



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
Bill Ed Cannon – City Manager

Monday, December 10, 2012

7:00 PM

City Hall Commission Chamber

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.

City Hall Commission Chamber - 100 N. Main Street, Wildwood, FL 34785

AGENDA

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. **PUBLIC HEARING** – Notice of Proposed Change - Request for approval of a minor amendment to the Villages of Wildwood DRI Development Order to remove the build-out date limitation for the provision of solid waste service (Board Option) (Attachments)
 - 1) **RESOLUTION NO. R2012-30** to adopt a fourth amendment to the Development Order for the Villages of Wildwood Development of Regional Impact (Board Option) (Attachments)

- b. **APPROVAL SOUGHT** by Lamars A & K Properties, LLP for Site Plan Approval (SP 1210-03) to construct a total of 4,300 sq. ft. of additional buildings with paved parking and driveway for a bus maintenance facility on Parcel F12=032C in the Willard Peebles Industrial Park; subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction. (Staff Recommends Approval) (Attachments)

- c. **APPROVAL SOUGHT** by Sumter Retirement Residence, LLC for SP1211-01 Oxford Greens – Preliminary Plat Plan, to subdivide parcel D08=005 into five lots with shared infrastructure. Heard by P&Z Board/Special Magistrate 12-04-12. (Staff Recommends Approval, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction) (Attachments)

- d. **APPROVAL SOUGHT** by Sumter Retirement Residence, LLC for SP1211-02 Oxford Assisted Living Facility and Memory Care Site Plan, to construct a three-story building for a 103 suite Assisted Living and Memory Care facility. Heard by P&Z Board/Special Magistrate 12-04-12. (Staff Recommends Approval, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction) (Attachments)

* Quasi-Judicial Hearing

2. REPORTS AND PUBLIC INPUT / SPECIAL PRESENTATION(S)

- a. Special Presentations
 - 1) None
- b. City Manager
 - 1) Request Commission consideration: Lease purchase of six (6) police vehicles in place of the five (5) budgeted, due to recent accident and vehicle totaled. (Board Option)(No attachments)

2) Request for Police Department to follow Christmas Eve ½ day holiday and New Year's Eve ½ day holiday as stated in the Personnel Rules and Regulations, and that PD be made an "Exception to" the recent approved Christmas Eve/New Year's Eve change for this year. (Staff Recommends Approval by motion or common consent.)(No attachments)

3) Request Commission consideration: Discard the practice (not written policy) of holding back 1% of an employee's pay to be paid out as a lump sum in late November. Effective starting 2013, with employees notified within 10 days of approval to allow them to make other arrangements, such as savings account for the holidays in 2013. Of 84 employees, 41 requested the Lump Sum this year. (Staff Recommends Approval) (No attachments)

4) As requested by the Commission: Update on status of City buildings. Report attached.

c. City Attorney

1)

d. City Clerk

1)

e. Commission Members

1)

f. Public Forum (10 minute time limit)

1)

g. Notes and Reports

1)

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

1) Minutes of Regular Meeting held on November 26, 2012 (Attachments – Staff recommends approval)

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

1) Ordinance O2012-26: An Ordinance proposing a small scale land use map amendment, Sumter Retirement Residence, Oxford Cottages Retirement, Portion of Parcel #D08=005, Lot 5. Case was heard by Local Planning Agency 12-04-12. (Attachments)

2) Ordinance O2012-27: An Ordinance proposing a zoning map amendment, Sumter Retirement Residence, Oxford Cottages Retirement, Portion of Parcel #D08=005, Lot 5. Case RZ 1210-01 was considered by the P&Z Board/Special Magistrate 12-04-12. (Attachments)

3) Ordinance O2012-28: An Ordinance proposing a small scale land use map amendment, Sumter Retirement Residence, Oxford Assisted Living Facility and Memory Care, Portion of Parcel #D08-005, Lot 4. Case was heard before the Local Planning Agency 12-04-12. (Attachments)

4) Ordinance O2012-29: An Ordinance proposing a zoning map amendment, Sumter Retirement Residence, Oxford Assisted Living Facility and Memory Care, Portion of Parcel #D08-005, Lot 4. Case was heard before the P&Z Board/Special Magistrate 12-04-12. (Attachments)

c. RESOLUTIONS FOR APPROVAL

1)

d. APPOINTMENTS

1)

e. CONTRACTS AND AGREEMENTS

1) Report regarding CR 501 Water Treatment Plant and Request Amendment No. 1 approval of KHA IPO #15. (Staff Recommends Approval)(Attachments)

f. FINANCIAL

- 1) Bills for Approval (Attachments – Staff Recommends Approval)
- g. GENERAL ITEMS FOR CONSIDERATION
- 1) Sam Saleem with the Wildwood Community Development Center, Inc. requests permission to have a Martin Luther King Day Parade along C-44A, High Street, CR-242 and CR-213 on January 21, 2013 starting at 9:00 a.m. followed by a Martin Luther King celebration at MLK Park and Pavilion until 7:00 p.m. (Attachments – Board Option)
 - 2) Letter from Wildwood Community Development Center, Inc. requesting donation of \$2000 from the City for MLK Day events. City Attorney Blair to address with Options and Resolution R2012-31 for consideration.

4. ADJOURN

IMPORTANT DATES (No Attachments)

- a. **December 10, 2012 – (Monday)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- b. **December 11, 2012 – (Tuesday)** - Wildwood Area Historical Association Meeting – 6:30 p.m. City Hall Conference Room #124.
- b. **December 14, 2012 – (Friday)** – **ANNUAL EMPLOYEE & VOLUNTEER APPRECIATION BANQUET** – 6:00 PM – Wildwood Community Center
- c. **December 24, 2012 – (Monday)** – City Offices **CLOSED for CHRISTMAS EVE HOLIDAY** (Except Police Dept.)
- d. **December 24, 2012 – (Monday)** – **(CANCELLED)** City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- e. **December 25, 2012 – (Tuesday)** – City Offices **CLOSED FOR CHRISTMAS HOLIDAY** (Except Police Dept.)
- f. **January 1, 2013 – (Tuesday)** – City Offices **CLOSED FOR NEW YEAR'S HOLIDAY** (Except Police Dept.)
- g. **January 7, 2013, 6:00 p.m. – (Monday)** – **Called Commission Workshop**
- h. **January 8, 2013 - (Tuesday)** – Parks & Recreation Board Meeting – 6:00 PM – City Hall Conference Room #124
- i. **January 14, 2013 – (Monday)** First Regular Commission Meeting of 2013 – Swearing in Seat 3 and 5
- i. **January 21, 2013 (Monday)** – City Offices **CLOSED FOR MARTIN LUTHER KING JR HOLIDAY** (Except for Police Department)

FILED ITEMS (No Attachments)

- a. Diane Culpepper, Brighthouse Networks – Programming Changes
- b. Christmas Card from Michael J. Georgini & Staff at Mid-Fla. Community Services, Inc.
- c. Sumter County Times Newspaper 11/29

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Notice of Proposed Change – Villages of Wildwood DRI

REQUESTED ACTION: Approval of a minor amendment to the Villages of Wildwood DRI development order under FS 380.06(19)(e)2.1 (Board Option)

Work Session (Report Only)

Regular Meeting

DATE OF MEETING:

12/10/12

Special Meeting

CONTRACT:

N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

BUDGET IMPACT: _____

Annual

Capital

N/A

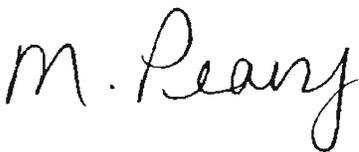
FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant (Villages of Lake-Sumter, Inc.) seeks approval from the City Commission for a minor amendment to the Villages of Wildwood DRI development order, specifically the solid waste provisions in Section IV.I of the DO.

This amendment meets the criteria for a minor change based on a determination by the Department of Economic Opportunity (DEO) pursuant to FS 380.06(19)(e)2.1. The department's determination letter is attached. Since this amendment is an (e)2 change, no NOPC review is required.



Melanie Peavy
Development Services Director

Darrin Taylor
850.425.3398 direct
dtaylor@carltonfields.com

November 20, 2012

Melanie Peavy
Development Services Coordinator
City of Wildwood Planning Department
100 North Main Street
Wildwood, Florida 34785

Re: Section 380.06(19)(e)2. Amendment to The Villages of Wildwood DRI

Dear Melanie:

The Villages is requesting a minor amendment to the Villages of Wildwood DRI development order, specifically the solid waste provisions in Section IV.I of the DO. This amendment meets the criteria for a minor change based on a determination by the Department of Economic Opportunity (DEO) pursuant to s.380.06(19)(e)2.1. The Department's determination letter is attached as **Exhibit A** to the application.

Since this amendment is an (e)2. change, then no NOPC review is required. Enclosed is our application requesting an amendment to the development order which includes the proposed development order language.

Thank you for your cooperation and assistance. If there are any questions, please call me.

Sincerely,



Darrin Taylor, AICP
Government Consultant

DFT/bno
Attachment

The Villages

REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR THE VILLAGES OF WILDWOOD DRI

(4th Amendment)



Prepared for:

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

Prepared by:

**CARLTON FIELDS, P.A.
215 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32302**

NOVEMBER, 2012

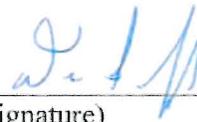
**REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR
THE VILLAGES OF WILDWOOD DRI**

1. I, Darrin Taylor, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby gives notice of a proposed change to an approved Development of Regional Impact (DRI) in accordance with Section 380.06(19)(e)2.k., F.S. In support, I submit the following information concerning the The Villages of Wildwood DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change meets the criteria of Section 380.06(19)(e)2.k., F.S., thereby no NOPC review is required. A copy of the Department of Economic Opportunity's (DEO) determination letter is attached as **Exhibit A**. The local government can approve the amendment based on their local approval process. However, we are providing courtesy copies of the proposed amendment, under separate cover, to the Withlacoochee Regional Planning Council (WRPC) and the DEO. The statute does require that a copy of the adopted amendment be submitted to the WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

(Date)

11/20/12

(Signature)



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

The Villages of Lake Sumter, Inc.
c/o Martin L. Dzuro, Vice President
990 Old Mill Run
The Villages, Florida 32162
(352) 753-6262

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

Darrin Taylor, AICP
Carlton Fields, P.A.
215 South Monroe, Suite 500
P.O. Drawer 190
Tallahassee, Florida 32302
(850) 224-1585
dtaylor@carltonfields.com

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

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

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

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate.

The Villages is proposing to amend the solid waste provisions, specifically Section IV.I of the Villages of Wildwood DO. Currently the development order limits the Villages' authority to provide solid waste service to the buildout date of the development order. The Villages would like to remove that limitation. Attached is the current and proposed development order language as **Exhibit B**.

This development order amendment would not result in any regional impacts. Under Chapter 380.06(19)(e), F.S., changes that clearly do not create regional impacts are not substantial deviations and are eligible for approval as a s.380.06(19)(e)2. amendment. While there is no specific provision under (19)(e)2. regarding this type of change, the DEO has determined based on its statutory authority in s.380.06(19)(e)2.1. that this change meets the (e)2 criteria. The DEO's determination letter is attached as **Exhibit A**.

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

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

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

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

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

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

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

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

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

- Clarify that the requirements for Annual Reports cease upon reaching buildout.
- Adopt a revised Master Development Plan (Maps H and H-1) that clarify the specific plan of development for the Villages of Wildwood DRI. These were formatting changes only. No change was proposed to acreage or entitlements in this NOPC.

NOPC approved by the City of Wildwood on December 13, 2010.

This Notice of Proposed Change (NOPC) was the 2nd and made the following changes:

1. Amend the Land Use Conversion Matrix by adding Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities Land Uses.
2. Amend the Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables in accordance with the Villages of Wildwood DRI DO to add 4.71 acres north of County Road 44A and east of CR 139 on Map H as Town Center Mixed Use.

NOPC approved by the City of Wildwood on July 11, 2011.

This Notice of Proposed Change (NOPC) was the 3rd and made the following changes to the Master Plan of the DRI (Map H and H-1):

1. Remove the Hospital Land Use Designation from Map H
2. Remove a portion of the Stormwater Land Use Designation from Map H.
3. Add Hospital to the uses included in Mixed Use in the Legend on Map H.
4. Add "associated Stormwater Land Use" in the Legend on Map H.
5. Add a Mixed Use heading to the Land Use Allocation Table and Phasing Schedule on Map H-1.
6. Move the Hospital Land Use and number of beds entitlement (300) under the Mixed Use heading. Include the Hospital acres (51) in the Mixed Use heading's acres in the Land Use Allocation Table on Map H-1.
7. Move the Retail Service, Office, Hotel, Attraction/Recreation and Education/Institution Land Uses and their entitlements under the Mixed Use heading. Include any Retail Service, Office, Hotel, Attraction/Recreation and Educational/Institutional acres in the Mixed Use heading's acres in the Land Use Allocation Table on Map H-1.
8. Add a Mixed Use heading to the Phasing Schedule on Map H-1.
9. Remove the following Land Uses from the Land Use Allocation Table on Map H-1.

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

Residential
Convention/Performing Arts Center
Regional Recreation Centers
Boat Slips
Club Houses/Village Recreation Centers
Golf Courses

Facilities & Services
Conservation (Wildlife/Preservation & Management Areas)
Lakes

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

No change in dates proposed.

8. **Will the proposed change require an amendment to the local government comprehensive plan?**

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15) F.S., and 9J-2.025, F.A.C.:

9. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

No Change.

10. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order.**

Language changes related to this proposed DO amendment are found in the proposed resolution adopting this fourth amendment to the Development Order for The Villages of Wildwood DRI attached as **EXHIBIT B**.

This amendment does not add or delete any land to The Villages of Wildwood DRI or make any other changes.

EXHIBITS

EXHIBIT A COPY OF DEO DETERMINATION LETTER

EXHIBIT B PROPOSED AMENDMENT TO THE VILLAGES OF WILDWOOD
DEVELOPMENT ORDER

EXHIBIT A

COPY OF DEO DETERMINATION LETTER

Rick Scott
GOVERNOR



Hunting F. Deutsch
EXECUTIVE DIRECTOR

November 20, 2012

Mr. Darrin Taylor, AICP
Carlton Fields
215 South Monroe Street, Suite 500
Tallahassee, Florida 32302-0190

RE: The Villages of Wildwood Development of Regional Impact (DRI)
File No. ADA-05-2000-07 Non-substantive Modification

Dear Mr. Taylor:

In your letter dated November 16, 2012, you requested a determination of whether a proposed change to the Villages of Wildwood (the Villages) may be reviewed and adopted as a non-substantive amendment to the development order without the need for submittal of a notification of proposed change pursuant to Section 380.06(19), Florida Statutes (F.S.).

The proposed amendment is to the solid waste provisions, which currently limit the Villages' authority to provide solid waste service to the buildout date of the development order. The proposed amendment to the development order would remove this limitation.

Section 380.06(19)(e)2.1, F.S., states that changes which do not create the likelihood of additional regional impacts are not substantial deviations and are eligible for approval as a Section 380.06(19)e.2, F.S., amendment. The Department concurs that the change to the solid waste provision described above is eligible for consideration as a Section 380.06(19)(e)2.1, F.S. amendment. The Department has consulted with the Withlacoochee Planning Council regarding the proposed change.

Therefore, pursuant to sub-paragraph 380.06(19)(e)2.1, F.S., the proposed change does not require the filing of a Notice of Proposed Change. The City must render the amended Development Order to the Department once it is adopted. Thank you for the opportunity to review this proposed change, if you have any questions regarding this matter, please contact Ana Richmond at (850)717-8509.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/ar

cc: Mr. Mike Mochulman, Executive Director, Withlacoochee Regional Planning Council
Mr. Jason McHugh, Development Services Coordinator, City of Wildwood

EXHIBIT B

PROPOSED AMENDMENT TO
THE VILLAGES OF WILDWOOD DEVELOPMENT ORDER

Exhibit "B"

RESOLUTION 2012-30

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

WHEREAS, on November 16, 2012 The Villages of Lake-Sumter, Inc. submitted a request for a development order amendment pursuant to 380.06 (19), Florida Statutes (F.S.), to the Villages of Wildwood Development of Regional Impact (DRI) Amended and Restated Development Order (ADO); and

WHEREAS, on November 20, 2012 The Florida Department of Economic Opportunity (DEO) determined that this development order amendment was not a substantial deviation and did not require the filing of a Notice of Proposed Change (NOPC) pursuant to s.380.06(19)(e)2.1.; and

WHEREAS, the Wildwood City Commission has conducted an advertised public hearing on December 10, 2012 for the purpose of receiving public comment.

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

SECTION 1. FINDINGS OF FACT.

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

1. On February 24, 2004 the Wildwood City Commission approved a third substantial deviation to the Villages of Sumter DRI (that was first approved in 2000) to create the Villages of Wildwood DRI. Pursuant to a §380.032(3) agreement the Department of Community Affairs signed with the Developer dated June 9, 1999 the various Villages DRIs would be processed as separate DRIs by the individual jurisdictions in which they are located without consideration of aggregation except for impacts to affordable housing, transportation, air quality and wildlife. Therefore, the Villages of Wildwood DRI is now being processed as a separate DRI. The 2008 approval was for a development total of not

more than 1,288,258 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures; 14,400 square feet GFA of office space, 8 theater screens, and 200 hotel rooms on 235 acres; a 300 bed hospital on 51 acres, 49,714 square feet of educational/institutional floor area on 14 acres and 91 acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total development area of approximately 391 acres, located in the City of Wildwood herein referred to as the “Development”.

2. On December 5, 2008, the Wildwood City Commission approved an NOPC to the previously approved DRI pursuant to Section 380.06 (19), F.S. and Rule 9J-2.025 (11), F.A.C., that amended the DO as follows:
 - Established December 31, 2019 as the Expiration Date.
 - Established the Developer’s cumulative transportation mitigation for state and regionally significant roadways and eliminate all monitoring and modeling requirements.
 - Established full mitigation for local roadways.
 - Clarified the requirements for annual reports cease upon reaching buildout.
 - Revised Map H and H-1 to reflect formatting changes.
3. On December 13, 2010, the Wildwood City Commission approved an NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.025(11), F.A.C., that amended the DO as follows:
 - Amend the Land Use Conversion Matrix to add Skilled Nursing Facilities, Assisted Living Facilities and Independent Living Facilities
 - Add approximately 4.71 acres north of County Road 44A and east of County Road 139
 - Designate 4.71 acres on Map H as Town Center Mixed Use and modify the acreages on Map H-1.
4. On July 11, 2011, the Wildwood City Commission approved as NOPC to the previously approved and amended DRI pursuant to Section 380.06(19), F.S. and Rule 9J-2.025(11), F.A.C., that amended the DO as follows:
 - Remove the Hospital Land Use Designation from Map H
 - Remove a portion of the Stormwater Land Use Designation from Map H.
 - Add Hospital to the uses included in Mixed Use in the Legend on Map H.

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

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

Residential

Convention/Performing Arts Center

Regional Recreation Centers

Boat Slips

Club Houses/Village Recreation Centers

Golf Courses

Facilities & Services

Conservation (Wildlife/Preservation & Management Areas)

Lakes

5. Based on the documentation submitted and the testimony provided, the City of Wildwood found the changes did not constitute a substantial deviation.
6. On November 16, 2012, the Developer submitted a s.380.06(19)(e)2.amendment to the DO to amend the solid waste provisions, specifically Subsection 1 of Section IV.I. of the Villages of Wildwood Development of Regional Impact Development Order by restating that Subsection as follows:

*1. All solid waste collection and disposal services shall be provided by Sumter Sanitation, LLC, its successors or assigns which has demonstrated capacity per letter attached as **Exhibit F**. Notwithstanding the expiration of the Development Order this provision shall continue until December 31, 2043.*

SECTION 2. CONCLUSIONS OF LAW.

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

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

SECTION 3. GENERAL CONDITIONS.

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

Subsection 1 of Section IV.I. of the Development Order for Villages of Wildwood Development of Regional Impact dated November 10, 2008 is amended by restating that Subsection as follows:

1. *All solid waste collection and disposal services shall be provided by Sumter Sanitation, LLC, its successors or assigns which has demonstrated capacity per letter attached as **Exhibit F**. Notwithstanding the expiration of the Development Order this provision shall continue until December 31, 2043.*

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

1. Final Order. That this amendment to the ADO shall constitute the final order of the City of Wildwood in response to the DRI development order amendment filed by the Developer.
2. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.
3. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest including community development districts created pursuant to Ch. 190, F.S.
4. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.
5. Recordation of Notice of Adoption. That by December 21, 2012 the Developer shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Sumter County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the City of Wildwood, the WRPC, the ECFRPC and the DEO.
6. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the City of Wildwood agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the City can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City to be essential to the public health, safety or welfare.
7. That approval of this Amendment to the ADO shall not exempt any portion or unit of the Villages of Wildwood DRI development from any future impact fees imposed by the City of Wildwood. Developer credit for applicable improvements paid for by it pursuant to

the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

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

ADOPTED, in Regular Session this 10th day of December, 2012, by The City of Wildwood Commission.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City clerk

Ed Wolf, Mayor

State of Florida
County of Sumter

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

Witness, my hand and the corporate seal of the City of Wildwood, Florida, this ____ day of _____, 2012.

