90 | Postmaster                          | Utility Billing Postage                             | \$ | 870.52   |
| 91 | Respect of Florida                  | State Flags                                         | \$ | 37.29    |
| 92 | Villages Technology Solutions Group | Technical Support - All Enterprise Fund Departments | \$ | 487.50   |

**WATER DEPARTMENT**

|     |                                       |                                              |    |           |
|-----|---------------------------------------|----------------------------------------------|----|-----------|
| 93  | Payroll                               | March 11, 2012 Pay Period - 9 Employee       | \$ | 15,118.10 |
| 94  | A-Line Fire & Safety, Inc.            | Recharge Fire Extinguishers                  | \$ | 114.00    |
| 95  | Brenntag                              | Liquid Chlorine                              | \$ | 1,954.62  |
| 96  | CarQuest Auto Parts Stores            | 6500 Generator                               | \$ | 730.55    |
| 97  | Cason and Gaskins TV Inc              | AC Adapter, Coax Plug, Soldering Iron, Rosin | \$ | 45.65     |
| 98  | HD Supply Waterworks                  | Clamps                                       | \$ | 307.40    |
| 99  | Key Scales Ford                       | Valve Asy, Step Asy                          | \$ | 407.07    |
| 100 | Martin Lock Shop, Inc                 | Master Padlocks                              | \$ | 140.52    |
| 101 | Martronics                            | Batteries                                    | \$ | 72.24     |
| 102 | Plant Technicians                     | Environmental Testing                        | \$ | 690.00    |
| 103 | PGIT                                  | Workers Comp Insurance                       | \$ | 956.70    |
| 104 | Progress Energy                       | Electric Service                             | \$ | 1,423.67  |
| 105 | Southern Analytical Laboratories, Inc | Environmental Testing                        | \$ | 75.00     |
| 106 | Sprint-Nextel                         | Cell Phone Service                           | \$ | 124.95    |
| 107 | Sumter Electric                       | Electric Service                             | \$ | 5,892.42  |
| 108 | Sunshine State One Call of Florida    | Locators for the Month of February 2012      | \$ | 275.60    |
| 109 | Sunstate Meter & Supply, Inc          | T10 Gallon Proread Wired R900 Pump           | \$ | 1,990.00  |
| 110 | The Dumont Company                    | Clear Flow                                   | \$ | 1,376.25  |
| 111 | Verizon Wireless                      | Broadband                                    | \$ | 40.01     |

**WASTEWATER DEPARTMENT**

|     |                                     |                                                       |    |           |
|-----|-------------------------------------|-------------------------------------------------------|----|-----------|
| 112 | Payroll                             | March 11, 2012 Pay Period - 13 Employee               | \$ | 24,219.74 |
| 113 | CarQuest Auto Parts Stores          | Wire Flat Kit, Fuse                                   | \$ | 10.33     |
| 114 | Cason and Gaskins TV Inc            | Battery                                               | \$ | 11.99     |
| 115 | Century Link                        | Telephone Service                                     | \$ | 110.97    |
| 116 | Environmental Safety Professionals  | Balance Calibration                                   | \$ | 75.00     |
| 117 | HACH                                | Assy 4-20 Hub, 2.5 Gal Bttle Kit, AWRS, Sampler       | \$ | 5,531.87  |
| 118 | HD Supply Waterworks                | PVC Restraint, MJ Reg Acc Set, Trans Gaskets          | \$ | 462.04    |
| 119 | Fort Bend Services, Inc             | Polymer                                               | \$ | 2,880.00  |
| 120 | Luzadder, Inc                       | Remove, Install and Program RPS Pump #2               | \$ | 5,325.00  |
| 121 | Martronics                          | Batteries                                             | \$ | 139.80    |
| 122 | Odyssey                             | Hypochlorite Solutions                                | \$ | 5,000.90  |
| 123 | Office Depot                        | Office Supplies                                       | \$ | 415.19    |
| 124 | PGIT                                | Workers Comp Insurance                                | \$ | 1,057.69  |
| 125 | Professional Maintenance Prod., Inc | Citra Solv Lift Station Degreaser                     | \$ | 1,495.00  |
| 126 | Progress Energy                     | Electric Service                                      | \$ | 3,168.60  |
| 127 | Sanders Company, Inc                | Supply & Install Pressure Switches, Float, Transducer | \$ | 5,555.00  |
| 128 | Sprint-Nextel                       | Cell Phone Service                                    | \$ | 124.95    |
| 129 | Sumter Electric                     | Electric Service                                      | \$ | 783.89    |
| 130 | Sunshine State One Call of Florida  | Locators for the Month of February 2012               | \$ | 275.60    |

