



CITY COMMISSIONERS OF THE CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Pamala Harrison-Bivins – Seat 2

Don C. Clark – Seat 4

Robby Strickland – Seat 3

Julian Green – Seat 5

Bill Ed Cannon – City Manager

January 14, 2013

7:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Wildwood DOES NOT provide this verbatim record.

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

AGENDA

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

- **OATH OF OFFICE to COMMISSIONERS JULIAN GREEN and ROBBY STRICKLAND by JUDGE THOMAS SKIDMORE**

- **SELECTION OF MAYOR PRO-TEM**

- **PRESENTATION:** of Key to the City/Plaque to Commissioner Ronald B. Allen for 20 years of service (Attachment)

- **(IMMEDIATELY) ADJOURN AS CITY COMMISSION – MOTION TO APPOINT CITY COMMISSION TO SERVE AS THE CITY'S LOCAL PLANNING AGENCY (LPA) FOR THE PURPOSE OF ACTION ON THE FOLLOWING:**
 - A. **Case CP 1211-01:** The applicant seeks approval and a favorable recommendation from the Land Planning Agency for a Text Amendment to Policy 1.7.3 of the Future Land Use Element of the adopted Comprehensive Plan. Policy 1.7.3 is specific to The Villages of Wildwood Development of Regional Impact (DRI). LPA to review and make a recommendation to the City Commission (Attachments – Staff suggests approval and a favorable recommendation of Ordinance No. O2013-02 to be forwarded to the City Commission for further action)

RECONVENE AS CITY COMMISSION AND CONTINUE WITH REGULARLY SCHEDULED CITY COMMISSION MEETING:

1. **TIMED ITEMS AND PUBLIC HEARINGS**

- a. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** of 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 (3.02± acres). Case was heard by Local Planning Agency 12-04-12 who recommended approval of the ordinance. (Attachments – Staff Recommends Approval)

- b. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** of **Ordinance O2012-27**: An Ordinance proposing a zoning map amendment, Sumter Retirement Residence, Oxford Cottages Retirement, Portion of Parcel #D08=005, Lot 5 (3.02± acres). Case RZ 1210-01 was considered by the P&Z Board/Special Magistrate 12-04-12 who recommended approval of the ordinance. (Attachments – Staff Recommends Approval subject to approval of Ordinance O2012-26)
- c. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** of **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 (4.15± acres). Case was heard before the Local Planning Agency 12-04-12 who recommended approval of the ordinance. (Attachments)
- d. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** of **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 (4.15± acres). Case was heard before the P&Z Board/Special Magistrate 12-04-12 who recommended approval of the ordinance. (Attachments)
- e. **7:00 PM – PUBLIC HEARING – 1st Reading** on the transmittal of **Ordinance O2013-01** to the Reviewing Agencies for review; and 1st Reading of Ordinance O2013-01 an ordinance adopting the 10-Year Water Supply Facilities Work Plan and the recommended text amendments to the Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvement Elements of the Comprehensive Plan. (Attachments – Staff Recommends Approval of the Transmittal)
- f. **7:00 PM – PUBLIC HEARING – 1st Reading** on the transmittal of **Ordinance O2013-02** to the state Reviewing Agencies for review; and 1st Reading of Ordinance O2013-02, a Text Amendment to Policy 1.7.3 of the Future Land Use Element of the adopted Comprehensive Plan which is specific to The Villages of Wildwood Development of Regional Impact (DRI). (Attachments – Staff Recommends Approval of the Transmittal)

* Quasi Judicial Hearing

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

- a. **City Manager**
 - 1.
- b. **City Attorney**
 - 1.
- c. **City Clerk**
 - 1.
- d. **Commission Members**
 - 1.
- e. **Public Forum (10 minute time limit)**
 - 1.
- f. **Notes and Reports**
 - 1. **FYI** – Results of Roadway Improvements through the City’s CDBG Grant – Before & After Photos of Street Repaving (Attachments – No Action Required; Informational Only)
 - 2. **FYI** – Development Services’ new “*Information for Citizens and Businesses*” Brochure (Attachments – No Action Required; Informational Only)
 - 3. **Proclamation** Request from Patrick V. Kennedy, President of the Ancient Order of Hibernians in America to declare the month of March 2013 as Irish American Heritage Month in the City of Wildwood (Attachments – Board Option)
 - 4. **FYI** – Letter from Chief Reeser regarding the City and CSX addressing the speed of approaching trains to the public (Attachment)

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

1. Minutes of Special Called Workshop Meeting held on December 3, 2012 (Attachments – Staff Recommends Approval)
2. Minutes of Regular Meeting held on December 10, 2012 (Attachments – Staff Recommends Approval)