(SEAL)

City Clerk, City of Wildwood, FL

EXHIBITS

EXHIBIT 1 Legal Description of the Villages of Wildwood DRI

EXHIBIT 1

**Revised Legal Description of the
Villages of Wildwood DRI**

EXHIBITS

EXHIBIT 1 Legal Description of the Villages of Wildwood DRI

EXHIBIT 1

**Revised Legal Description of the
Villages of Wildwood DRI**

VILLAGES OF WILDWOOD
DEVELOPMENT OF REGIONAL IMPACT

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

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

FROM THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 4, RUN S00°22'17"W, ALONG THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 4 A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY OF WAY OF COUNTY ROAD 466A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S89°30'00"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 2208.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S00°29'59"W, 294.99 FEET; THENCE S11°45'51"W, 115.75; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 249.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET TO WHICH A RADIAL LINE BEARS S53°23'12"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", AN ARC DISTANCE OF 374.71 FEET TO THE POINT OF TANGENCY; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 269.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 789.00 FEET OF SAID SOUTHWEST $\frac{1}{4}$; THENCE DEPARTING SAID SOUTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG

SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF 794.16 FEET TO THE POINT OF BEGINNING; LESS: THE RIGHT OF WAY OF COUNTY ROAD 139; AND

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

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

BEGIN AT THE SOUTHEAST CORNER OF "KERL & MILLER SUBDIVISION 1ST ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, SUMTER COUNTY RECORDS, FLORIDA; THENCE N65°13'12"W, ALONG THE SOUTH BOUNDARY LINE THEREOF AND ALONG THE NORTHWESTERLY EXTENSION THEREOF FOR A DISTANCE OF 874.89 FEET; THENCE S22°30'28"W 716.00 FEET TO THE SOUTH LINE OF THE NW ¼ OF THE SW ¼ OF AFORESAID SECTION 8; THENCE N89°28'01"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 611.48 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°25'18"E, 471.13 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44; THENCE THE FOLLOWING 22 COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE: S70°31'17"E, 296.92 FEET; THENCE S71°43'13"E, 300.33 FEET; THENCE S70°31'17"E, 350.12 FEET; THENCE S69°02'54"E, 2190.00 FEET; THENCE N20°57'06"E, 293.00 FEET; THENCE S69°02'54"E, 312.68 FEET; THENCE S00°40'13"W, 307.04 FEET; THENCE S69°02'55"E, 390.88 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'55"E, 1,118.84 FEET; THENCE S69°02'53"E, 943.81 FEET; THENCE N18°38'47"E, 10.01 FEET; THENCE S69°02'55"E, 337.76 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S69°02'58"E, 131.89 FEET; THENCE S69°02'49"E, 68.11 FEET; THENCE S68°11'21"E, 200.02 FEET; THENCE S20°57'06"W, 5.00 FEET; THENCE S65°58'19"E, 400.58 FEET; THENCE S64°37'01"E, 200.60 FEET; THENCE S65°48'19"E, 300.48 FEET; THENCE S67°34'23"E, A DISTANCE OF 271.85 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF OAK PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, RUN N00°37'16"E, ALONG THE WEST LINE OF SAID OAK PARK A DISTANCE OF 606.23 FEET TO A POINT ON THE NORTH LINE OF SAID "OAK PARK"; THENCE S89°43'00"E ALONG SAID NORTH LINE 401.81 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 947, PAGE 7,

RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N00°33'26"E ALONG SAID EAST LINE 394.18 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616, RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N60°44'37"W ALONG SAID SOUTH LINE 834.76 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616; THENCE N00°35'51"E, ALONG SAID WEST LINE A DISTANCE OF 536.64 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1419, PAGE 616 AND THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID WEST LINE S89°30'39"E, ALONG SAID NORTH LINES THEREOF A DISTANCE OF 56.08 FEET TO THE INTERSECTION OF SAID NORTH LINES AND THE SOUTH RIGHT-OF-WAY OF THE CSX RAILWAY; (THE FOLLOWING 7 COURSES ARE ALONG SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY); THENCE DEPARTING SAID NORTH LINES N51°31'53"W, 1,333.10 FEET; THENCE S00°29'25"W, 12.69 FEET; THENCE N51°31'53"W, 30.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 1,928.30 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'39", AN ARC DISTANCE OF 460.32 FEET; THENCE N65°12'32"W, 2,448.41 FEET; THENCE N00°24'18"E, 10.98 FEET; THENCE N65°12'32"W, 1,418.92 FEET TO THE EAST LINE OF KERL AND MILLER SUBDIVISION 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY OF THE CSX RAILWAY S24°48'19"W, ALONG SAID EAST LINE A DISTANCE OF 1,133.40 FEET TO THE POINT OF BEGINNING.

AND

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

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

AND

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1210-03 Lamars Bus Facility Site Plan

REQUESTED ACTION: Site Plan approval (SP 1210-03) to construct a 10,206 sq. ft. (12,452 GFA, two-story) bus maintenance facility with associated improvements (Parcel F12=032C).

Work Session (Report Only) **DATE OF MEETING:** 12/10/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

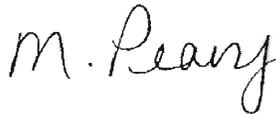
BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission to construct a 10,206 sq. ft. (12,452 GFA, two-story) building with associated improvements. The property will be used for a bus maintenance facility. **Staff recommends approval of the Site Plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.**

Case SP 1210-03 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 4, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for the construction of a two-story, 10,206 sq. ft. building (12,452 GFA) for a bus maintenance facility with associated improvements. The site is generally located to the west of Industrial Drive and north of State Road 44.

Case: SP 1210-03

Parcel: F12=032C

Owner: Lamars A&K Properties LLP

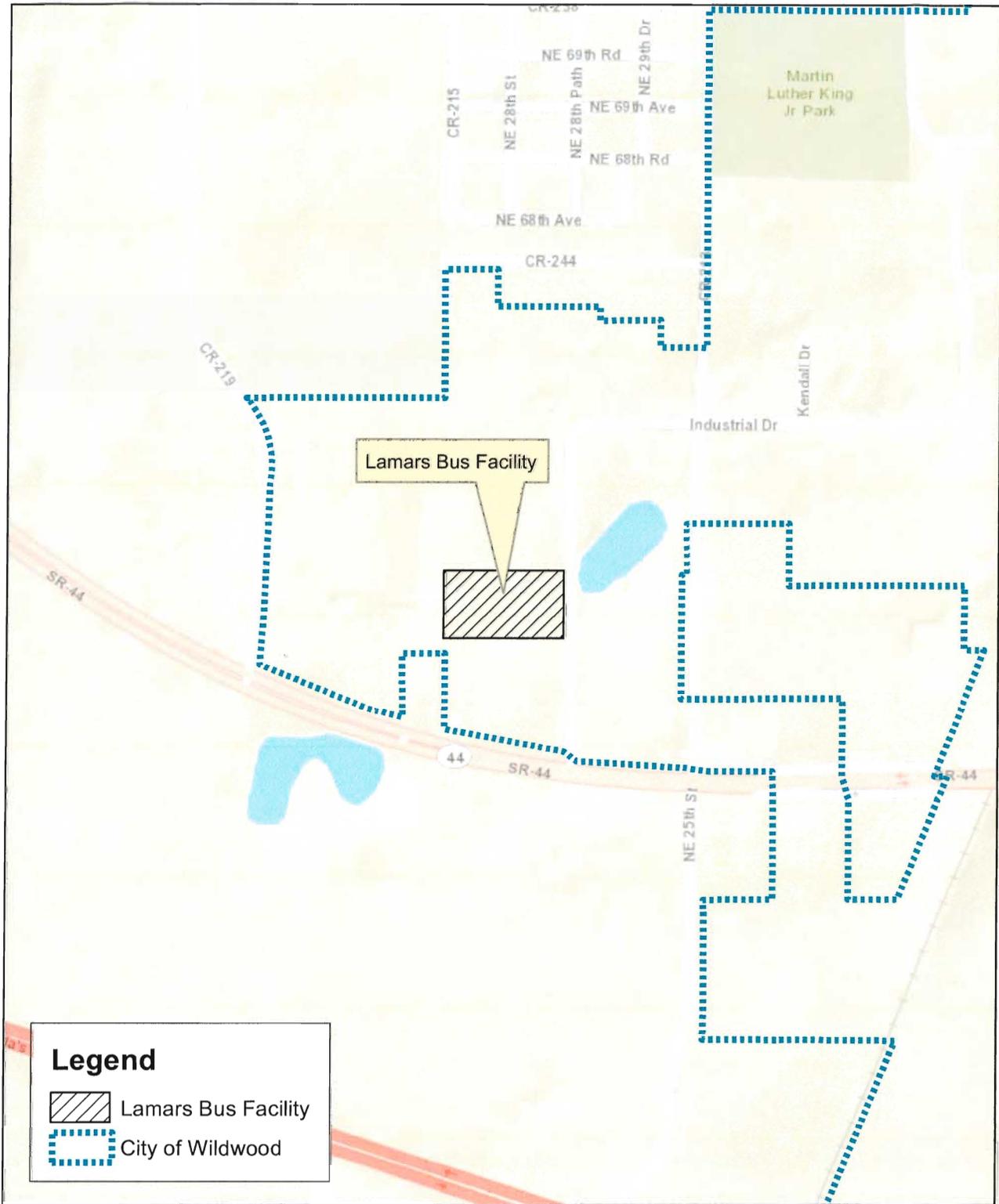
Applicant: Lamars A&K Properties LLP

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Lamars Bus Facility Site Plan, project number SP 1210-03, to the City Commission subject to approval, exemption, or permitting by all agencies of competent jurisdiction. The Engineer of Record is Drew Logan with Logan Civil Design, Inc. of Fruitland Park, Florida.

Dated: December 5, 2012

/Proposed/

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



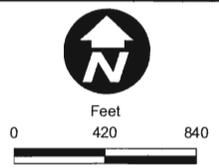
Legend

-  Lamars Bus Facility
-  City of Wildwood

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



F12=032C	
Lamars Bus Facility WILDWOOD, FLORIDA	
November 2012	Location Map

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1211-01 Oxford Greens – Preliminary Plat Plan

REQUESTED ACTION: Preliminary Plan approval (SP 1211-01)

Work Session (Report Only) **DATE OF MEETING:** 12/10/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Preliminary Plan approval from the City Commission for the Oxford Greens Plat to subdivide parcel D08=005 into five lots with shared infrastructure. Proposed plans for the development include an Independent Living Facility, an Assisted Living Facility and Memory Care, and Senior Cottages. **Staff recommends approval of the Preliminary Plan for the Oxford Greens Plat (case SP 1211-01), subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.**

Case SP 1211-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 4, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Preliminary Plan to the City Commission.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for Preliminary Plan approval of the Oxford Greens Plat to subdivide parcel D08=005 into five lots with shared infrastructure. The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: SP 1211-01

Parcel: D08=005

Owner: Sumter Retirement Residence, LLC

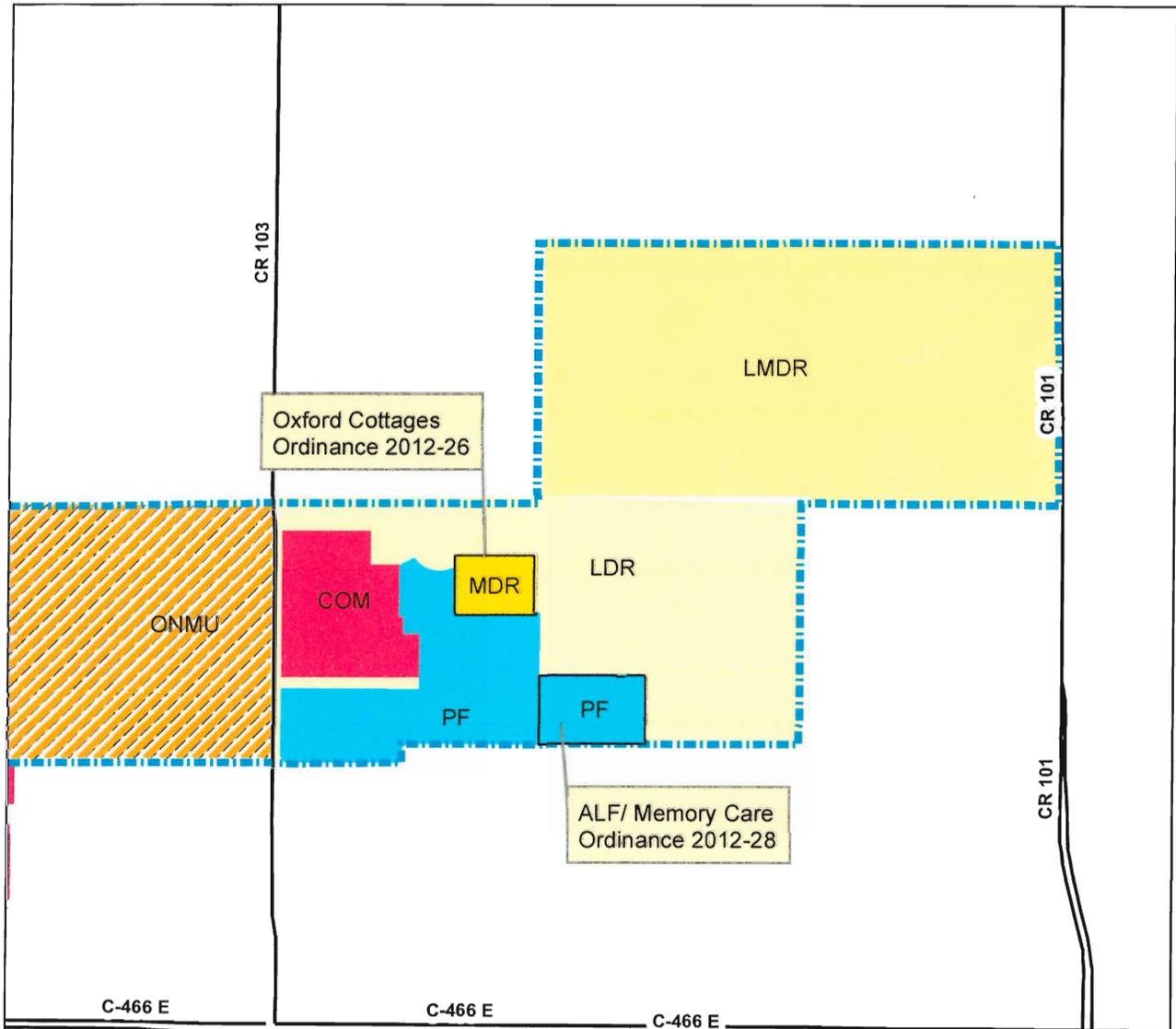
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Preliminary Plan for the Oxford Greens Plat, project number SP 1211-01, to the City Commission subject to resolution of those items in the City Engineer's letter dated November 29, 2012 and approval, exemption, or permitting by all agencies of competent jurisdiction. The Engineer of Record is Jeff McPherson with Tillman and Associates Engineering, LLC, of Ocala, Florida.

Dated: December 5, 2012

/Proposed/

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



Legend

- ALF/Memory Care
- City Limits

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



D08=005

Oxford Cottages & ALF/Memory Care
WILDWOOD, FLORIDA

November 2012

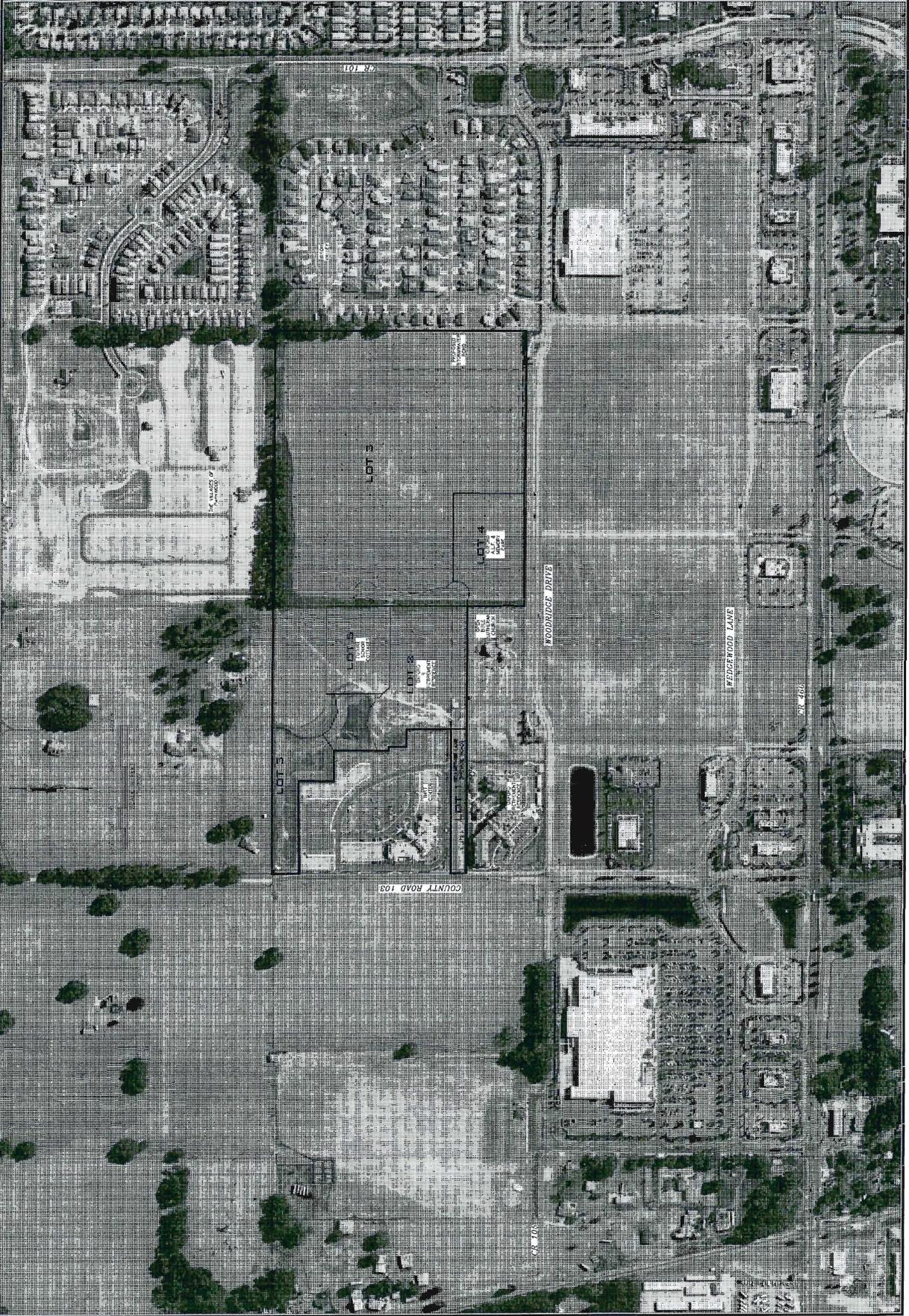
Proposed Future Land Use

ENGINEERING, LLC.
 1720 SE 16th Ave, Bldg 100 • Ocala, FL 34171
 Office: (352) 907-1947 • Fax: (352) 907-2190
 CERTIFICATE OF AUTHORIZATION #2556

DATE	REVISIONS

CITY OF WILWOOD, FL
 AERIAL PHOTOGRAPH

DATE: 11-21-12
 DRAWN BY: JLD
 CHECKED BY: JLD
 JOB NO.: 12-7042
 SHEET 2 OF 3



1.c.
 Page 4 of 7

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1211-02 Oxford Assisted Living Facility and Memory Care Site Plan

REQUESTED ACTION: Site Plan approval (SP 1211-02) to construct a three-story 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (A portion of parcel D08=005, Lot 4 of the Oxford Greens Plat).

Work Session (Report Only) **DATE OF MEETING:** 12/10/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

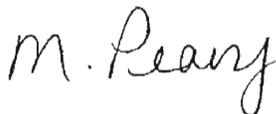
BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission to construct a three-story, 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (80 single units, 23 double units, 126 total beds) with associated improvements that will be used throughout the Oxford Greens subdivision. **Staff recommends approval of the Site Plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.**

Case SP 1211-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 4, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for the construction of a three-story, 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (80 single units, 23 double units, 126 total beds); with associated improvements that will be utilized throughout the Oxford Greens subdivision. The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: SP 1211-02

Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

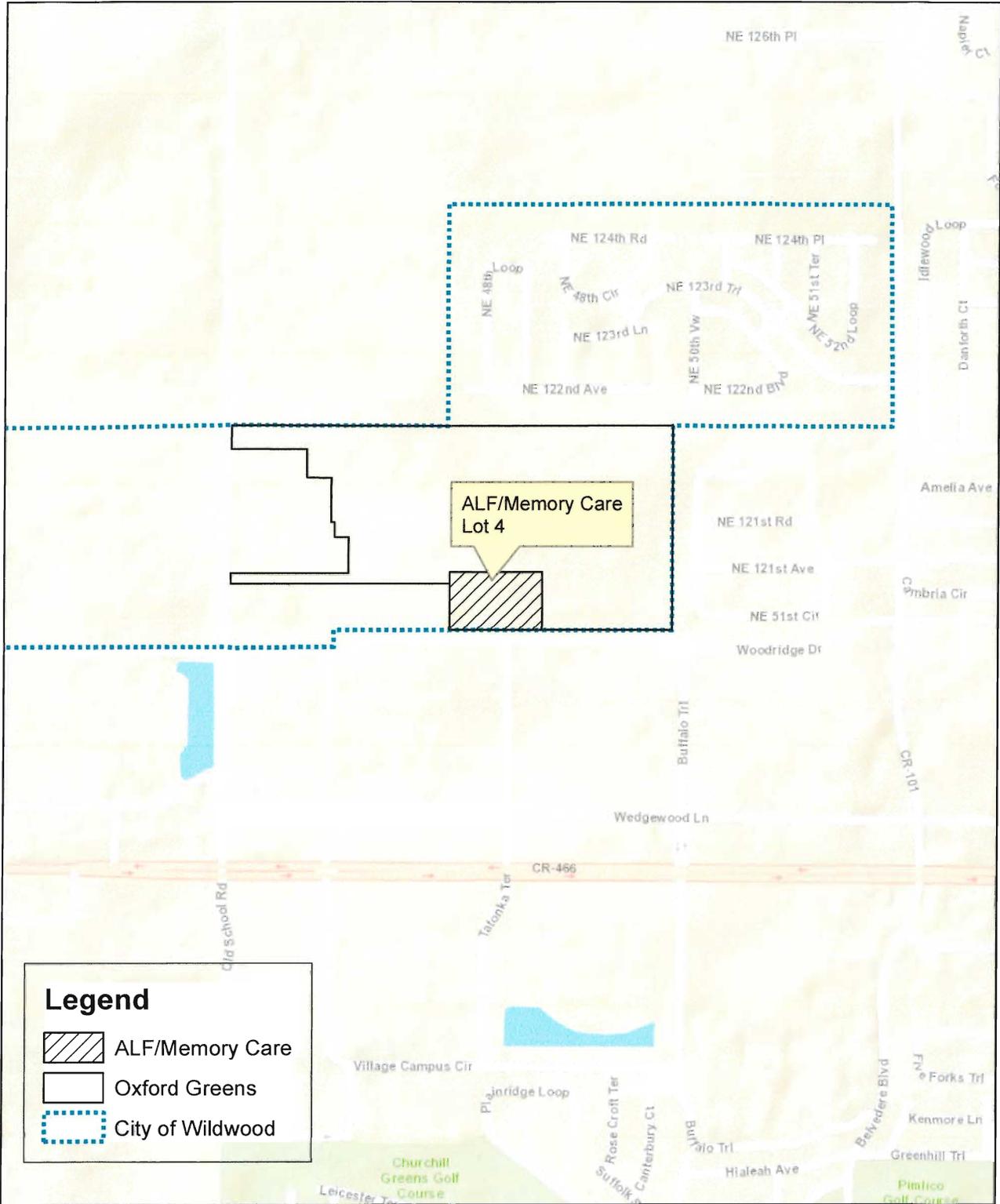
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Oxford Assisted Living Facility and Memory Care Site Plan, project number SP 1211-02, to the City Commission subject to approval, exemption, or permitting by all agencies of competent jurisdiction. The Engineer of Record is Jeff McPherson with Tillman and Associates Engineering, LLC, of Ocala, Florida.