|     |               |                                                        |    |          |
|-----|---------------|--------------------------------------------------------|----|----------|
| 131 | Test America  | Environmental Testing                                  | \$ | 2,520.00 |
| 132 | USA BlueBook  | Standard Methods Manual, Copper Test Strips            | \$ | 572.75   |
| 133 | VWR           | Potass Iodide, Machine Detergent, Magnifier, Etc.      | \$ | 493.37   |
| 134 | Weight Check  | Annual Inspection, Test, Svc, Calibration, Certificate | \$ | 220.00   |
| 135 | YSI Xylem Inc | Bulkhead                                               | \$ | 389.00   |

**GREENWOOD CEMETERY**

|     |                 |                  |    |       |
|-----|-----------------|------------------|----|-------|
| 136 | Progress Energy | Electric Service | \$ | 12.95 |
|-----|-----------------|------------------|----|-------|

**ATTORNEYS/CONSULTANTS/SURVEYORS**

|     |                                 |                                              |    |           |
|-----|---------------------------------|----------------------------------------------|----|-----------|
| 137 | A. Duchart Land Surveying, Inc. | Boundary Survey Apportion of Millennium Park | \$ | 640.00    |
| 138 | Kimley-Horn & Associates, Inc.  | Engineers                                    | \$ | 17,628.01 |

**FUEL INVENTORY**

|     |                               |                   |    |           |
|-----|-------------------------------|-------------------|----|-----------|
| 139 | Stone Petroleum Products, Inc | Unleaded Gasoline | \$ | 11,108.14 |
| 140 | Stone Petroleum Products, Inc | Ultra LSD Fuel    | \$ | 2,676.53  |

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|              |  |  |  |                      |
|--------------|--|--|--|----------------------|
| <b>TOTAL</b> |  |  |  | <b>\$ 271,774.11</b> |
|--------------|--|--|--|----------------------|

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CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

# *City of Wildwood, Florida*

100 N. Main Street  
Wildwood, Florida 34785

TO: Mayor/Commissioners  
FROM: David Grimm, City Projects Planner/Coordinator  
RE: CDBG Grant: Pitt / Stone Drainage Change Order  
DATE: March 26, 2012

The following is a list of issues and conditions that were encountered on the Pitt / Stone Drainage Improvements project that necessitated change orders and ultimately a better final project. The cost of this change order will be fully funded by the grant with no additional direct cost to the City.

1. Additional paving at the intersection of Pitt and Stone to extend the limits for a better tie in.
2. Additional work at the pump station including the installation of a second pump to run in series, installation of float valves and additional work at the electrical panel to alternate the pumps during operation.
3. Additional driveway extensions for the residents along the new roadway.
4. Additional survey and drainage adjustments needed to account for the inability to work the area on the east side of the project as originally designed due to underground conflicts.

Total cost of the above changes: \$19,817.67

The Change Order is attached for review.

Staff recommends approval of the above change order.

Change Order  
 No. 3

Date of Issuance: 03/14/2012 Effective Date: 03/14/2012

|                                                |                         |                                         |
|------------------------------------------------|-------------------------|-----------------------------------------|
| Project: Pitt & Stone Drainage Improvements    | Owner: City of Wildwood | Owner's Contract No.: 11DB-C5-70-02-N12 |
| Contract: Pitt & Stone Drainage Improvements   |                         | Date of Contract: 10/25/2011            |
| Contractor: Utility Systems Construction, Inc. |                         | Engineer's Project No.: 142173045       |

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description:  
 Change Order #3 to include changes in contract price and contract times.