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

1. **Ordinance No. O2013-03** Amending Section 6.4(E) of the Land Development Regulations to eliminate the 12-inch minimum pipe size requirement for storm sewers located in grassed areas not subject to vehicular traffic (Attachments)
2. **Ordinance No. O2013-04:** An Ordinance modifying the Five-Year Capital Improvement Schedule of the Capital Improvements Element of the Comprehensive Plan in the City of Wildwood. (First reading)
 - a. Approval requested for transmittal of Ordinance O2013-04 to the Department of Community Affairs for compliance determination in accordance with Section 163.3184, Florida Statutes (Attachments – Staff Recommends Approval)

c. **RESOLUTIONS FOR APPROVAL**

1.
 - a. Request approval for forfeiture of currency seized as evidence to the Wildwood Police Department by deposit into the Law Enforcement Trust Fund under Section 705.105, Florida Statutes and other certain property be declared surplus (Attachments – Staff Recommends Approval)
 - b. Request from Chief Reeser to amend the LETF (Law Enforcement Trust Fund) to add unanticipated revenue in the amount of \$11,903.00 (Attachment – Staff Recommends Approval)
 - c. Request approval of Resolution No. R2013-01 declaring certain property seized as evidence as surplus and determining the manner of disposal (Attachment - Staff Recommends Approval)

d. **APPOINTMENTS**

1. Request from Sumter County Administrator Bradley Arnold to appoint a Wildwood elected official to serve the next four year term on the Sumter County Tourist Development Council to fill the expired seat of Commissioner Strickland (Attachments – Board Option)

e. **CONTRACTS AND AGREEMENTS**

1. Request Approval to execute a Developer's Agreement Between the City of Wildwood, Florida and the Word Family, LLC for the provision of utilities and other municipal services from the City for development of the Word property (Attachments – Staff Recommends Approval)

f. **FINANCIAL**

1. Bills for Approval (Attachments – Staff Recommends Approval)
2. Recommendation to accept construction of the CR 462 Phase I Utility Extension and approval of final pay request to Rainey Construction Co. Invoice No. 2-3708 in the amount of \$18,081.89 (Attachments - Staff Recommends Approval)
3. Request for approval to purchase a pump impeller from Barney's Pumps in the amount of

\$1,900.00 and purchase a new 60 HP motor from TAW Orlando Services Center, Inc. in the amount of \$3,211.62 for a total cost of \$5,111.62 to repair the reclaimed water pump on the Lake Miona property. (Attachments – Staff Recommends Approval)

4. Request for approval to repair the failed Wastewater Treatment Plant Digester Blower No. 4 at a cost of \$2,450.00 (Attachments – Staff Recommends Approval)
5. Request by Joseph Jacobs, City Clerk for approval of financing for 6 (six) Dodge Police vehicles (previously approved) by awarding the bid to the apparent low bidder, BB&T Bank at the rate of 1.45% with annual payments of \$49,381.86 for a term of 5-years (Attachments – Staff Recommends Approval)
6. Request by Chief Reeser for approval to purchase and have installed an automatic gate system at the south entrance to the Police Department for security from Campbell's Gate Service in the amount of \$7,119.45 utilizing Impact Fees to pay for it (Attachments – Staff Recommends Approval)
7. Request by Chief Reeser for approval to purchase a new server to handle the capacity of the in-car video system installed in patrol vehicles, from L3 Mobile-Vision, Inc., a sole-source provider (R2011-16) in the amount of \$15,749 utilizing Impact Fees for the purchase (Attachments – Staff Recommends Approval)
8. Request for approval to upgrade technical services throughout City Hall, Water/Wastewater, Public Works/Fleet Services, Annex and the Wildwood Community Center with high speed Internet Access, enhanced e-mail, Wi Fi, Hot Spots, Backups and Internet Phone (Bundled Services). Lowest quote provided by and staff would recommend Bright House Networks. (Attachments – Board Option)

B. ADJOURN AS CITY COMMISSION – RECONVENE AS MEMBERS OF THE CRA (Community Redevelopment Agency) FOR THE PURPOSE OF ACTION ON THE FOLLOWING:

1. Request for the CRA to make a recommendation to the City Commission to authorize the use of CRA funding for a survey within the City's CRA district along the CSX right-of-way extending from the north boundary of parcel G06=069 (SNJ Discount Beverages) to the south boundary of parcel G06C001 (Seaboard Systems RR), enabling the City to enter into a long-term lease with CSX for that portion of property. (Attachments – Staff Recommends Approval)

RECONVENE AS CITY COMMISSION AND CONTINUE WITH REGULARLY SCHEDULED CITY COMMISSION MEETING:

9. Request Commission approval of a \$4,800 expenditure for a survey along the CSX right of way enabling the City to enter into a long-term lease with CSX for that portion of property to ensure businesses on the west side of US 301 in the downtown area maintain adequate access to their facilities and for public parking. (Attachments – Staff Recommends Approval)

g. GENERAL ITEMS FOR CONSIDERATION

1. Request for approval to send the attached letter to the Department of Economic Opportunity – Division of Community Development regarding the Evaluation and Appraisal of the City's Comprehensive Plan (Attachments – Staff Recommends Approval)
2. Request from CSX to schedule a date for a Commission Workshop Meeting in January to include City department heads and County Fire and Ambulance Services affected by the planned changes to CSX rail operations so necessary officials are fully informed and so that a public meeting can be held in February (Attachments – Board Option)
3. Request for 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; subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction; and subject to approval of the land use change (case CP 1210-02, O2012-28) and rezoning (case RZ 1210-02, O2012-29) ordinances heard earlier in meeting (A portion of parcel D08=005, Lot 4 of the Oxford Greens Plat) (Attachments – Staff Recommends Approval)