Dated: December 5, 2012

/Proposed/

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



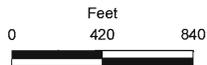
Legend

-  ALF/Memory Care
-  Oxford Greens
-  City of Wildwood

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



D08=005

Oxford ALF/Memory Care
WILDWOOD, FLORIDA

November 2012

Location Map

City Building Availability Survey

Building #1 **Senior Services Center** **602 Fourth Street**

Current Status: **OCCUPIED**

Building is currently leased to Mid-Florida Community Services @ 20.00 per year.

Building is occupied daily (Monday-Friday) 9:00 A.M.- 1:00 P.M.

Term of Lease- 20 years (October, 1997 until October 2017).

Lease restricts use to Senior Services purposes only.(serves as Meal site and offers arts/crafts)

Director- Michael Georgini 352-796-1425 Site Manager- Lillie Davis 748-3411

All utilities paid by Mid- Florida

.....
Building # 2 **Jackson Street Daycare Center** **610 Jackson Street**

Current Status: **VACANT**

Building was previously leased by Mid-Florida Community Services @ \$20.00 per year for exclusive use as a Daycare center.

Previous Lease was an indefinite lease as long as the building was used for Child Care Purposes by Mid-Florida and was effective as of January 1, 1992. Lease was vacated at the request of Mid-Florida.

Mid Florida paid all utilities when the facility was occupied. Utilities are currently on for the City

.....
Building #3 **Old MADDADS Center** **101 MLK Street**

Current Status: **VACANT BUT PARTIALLY USED**

No exclusive lease exists for this building, but it is being Reserved and used weekly on Wednesdays by BW City Ministries (usage unknown) and Reserved and used monthly by The West Side Development Group For Community meetings.

The Building has been approved for rental on a first come first serve basis by the Commission with applicable rental fees.

No fees Are collected from BW City Ministries or West Side Development because of their not for profit status.

Very limited use by anyone else to this point. All Utilities are paid by the City of Wildwood.

.....
Building # 4 **Old Library Building** **310 Palmer Street**

Current Status: **VACANT** **(Front office temporarily used by Historical Association)**

No lease exists for this building. Currently used for storage by City. NO fees Collected.
Utilities to be paid by the City until leased.

City Building Availability Survey

Building # 5 Old Water Plant Offices 801 Huey Street

Current Status: VACANT (actually two (2) small offices)

No lease exists for these buildings. Recently vacated by City Operations

Utilities paid by the City until leased.

Building # 6 City Hall Annex Building 110 wonders Street

Current Status: VACANT (BEING CONVERTED INTO OFFICIAL RECORDS CENTER)

Utilities paid by the City.

.....

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
CITY HALL COMMISSION CHAMBER
NOVEMBER 26, 2012 – 7:00 P.M.

The City Commission of the City of Wildwood Florida met in Regular Session, November 26, 2012 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: City Manager Cannon, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, AVT Law, Sr. Customer Service/Billing Specialist Woods, Utility Director Phillips.

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 / SPECIAL PRESENTATION(S)
 - a. Special Presentations
 - 1) The Quit Doc Foundation – T. J. Harrington, MA – Tobacco Prevention Grant support for Sumter County (Attachments)

T.J. Harrington provided a Power Point presentation regarding the Quit Doc Foundation and what it provides to communities to encourage tobacco free communities, noting that the State Department of Health has corresponded to him that Sumter County has not received any grant funds this year. He noted the Sumter County Health Unit was not funded. He requested a letter of support from the City. Handouts were provided.

Motion by Commissioner Allen, second by Commissioner Bivins authorizing the City Manager to provide a letter of support on behalf of the City. Motion carried by unanimous vote.

- b. City Manager
 - 1) Noted he has moved to Sumter County. Not in the Wildwood home yet, but very soon.

- c. City Attorney – None
- d. City Clerk – None

- e. Commission Members
 - 1) Mayor Wolf seems to some problems about the employee banquet. He understood the Commission had decided on steaks if Gene would cook. Doesn't understand why there would be any problem in what the Commission stated. Possibly the menu needs to be discussed, with steak, potato, vegetable and a desert. CM Cannon indicated everything had been taken care of and there will be steaks on the 14th and the budget is about \$200 less than last year. There will also be pork and chicken. It is being catered and they will set up and take down. They should have a number of attendees by the end of the week. Mayor Wolf suggested the Commission be more specific next time.

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November 26, 2012

- f. Public Forum (10 minute time limit)
 - 1) Gidget Gibson reminded the Christmas Parade is on this Saturday and last year some of the Commissioners indicated they would judge this year. The following weekend is the Baker's House tours with a \$5.00 donation. Mayor Wolf commended the Board, Public Works and Parks & Recreation for the cleanup they have done. Gidget expressed gratitude to Gene and Jenny for the work their departments have done.

- g. Notes and Reports

3. NEW BUSINESS--ACTION REQUIRED

- a. MINUTES

- 1) Minutes of Regular Meeting held on November 12, 2012 (Attachments - Staff recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Strickland to approve the Minutes of Regular Meeting held on November 12, 2012. Motion carried by unanimous vote.

- b. ORDINANCES FIRST READING ONLY (READ ONLY --NO VOTE) -- None

- c. RESOLUTIONS FOR APPROVAL -- None

- d. APPOINTMENTS

- 1) Request for appointment of a Sumter County Representative to serve on the WRPC (Withlacoochee Regional Planning Council) board for the coming year (Sister Cities polled by City Clerk) (Attachment -- Board Option)

Mayor Wolf asked if any other member of the Commission would volunteer to serve since Commissioner Allen will retire as of January. CC Jacobs noted he began polling the other cities today when he saw it was on the agenda. No responses have been received yet, and most cities won't have a meeting until December. He feels that if other cities do have commission members who will serve, they will need to work out the final decision amongst them and notify the WRPC.

- e. CONTRACTS AND AGREEMENTS -- None

- f. FINANCIAL

- 1) Bills for Approval (Attachments -- Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Strickland to pay the bills. Motion carried by unanimous vote.

- 2) Request for Approval of Change Order No. 1 in the amount of \$3,960 for additional sod for site restoration of the CR 462 Phase I Utility Extensions to serve the Providence Independent Living Facility at Turkey Run. (Attachment - Staff recommends approval)

Minutes
Page 3
November 26, 2012

Mayor Wolf noted they did a good job, and too bad the road will be improved shortly and this will be redone.

Motion by Commissioner Strickland, second by Commissioner Bivins to approve Change Order No. 1 in the amount of \$3,960 for additional sod for site restoration of the CR 462 Phase I Utility Extensions to serve the Providence Independent Living Facility at Turkey Run. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) Discuss what the City's 610 Jackson Street building should be used for – residents are requesting to use it for various purposes (Attachments – Board Option)

Mayor Wolf requested a report from staff on three buildings the City owns: what are being used for, are they being leased and by whom, and what is available. Wonders when it becomes not economically feasible to pay light bills and maintain building that we don't really use.

Chloe Lyals, who is requesting use of 610 Jackson Street was present and provided a written plan to the Commission. Plan is to use the building for youth center and after school program for youth in the community to have a safe place to go. She would team up with the Sumter County School Board and the Wildwood Middle High School and target student who are at risk of failing academically because of behavioral issues. Program would utilize retired teachers. Referred to Funding section in written plan. Noted her resume was attached to the Plan and noted she is currently employed by the Sumter County School Board so she is connected there.

Mayor Wolf noted that 610 Jackson might not work as a Community Center in a residential area, but possibly the MADDAD building. Would like staff to report on the buildings. Commissioner Allen noted that Ms. Lyals is a Wildwood alumni as is her father and he would like to see if the City and Ms. Lyals assess the buildings and her needs. Mayor Wolf reminded the Commission that others have requested the use of buildings and have been denied. Commissioner Bivins noted that Ms. Lyals is the first one to present a written plan for use of a City building, and a program of this type is needed. Even if not this building, would like the City determine if there is some other building available to help her. Commissioner Allen noted he would not like to see the building not utilized for a long period of time, because if it sets to long there will be breaking of windows and such. Commissioner Strickland agreed with both Commissioners' comments and would fully support a program of this type. It is our job to maximize use, and with this program the building could be used in the morning for other events. May need the City Attorney to look at the legality of allowing a City building to be used. Commissioner Clark commented that it seems she would need a permanent location so that she does not have to go in each day and set up.

CM Cannon indicated he would like to have Ms. Lyals and Jenny meet with him and determine her needs.

Minutes
Page 4
November 26, 2012

Motion by Commissioner Bivins, second by Commissioner Allen for the City Manager to meet with Chloe Lyals and P&RC Hudson to determine what can be worked out and in the interim have the City Manager to look at building and see what they are being used for and by whom. Motion carried by unanimous vote.

In response to a question from Commissioner Allen, Mayor Wolf noted that the old George Nichols Library building was a part of the agreement with the County for retention for the widening of 466.

2) Request by The Villages of Lake-Sumter, Inc. to set a public hearing date of December 10 to amend the ARDO (Amended Restated Development Order) to remove the build-out date limitation for the provision of solid waste service (Attachments – Staff Recommends Approval)

CA Blair noted she has one issue to discuss with the Villages prior to the meeting.

It was noted this would be during the Regular Commission Meeting of December 10.

Motion by Commissioner Strickland, second by Commissioner Clark to approve the Request by The Villages of Lake-Sumter, Inc. to set a public hearing date of December 10 to amend the ARDO (Amended Restated Development Order) to remove the build-out date limitation for the provision of solid waste service. Motion carried by unanimous vote.

3) Proposals for Online Bill Pay and Billing Mail Out – Deniese Woods to present (Attachments – Board Option)

SCSBS Woods provided information on two options for Online Bill Pay and Billing Mail Out. (1) Automated Merchant Services and (2) Arista Information Systems. She noted that both are PCI compliant third parties. Both would be lower cost than the current set up with SunTrust. Main difference is that Arista provides more services available including printing and mail out of the bills, electronic check, and emailed bill availability. With the additional services the cost would be comparable to the current cost of SunTrust fees, postage, and purchase of preprinted billing card forms, as long as there was only one bill mail out and no delinquent mail out. In response to questions from the Commission, Ms. Woods indicated that either option would take the City forward technologically so that billing and payment process would be more efficient. Noted there is a web site use charge that could be passed on to the customers for the convenience of on line payment. This has been estimated at \$2.45. She noted the one item of the six services offered by Arista that she would not want would be the payment lock box, where payments are sent to Arista. There is a bid the City can piggyback so we would not have to go through the bid process. She noted that with AMS there is no contract but with Arista you have a two year contract.

Mayor Wolf asked for staff to make a recommendation to the City Manager and Commission, with Commissioner Bivins adding as long as the one recommended would allow the customer to go on line and see the bill and make the payment. City Manager asked Ms. Woods to make a recommendation. Ms. Woods recommended moving up all the way to Arista.

Minutes
Page 5
November 26, 2012

Motion by Commissioner Strickland, second by Commissioner Bivins to proceed forward to utilize Arista for on line Bill Pay and Billing Mail Out. Motion carried by unanimous vote.

4) Official results of City Election – a motion is needed to declare the results final (Attachment – Staff Recommends Approval)

Motion by Commissioner Allen, second by Commissioner Bivins to declare the results of City Election final. Motion carried by unanimous vote.

5) Discuss canceling the December 24 regular meeting which falls on Christmas Eve - a holiday for City staff. If not rescheduled, the next regular meeting would be January 14, with a workshop the week before on January 7. (December & January Calendars Attached)

Motion by Commissioner Bivins, second by Commissioner Strickland to cancel the Regular Meeting of December 24. Motion carried by unanimous vote.

4. ADJOURN

Upon a motion by Commissioner Bivins, second by Commissioner Strickland the meeting was adjourned.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Oxford Cottages Retirement (Lot 5) CP 1210-01

Approval of Ordinance O2012-26.

REQUESTED ACTION:

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 12/10/12
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

- Annual
 Capital
 N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant (Lenity Architecture, LLC) seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On December 4, 2012 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2012-26. **Staff also recommends approval of Ordinance #02012-26 (attached).**

The 3.02 +/- acre subject parcel is intended to be utilized for senior retirement cottages. The amendment to Medium Density Residential (MDR) is necessary to accommodate the proposed development.

Staff believes a Future Land Use Map designation of "Medium Density Residential" is appropriate based on the intended use of the property and should be recommended for approval for the following reasons:

- The applicant has provided justification for the proposed amendment;
- The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The proposed amendment does not represent urban sprawl and exemplifies an energy efficient land use pattern;
- The proposed amendment will not have an adverse impact on environmentally sensitive lands; and
- The proposed amendment will not adversely impact public facilities and services.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

A handwritten signature in black ink that reads "M. Peavy". The signature is written in a cursive, flowing style.

Melanie Peavy
Development Services Director

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

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from City "Low Density Residential" to City "Medium Density Residential" on 3.02 +/- acres. The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: CP 1210-01

Parcel: A portion of D08=005 (Lot 5 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

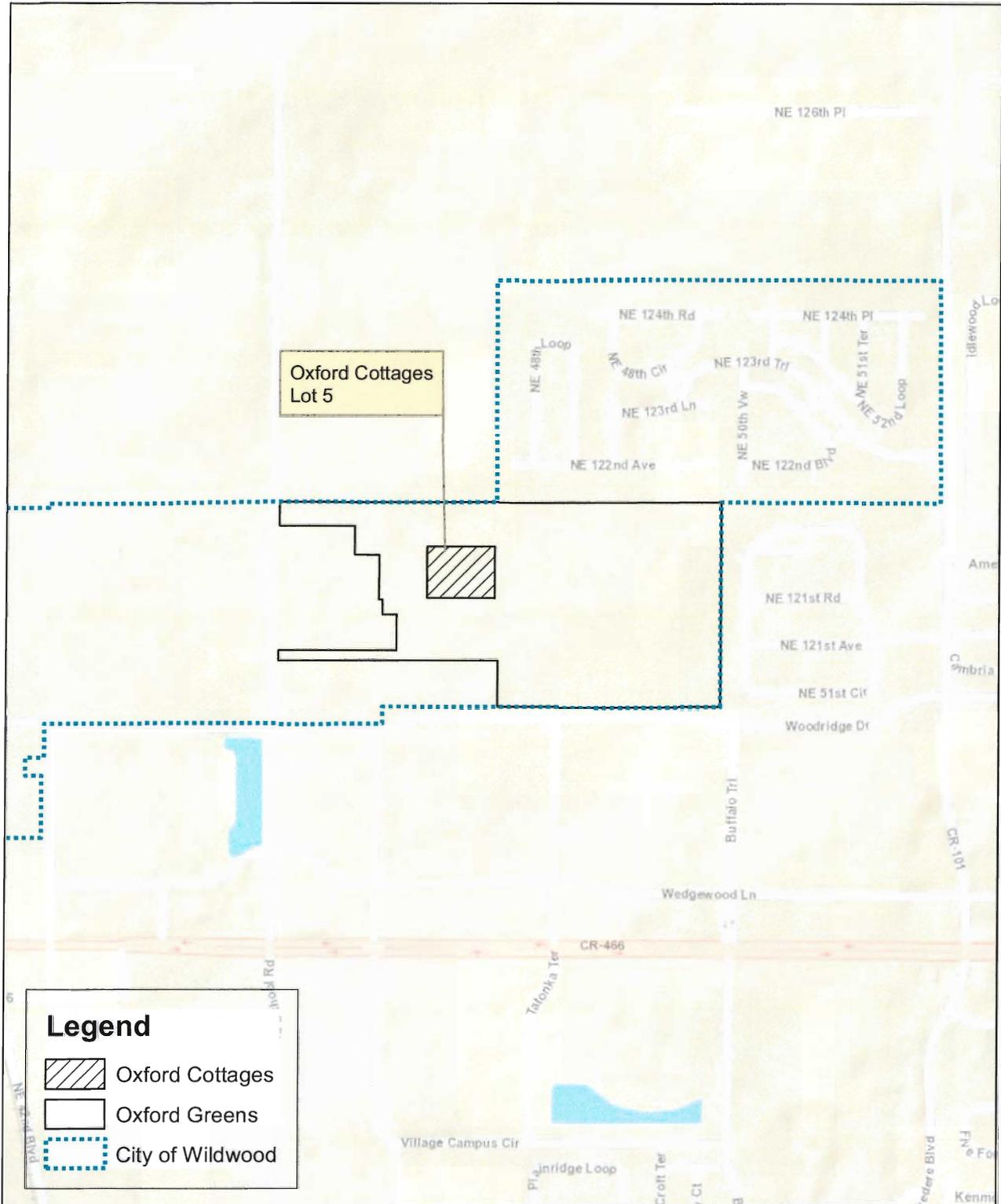
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and favorable recommendation of Ordinance #O2012-26 to the City Commission.

Dated: December 5, 2012

/Proposed/

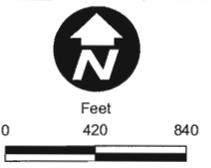
Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



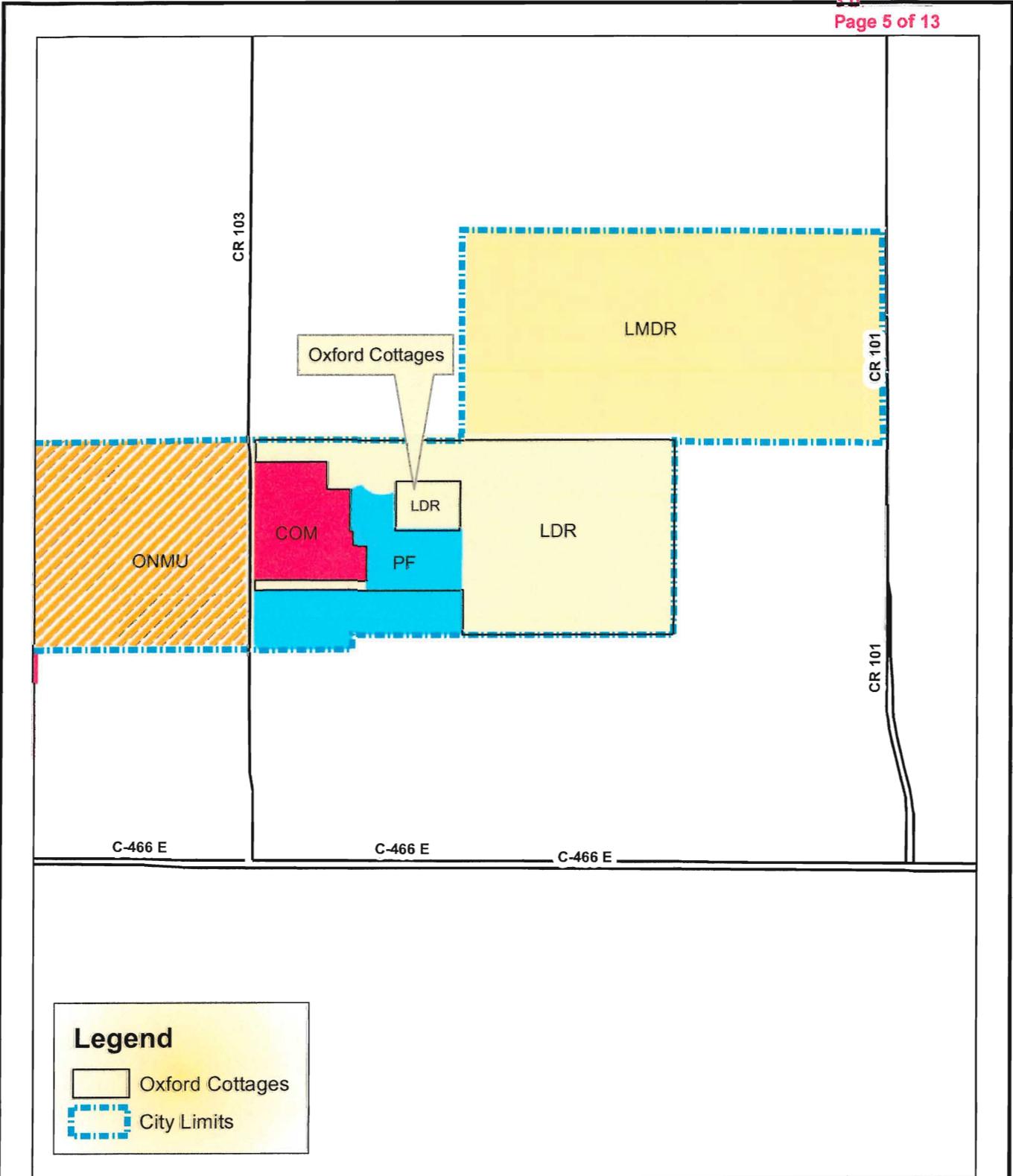
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City of Wildwood
100 North Main Street
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D08=005	
Oxford Cottages WILDWOOD, FLORIDA	
November 2012	Location Map



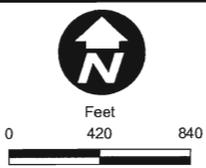
Legend

-  Oxford Cottages
-  City Limits

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Wildwood, FL 34485
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D08=005	
Oxford Cottages WILDWOOD, FLORIDA	
November 2012	Existing Future Land Use

ORDINANCE NO. O2012-26

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

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

Sumter Retirement Residence
Oxford Cottages Retirement
Portion of Parcel #: D08=005 (Lot 5)
Containing 3.02 acres more or less

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 383.72 FEET TO THE N.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°01'08"W., A DISTANCE OF 372.42 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST BOUNDARY, N.89°49'26"W., A DISTANCE OF 398.96 FEET; THENCE N.39°31'22"W., A DISTANCE OF 45.56 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 536 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY AND NORTHERLY EXTENSION, N.00°21'53"W., A DISTANCE OF 272.71 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY AND THE NORTHERLY

EXTENSION, S.89°49'26"E., A DISTANCE OF 429.59 FEET TO THE AFORESAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY, S.00°01'08"E., A DISTANCE OF 307.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.02 ACRES, MORE OR LESS.