Attachments (list documents supporting change):  
 Change Order details from Contractor for Change Order #3

| CHANGE IN CONTRACT PRICE:                                                                         | CHANGE IN CONTRACT TIMES:                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Contract Price:<br><br><b>\$ 138,826.50</b>                                              | Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days<br>Substantial completion (days or date): <b>120 Days</b><br>Ready for final payment (days or date): <b>150 Days</b> |
| [Increase] [Decrease] from previously approved Change Orders No. 1-2 :<br><br><b>\$ 27,237.29</b> | [Increase] [Decrease] from previously approved Change Orders No. 1-2:<br>Substantial completion (days): <b>31 Days</b><br>Ready for final payment (days): <b>31 Days</b>                                                              |
| Contract Price prior to this Change Order:<br><br><b>\$ 166,063.79</b>                            | Contract Times prior to this Change Order:<br>Substantial completion (days or date): <b>151 Days</b><br>Ready for final payment (days or date): <b>181 Days</b>                                                                       |
| [Increase] [Decrease] of this Change Order:<br><br><b>\$ 19,817.67</b>                            | [Increase] [Decrease] of this Change Order:<br>Substantial completion (days or date): <b>5 Days</b><br>Ready for final payment (days or date): <b>5 Days</b>                                                                          |
| Contract Price incorporating this Change Order:<br><br><b>\$ 185,881.46</b>                       | Contract Times with all approved Change Orders:<br>Substantial completion (days or date): <b>156 Days</b><br>Ready for final payment (days or date): <b>186 Days</b>                                                                  |

|                                                                                                      |                                                                       |                                                                                                  |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| RECOMMENDED:<br>By: <u>[Signature]</u><br>Engineer (Authorized Signature)<br>Date: <u>03-16-2012</u> | ACCEPTED:<br>By: _____<br>Owner (Authorized Signature)<br>Date: _____ | ACCEPTED:<br>By: <u>[Signature]</u><br>Contractor (Authorized Signature)<br>Date: <u>3-16-12</u> |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

**CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

3. NEW BUSINESS - ACTION REQUIRED  
f. FINANCIAL  
3. Approval for Kimley-Horn Project Order No. 14  
to prepare Preliminary Design Report for  
Champagne Farms Water Treatment Facility

**SUBJECT:** Champagne Farms Water Treatment Facility

**REQUESTED ACTION:** Approval of Individual Project Order Number 14

Work Session (Report Only)

Regular Meeting

**DATE OF MEETING:** March 26, 2012

Special Meeting

**CONTRACT:**  N/A

Effective Date: Jan. 7, 2009

Managing Division / Dept:

Vendor/Entity: Kimley-Horn & Assoc.

Termination Date: Jan. 7, 2013

Utility Department/Water Division

**BUDGET IMPACT:** \$93,800.00

Annual

Capital

N/A

**FUNDING SOURCE:**

**EXPENDITURE ACCOUNT:**

Water Connection Fee Projects

0401 0033 0533 0653

**HISTORY/FACTS/ISSUES:**

**History**

- The City of Wildwood constructed two (2) water supply wells between November, 2009 and September, 2010 on property obtained from Champagne Farms.
- Property is located at the northern end of CR 231 on the west side of I-75.
- The wells were drilled into the Lower Floridan Aquifer, which SWFWMD considers, under certain conditions, as an Alternate Water Source (AWS) for potable water.
- Test results confirm the wells meet the criteria established by SWFWMD for an AWS designation.
- The wells have been included as supply wells in the City's current SWFWMD Water Use Permit (WUP), but have not received the AWS designation.
- The wells are presently capped, have not been permitted by the Florida Department of Environmental Protection (FDEP) as potable wells and are not in production.

**Facts**

- The City presently has five (5) sources of potable water:
  - The Prison Water Treatment Plant Site (aka CR 501 Plant Site) with two (2) wells
  - Okahumpka Service Plaza Plant site with two (2) wells
  - The West Well site with one (1) well.
  - The Huey Street Plant site with one (1) well
  - The Fairways Plant site with one (1) well.
- The City has been in negotiations with the Turnpike Authority to take the Okahumpka Plaza Plant off line.
- The City recently received notification from the property owner to cease and desist use of the West Well.

**Issues**

- With the West Well taken out of the City's system, should there be a water main failure west of CR 209; the I-75/SR 40 Interchange would be out of water until the main could be repaired.
- With the Champagne Farms wells not being in production there is a chance of losing the WUP allocation for those wells should the allocation be needed for another purpose and/or use.