4. ADJOURN

IMPORTANT DATES (No Attachments)

- a. **January 14, 2013 – (Tuesday)** – Wildwood Business Council Meeting – 6:00 PM – Wildwood Community Center – President’s Hall (Upstairs)
- b. **January 21, 2013 (Monday)** – **City Offices CLOSED for Dr. Martin Luther King, Jr. Holiday** (Except Police Dept.)
- c. **January 28, 2013 – (Monday)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. **February 5, 2013 – (Tuesday)** - Parks & Recreation Board Meeting – 6:00 PM – City Hall – Conference Room 124
- e. **February 11, 2013 – (Monday)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- f. **February 12, 2013 – (Tuesday)** – Wildwood Area Historical **Board** Meeting – 6:00 PM – City Hall - Conference Room 124
- g. **February 12, 2013 – (Tuesday)** – Wildwood Area Historical **Association** Meeting – 6:30 PM – City Hall - Conference Room 124
- h. **February 25, 2013 – (Monday)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- i. **February 19, 2013 – (Tuesday)** – Wildwood Business Council Meeting – 6:00 PM – Wildwood Community Center – President’s Hall (Upstairs)



In Appreciation
For Dedicated Service

JANUARY 1993 - JANUARY 2013



Presented To

Commissioner - Mayor Pro Tem
Ronald B. Allen

City of Wildwood, Florida

January 14, 2013

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

Case No: CP 1211-01

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

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

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

Applicant: Darrin F. Taylor, Carlton Fields PA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATED: December 28, 2012



Jason McHugh
Development Services Coordinator/ City Planner

ORDINANCE NO. O2013-02

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

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

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

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

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

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

**VILLAGES OF WILDWOOD
DEVELOPMENT OF REGIONAL IMPACT**

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

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

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

SOUTH RIGHT OF WAY OF WAY OF COUNTY ROAD 466A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S89°30'00"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 2208.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S00°29'59"W, 294.99 FEET; THENCE S11°45'51"W, 115.75; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 249.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET TO WHICH A RADIAL LINE BEARS S53°23'12"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", AN ARC DISTANCE OF 374.71 FEET TO THE POINT OF TANGENCY; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 269.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 789.00 FEET OF SAID SOUTHWEST ¼; THENCE DEPARTING SAID SOUTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF

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

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

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

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

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

AND

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

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

AND

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

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

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

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

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

SECTION 5. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 6. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-02

“Exhibit A”