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

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

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

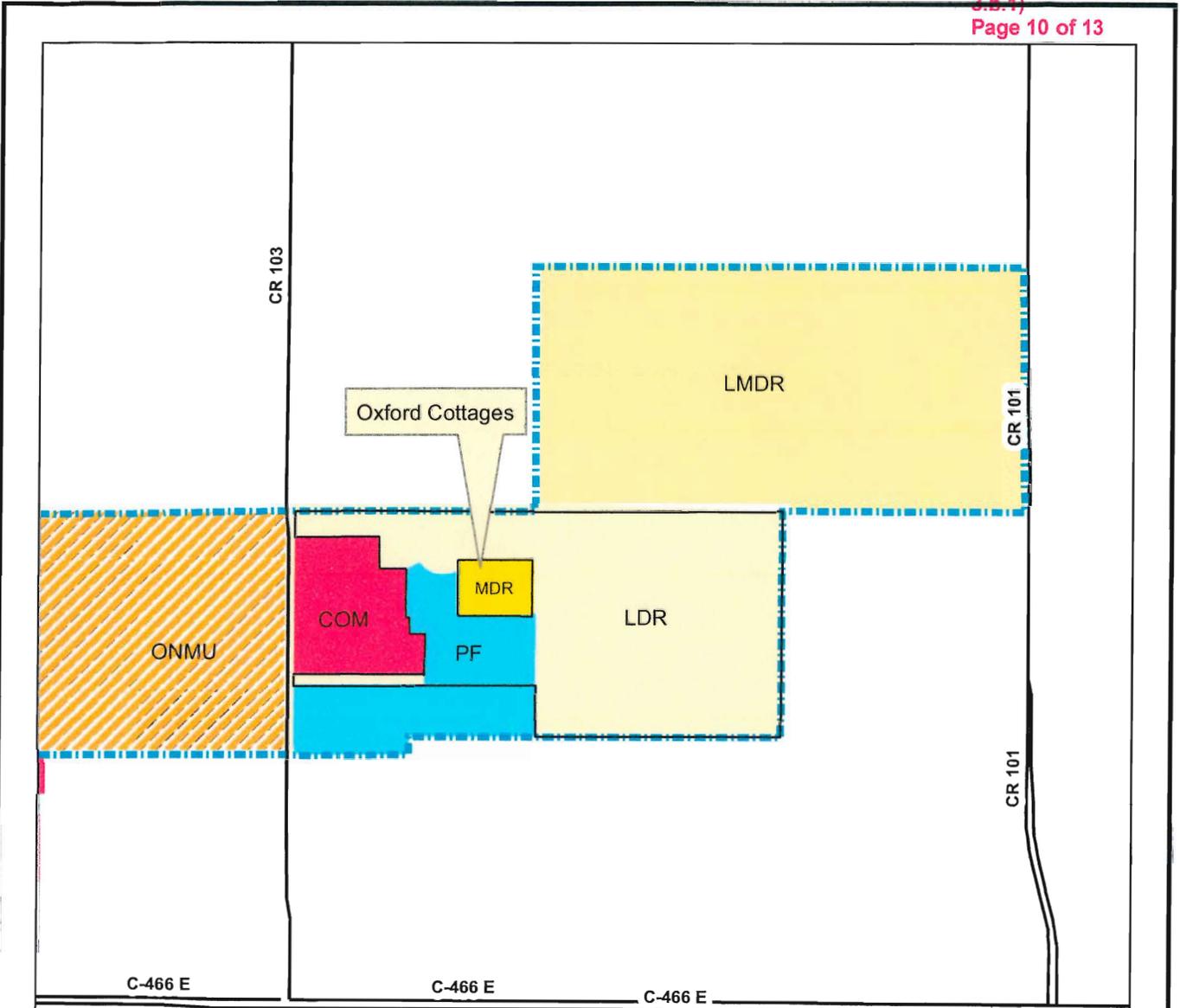
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-26: "Exhibit A"
Oxford Cottages Retirement
Future Land Use Map Designation



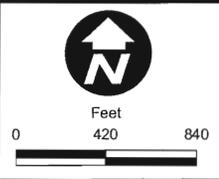
Legend

- Oxford Cottages
- City Limits

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City of Wildwood
 100 North Main Street
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D08=005	
Oxford Cottages WILDWOOD, FLORIDA	
November 2012	Proposed Future Land Use

I. INTRODUCTION – OXFORD COTTAGES

Site Description

The subject parcel is directly north of and adjacent to a retirement residence that is currently under construction at the easterly end of Bellweather Lane.

Surrounding Uses:

- North and East of the site LDR (Low Density Residential)
- West of the site INS (Institutional) – Central Florida Urology Specialists

Site:

Current Zoning: R- 1 / LDR (Pending Zone Change to R-3)
Current Use: Undeveloped
ACCOUNT #: D08—005 (Includes additional property)

Acreage

The parcel is 2.7 acres in size and is currently undeveloped.

Proposed Development

Hawthorn Retirement Group proposes to develop 24 independent retirement cottages as a compliment to their retirement residence under construction.

INTENDED USE – Retirement Cottages

The fourplex retirement cottages are designed to encourage ongoing independence for retirees and attract the most independent members of our retirement community.

The proposed 24 retirement cottages afford the advantages of independent living while utilizing services available at the main building, which provide support, security, and friendship. The retirement cottages come in different configurations but each version includes two bedrooms, a full kitchen, ample living and storage space and a single car garage.

Cottage residents also benefit from the private van transportation and the various events and activities provided by the facility both on and off site.

Cottage residents have the option of including meal service, housekeeping, laundering as a part of their monthly rental package.

Oxford Florida – Retirement Cottages
Project Summary & Justification Statement#

Each cottage has the added security of having staff “in house” 24 hours a day at the main building. All cottages have two-way communication with staff and the cottages are fully fire sprinklered for additional safety and peace of mind.

Building Design

The 24 units will be housed in 6 fourplex buildings. Each unit has an average of 1,200 to 1,300 square feet of living space.

The exterior siding materials will include horizontal lap siding, board and batton, and brick. The roof will be architectural comp shingles.

The site is to be extensively landscaped with usable outdoor spaces including manicured lawns and a pitch and putt course. Walkways will connect the cottages to the main building to provide access to the swimming pool, putting green, gardens and other amenities offered on the main site.

II ZONING, LAND USE AND DESNITY

Purpose of the proposed Comprehensive Plan and Zone Change

It is the intent of the developer to complete a Zone Change to R-3 while maintaining the existing Comprehensive Plan designation of MDR (Medium Density Residential) in order to accommodate the development of the above referenced retirement cottages.

III. Overview and Summary

Existing Zoning:	R-1: Low Density Residential
Proposed Zoning:	R-3: Medium Density Residential
Land Area:	2.7 acres
Existing Use:	Undeveloped
Proposed Use:	24 Independent Retirement Cottages

IV. SUPPORTING DOUCMENT AND DRAWINGS

- Legal Description
- Proof of Ownership (Recorded Deed)
- Aerial Photo
- Existing FLU Map
- Property Appraiser Information
- Existing Zoning Map
- Location Map
- Environmental Constraints Map
- Requested FLU Map
- Requested Zoning Map

V. JUSTIFICATION FOR COMPREHENSIVE PLAN AMENDMENT AND REZONING

The proposed development will add 24 retirement homes to the area as a compliment to the facility already under construction. This allows for independent senior living while providing the security and benefits of the larger retirement residence, which provides amenities beyond conventional private living.

This provides another vital component to meet the growing demand for senior housing in Oxford, the City of Wildwood, and greater Sumter County. The addition of these cottages complements the existing senior housing in the area and provides additional options for seniors.

Comprehensive Plan

This use coordinates well with the Comprehensive Plan and its surrounding land uses:

This proposal is consistent with the current Comprehensive Plan and no change to the existing designation of MDR (Medium Density Residential) is requested.

Rezoning

Rezoning this site to R-3 provides the density needed to construct the 24 cottages on this site.

Amending the zoning designation to R-3 for this site is consistent with land use goals and appropriate for area. This site is ideally suited for the proposed retirement cottages as a complimentary development to the retirement residence underway south of the subject property. It has close proximity to services such as shopping, recreation and medical services while still being near established conventional residential uses.

Thank you for your consideration.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Oxford Cottages Retirement (Lot 5) RZ 1210-01

Approval of Ordinance O2012-27.

REQUESTED ACTION:

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 12/10/12
 Special Meeting

CONTRACT:

N/A

Effective Date: _____
Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

BUDGET IMPACT: _____

- Annual
 Capital
 N/A

FUNDING SOURCE: _____

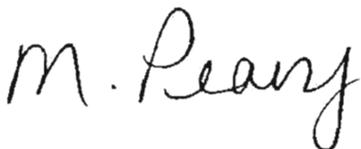
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant (Lenity Architecture, LLC) seeks approval for a rezoning from "R-1 Low Density Residential" to "R-3 Medium Density Residential" in conformance with the Future Land Use Map of the Comprehensive Plan. **Staff recommends approval of Ordinance #02012-27 (attached) subject to approval of Ordinance O2012-26, which establishes a future land use appropriate to the proposed zoning.**

The 3.02 +/- acre subject parcel is intended to be utilized for senior retirement cottages. The amendment to Medium Density Residential (MDR) is necessary to accommodate the proposed development. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to "Medium Density Residential". The requested zoning of "IN Institutional" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

Case RZ 1210-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 4, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission. The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed zoning designations within the vicinity.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for a rezoning approval on a 3.02 acre parcel MOL from R-1 (Low Density Residential) to R-3 (Medium Density Residential). The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: RZ 1210-01

Parcel: A portion of D08=005 (Lot 5 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

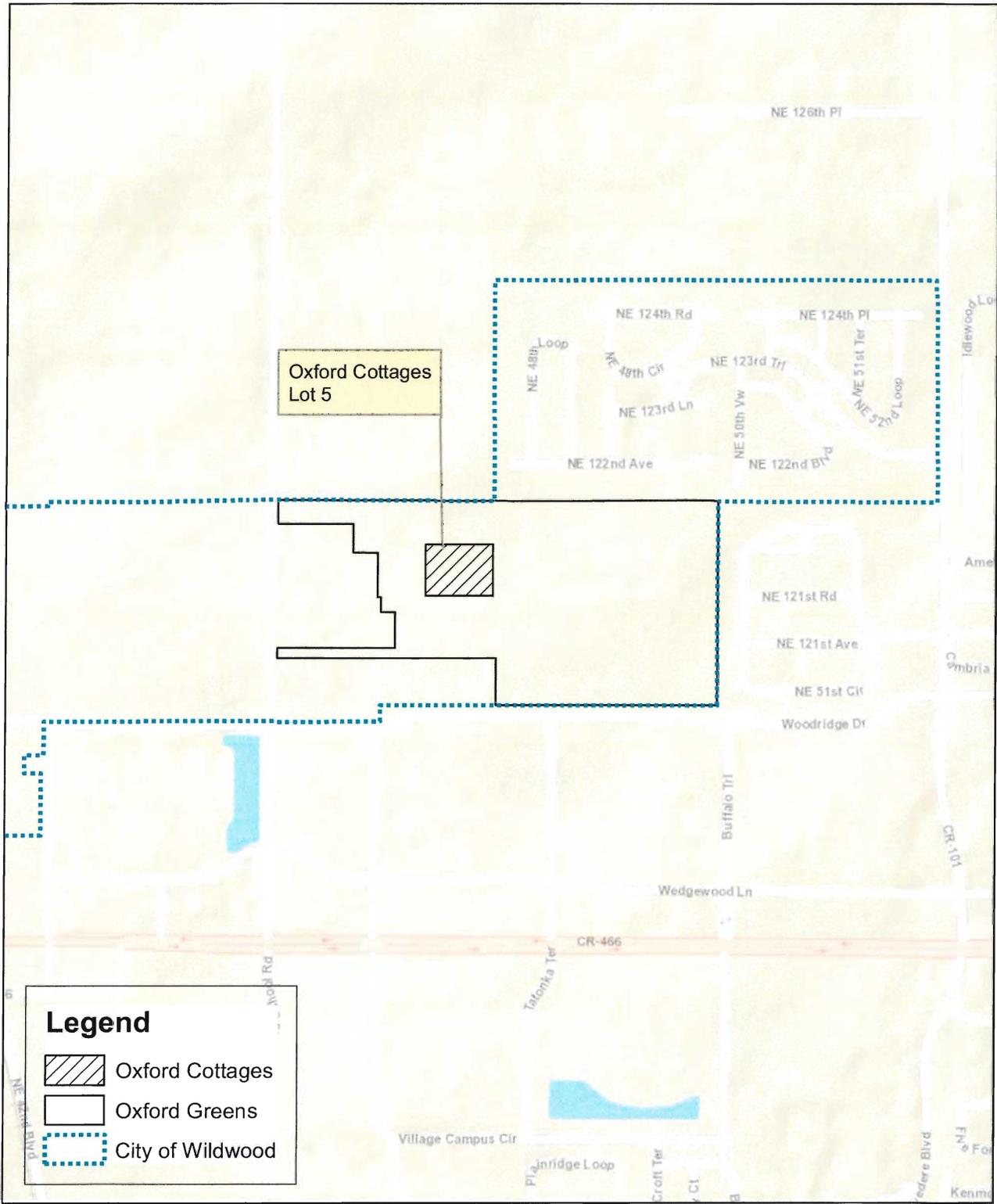
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the rezoning and favorable recommendation of Ordinance #O2012-27 to the City Commission.

Dated: December 5, 2012

/Proposed/

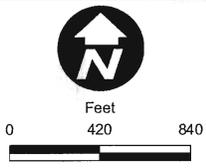
Archie O. Lowry, Jr.
Special Magistrate, City of Wildwood



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www.cityofwildwood.com

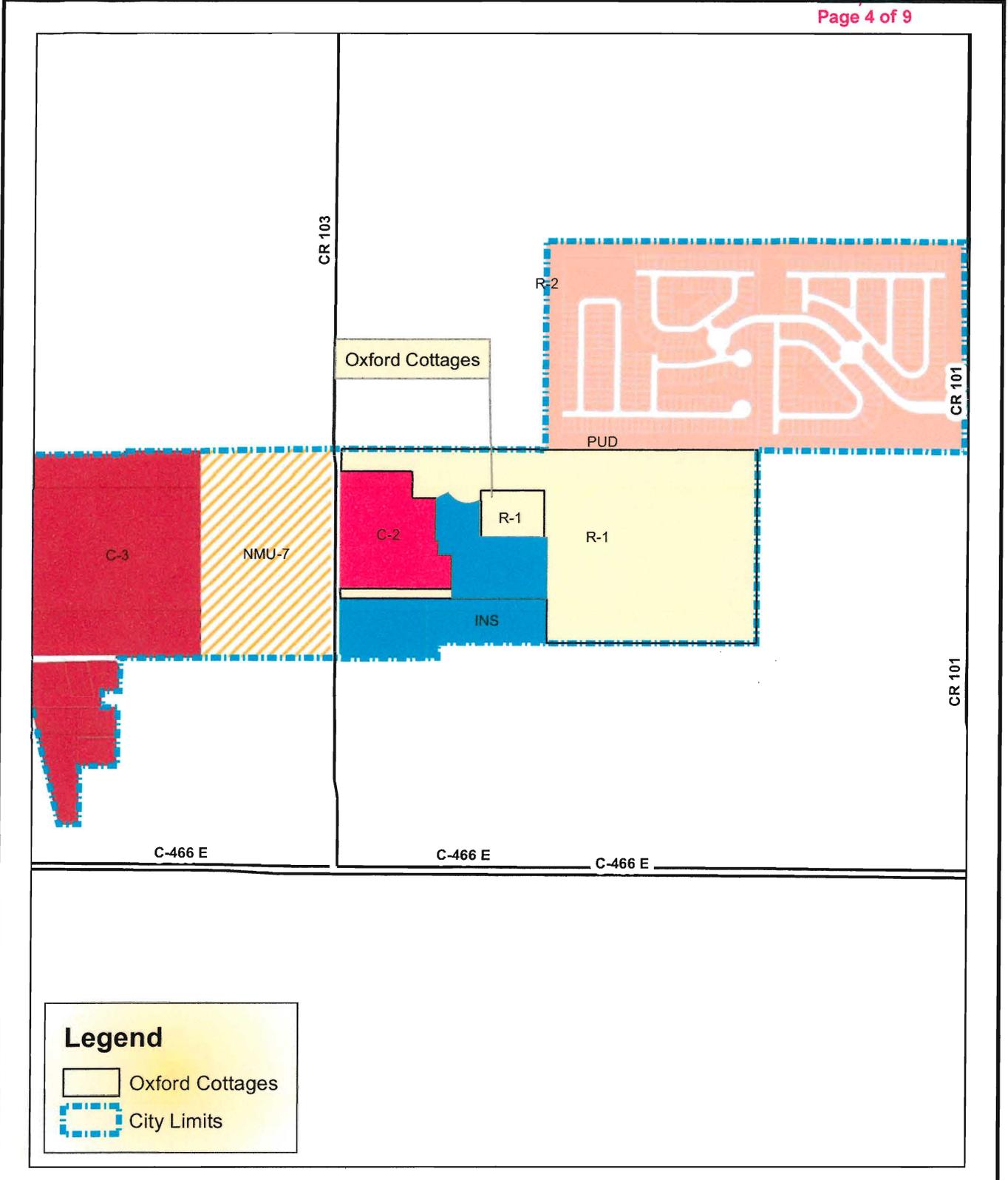


D08=005

Oxford Cottages
WILDWOOD, FLORIDA

November 2012

Location Map



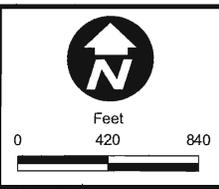
Legend

- Oxford Cottages
- City Limits

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D08=005	
Oxford Cottages WILDWOOD, FLORIDA	
November 2012	Existing Zoning

ORDINANCE NO. O2012-27

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Sumter Retirement Residence
Oxford Cottages Retirement
Portion of Parcel #: D08=005 (Lot 5)
Containing 3.02 acres more or less

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 383.72 FEET TO THE N.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°01'08"W., A DISTANCE OF 372.42 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST BOUNDARY, N.89°49'26"W., A DISTANCE OF 398.96 FEET; THENCE N.39°31'22"W., A DISTANCE OF 45.56 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 536 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY AND NORTHERLY EXTENSION, N.00°21'53"W., A DISTANCE OF 272.71 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY AND THE NORTHERLY EXTENSION, S.89°49'26"E., A DISTANCE OF 429.59 FEET TO THE

AFORESAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY, S.00°01'08"E., A DISTANCE OF 307.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.02 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "R-3: Medium Density Residential."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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. 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

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

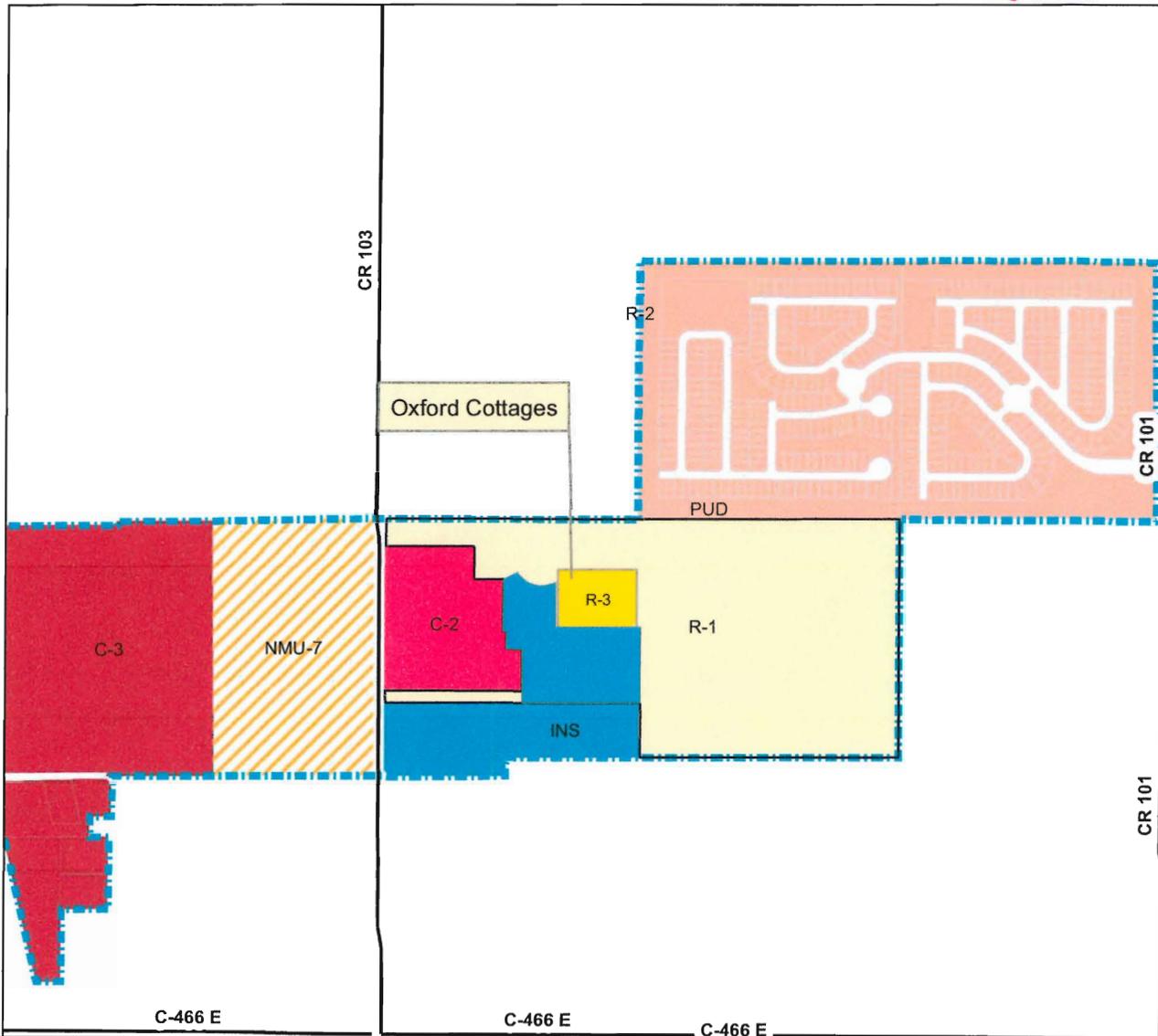
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-27: “Exhibit A”
Oxford Cottages Retirement
Zoning Map Designation



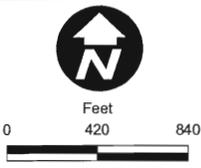
Legend

- Oxford Cottages
- City Limits

I:\Terr\GIS\Maps\Proposed Zoning - Oxford Cottages.mxd - 11/27/2012 8:37:43 AM - loneal



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



D08=005	
Oxford Cottages WILDWOOD, FLORIDA	
November 2012	Proposed Zoning

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Oxford Assisted Living Facility and Memory Care (Lot 4) CP 1210-02

Approval of Ordinance O2012-28.