**Recommendations**

- Begin the process with the approval of the attached Individual Project Order Number 14 which

# CITY OF WILDWOOD EXECUTIVE SUMMARY

3. NEW BUSINESS - ACTION REQUIRED  
f. FINANCIAL  
3. Approval for Kimley-Horn Project Order No. 14  
to prepare Preliminary Design Report for  
Champagne Farms Water Treatment Facility

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includes:

- Obtaining the AWS designation from SWFWMD.
- Water distribution system hydraulic model. This will provide staff with the tools to prepare future capital improvement plans by establishing future water main sizes and locations.
- Preliminary treatment facility design of the Champagne Farms treatment plant.
- Permitting requirements for the new treatment plant.
- Opinions of Cost for the treatment plant and distribution system improvements.
- Potential funding sources.
- Implementation plan and preliminary schedule
- De-commissioning of the Okahumpka Plaza plant, the West Well plant and the Fairways Well plant.

## **Funding**

- Section 19-344 – Expenditures of Connection Fee Monies of the City code states “.... The use of monies in each account is restricted to payment for engineering, construction and associated costs of new facilities built to provide additional capacity replacing the utilized capacity for which the connection fee was collected.....”
- The proposed work meets this definition.
- There is \$100,000 in the FY 11/12 budget for “Connection Fee Projects” of which there were none listed.

Bruce H. Phillips, PE, PLS, Utility Director

C:\Users\bphillips\Documents\Agenda Items\Champagne Farms Prel design 3-15-12.doc

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**INDIVIDUAL PROJECT ORDER NUMBER 14**  
**March 15, 2012**

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant or KHA), and The City of Wildwood (the Client or the City) in accordance with the terms of the Master Agreement for Continuing Professional Services dated January 7, 2009, which is incorporated herein by reference.

***Identification of Project:***

Project: Champagne Farms WTP Preliminary Design Report

Client: City of Wildwood

***General Category of Services:***

The City of Wildwood recently constructed and tested alternative water supply (AWS) wells at the Champagne Farms site. Test results show that the new wells can provide suitable water quality and production potential for a new regional water supply and treatment facility. Based on these results, the City wishes to move forward with a Preliminary Design Report (PDR) for the new Champagne Farms Water Treatment Plant (WTP) and obtaining AWS designation for the water supply wells.

Under this IPO, the Consultant will prepare a PDR for the new Champagne Farms WTP. The PDR will consist of the following primary elements:

1. Existing and Future Water Demands
2. Existing Water Treatment and Distribution System Analysis
3. Champagne Farms WTP Preliminary Design Description and Cost Opinion
4. Recommended Water Distribution System Improvements
5. Funding Alternatives
6. Preliminary Project Schedule

The following is a description of the services to be provided.

***Specific Scope of Basic Services:***

Task 1 – Data Collection, Database Development and Kickoff Meeting

- A. KHA will use the existing GIS water mapping as the basis for the existing infrastructure information. Previous information collected by KHA will be relied upon to serve as the basis of the water system. Lines greater than or equal to 4" will be included in the system analysis.
- B. KHA will summarize the current permitting status and regulatory issues affecting water and system, such as network limitations, treatment limitations, permit compliance issues, and regulatory concerns. KHA will contact staff with the Florida Department of Environmental Protection (FDEP) to discuss the project and capture input or concerns from the FDEP.
- C. The CITY will provide billing history (in Microsoft Excel or equivalent format) for KHA to assign water usage to properties within the service area.
- D. KHA will prepare for and attend a project kick-off meeting with City staff. Project objectives, schedule, milestones, communication methods, and base information will all be discussed. KHA will prepare meeting minutes after the meeting and circulate the minutes to meeting participants.

Task 2 – Water Treatment and Distribution System Analysis

- A. KHA will review permit and basis of design information to establish the existing water treatment plant capacity. KHA will review the existing and future water demands with City staff and make adjustments as necessary. Such adjustments will include future system expansions, utility

acquisitions, and anticipated large scale development within the City's service territory. KHA will work with City staff to identify which water supply and treatment facilities the City intends to keep and which facilities the City intends to remove from operation.