The Villages of Wildwood

Development of Regional Impact

Future Land Use Element Policy 1.7.3

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

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

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

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

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

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

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

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

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

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

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

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

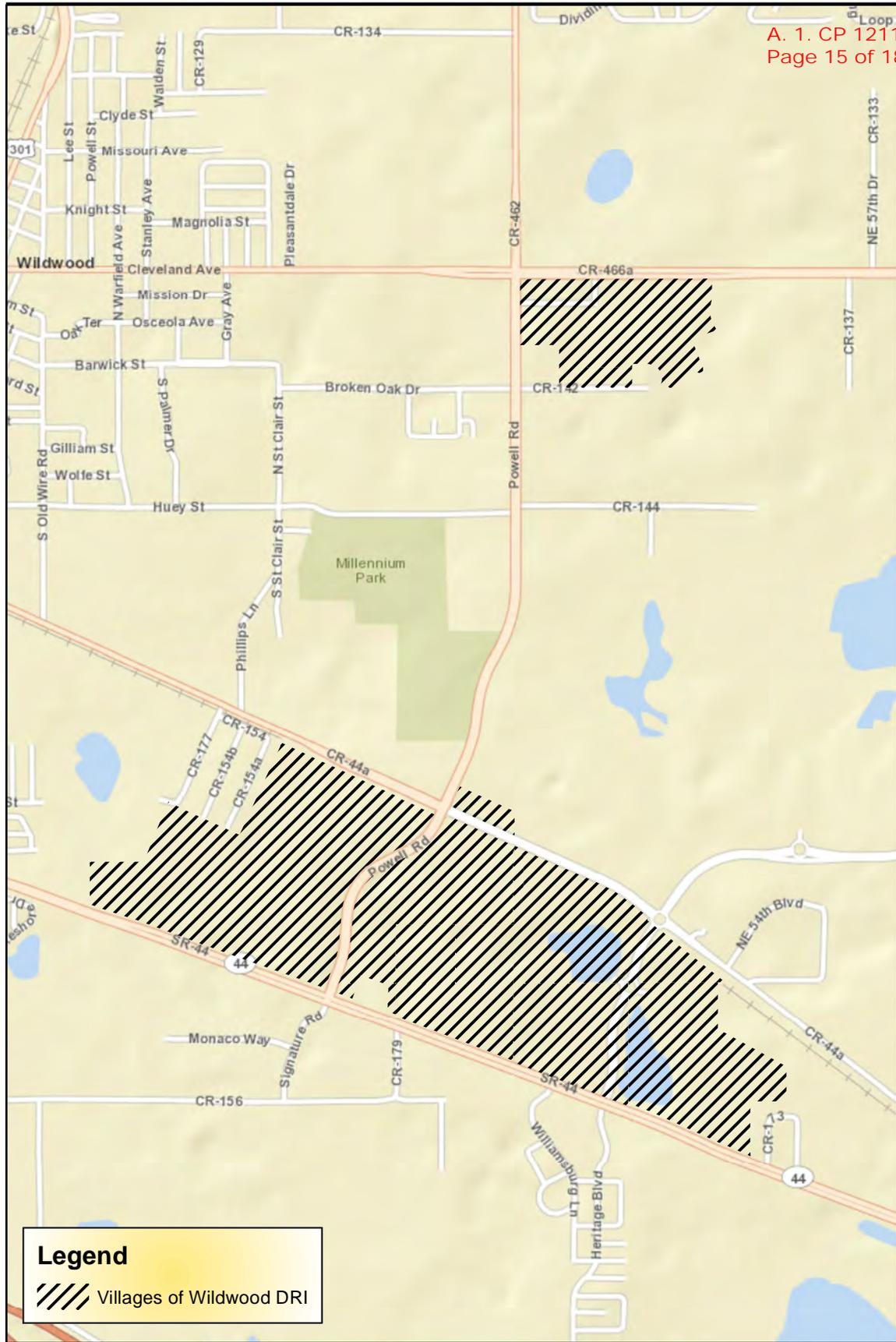
Level of Service Standards for the Villages of Wildwood DRI

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

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

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

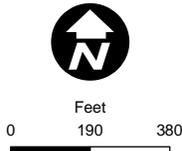
- No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The developer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