REQUESTED ACTION:

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 12/10/12
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

- Annual
 Capital
 N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

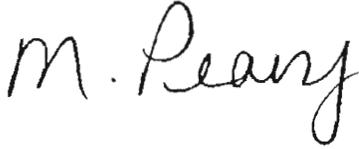
The applicant (Lenity Architecture, LLC) seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On December 4, 2012 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2012-28. **Staff also recommends approval of Ordinance #02012-28 (attached).**

The 4.15 +/- acre subject parcel is intended to be utilized for an Assisted Living Facility and Memory Care center. The amendment to Public Facilities (PF) is necessary to accommodate the proposed development.

Staff believes a Future Land Use Map designation of "Public Facilities" is appropriate based on the intended use of the property and should be recommended for approval for the following reasons:

- The applicant has provided justification for the proposed amendment;
- The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The proposed amendment does not represent urban sprawl and exemplifies an energy efficient land use pattern;
- The proposed amendment will not have an adverse impact on environmentally sensitive lands; and
- The proposed amendment will not adversely impact public facilities and services.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.



Melanie Peavy
Development Services Director

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

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from City "Low Density Residential" to City "Public Facilities" on 4.15 +/- acres. The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: CP 1210-02

Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

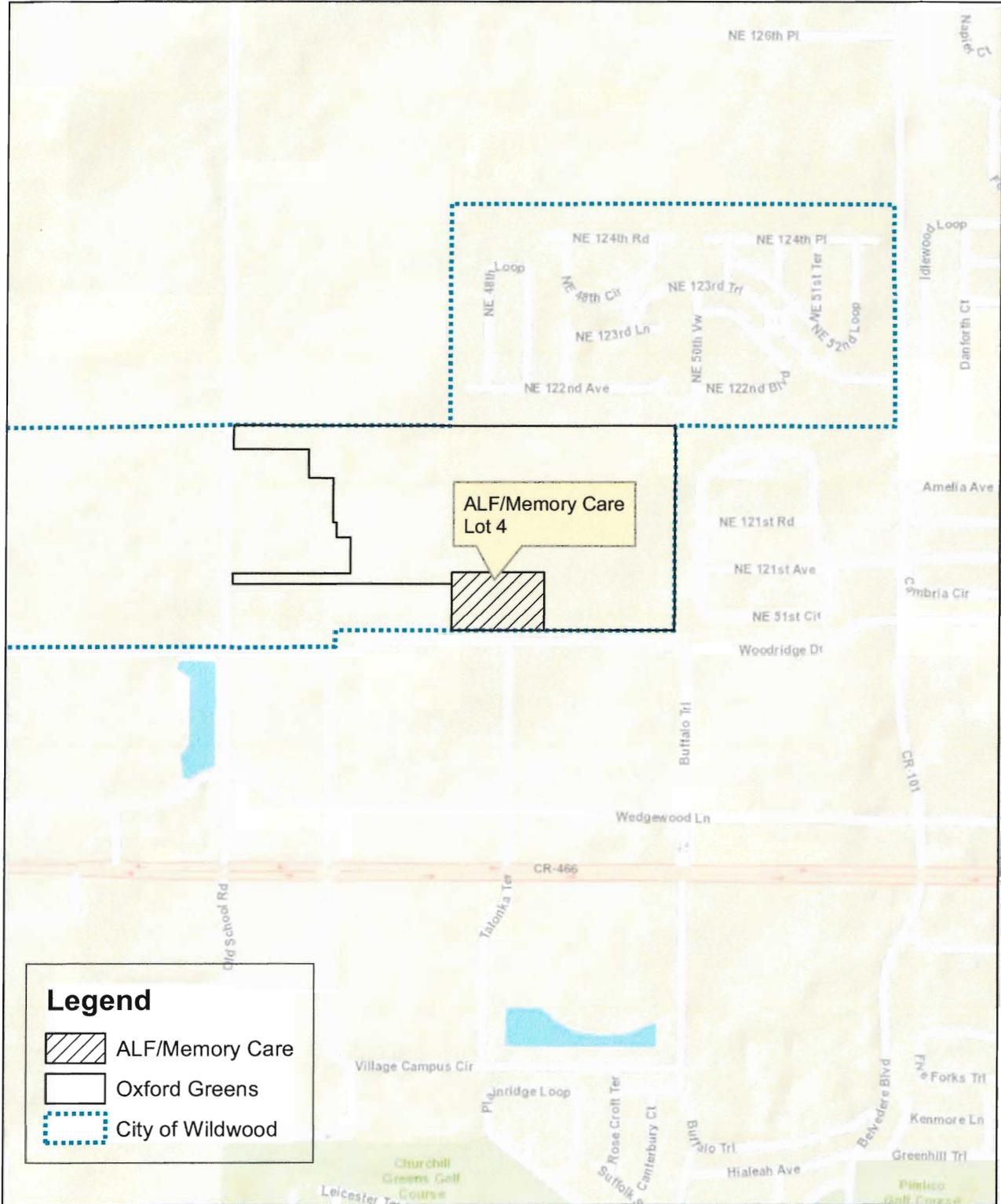
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and favorable recommendation of Ordinance #O2012-28 to the City Commission.

Dated: December 5, 2012

/Proposed/

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



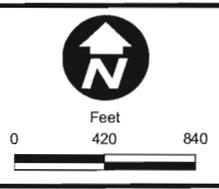
Legend

-  ALF/Memory Care
-  Oxford Greens
-  City of Wildwood

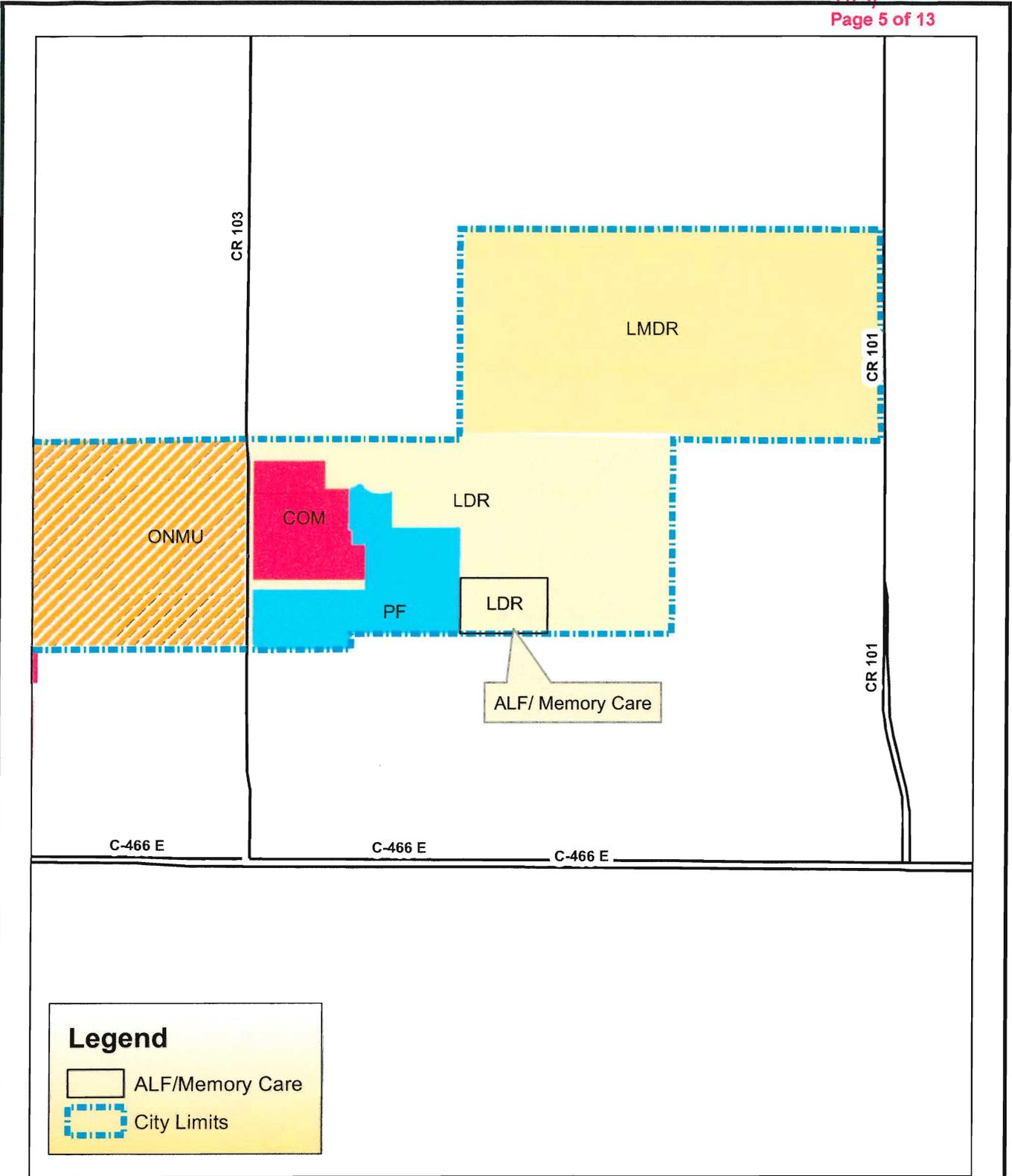
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City of Wildwood
100 North Main Street
Wildwood, FL 34485
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D08=005	
Oxford ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Location Map



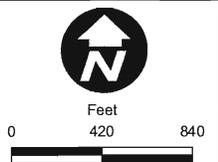
Legend

- ALF/Memory Care
- City Limits

I:\Terr\GIS\Maps\Existing FLU - Oxford ALF\Memory Care.mxd - 11/21/2012 2:54:22 PM - lorneal



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
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D08=005	
Oxford ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Existing Future Land Use

ORDINANCE NO. O2012-28

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

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

Sumter Retirement Residence
Oxford ALF and Memory Care
Portion of Parcel #: D08=005 (Lot 4)
Containing 4.15 acres more or less

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 106.54 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 277.18 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'26"E., A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A NON-TANGANT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 139°49'41", AND A CHORD BEARING AND DISTANCE OF N.52°05'42"E., 110.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 430.37 FEET; THENCE S.00°00'00"W., A

DISTANCE OF 346.79 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°49'49"W., A DISTANCE OF 545.38 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.15 ACRES, MORE OR LESS.

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

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

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

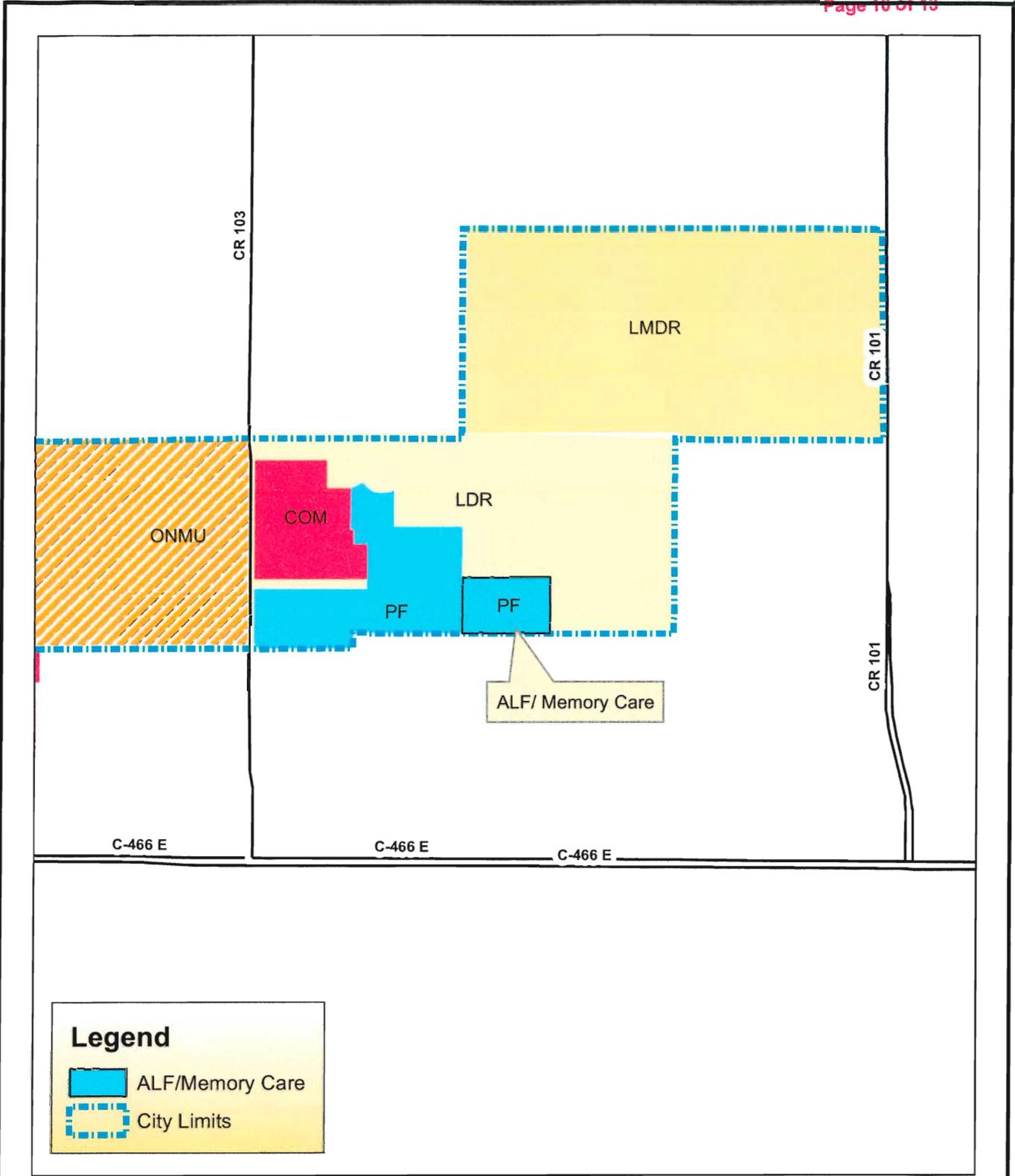
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-28: "Exhibit A"
Oxford ALF and Memory Care
Future Land Use Map Designation



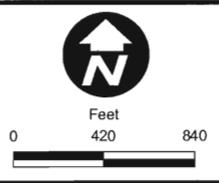
Legend

-  ALF/Memory Care
-  City Limits

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



D08=005

**Oxford ALF/Memory Care
WILDWOOD, FLORIDA**

November 2012

Proposed Future Land Use

Oxford Florida - Assisted Living and Memory Care Project Summary & Justification Statement

I. INTRODUCTION – OXFORD ASSISTED LIVING AND MEMORY CARE

Site Description

The subject parcel is at the easterly end of Bellweather Lane, directly East of and Adjacent to the Open Bible Lutheran Church (4671 Bellweather Lane).

Surrounding Uses:

- North and East of the site LDR (Low Density Residential)
- West of the site INS (Institutional) - Church Facility

Site:

Current Zoning: R- 1 / LDR (Pending Zone Change to Institutional)
Current Use: Undeveloped
ACCOUNT #: D08—005 (Includes additional property)

Acreage

The parcel is 4.16 acres in size and is currently undeveloped.

Proposed Development

Columbia Pacific proposes to develop a 103-suite Assisted Living and Memory Care Facility

INTENDED USE - Assisted Living Facility and Memory Care Facility

This proposed facility will consist of 103-suites with both Assisted Living and Memory Care suites. The Assisted Living care is for seniors who do not require the specialized services of a nursing home, yet are in need of some assistance with their daily routine. The Memory Care Suites focus exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors in a secure and homelike atmosphere

Services and activities at the facility are provided to maintain or improve the capabilities of each resident, with an emphasis on abilities rather than disabilities.

Services include three prepared meals daily, housekeeping, laundering, also private bus transportation. The monthly rent payment covers the private room, the afore-mentioned services and utilities. The facility offers a Service Plan detailing additional services a resident may request or are required. These services include assistance with medications, bathing, grooming, dressing and other areas of need. These services are offered 24 hours a day.

Oxford Florida - Assisted Living and Memory Care
Project Summary & Justification Statement

Building Design

The exterior siding materials will include horizontal lap siding, board and batton, and brick. The roof will be architectural comp shingles.

The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals.

The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. There will be outside walking areas with a fountain and colorful flowers in season.

II ZONING, LAND USE AND DESNITY

Purpose of the proposed Comprehensive Plan and Zone Change

It is the intent of the developer to amend the Comprehensive Plan for this site to the use of PF (Public Facilities) and concurrently complete a Zone Change to I (Institutional) in order to accommodate the development of the above reverenced Assisted Living and Memory Care Facility.

III. Overview and Summary

Existing Zoning:	R-1: Low Density Residential
Proposed Zoning:	Institutional with the allowed use of Assisted Living
Land Area:	4.16 acres (181,210 sq ft)
Existing Use:	Undeveloped
Proposed Use:	103-suite Assisted Living and Memory Care Facility

IV. SUPPORTING DOUCMENT AND DRAWINGS

- Legal Description
- Proof of Ownership (Recorded Deed)
- Aerial Photo
- Existing FLU Map
- Property Appraiser Information
- Existing Zoning Map
- Location Map
- Environmental Constraints Map
- Requested FLU Map
- Requested Zoning Map

V. JUSTIFICATION FOR COMPREHENSIVE PLAN AMENDMENT AND REZONING

This proposed development will add an Assisted Living / Memory Care (Alzheimer) Facility to the area. This provides another vital component to meet the growing demand for senior housing in Oxford, the City of Wildwood and greater Sumter County. The addition of this facility complements the existing senior housing in the area and provides additional options for seniors to choose to “age in place” as their personal and medical needs change.

Comprehensive Plan

This use coordinates well with the Comprehensive Plan and its surrounding land uses:

This proposal is consistent with the current Comprehensive Plan. The Comp Plan allows for the designated use of (PF) Public Facility within this area. This specific use will be an important segment within the surrounding development. Adopting the Comp Plan designation off PF is consistent with land use goal and appropriate for area.

Rezoning

Rezoning this site to IN (Institutional) provides the allowed use necessary for an Assisted Living / Memory Care Facility.

Amending the zoning designation of IN for this site is consistent with land use goal and appropriate for area. This site is ideally suited for the proposed ALF / Memory Care use. It has close proximity to services such as shopping, recreation and medical needs while still being near complementary senior housing and established conventional residential uses. This allowed use complements the surrounding development while providing two vital senior housing components to the area.

Thank you for your consideration.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Oxford Assisted Living Facility and Memory Care (Lot 4) RZ 1210-02

Approval of Ordinance O2012-29.