- B. KHA will use existing water system mapping information to create a water distribution system model in WaterCAD format. The distribution system model will include all of the City's water lines of 4-inch diameter and greater.
- C. KHA will work with the City to obtain existing, and new, fire hydrant test results (as specified by KHA) for model calibration.
- D. KHA will calibrate the system model using fire hydrant test data provided by the City. KHA will coordinate with the City to identify necessary test locations and flow rates. KHA will attempt to calibrate the model as close to actual conditions as reasonably achievable. Generally, model predictions within 10% of actual will be considered as acceptable. The City will be notified if this level of accuracy is not achieved with a reasonable amount of effort. If additional field data is required, KHA will advise the City of those needs and re-calibrate the model until the system model is reasonably accurate. Additional services may be required to identify system problems that are contributing to prediction error.
- E. KHA will use US Census Bureau and the University of Florida Bureau of Economic Business Research Data, and entitled large development projects to prepare 5, 10, and 20-year population projections of the City's service territory. The population projections will be used as a basis for anticipated water demand impacts to the existing water system.
- F. KHA will identify the water supply, treatment, and storage capacity of the City's existing system.
- G. KHA will conduct an analysis of the City's water supply, treatment, and storage system under the present year, 5-year, and 20-year demand projections. KHA will identify system deficiencies for each demand projection and make recommendations to address such deficiencies.
- H. KHA will work with City staff to identify potential locations for additional potable water source and treatment facilities. KHA will provide alternative site recommendations and opinions of probable construction cost estimates for such facilities.

#### Task 3 – Preliminary Design Report

- A. KHA will utilize the data generated in tasks 1 and 2 along with City staff comments to determine the capacity, treatment methodology, and water storage preferences for the new Champagne Farms WTP
- B. KHA will prepare preliminary design report for the Champagne Farms WTP generally consisting of the followings elements.
  - 1) Introduction and Background
  - 2) Water System Discussion
  - 3) Water Treatment and Distribution System Analysis
  - 4) New Treatment Facility Design
  - 5) Recommended Distribution System Improvements
  - 6) Permitting Requirements
  - 7) Construction Cost Opinion
  - 8) Potential Funding Sources
  - 9) Implementation Plan/Preliminary Schedule
- C. KHA present a draft report to City staff for review and comment. KHA will finalize the report based on City comments. KHA will provide up to three hard copies and one electronic PDF copy of the final report.



**Additional Services if required:**

Services requested that are not specifically included will be provided under a new and separate IPO agreement or can be performed on an hourly basis upon written authorization.

**Schedule:**

KHA will begin services upon receipt of an executed IPO. The anticipated project duration is 3 months to draft report and 4 months to final report.

**Method of Compensation:**

The Engineer will complete the above scope of services for a lump sum fee of \$93,300, inclusive of expenses. A breakdown of fee by task is as follows:

| Task          | Description                                                | Lump Sum Fee    |
|---------------|------------------------------------------------------------|-----------------|
| Task 1        | Data Collection, Database Development and Kickoff Meetings | \$8,500         |
| Task 2        | Water Treatment and Distribution System Analysis           | \$36,000        |
| Task 3        | Preliminary Design Report                                  | \$48,800        |
| <b>Total:</b> |                                                            | <b>\$93,300</b> |

**Other Special Terms of Individual Project Order:**

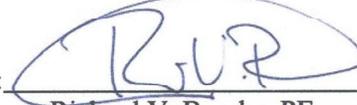
Services provided under this will be invoiced on a monthly basis. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

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

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

Richard V. Busche, PE

TITLE: \_\_\_\_\_

TITLE: Vice President

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

DATE: March 15, 2012

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Expenditure of Law Enforcement Trust Funds

**REQUESTED ACTION:**

Work Session (Report Only)  
 Regular Meeting

**DATE OF MEETING:** 3/26/2012  
 Special Meeting

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

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

**BUDGET IMPACT:** \$10,074.50 – LETF account

Annual  
 Capital  
 N/A

**FUNDING SOURCE:** L.E.T.F.  
**EXPENDITURE ACCOUNT:** Law Enforcement Trust Fund

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**HISTORY/FACTS/ISSUES:**  
Mayor and Commission,

About eighteen months ago the State changed to a new crash reporting system, making the software program the police department utilized obsolete. We have been using a version that required the Officers to complete the report in the Police Department building and takes about four hours for a long form. Recently we partnered with D.O.T., obtaining a new software program which will allow us to submit reports electronically, in about half the time. To reduce the possibility of errors we need to purchase Driver License Scanners. To be able to print out crash reports for people involved in a crash, we need to purchase mobile printers.

There is also a need to designate a patrol car as a traffic unit, requiring the purchase of a Laptop computer.