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



Villages of Wildwood DRI

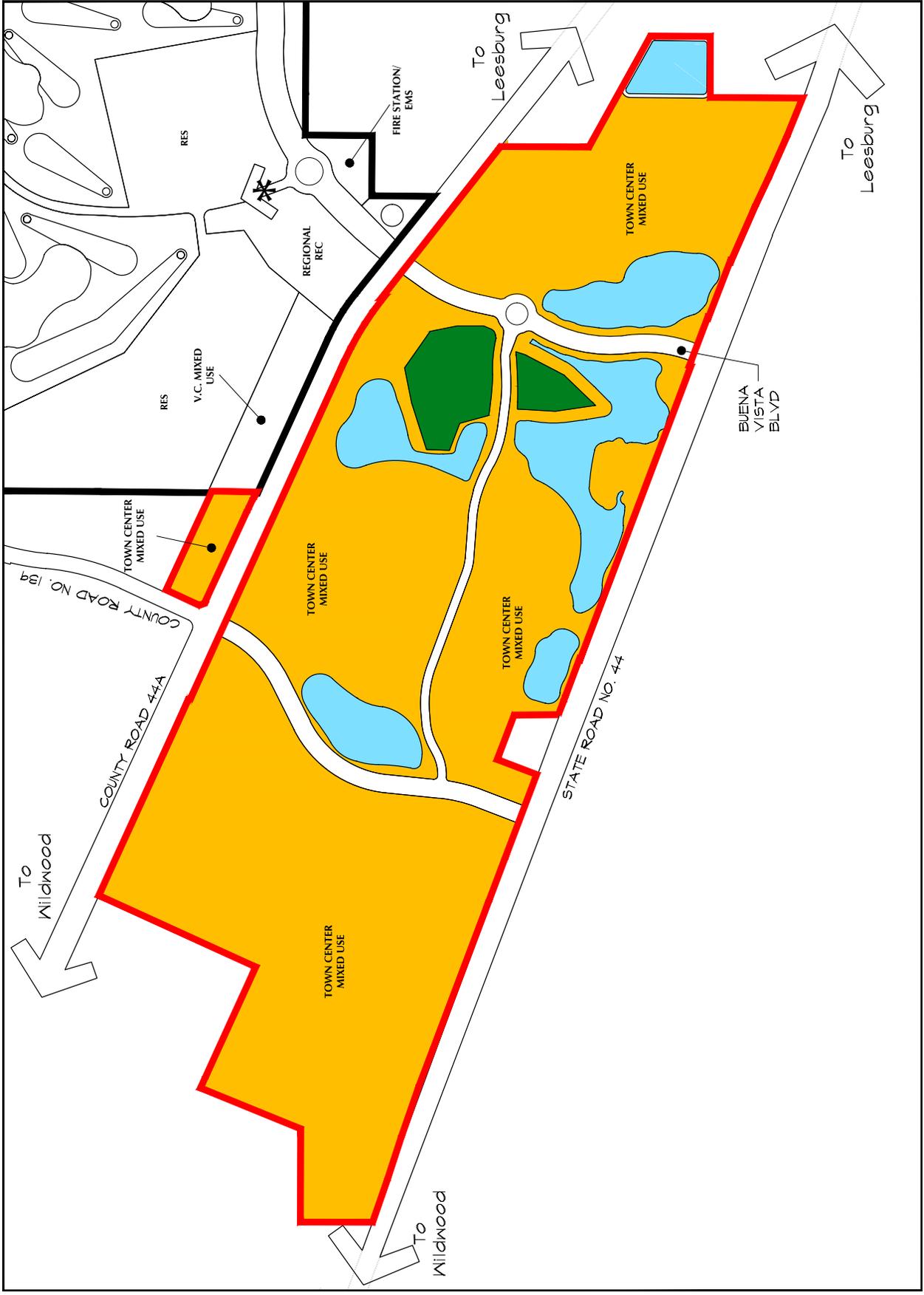
WILDWOOD, FLORIDA

December 2012

Map 1

LEGEND

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



**MAP OF VILLAGES OF
WILDWOOD DRI
BOUNDARY**

NOVEMBER, 2012

**MASTER
DEVELOPMENT
PLAN**



1020 Lake Summer Landing
The Villages, Florida 32162

Amnett
ENVIRONMENTAL LLC

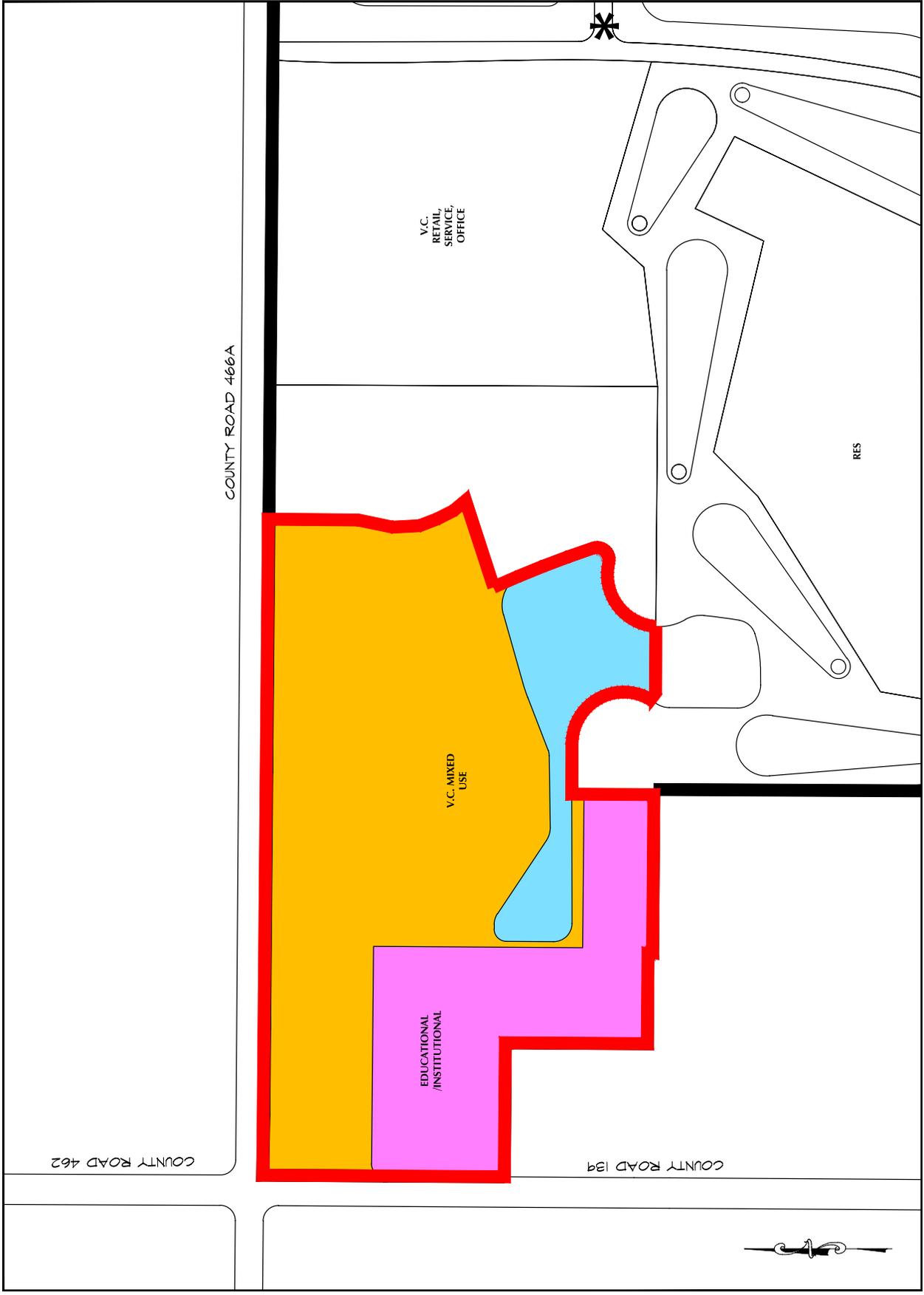
10884-JE-11-12-12
Tel No. (352)753-4747 Fax No. (352)753-2826
Certificate of Accreditation Number: 27695