REQUESTED ACTION:

Work Session (Report Only) **DATE OF MEETING:** 12/10/12
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

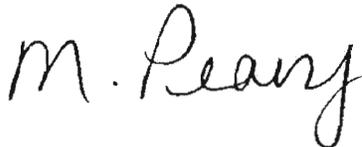
Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant (Lenity Architecture, LLC) seeks approval for a rezoning from "R-1 Low Density Residential" to "IN Institutional" in conformance with the Future Land Use Map of the Comprehensive Plan. **Staff recommends approval of Ordinance #02012-29 (attached) subject to approval of Ordinance O2012-28, which establishes a future land use appropriate to the proposed zoning.**

The 4.15 +/- acre subject parcel is intended to be utilized for an Assisted Living Facility and Memory Care center. The amendment to Institutional (IN) is necessary to accommodate the proposed development. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to "Public Facilities". The requested zoning of "IN Institutional" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

Case RZ 1210-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 4, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission. The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed zoning designations within the vicinity.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 4, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for a rezoning approval on a 4.15 acre parcel MOL from R-1 (Low Density Residential) to IN (Institutional). The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: RZ 1210-02

Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

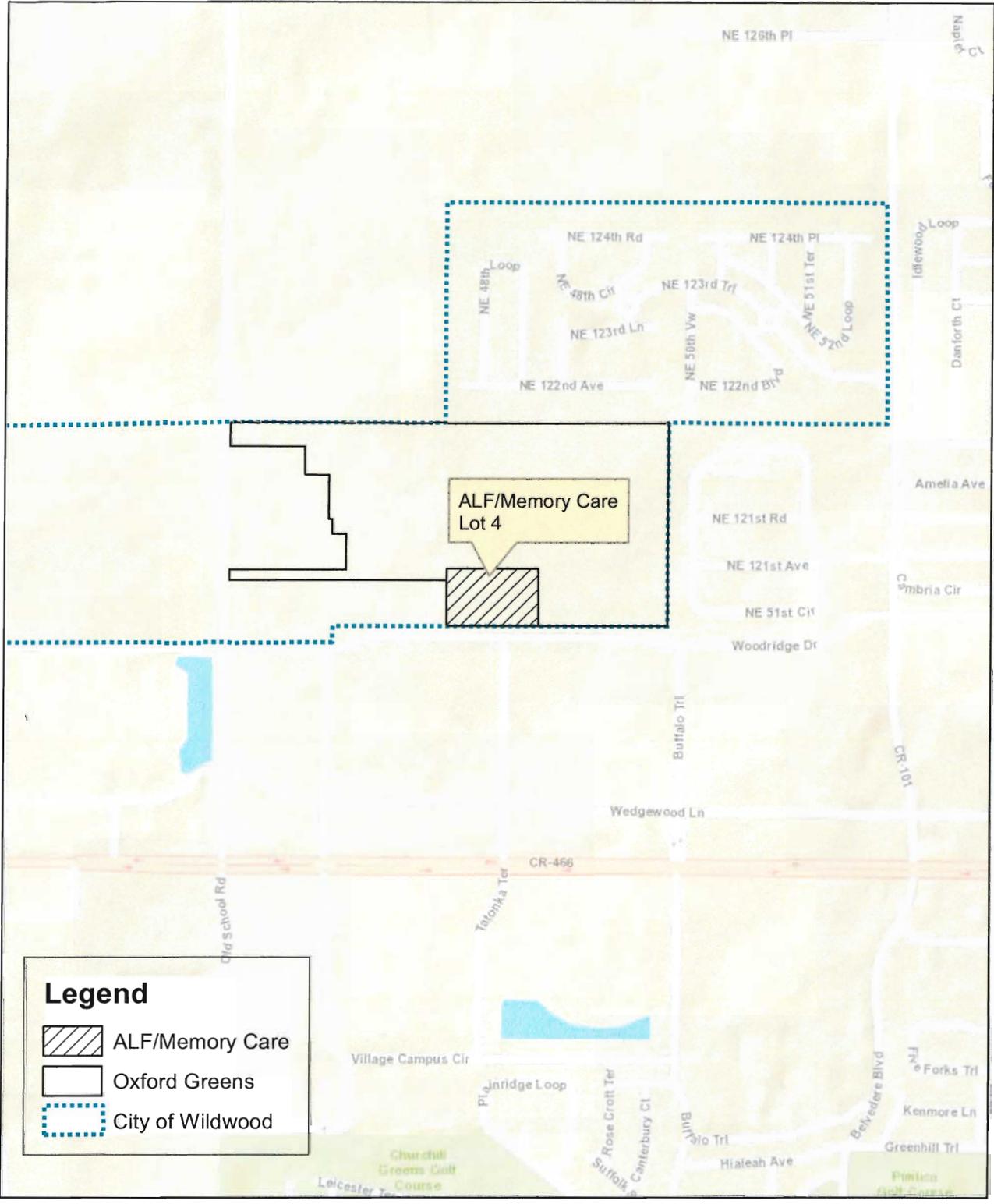
Applicant: Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the rezoning and favorable recommendation of Ordinance #O2012-29 to the City Commission.

Dated: December 5, 2012

/Proposed/

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



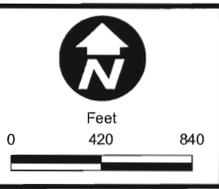
Legend

-  ALF/Memory Care
-  Oxford Greens
-  City of Wildwood

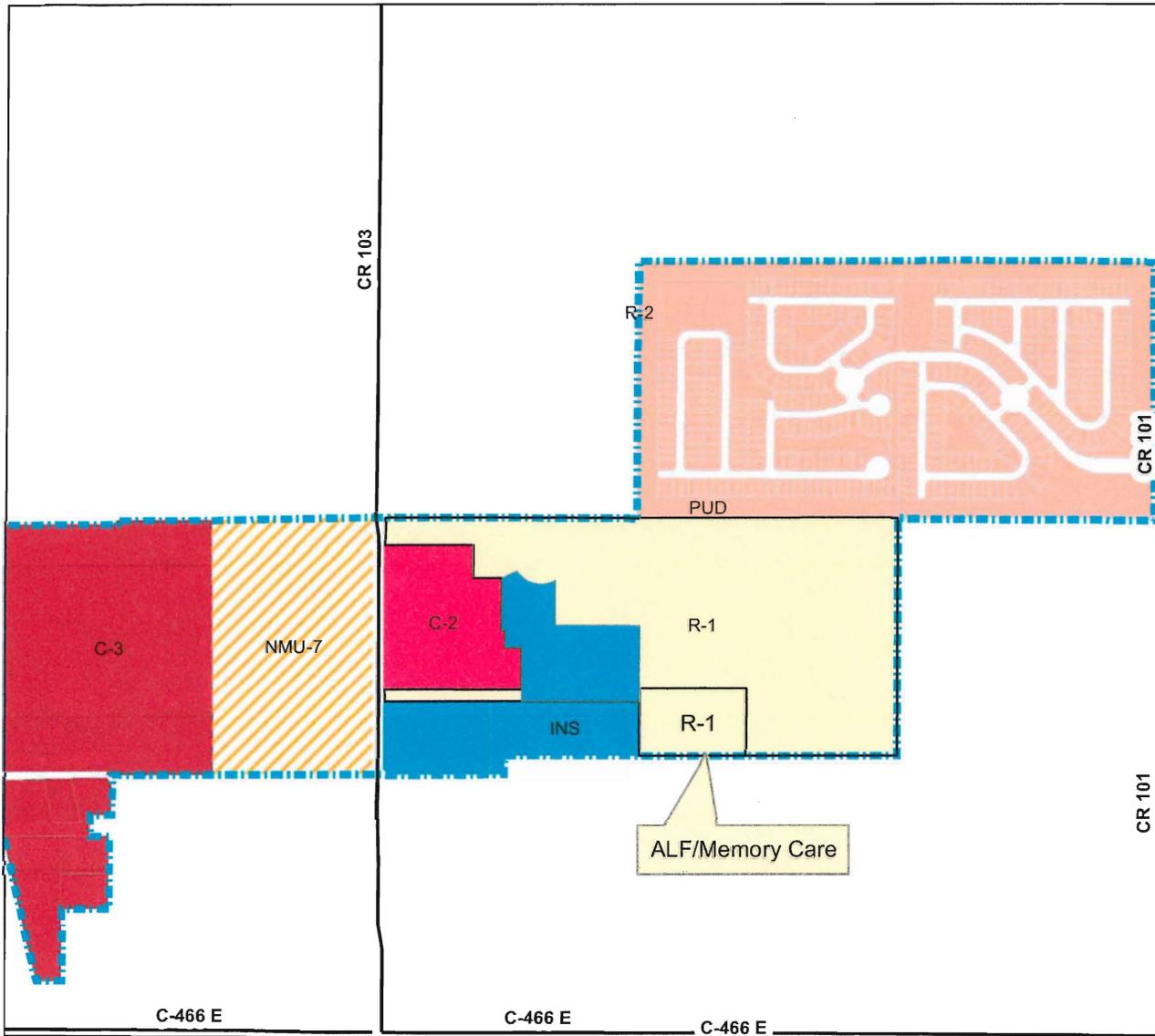
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Wildwood, FL 34485
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www.cityofwildwood.com



D08=005	
Oxford ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Location Map



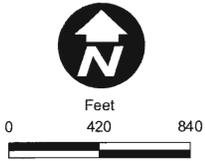
Legend

- ALF/Memory Care
- City Limits

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



D08=005	
ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Existing Zoning

ORDINANCE NO. O2012-29

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Sumter Retirement Residence
Oxford ALF and Memory Care
Portion of Parcel #: D08=005 (Lot 4)
Containing 4.15 acres more or less

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 106.54 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 277.18 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'26"E., A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A NON-TANGANT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 139°49'41", AND A CHORD BEARING AND DISTANCE OF N.52°05'42"E., 110.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 430.37 FEET; THENCE S.00°00'00"W., A DISTANCE OF 346.79 FEET TO THE NORTH BOUNDARY OF SAID LANDS;

THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°49'49"W.,
A DISTANCE OF 545.38 FEET TO THE POINT OF BEGINNING. SAID LANDS
CONTAINING 4.15 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "IN:
Institutional."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan
and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby
amended to include the above-referenced property as indicated above. The amendment
to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by
reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and
the same are hereby repealed.

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. 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

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

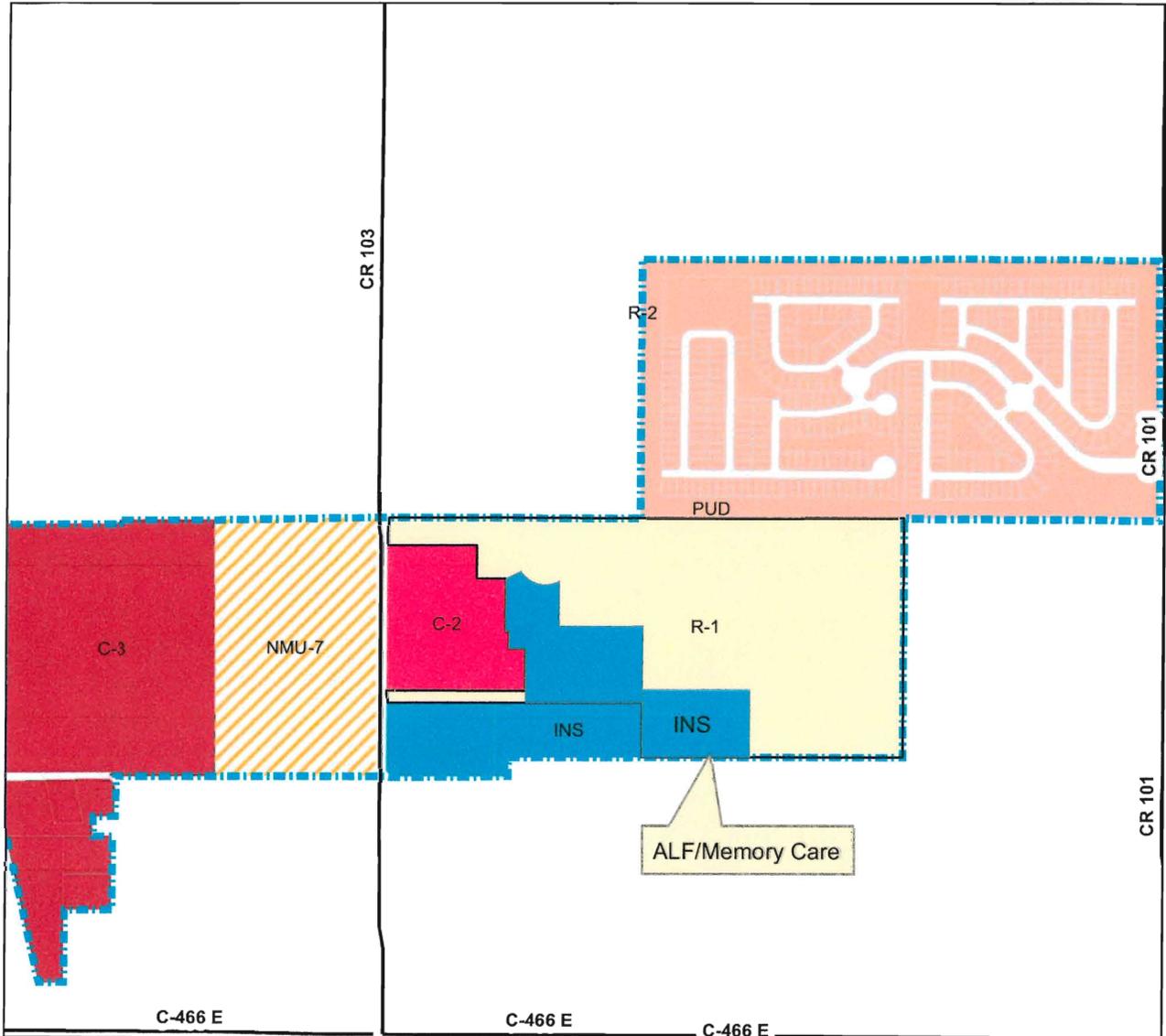
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

**Ordinance O2012-29: “Exhibit A”
Oxford ALF and Memory Care
Zoning Map Designation**



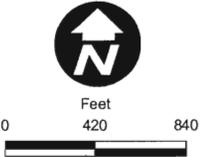
Legend

- ALF/Memory Care
- City Limits

\\Terri\GIS\Map\Proposed Zoning - ALF\Memory Care.mxd - 11/27/2012 8:41:57 AM - toneal



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



D08=005	
ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Proposed Zoning

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Dec. 10, 2012

Subject: CR 501 (Prison) Water Treatment Plant aka Coleman WTP

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready):

Approve Amendment No. 1 to the Kimley-Horn and Associates, Inc. Individual Project Order (IPO) # 15 in the amount of \$29,750.00.

BACKGROUND:

- On October 24, 2010 experienced a water hammer resulting in a water line separation and subsequent flooding inside the high service pump building resulting in water reaching a depth of 18± inches. The resulting damage requires the replacement of drywall, cabinetry, electrical components along with the mechanical repairs/modifications to the failed piping. During the inspection of the damages it was determined that the electrical room does not meet National Electric Code (NEC) requirements for clear work space.
- At the regular Commission meeting on June 11, 2012, the City Commission approved Kimley-Horn and Associates, Inc. (KHA) IPO # 15 to design the renovations needed to bring the building up to code and replace all the mechanical and electric equipment damaged during the flooding event.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- During the design of the facility several new issues have surfaced.
 - There is a need to upgrade security cameras at all three (3) major water treatment plants (CR 501, Huey Street and CR 214). Funded in the FY 12/13 budget.
 - There is also a need to upgrade the Supervisory Control and Data Acquisition (SCADA) systems at the same three locations. Funded in the FY 12/13 budget.
 - For safety issues Staff is recommending the gas chlorination system be changed out to a sodium hypochlorite chlorine system. Funded in the FY 12/13 budget.

CONCLUSIONS:

- The new security system will provide the following provisions:
 - CR 501 WTP
 - Cameras fixed on each well, the ladders on each ground storage tank, the front gate and the interior of the building.
 - The camera system will provide for automatic dial up service when unauthorized activity is detected in the area.

- The front gate will be equipped with a remote gate opening system for deliveries.
- Huey Street WTP
 - Camera will be fixed on the well, elevated water tank and the entrance gate.
 - The camera system will provide for automatic dial up service when unauthorized activity is detected in the area.
 - The front gate will be equipped with a remote gate opening system for deliveries.
- CR 214 Re-Pump Station
 - Cameras will be fixed on the ladder at the ground storage tank, the front gate and the interior of the building.
 - The camera system will provide for automatic dial up service when unauthorized activity is detected in the area.
 - The front gate will be equipped with a remote gate opening system for deliveries.
- Recreation & Parks Barn. Due to recent break-ins at this facility, the City Manager requested that we include security cameras at this location. This would be an optional bid item on the bid schedule and would be at the City Commissions choice to fund or not fund.
 - Cameras would be fixed on the outside of the building and interior of the building.
 - The camera system will provide for automatic dial up service when unauthorized activity is detected in the area.
- Public Works and Fleet Facilities. Due to recent break-ins at this facility, the City Manager requested that we include security cameras at this location. This would be an optional bid item on the bid schedule and would be at the City Commissions choice to fund or not fund.
 - Cameras would monitor the Public Works yard and vehicle storage area, the Fleet vehicle storage area and the interior of the building.
 - The camera system will provide for automatic dial up service when unauthorized activity is detected in the area.
- The SCADA upgrades will allow for the remote operation of the facilities through a lap top computer, an I-POD or a smart cell phone.
- The upgrade to the sodium hypochlorite chlorination system will reduce staff time by providing a safer environment.

LEGAL REVIEW:

- A copy of Amendment #1 to IPO #15 has been provided to the City Attorney for her review.

RECOMMENDATIONS:

- Staff recommends approval of the KHA Amendment #1 to IPO \$15 in the amount of \$29,750.

FISCAL IMPACT:

- The insurance claim settlement for the flood damages was \$80,000, the total design cost for IPO #15 (\$47,500) and Amendment #1 (\$29,750) is \$77,250.
- Funding for the Amendment #1 will be from the balance of the insurance settlement and would have no impact on the FY 12/13 budget.

ALTERNATIVES:

- Do not include security systems for Recreation & Parks and Public Works/Fleet facilities.

SUPPORT MATERIAL:

- Amendment No. 1 to IPO #15 between the City of Wildwood and Kimley-Horn and Associates, Inc.

C:\Users\bphillips\Documents\Agenda Items\KHA IPO 15 Amendment 1 11-12-12.doc



**AMENDMENT NUMBER 1 TO IPO #15 BETWEEN THE CITY OF WILDWOOD
AND KIMLEY-HORN AND ASSOCIATES, INC.**

AMENDMENT NUMBER 1, dated November 15, 2012, to the Individual Project Order (IPO) #15 between The City of Wildwood (the "City") and Kimley-Horn and Associates, Inc. ("KHA"), dated June 12, 2012 (the "Agreement"), concerning Coleman WTP Flood Repairs – with National Electric Code (NEC) modifications (the "Project").

KHA has entered into the Agreement with the City for the furnishing of professional services, and the parties now desire to amend the Agreement.

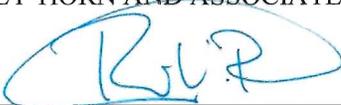
Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by KHA and provisions for additional compensation by the City to KHA, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____
Richard V. Busche, P.E.

TITLE: _____

TITLE: Vice President _____

DATE: _____

DATE: November 15, 2012 _____

EXHIBIT A

KHA shall perform the following Additional Services:

- Security camera and monitoring system coordination, and plans preparation at the Coleman WTP, 214 Pump Station, Huey Street WTP, Parks and Recreation Office, Public Works Office, and Fleet Yard. KHA will rely upon the monitoring system manufacturer to provide design layout and equipment specifications.
- New remote opening security gates at the Coleman WTP and 214 Pump Station.
- Supervisory Control and Data Acquisition (SCADA) system design, coordination, and plans preparation for the Coleman WTP, 214 Pump Station, and Huey Street WTP.
- Conversion of the Coleman WTP gas chlorination system to sodium hypochlorite chlorination.

KHA will include design, specification, construction plans preparation, and construction administration services for the additional work described above as part of the original scope of work for an additional fee. These additional elements will be included in the construction documents as part of a single project but listed separately on the bid form such that insurance reimbursable costs are bid separate from non-reimbursable costs.

KHA will complete the above scope of services for an **additional** lump sum fee of \$29,750, inclusive of expenses.

BILLS FOR APPROVAL
City of Wildwood, Florida
December 10, 2012

3. f. 1.
Page 1 of 4

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Bank of America	Hilton Hotel, Shell Oil, Bubba Gump, Joes' Crabshack	\$	388.24
2	Brick City Catering	Deposit for Banquet	\$	500.00
3	PGIT	Workers Comp Insurance	\$	7.31
4	Sumter Electric	Electric Service	\$	46.04

CITY MANAGER-EXECUTIVE DEPARTMENT

5	Bank of America	FCCMA, Outback, Gaylord Palms Parking	\$	76.69
6	Bright House	Internet Service	\$	17.50
7	Department of Management Services	Telephone Service	\$	3.52
9	PGIT	Workers Comp Insurance	\$	23.01
10	Sumter Cnty Chamber of Commerce	Membership Renewal	\$	577.50

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

11	Bank of America	EIG Start Logic, VSN DOT Registration, Lowes	\$	484.37
12	Alice Borrack	Personal Vehicle Use	\$	30.93
13	Bright House	Internet Service	\$	34.95
14	Department of Management Services	Telephone Service	\$	3.95
15	IMS	Software Maintenance	\$	413.00
16	Joseph Jacobs	Personal Vehicle Use	\$	37.74
17	Maggio Enterprises, Inc	Paper and Cleaning Supplies	\$	129.30
18	Modspace	Storage Pod Annex	\$	153.47
19	PGIT	Workers Comp Insurance	\$	38.14
20	Progress Energy	Electric Service	\$	1,574.64
21	Sherwin-Williams	Paint - Annex	\$	108.06
22	Unifirst	Rugs	\$	23.75
23	Villages Technology Solutions Group	Zimbra Email - All General Fund Depts	\$	487.50
24	Waste Management	6 Yard Dumpster	\$	184.07
25	Wildwood Ace Hardware	Broom, PVC, Bulbs, Paint Materials, Padlock, Etc.	\$	177.66

DEVELOPMENT SERVICES

26	Bank of America	Hilton Hotels	\$	310.24
27	Bright House	Internet Service	\$	35.00
28	Department of Management Services	Telephone Service	\$	3.52
29	Federal Express	Postage	\$	59.79
30	CRW Systems Inc	Standard Level Annual Tech Support/Software Maint.	\$	20,924.80
31	PGIT	Workers Comp Insurance	\$	37.00

HUMAN RESOURCES

32	Bright House	Internet Service	\$	8.75
33	Deanna Cox	Personal Vehicle Use	\$	154.92
34	Department of Management Services	Telephone Service	\$	3.52
35	PGIT	Workers Comp Insurance	\$	5.47

POLICE DEPARTMENT

36	Bank of America	Walmart, Office Depot, JobTarget, LifeGuard Medical	\$	1,940.05
37	Chief Supply	Recesse	\$	137.94
38	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
39	Dana Safety Supply, Inc	Razor II Armor Package	\$	2,320.32
40	Department of Management Services	Telephone Service	\$	53.13

41	Jeff Revis Wrecker Service	Towing	\$	125.00
42	Key Scales Ford	Airbag Repair	\$	250.07
43	Shayla Lawson	Tuition Reimbursement	\$	720.00
44	Maggio Enterprises, Inc	Paper and Cleaning Supplies	\$	479.08
45	PGIT	Workers Comp Insurance	\$	2,706.56
46	Pride Enterprises	Door Hangers	\$	71.00
47	Progress Energy	Electric Service	\$	1,323.59
48	Sumter County Sheriff	Drug Task Force 2012-2013	\$	5,685.00
49	Wildwood Ace Hardware	Keys, Tape, Saw, Sealant, Fasteners, Cable Ties, Etc	\$	132.89