Last year we received surplus Tasers (M-26), from another agency. We have now trained the officers on both the X-26 and M-26 Tasers. To implement the use of the M-26 Tasers, we need to purchase Nimh Dual battery chargers.

E.W. Reeser, Chief 

*City of  
Wildwood,  
Florida*



**DATE: March 19, 2012**

**TO: City Manager, Mayor and Commissioners**

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

**RE: Expenditures of Law Enforcement Trust Fund  
Certificate of Compliance**

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The department respectfully requests to purchase of the following items from Sands Corp.

(30) Magtek, Driver License Sure Swipe Readers @ \$64.00 each.

(24) HP Officejet 100 Mobile Printers @ \$265.00 each.

One Mobile Data Terminal lap top computer @ \$1,135.00

The department respectfully requests to purchase of the following items from DGG Taser:

(10) Taser Nimh Dual battery Chargers @ \$65.95 each.

Total amount to be spent from the LETF account, \$10,074.50

All of the above items are not normally budgeted by the Wildwood Police Department, I certify these request to be in compliance with F.S.S. 932.7055 (5)(a)

LAKE COUNTY  
300 S. Canal St.  
Leesburg, FL 34748  
Phone: (352) 323-8303  
Fax: (352) 323-1394



3. NEW BUSINESS - ACTION REQUIRED  
g. GENERAL ITEMS FOR CONSIDERATION  
1. Lake-Sumter Children's Advocacy Center  
request to recognize April as Child Abuse  
Prevention Month & to promote "Get Your  
Blues Out" Campaign  
LAKE SUMTER COUNTY  
1601 W. Gulf Atlantic Hwy.  
Wildwood, FL 34785  
Phone: (352) 748-3156

March 6, 2012

Mayor Ed Wolf  
Wildwood, FL

Dear Mayor Wolf:

As per your conversation with our Board of Director's member, Alex Ogilvie, I am writing to request the assistance of the city of Wildwood in recognizing April as Child Abuse Prevention month. I would like to request that the city consider shining blue lights on the fountain in front of City Hall during the last week of April to show support for Child Abuse Prevention.

There are a total 5 Children's Advocacy Centers in neighboring counties that are also promoting the "Get Out Your Blues" campaign to raise awareness of child abuse in our area.

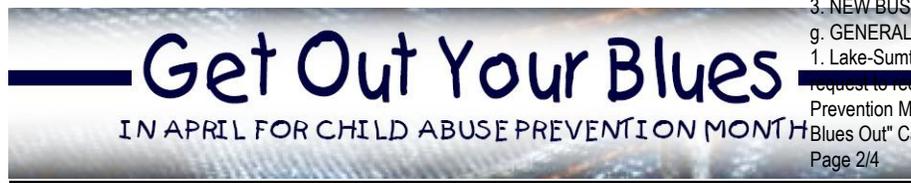
I have attached some "talking points" and a press release that will provide further information. Please feel free to contact me if you have any questions.

Sincerely,



Diane L. Pisczek, M.Ed  
Executive Director





3. NEW BUSINESS - ACTION REQUIRED  
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request to recognize April as Child Abuse  
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**For Immediate Release**

**Contact: Diane L. Piszczek**

(352) 323-8303

diane@cac4kids.org

## **"Get Out Your Blues" Campaign Draws Attention to Child Abuse Prevention Month**

**Date - 2012**, Leesburg, Fla. – Across the Nation, child abuse is the current leading cause of death in children under the age of 4. Last year in Central Florida alone, *nearly 45,000 cases* of alleged abuse or neglect were reported to authorities. Statistics indicate that at least 90,000 incidents go unreported.

Almost everyone has the occasional blue feeling but for children who have been victims of abuse or neglect the sadness can linger. Often times those blues can turn into hopelessness and despair and ultimately impact mental and physical health, impair school performance, self-esteem and personal relationships, make them more susceptible to aggressive behavior, delinquency, drug and alcohol abuse or even suicide.

April is *National Child Abuse Prevention Month*. This month and throughout the year, the community is encouraged to play a role in making Central Florida a better and safer place for our children to live. By ensuring that parents have the skills, knowledge and resources they need to care for their children, we can help prevent child abuse and neglect by strengthening families and communities.