Date:	11-12-12	0	12	01
Drawn by:	KMK	0	12	01
Checked by:	SRV	0	12	01
Revisions:		0	12	01

LEGEND

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



MAP OF VILLAGES OF WILLOWOOD DRI BOUNDARY

NOVEMBER, 2012

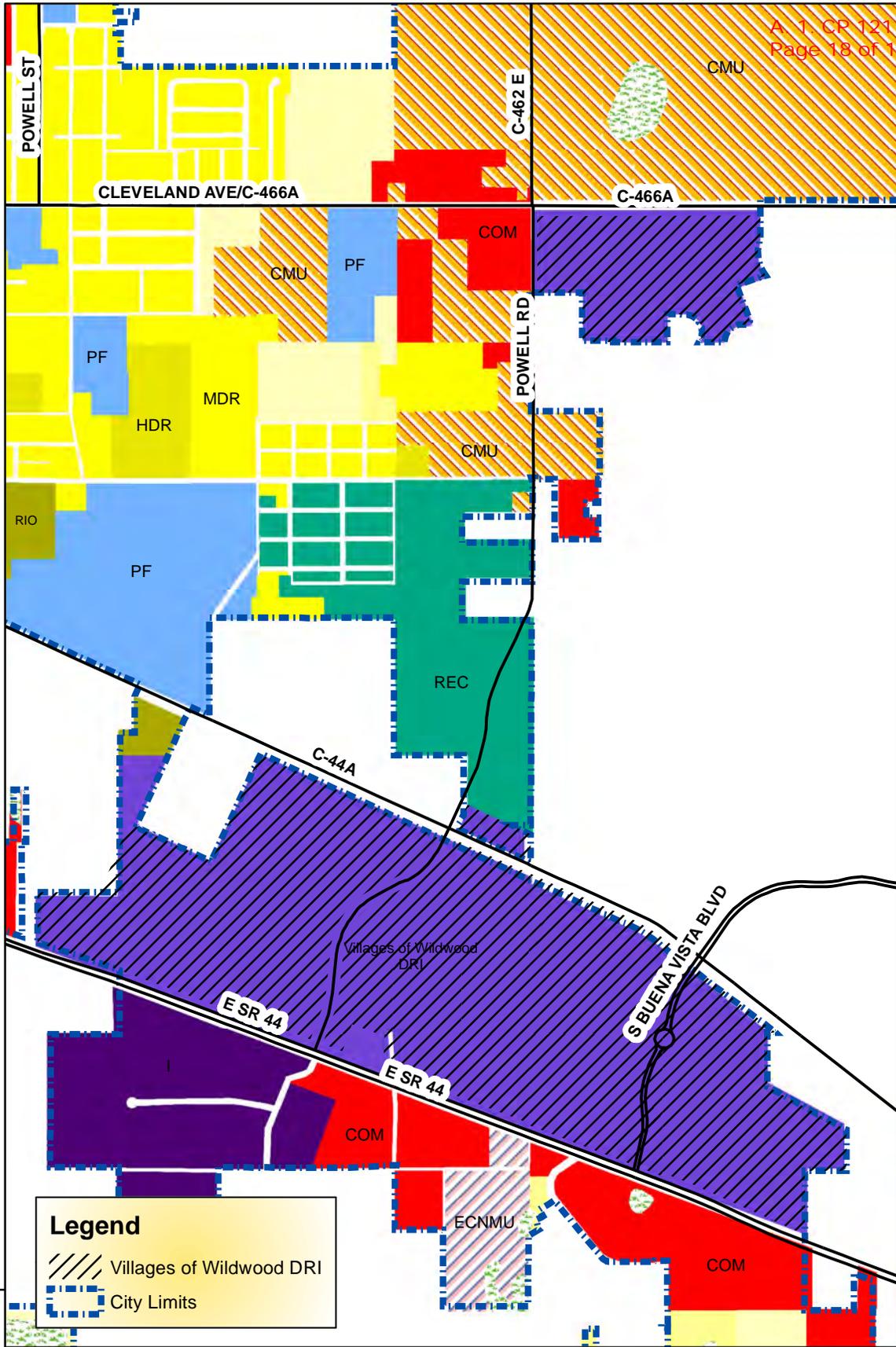
MASTER DEVELOPMENT PLAN



Amnett Environmental LLC
 1020 Lake Summer Landing
 The Villages, Florida 32162
 Phone: 352-399-3312
 Fax: 352-399-3286
 Certificate of Accreditation Number: 27495



Date:	11-12-12
Drawn by:	KMK
Checked by:	SRV
Revisions:	01



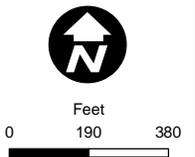
Legend

- Villages of Wildwood DRI
- City Limits

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



Villages of Wildwood DRI

Future Land Use
WILDWOOD, FLORIDA

December 2012

Map 1

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Approval of Ordinance O2012-26.