STREET DEPARTMENT

50	Bright House	Internet Service	\$	39.97
51	CES Electric	150 W Bulbs	\$	21.00
52	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
53	Culligan	Cooler Rental and Bottled Water	\$	15.45
54	Department of Management Services	Telephone Service	\$	0.61
55	Grand Rental Station	Boom Rental	\$	481.50
56	PGIT	Workers Comp Insurance	\$	1,887.96
57	Progress Energy	Electric Service	\$	5,020.35
58	Salescorp of Florida	Dust Mask, Safety Glasses	\$	18.15
59	Staples	Office Supplies	\$	73.16
60	Tri-Point Products, Inc	2013 Remarkable Calendars	\$	25.90
61	Unifirst	Uniforms	\$	299.95
62	Rodney Wallace	Boot Allowance	\$	75.00
63	Wildwood Ace Hardware	Pulley Rope, Nail Puller, Chalk & Reel, Bulbs, Etc.	\$	240.37

FLEET SERVICES

64	Bank of America	Northern Tool	\$	199.99
65	Bright House	Internet Service	\$	39.98
66	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
67	Culligan	Cooler Rental and Bottled Water	\$	15.44
68	Department of Management Services	Telephone Service	\$	0.61
69	PGIT	Workers Comp Insurance	\$	522.75
70	Progress Energy	Electric Service	\$	103.98
71	Unifirst	Uniforms	\$	118.04
72	Wildwood Ace Hardware	Cutoff Wheel, Grind Wheel	\$	15.97

COMMUNITY RE-DEVELOPMENT

73	Bright House	Internet Service	\$	8.75
74	C.W. Roberts Contracting, Inc	Resurfacing 1st Ave, High St, Roy St, Masters St	\$	58,711.95
75	Department of Management Services	Telephone Service	\$	3.51
76	PGIT	Workers Comp Insurance	\$	4.69

PARKS AND RECREATION

77	Bank of America	FDLE, Home Depot	\$	502.02
78	Bright House	Internet Service	\$	8.75
79	Central Pump & Supply, Inc.	PVC Couplings, Hunter Gear Drive, Glue	\$	192.53
80	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
81	Department of Management Services	Telephone Service	\$	3.52
82	PGIT	Workers Comp Insurance	\$	354.30
83	Progress Energy	Electric Service	\$	308.94
84	Salescorp of Florida	Safety Glasses	\$	7.80
85	Turfmasters	Lawn Fertilization and Pest Control	\$	725.00
86	Unifirst	Uniforms	\$	109.24

87	Wildwood Ace Hardware	Hunter Vlive, PVC Fence Ties, Concrete Mix, Etc.	\$	566.69
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COMMUNITY CENTER & OXFORD COMMUNITY CENTER

88	Bright House	Internet Service	\$	79.95
89	Century Link	Telephone Service	\$	402.16
90	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
91	Patricia Holloway	Rental Refund - Wildwood Community Center	\$	584.25
92	Maggio Enterprises, Inc	Paper and Cleaning Supplies	\$	677.48
93	Sumter County Democrats	Rental Refund - Wildwood Community Center	\$	119.75
94	Unifirst	Rugs	\$	63.40

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

95	Bright House	Internet Service	\$	26.25
96	Business Basics Etc., LLC	Water Bills, Final Notices	\$	1,735.00
97	Century Link	Telephone Service	\$	41.57
98	Department of Management Services	Telephone Service	\$	3.52
99	Maggio Enterprises, Inc	Paper and Cleaning Supplies	\$	129.30
100	Modspace	Storage Pod Annex	\$	153.47
101	Patti Penley	Personal Vehicle Reimbursement	\$	13.88
102	Postmaster	Postage Utility Billing	\$	914.48
103	PGIT	Workers Comp Insurance	\$	18.96
104	Sherwin-Williams	Paint - Annex	\$	108.06
105	Unifirst	Rugs	\$	23.75
106	Villages Technology Solutions Group	Zimbra Email - All Enterprise Fund Depts	\$	487.50
107	Wildwood Ace Hardware	Broom, PVC, Bulbs, Paint Materials, Padlock, Etc.	\$	177.66

UTILITY DEPARTMENT

108	Acton Mobile Industries	Rent Through 12/25/12	\$	600.27
109	Alliance Coach	Bed Liner Kits - 2	\$	1,000.00
110	Bank of America	Office of Water Programs	\$	50.00
111	Brenntag	Liquid Chlorine	\$	871.24
112	Century Link	Telephone Service	\$	70.46
113	Chemical Container's, Inc	Seat Washer Rubber, Qt Caps Yellow, TeeJet Tip SS	\$	207.23
114	Con Vault Maintenance	Repair Fuel Pump	\$	43.00
115	Culligan	Bottled Water	\$	29.98
116	Department of Management Services	Telephone Service	\$	6.54
117	Discount Janitorial	Paper Products	\$	208.00
118	EGP Inc	Port Switches and Cables	\$	75.00
119	HD Supply Waterworks	PVC, Spigot Plugs, Plug Recessed	\$	84.64
120	IMS	Software Maintenance	\$	115.00
121	MMD Computer Center, Inc	Remote Phone Support	\$	65.00
122	Odyssey	Hypochlorite Solution	\$	2,301.59
123	PGIT	Workers Comp Insurance	\$	1,918.43
124	Plant Technicians	Environmental Testing	\$	210.00
125	Plaza Lincoln	Replaced Secondary Coolant Resivour	\$	65.32
126	Progress Energy	Electric Service	\$	19,534.24
127	Salescorp of Florida	Angle, Pipe, Flat Metal	\$	179.60
128	Staples	Office Supplies	\$	55.54
129	Sumter Electric	Electric Service	\$	753.12
130	Test America	Environmental Testing	\$	2,761.50
131	The Dumont Company, Inc	Clear Flow PT-8037	\$	1,332.50
132	Unifirst	Uniforms	\$	856.87
133	Walker Process Equipment	Drive Chain, Sprocket, Shear Pin Hub Assy, Etc.	\$	1,829.75
134	Wildwood Ace Hardware	Cement, PVC, Paint, Cable Ties, Pipe Insulators, Etc.	\$	268.19

GREENWOOD CEMETERY

ATTORNEYS/CONSULTANTS/SURVEYORS

135	Kimley-Horn and Associates	Engineers	\$ 28,907.78
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FUEL INVENTORY

136	Stone Petroleum	Unleaded Gasoline	\$ 9,354.53
137	Stone Petroleum	High Sulfur Diesel Fuel	\$ 3,805.25

TOTAL			\$ 197,268.76
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CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Special Event – Martin Luther King Parade

REQUESTED ACTION: Approval of the Martin Luther King Parade (Board Option)

Work Session (Report Only) **DATE OF MEETING:** 12/10/12
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

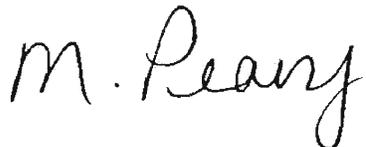
BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant (Sam Saleem / Wildwood Community Development Center, Inc.) seeks approval from the City Commission to have a parade along C-44A, High Street, C-242 and C-213 on January 21st, 2012 starting at 9 am (route map is attached), as well as a party at the Martin Luther King Park Pavilion immediately following the parade, until 7 pm.

Road closures and traffic control are being requested for this event; participants would park at MLK Park or off-street parking.



Melanie Peavy
Development Services Director



City of Wildwood, Florida
Development Services Department
 100 N. Main St., Wildwood, FL 34785
 Tel: 352.330.1330 Fax: 352.330.1334
 www.wildwood-fl.gov

Temporary-01

Staff Use Only 3.9.1 Page 2 of 20
 Fee Paid: ~~\$\$\$~~ \$100
 Method of Payment: ~~Check~~ Cash
 Receipt Number: DS1416

Temporary Use/Special Event Application

Applicant's Name: Sam Saleem

Business/Organization Name: Wild wood Comm. Dev. Ctr. Inc

Address: 500 York St., Wildwood, FL 34785

Phone: (352) 748-3562 Email: peacemakerone@earthlink.net

Property Owner(s): City of Wildwood

Address: 100 N. Main St.

Phone: (352) 330-1330 Email: _____

Type of Event: Parade

Proposed Use: Celebration Weekend

Beginning Date: 1/21/13 Ending Date: 1/21/13 Hours of Operation: 8am - 2pm

Property Information:

Address (if any): MLK Park

Parcel Number(s): _____ Current Zoning: PEU

The following items must be submitted at least three (3) weeks prior to event start date for application to be reviewed.
 The proposed use must meet all criteria set forth in the City of Wildwood Ordinance No. 476.

- \$100.00 non-refundable application fee (per site). or 501(c)(3) letter.
- Notarized, dated permission letter from the property owner(s). City Commission
- Letter stating times and dates of the event.
- Site plan indicating the placement of all materials and outlining the traffic flow and any other pertinent information.

N/A If a tent will be used for the event, a copy of the flame-retardant seal must be provided.

- Copy of State of Florida Dept. of Highway Safety and Motor Vehicles License.
- State of Florida Dept. of Highway Safety and Motor Vehicles Temporary "supplemental" application (form HSMV 86042).
- List of phone numbers and contact information on-site.

A fire safety inspection must be completed prior to start of sale (contact Sumter County Fire Department upon approval of permit).

Applicant's Signature: Sam Saleem Date: 11/26/2012

Staff Use Only

Conditions: _____

Application Approved By: _____ Date: _____

WILDWOOD COMMUNITY DEVELOPMENT CENTER, INC.

November 9, 2012

Ms. Jenny Hudson
Parks & Recreation Coordinator
City Hall
100 North Main Street
Wildwood, FL 34785

Re: Dr. Martin Luther King Parade & Park Program

Dear Ms. Hudson:

We request permission to host the Dr. Martin Luther King, Jr. Parade as per the attached map. The parade event will be held on January 21, 2013 starting 9:00 am at the MLK Building and will conclude with a program and Taste of Wildwood at MLK Park lasting until 7:00 pm that will include entertainment, rides, a bounce house, food and drinks.

Also enclosed are the following:

1. MLK Pavilion Restroom/Facility Use Application.
2. MLK Park Pavilion & Restrooms Indemnification Form.
3. Rules for Use of MLK Park Property, together with a copy of our advertisement.
4. A drawing of the park set up.

We are anticipating a number of food and non-food vendors to participate at the MLK Park program and wish to be advised of any special requirements in that connection.

If you have any questions or require additional information, please contact me by phone at 352-748-7770 or email at peacemakerone@earthlink.net.

Sincerely,



Sam Saleem,
Vice-President

Encls.

Bing Maps



101 Dr Martin Luther King Jr Ave, Wildwood, FL 34785-3902



NE 69th Rd & County Road 213, Wildwood, FL 34785

My Notes

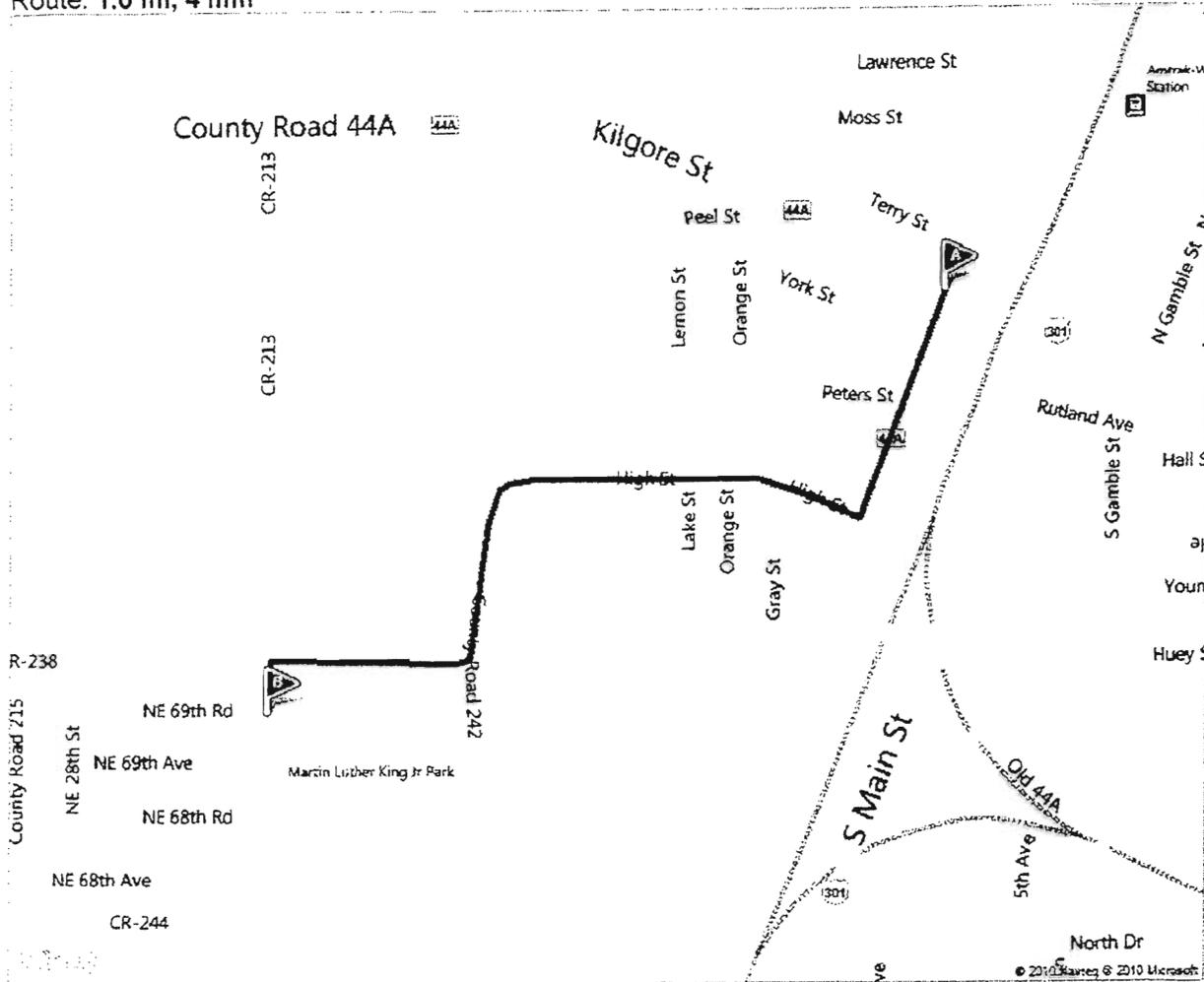
FREE! Use **Bing 411** to find movies, businesses & more: **800-BING-411**

Route: 1.0 mi, 4 min

	101 Dr Martin Luther King Jr Ave, Wildwood, FL 34785-3902	A-B: 1.0 mi 4 min
	1. Depart Dr Martin Luther King Jr Ave / CR-44A toward York St	0.2 mi
	2. Turn right onto High St	0.4 mi
	3. Bear left onto County Road 242	0.2 mi
	4. Bear right onto County Road 238	0.2 mi
	5. Turn left onto County Road 213 / Walker Rd	0.0 mi
	6. Arrive at NE 69th Rd & County Road 213, Wildwood, FL 34785 <i>The last intersection is County Road 238</i>	0.0 mi

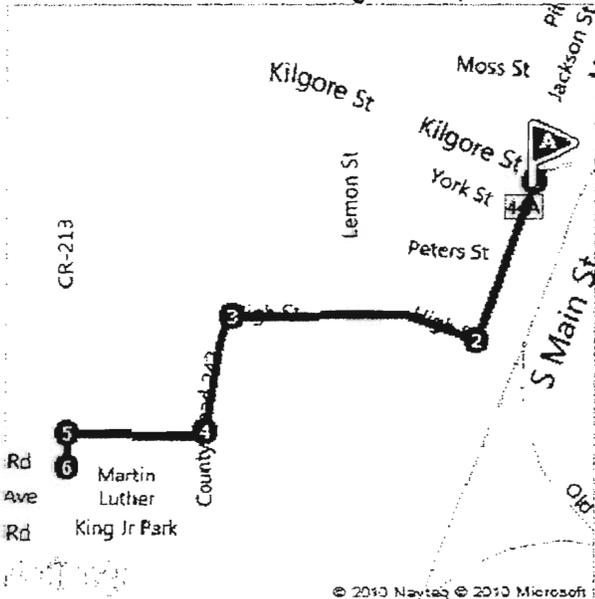
These directions are subject to the Microsoft® Service Agreement and for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2010 NAVTEQ™.

Route: 1.0 mi, 4 min

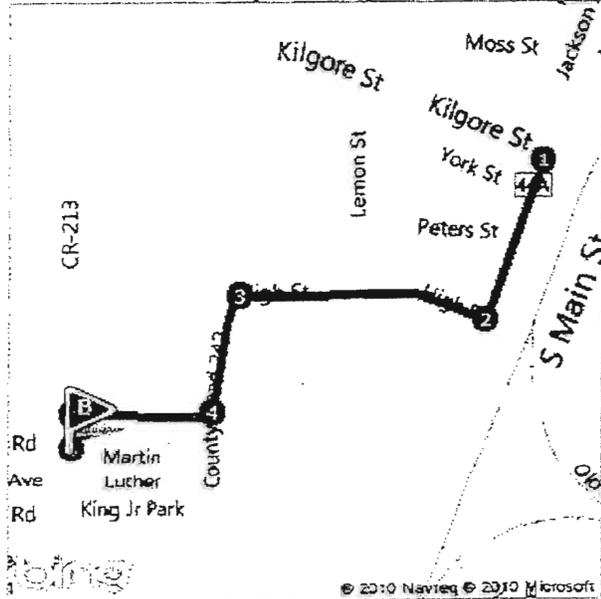


This was your map view in the browser window.

A: 101 Dr Martin Luther King Jr Ave, Wildwoo...



B: NE 69th Rd & County Road 213, Wild...



City of Wildwood
Parks & Recreation Department
100 N. Main Street
Wildwood, FL 34785

Phone: (352) 330-1330 Ext. 123
Fax: (352) 330-1338
Emergency: (352) 330-1355
Wildwood Police Department

Page 6 of 20

MARTIN LUTHER KING PARK
PAVILION RESTROOM / FACILITY USE APPLICATION

APPLICANT MUST BE 21 YEARS OF AGE OR OLDER

Please complete this application and return w/ALL appropriate
Deposits in person (7) working days prior to event date requested.

Name
Of Applicant Wildwood Community Development Center, Inc.

Mailing Address 500 York St. Physical
City/State/Zip Code: Wildwood, FL 34785 Address: Same as mailing address

Phone Phone Phone Fax: 352-748-3562
(Day): 352-748-3562 (Night): 917-575-8960 (Cell): 917-575-8960

Contact 1 Phone Phone
(Other than applicant): Sam Saleem (Day): 352-748-7770 (Night): 917-575-8960

Contact 2 Robert Charles Hannah Phone Phone
(Day): 352-399-1336 (Night): 352-399-1336

Date/s Day/s Start & End Time Requested: 8:00 AM
Requested: 01-21-2013 Of Week: Monday (Include setup/cleanup time): to 7:00 PM

Please check all options below that describe the event:

- Baby/Bridal Shower Birthday Party Family Gathering/Reunion
 Other: MLK Celebration & Taste of Wildwood Anticipated Attendance: # 500 to # 2000
(Minimum to maximum)

PLEASE NOTE:

LIGHTS AND ELECTRIC NOT AVAILABLE. HOURS OF OPERATION: DAWN TILL DUSK.

FOR OFFICE USE ONLY

Date Approved: _____

Start & End Time Approved: _____ AM
(Include setup/cleanup time): to _____ PM

Reason: _____

Parks & Recreational Coordinator: Date: _____

cc: Applicant:
Public Works Director
Wildwood Police Department

**CITY OF WILDWOOD – MARTIN LUTHER KING PARK
PAVILION & RESTROOMS
INDEMNIFICATION FORM**

I/We, understand this agreement is intended for residents, who reside within the City limits of the City of Wildwood or who pay taxes to the City for the development and maintenance of this facility. Use of this facility by others is at random and subservient to (and shall not interfere with) the usage booked through the acceptance of this application. I / We, fully understand that completion/submittal of this application does not confirm my request. Applicants are responsible for the conduct and actions of their guests in and around the facility, to include prohibiting the use of alcohol, profane or obscene language, loud music, rowdy or inappropriate behavior and may not interfere with those utilizing other City facilities or residing nearby. In addition, I / We, understand that ALL requests are subject to staff approval and upon review, you will be notified by a designated staff member regarding the status of this request and whether or not there is any additional information, rental fees and/or deposits required to complete the applicants Facility Use Application. Deposits must be paid at the time the Facility Use Application has been approved and applicant is notified of approval. Keys shall be issued to the facility (2) days prior to the event, excluding Sundays or official City holidays. I also acknowledge that I have received a copy, read, understand and fully agree to all of the items and terms outlined in the Facility Usage Agreement, including how to proceed in the event of any emergencies needing immediate attention during my event. I further affirm that the information contained in this application is true and correct to the best of my knowledge. If there are problems please contact the Wildwood Police Department at 352/ 330-1355 or in the event of an emergency dial 911.

Wildwood Community Development Center, Inc.

Signature of Applicant; by: Samuel S. Khan, VP Date: 11/9/12

Drivers, License: # S450-780-44-135-0 Exp.Date: 04-15-2013

If the applicant does not have a driver's license some other form of verifiable

Deposit/Cleaning Deposit: \$25.00 payable in cash upon approval of the Facility Use Application. Deposit is refundable following a favorable inspection after each use/event. 100% of the Deposit may be retained for cleaning and damages to facilities. Additional fees may be charged if cleaning and damage estimates exceed \$25.00.

To All Users: This facility is owned and operated by the taxpayers of the City of Wildwood, they bought this land, developed this park and paid for it's daily maintenance. Please treat it with the respect it deserves. If these facilities are abused they maybe moved to another location in the city.

Do you live in(Yes/No) AND/OR pay taxes (Yes/No) to the City of Wildwood?

RULES FOR USE

OF

MARTIN LUTHER KING, JR., PARK PROPERTY

The following actions or activities are specifically prohibited (this list is not intended to be all inclusive).

- 1) Any use of beer or alcoholic beverages
- 2) Any use of illegal drugs
- 3) Any use of profane language
- 4) Loud or boisterous conduct which exceeds normal acceptable standards of good behavior
- 5) Fighting or wrestling on city property
- 6) Excessive arguing with other individuals
- 7) Littering on public grounds or rights-of-way
- 8) Any activity which is potentially harmful to the health, safety, or welfare of others
- 9) Any activity which is harmful or potentially harmful to city property

I/WE, have received a copy of the Rules for Use of Martin Luther King, Jr., Park property and understand it. We do hereby assume responsibility for the Park and City property, and agree to abide by all rules and regulations of Martin Luther King, Jr., Park property, City of Wildwood, and State of Florida.