Research has shown that aside from the emotional and physical scars many child victims of abuse also suffer poorer health, social and emotional difficulties and decreased economic productivity later in life. The promise of prevention offers savings in multiple areas. First, and most importantly, in the lives of children who will not have to suffer the devastating effects of physical, sexual or emotional abuse. Second, as a community we benefit when children thrive and grow into productive, healthy members of society. Finally, we benefit by saving staggering amounts of money spent annually dealing with its consequences. A recent study conducted by the [U.S. Centers for Disease Control and Prevention](#) indicates child abuse and neglect costs the United States \$124 billion a year – an overall cost similar to other major public health problems such as stroke and diabetes.

This year you can show your support by joining the Children Advocacy Center's (CAC's) in Central Florida and **"Get Out Your Blues" on April 27<sup>th</sup>**. The CAC's of *Seminole, Orange, Osceola, Lake/Sumter, Volusia/Flagler & Brevard Counties* are seeking to turn the town blue in honor of child abuse prevention month and encouraging companies, classrooms and the community members at large to **Wear Blue** on this day to help raise awareness of the important role our community plays in protecting children. Together, we can ensure that every child grows up in a safe, nurturing environment, free from abuse and neglect.

To pledge your support to wear blue, join the event on Facebook at <https://www.facebook.com/#!/events/342005175834274/>. For more information about child abuse prevention programs in Central Florida, contact your local Children's Advocacy Center.

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*Seminole County* - Kids House of Seminole, Inc. - [www.kidshouse.org](http://www.kidshouse.org)

*Orange County* - Orange County Children's Advocacy Center -  
[www.arnoldpalmerhospital/hpc](http://www.arnoldpalmerhospital/hpc)

*Osceola County* - Children's Advocacy Center for Osceola County, Inc. -  
<http://www.osceolakids.com/>

*Volusia & Flagler County* – The Children's Advocacy Center for Volusia & Flagler Counties  
- <http://www.childrensadvocacy.org/>

*Brevard* – Children's Advocacy Center of Brevard - <http://www.cacbrevard.org/>

*Lake/Sumter Children's Advocacy Center* - <http://cac4kids.org/>

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## Talking Points for Central Florida CACs Collaborative "Get Out Your Blues Day" Event

- Five Central Florida Children's Advocacy Centers, that together form a critical safety net for our community's children, are partnering collaboratively on this event to help raise awareness of Child Abuse Prevention Month in April of 2012
- These Children's Advocacy Centers provide safe havens in Central Florida for child victims of physical and or sexual abuse to receive services.
- We provide a comprehensive array of services for children and their families, including assessments, medical exams, crisis intervention and long term therapy in "one stop," child friendly facilities.
- We collaborate with law enforcement, the Department of Children and Families and various other community providers to help protect children from abuse and neglect.
- All of the involved Children's Advocacy Centers also asked their partner agencies and other community members who care about children to participate in this awareness activity this year.
- There are various activities occurring throughout the month of April coordinated by these Central Florida Children's Advocacy Centers. For more information about the Lake Sumter Children's Advocacy Center, please visit our website at [www.cac4kids.org](http://www.cac4kids.org) or call us at 352-323-8303.
- The CAC's are here to help children and families that have experienced abuse to heal and recover.

**PUBLIC NOTICE  
CITY OF WILDWOOD, FLORIDA**

3. NEW BUSINESS - ACTION REQUIRED  
g. GENERAL ITEMS FOR CONSIDERATION  
2. Notice of Spec. Called Mtg. on 4/2/12 for  
Public Hearing on proposed grant app. for  
Police vehicles  
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**Notice is hereby given that the City of Wildwood will conduct a public meeting and hold a public hearing April 2, 2012, at 7:00 P.M., City Hall, located at 100 N. Main Street, Wildwood, Florida, 34785, to give the citizens an opportunity to become acquainted with the proposal to make a grant application with the USDA Rural Development for Police vehicles, and to comment on such items as economic and environmental impacts, service area, alternatives to the project and other matters of concern.**

Note: Any person who may feel the need to appeal a Commission decision is hereby notified that it will be necessary for you to provide your own verbatim recording of the Commission Meeting or any portion thereof. Any Person requiring a special accommodation under ADA should call 352-330-1330 extension 102.

Joseph Jacobs, City Clerk

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Publish in The Daily Commercial

As Legal reader ad                      March 23, 2012

Please send Certification of Publication to City of Wildwood