Work Session (Report Only) **DATE OF MEETING:** 12/10/12 – First Reading
 Regular Meeting Special Meeting 1/14/13 – Public Hearing

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:

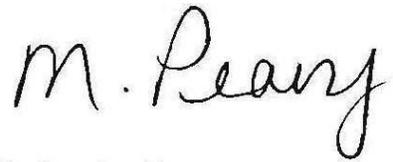
The applicant (Lenity Architecture, LLC) seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On December 4, 2012 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate 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

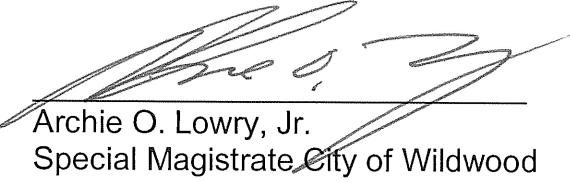
Parcel: A portion of D08=005 (Lot 5 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

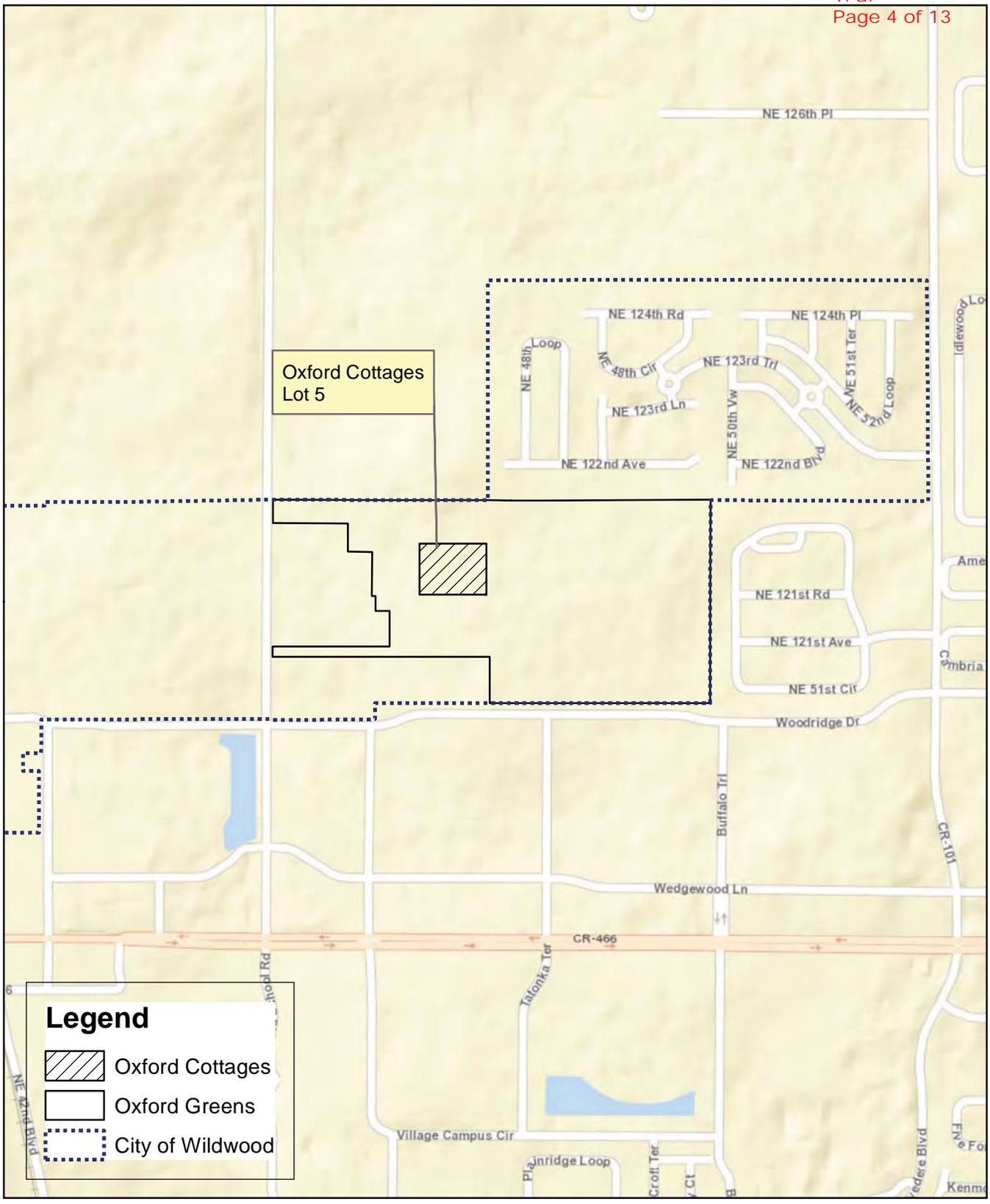
Applicant: Lenity Architecture, LLC

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