I/WE, understand that the information concerning the type of event and the intended use of Martin Luther King, Jr., Park along with all of the other information provided in the use agreement is material to the City's agreement to allow use of Martin Luther King, Jr., Park for the planned event.

I/WE, further understand that the agreement is subject to cancellation if I/WE have provided inaccurate or fraudulent information concerning the planned use of the Martin Luther King, Jr., Park.

I/WE, have provided a copy of the advertisement, invitation, etc. for this event (if there is an advertisement/invitation, it must be provided):

YES NO

Wildwood Community Development Center, Inc.

By: *Samuel Salazar, VP* 11/9/12
Signature of User Date

Robert Hannah
Witness

S450-780-44-135-0
Driver's License No.

352-748-7770
Phone No.

Signature of User Date

Witness

Driver's License No.

Phone No.

PARK CONDITION VERIFICATION – BEFORE USE

CURRENT DATE: _____ DAY(S) OF PARK USE: _____

HOURS OF USE: From _____ to _____ USE OF LIGHTS: YES _____ NO _____

ANY NOTED PROBLEMS: _____

EMPLOYEE VERIFYING CONDITION OF FIELD BEFORE USE:

EMPLOYEE (Print Name)

EMPLOYEE (Signature)

PARK CONDITION VERIFICATION – AFTER USE

CURRENT DATE: _____ DAY(S) OF PARK USE: _____

HOURS OF USE: From _____ to _____ USE OF LIGHTS: YES _____ NO _____

ANY NOTED PROBLEMS: _____

EMPLOYEE VERIFYING CONDITION OF FIELD AFTER USE:

EMPLOYEE (Print Name)

EMPLOYEE (Signature)

UTILITY TECH: PROVIDE COPIES OF BOTH SIDES OF DOCUMENT TO:

1. RENTER
2. PUBLIC WORKS DEPARTMENT
3. WILDWOOD POLICE DEPARTMENT

POLICE DEPARTMENT/PUBLIC WORKS DEPARTMENT: RETURN COPY WITH YOUR ORIGINAL SIGNATURE TO:

1. UTILITY BILLING DEPARTMENT AT CITY HALL

Wildwood Community Development Center, Inc.

Presents

Dr. Martin Luther King, Jr.

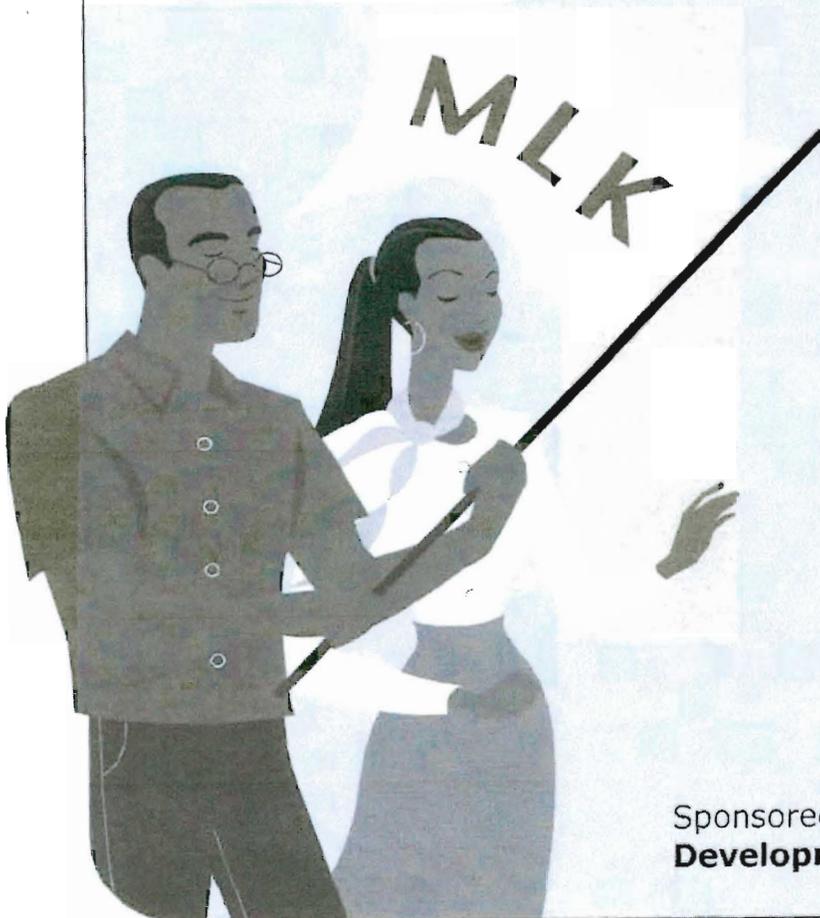
Celebration Weekend
January 19 & 21, 2013

Saturday, 1-19-2013,

6:00 pm, MLK Gospel Celebration featuring various talented artists and groups in our local communities, New Life Center Ministries.

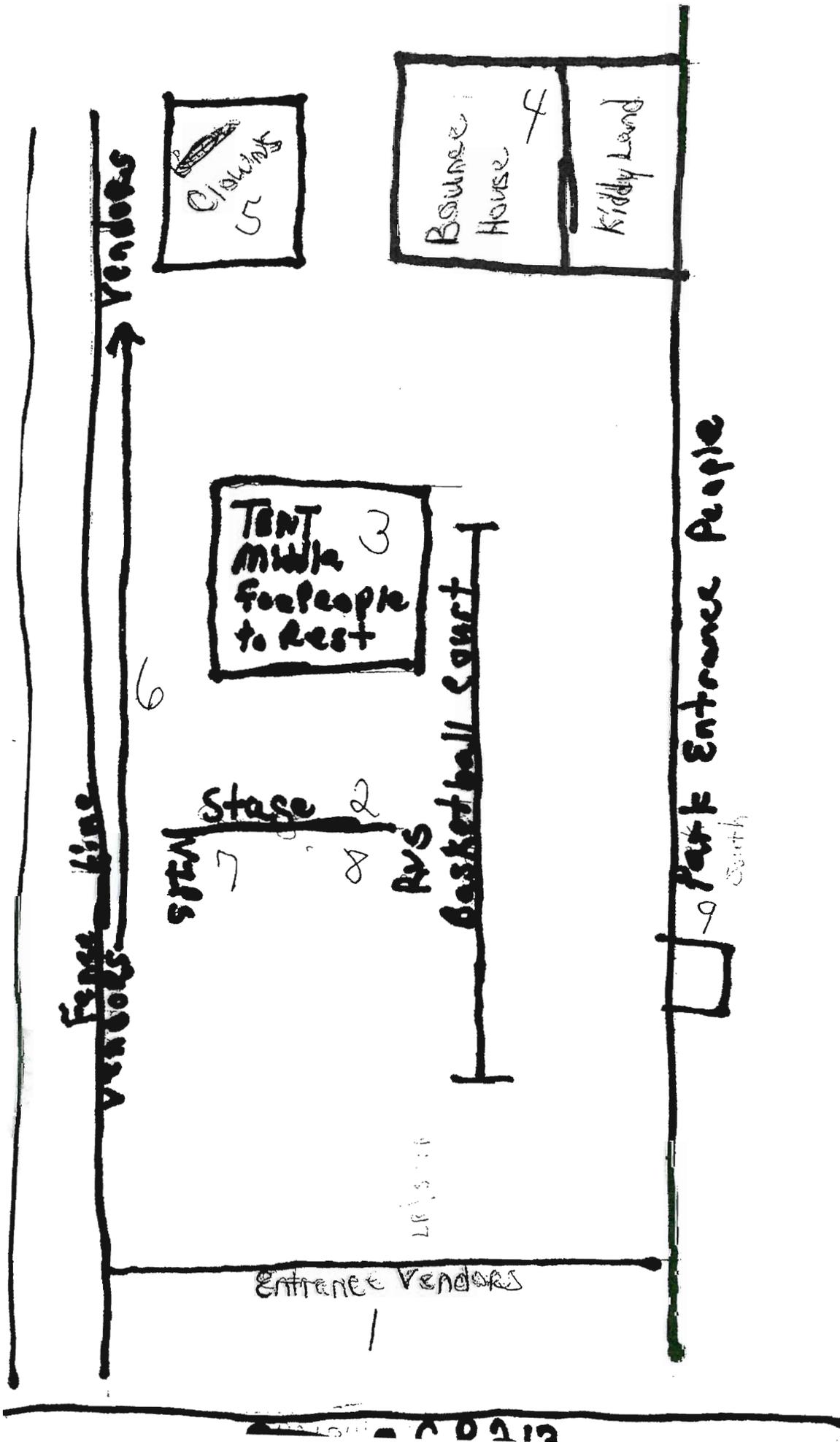
Monday, 1-21-2013,

MLK March & Parade, 9:00 am. Starts at MLK Bldg. and ends at MLK Park with program & Taste of Wildwood beginning at 12:00 noon. Entertainment-Bounce House-Rides-Food-Drinks.



Sponsored by **Wildwood Community Development Center, Inc.**

Robert Hannah, President
352-399-1336



N10000010009

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

2548

Office Use Only



400175116314

10/26/10--01035--001 **78.75

FILED
10 OCT 25 PM 2:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRS
10/26

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Wildwood Community Development Center, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Sam Saleem
Name (Printed or typed)

P.O. Box 738
Address

Wildwood, Florida 34785
City, State & Zip

917-575-8960
Daytime Telephone number

peacemakerone@earthlink.net
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

FILED

10 OCT 25 PM 2:45

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE I NAME

The Name of the corporation shall be: Wildwood Community Development Center, Inc.

ARTICLE II PRINCIPAL OFFICE

Street Address: 101 Martin Luther King, Jr. Ave.
Wildwood, Florida 34785

Mailing Address: c/o Jackie Gardner
500 York St.
Wildwood, Florida 34785

ARTICLE III PURPOSE

The purpose for which the corporation is organized is for any lawful purpose or purposes not for pecuniary profit, including, without limitation, the enhancement of our community through beautification, economic development and educational opportunities.

The following is exemption language for corporations seeking tax exemption.

Notwithstanding any other provisions of these articles, the corporation is organized exclusively for charitable purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Third hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the internal Revenue Code or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the Corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed: The directors shall be elected or appointed in the manner and for the terms provided in the bylaws.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

Director/President
Norval Scott
11021 Northern Ave.
Leesburg, FL 34788

Director/Vice President
Samuel Saleem
805 Peters St.
Wildwood, FL 34785

Director/Treasurer
Julian Green
803 Ridge Ave.
Wildwood, FL 34785

Director/Secretary
Jackie Gardner
500 York St.
Wildwood, FL 34785

Director/Assistant Secretary
Evone Jackson
510 Jackson St.
Wildwood, FL 34785

Director
Walter Larry Jett
835 Ramos Drive
Lady Lake, FL 32159

FILED

10 OCT 25 PM 2:45

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Director
Robert Hannah
1001 High St.
Wildwood, FL 34785

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Jackie Gardner
500 York St.
Wildwood, FL 34785

ARTICLE VII INCORPORATOR

The name and address of the incorporator is:

Samuel Saleem
805 Peters St.
Wildwood, FL 34785

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Mrs. Jackie Gardner
Signature/Registered Agent

10-20-2010
Date

Samuel Saleem
Signature/Incorporator

10/20/2010
Date

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Wildwood Community Development Center, Inc.

DOCUMENT NUMBER: N10000010009

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Sam Saleem
(Name of Contact Person)

(Firm/ Company)

P.O. Box 738
(Address)

Wildwood, FL 34785
(City/ State and Zip Code)

peacemakerone@earthlink.net
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Sam Saleem at (917) 575-8960
(Name of Contact Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee & Certificate of Status | <input checked="" type="checkbox"/> \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed) | <input type="checkbox"/> \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is enclosed) |
|--|---|---|--|

Mailing Address
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Articles of Amendment
to
Articles of Incorporation
of

FILED
2018 DEC 14 AM 9:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Wildwood Community Development Center, Inc.

Document Number of Corporation – N10000010009

Pursuant to the provisions of section 617.1006, Florida Statutes, this **Florida Not For Profit Corporation** adopts the following amendments to its Articles of Incorporation.

- A. ARTICLE II, relating to the principal office address of the corporation is hereby amended to read as follows:

ARTICLE II PRINCIPAL OFFICE

Street Address & Mailing Address

500 York Street
Wildwood, FL 34785

- B. ARTICLE III, relating to the purposes of the corporation, is hereby amended to read as follows:

ARTICLE III PURPOSES

The corporation is organized exclusively for charitable purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code or the corresponding section of any future federal tax code. And, to the extent permitted within the meaning of section 501(c)(3) of the Internal Revenue Code, the corporation will also engage in activities that promote community enhancement through beautification, economic development and educational opportunities.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

The date of each amendments adoption: November 9, 2010

Adoption of Amendments

There are no members or members entitled to vote on the amendments. The amendments were adopted by the board of directors.

Dated 12/9/2010

Signature 
Samuel Saleem
Vice-President

November 30, 2012



Mr. Bill Ed Cannon,
City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785

Re: City Contribution for MLK Celebration

Dear Mr. Cannon:

In connection with the Martin Luther King, Jr. weekend celebration to be held January 19 & 21, 2013, we are requesting that the City of Wildwood provide us with the usual contribution of \$2,000 towards our MLK related activities.

We ask that this request be placed on the agenda for approval by the City Commission at the regularly scheduled meeting on Monday, December 10, 2012.

If you have any questions or require additional information, please feel free to contact me at 352-748-7770 or email peacemakerone@earthlink.net.

Thank you kindly.

Sincerely,

A handwritten signature in cursive script that reads "Sam Saleem".

Sam Saleem,
Vice-President

Zimbra

Martin Luther King Parade Community Event with Funding Request

From : Jerri Blair <jblair710@aol.com> Thu, Dec 06, 2012 04:10 PM
Subject : Martin Luther King Parade Community Event with Funding Request 2 attachments
To : Bill Ed Cannon <bcannon@wildwood-fl.gov>
Cc : Melanie Peavy <mpeavy@wildwood-fl.gov>, Joseph Jacobs <jjacobs@wildwood-fl.gov>, Marena Roberts <mroberts@wildwood-fl.gov>, Paul Ketz <pketz@wildwood-fl.gov>

Bill Ed:

It is my understanding that an issue has arisen with regard to the funding of the Martin Luther King event. The City has participated in the past with providing some financial contribution to the Martin Luther Day celebration through the Wildwood Community Development Center, Inc.

Generally, it has been the City's practice to provide donations for an event such as the Martin Luther King celebration or other event that would benefit the public of the City of Wildwood only to either another governmental entity or a non profit corporation. That issue arose when the group of people who make up this organization originally requested that the City grant some financial contribution. I believe that they filed the articles of incorporation as a result of the Commission's concern that there be something to show that they are a non profit corporation. I believe that the Commission felt comfortable that the people involved were going to use the funds for purposes of assuring that there would be an MLK celebration and that the funds would be used for that public purpose.

I believe that we accepted the articles of incorporation which had been filed properly with the State and appear to meet the requirements of Chapter 617, Florida Statutes, which is the statute that applies to non profit corporations in the State of Florida. The commonly used designation as a "Section 501(c)(3)" corporation is the designation that is given to a corporation by the Internal Revenue Service when it meets the criteria each year that is required to allow a corporation to grant tax exemptions when it receives charitable donations. Certainly, for the purposes of assuring that the funds that are given by the City to an organization for a public use are being used in a manner that would be appropriate as a charitable purpose under the scrutiny of the IRS. The articles of incorporation that were filed do not include this. It is an expensive process to obtain a 501(c)(3) designation and requires that CPA services be used on an annual basis to maintain it after it is obtained. It certainly does help to assure that funds that are given to an organization are properly used for a public purpose. As you know, municipal funds may only be used for a municipal or public purpose or function.

The case law generally gives commissions very broad discretion in determining what would be a public purpose. Certainly the use of funds to promote a parade in honor of Martin Luther King Day would be a justifiable public purpose. The organization in question certainly does have a designation as a non profit corporation pursuant to the laws of the State of Florida but does not apparently have the 501(c)(3) designation provided for through the IRS.

I don't see any ordinance or statute that would prevent the City from making a determination that the donation of these funds to this organization to put on the parade would be inappropriate as long as the City is confident the funds are being used for a public purpose.

In my opinion, if the City is satisfied that the funds were properly used last year to promote Martin Luther

King Day celebration, it would certainly appear that the City could make a determination that the funds could be so used and that it would serve a public purpose to use the funds by providing them to this corporation which will then put on the Martin Luther King Day celebration.

In my opinion, the City could do one of two things. We could pass a resolution based upon the history and the fact that there is a Florida designation of this group as a non profit corporation and the fact that they have provided the service in the past and done a good job, providing the funds directly to the corporation for use for the public purpose of providing the Martin Luther King celebration. In the alternative, we could treat them as a committee and do a resolution appointing them as a committee for the City to put on the Martin Luther King celebration. In many ways, this is not as attractive because it would require us to turn this information in to our insurer and the City would become the insurer of the group as it puts on the celebration which could affect our insurance costs.

Based upon this and because of the short amount of time between now and the agenda package being sent out, I have enclosed two proposed resolutions, one of them simply recognizing the group has done a good job in the past and providing that we would donate that amount of money to them to be used for the purpose of the Martin Luther King celebration and a second one appointing them as the committee of the City to put on the celebration. Either resolution would be legally appropriate.

Respectfully yours,

Jerri A. Blair

Jerri A. Blair, Esq.
Jerri A. Blair, P.A.
P.O. Box 130
Tavares, FL 32778

Notice of Confidentiality. This email communication and the attachment(s) hereto, if any, are intended solely for the information and use of the recipient identified in the address line above and may contain information which is legally privileged from the disclosure and/or otherwise confidential. If you are not the intended recipient for this email communication (or an authorized representative of the intended recipient), you are hereby advised that any review, disclosure, reproduction, re-transmission or other dissemination or use of this email communication (or any information contained herein) is strictly prohibited. If you are not the intended recipient or have otherwise received this email communication in error, please advise the sender either by reply email or by telephone (at 352-343-3755), immediately delete this email communication from any computer and destroy all copies of same.



Reso.2012-31.version 1.pdf

20 KB



Reso.2012-31.version2.pdf

19 KB

RESOLUTION NO. R2012-31

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA;
PROVIDING FOR PAYMENT TO COMMUNITY
DEVELOPMENT CENTER, INC. FOR AN MARTIN LUTHER
KING DAY CELEBRATION; AND PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, Wildwood Community Development Center, Inc., has been accepted by the State of Florida, through acceptance of articles of incorporation filed with the State as a non profit corporation in the State of Florida; and,

WHEREAS, Wildwood Community Development Center, Inc., has not been designated by the Internal Revenue Service as a 501(c)(3) corporation for income tax purposes, but it does have language in the articles of incorporation that its purposes are only charitable and that funds received by it may be only used for charitable purposes and shall not be distributed for any purpose that would not be appropriate under 501(c)(3); and,

WHEREAS, Wildwood Community Development Center, Inc., has in the past received funding from the City for purposes of promoting and holding a celebration of Martin Luther King day; and,

WHEREAS, the City has been satisfied with the quality of the celebration presented by Wildwood Community Development Center, Inc.; and,

WHEREAS, the City has a need and feels that it would fulfill a public purpose to provide a celebration for this holiday and that such a celebration promotes the public interest and public welfare of the citizens of the City of Wildwood.

NOW, THEREFORE, be it resolved:

SECTION 1. The City hereby approves payment of \$2,000.00 to Wildwood Community Center, Inc., to be used solely for the public purpose of providing a celebration for Martin Luther King Day.

SECTION 2. Wildwood Community Development Center, Inc., shall obtain all appropriate permitting for purposes of holding the event in honor of Martin Luther King Day.

SECTION 3. Any future funding requests made by Wildwood Community Development Center, Inc., shall be brought to the attention of the City at the time of budgeting and will be dependent upon the City's budgetary needs at the time and whether or not the City is provided with assurance that all such funds that have been provided to Wildwood Community Development Center, Inc., have been used for the public purpose of the Martin Luther King Day celebration and have been used in a manner that promotes the general welfare of the City of Wildwood.

SECTION 4. This resolution shall become effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

_____ PASSED AND RESOLVED this ____ day of _____, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(SEAL)

ATTEST: _____
Joseph Jacobs, City Clerk Ed Wolf, Mayor

ords/reso#3
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RESOLUTION NO. R2012-31

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA;
PROVIDING FOR PAYMENT TO COMMUNITY
DEVELOPMENT CENTER, INC. FOR AN MARTIN LUTHER
KING DAY CELEBRATION; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, Wildwood Community Development Center, Inc., has been accepted by the State of Florida, through acceptance of articles of incorporation filed with the State, as a non profit corporation in the State of Florida; and,

WHEREAS, Wildwood Community Development Center, Inc., has not been designated by the Internal Revenue Service as a 501(c)(3) corporation for income tax purposes, but it does have language in the articles of incorporation that its purposes are only charitable and that funds received by it may be only used for charitable purposes and shall not be distributed for any purpose that would not be appropriate under 501(c)(3); and,

WHEREAS, Wildwood Community Development Center, Inc., has in the past received funding from the City for purposes of promoting and holding a celebration of Martin Luther King day; and,

WHEREAS, the City has been satisfied with the quality of the celebration presented by Wildwood Community Development Center, Inc.; and,

WHEREAS, the City has a need and feels that it would fulfill a public purpose to provide a celebration for this holiday and that such a celebration promotes the public interest and public welfare of the citizens of the City of Wildwood.

NOW, THEREFORE, be it resolved:

SECTION 1. The City hereby creates a temporary committee which shall have the purpose of promoting and holding a celebration for the Martin Luther King Day holiday in 2013.

SECTION 2. The corporation known as Wildwood Community Development Center, Inc., is hereby appointed to the committee and shall be in charge of the promotion and holding of the Martin Luther King Day celebration.

SECTION 3. The Committee shall be provided with a budget of \$2000.00 which shall be used for the purpose of the celebration.

SECTION 4. This resolution shall become effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

____ PASSED AND RESOLVED this ____ day of _____, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

(SEAL)

ATTEST: _____
Joseph Jacobs, City Clerk Ed Wolf, Mayor

ords/reso#3

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