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



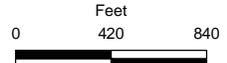
Legend

-  Oxford Cottages
-  Oxford Greens
-  City of Wildwood

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City of Wildwood
100 North Main Street
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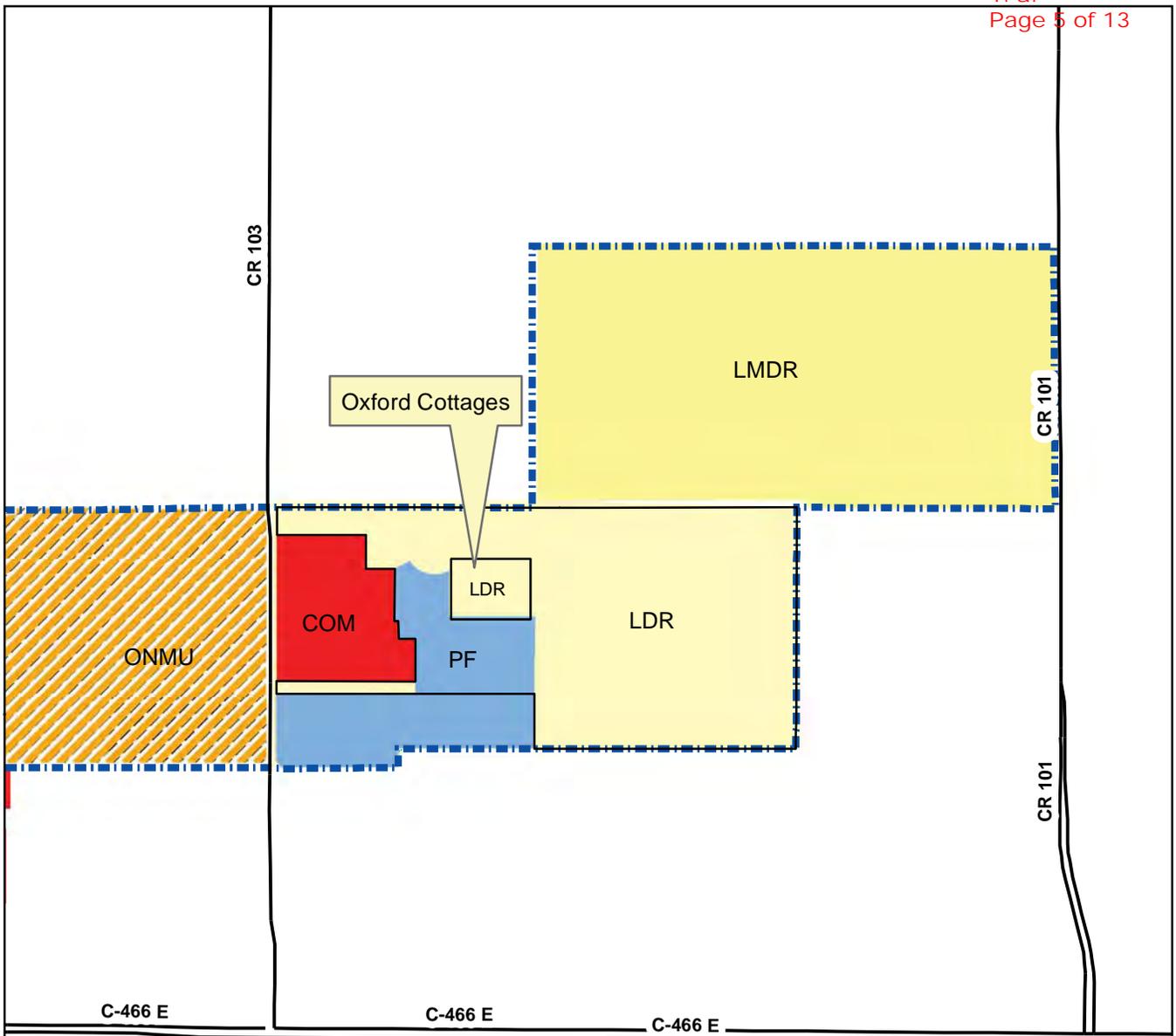


D08=005

**Oxford Cottages
WILDWOOD, FLORIDA**

November 2012

Location Map



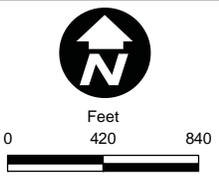
Legend

- Oxford Cottages
- City Limits

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City of Wildwood
100 North Main Street
Wildwood, FL 34485
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www.cityofwildwood.com



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

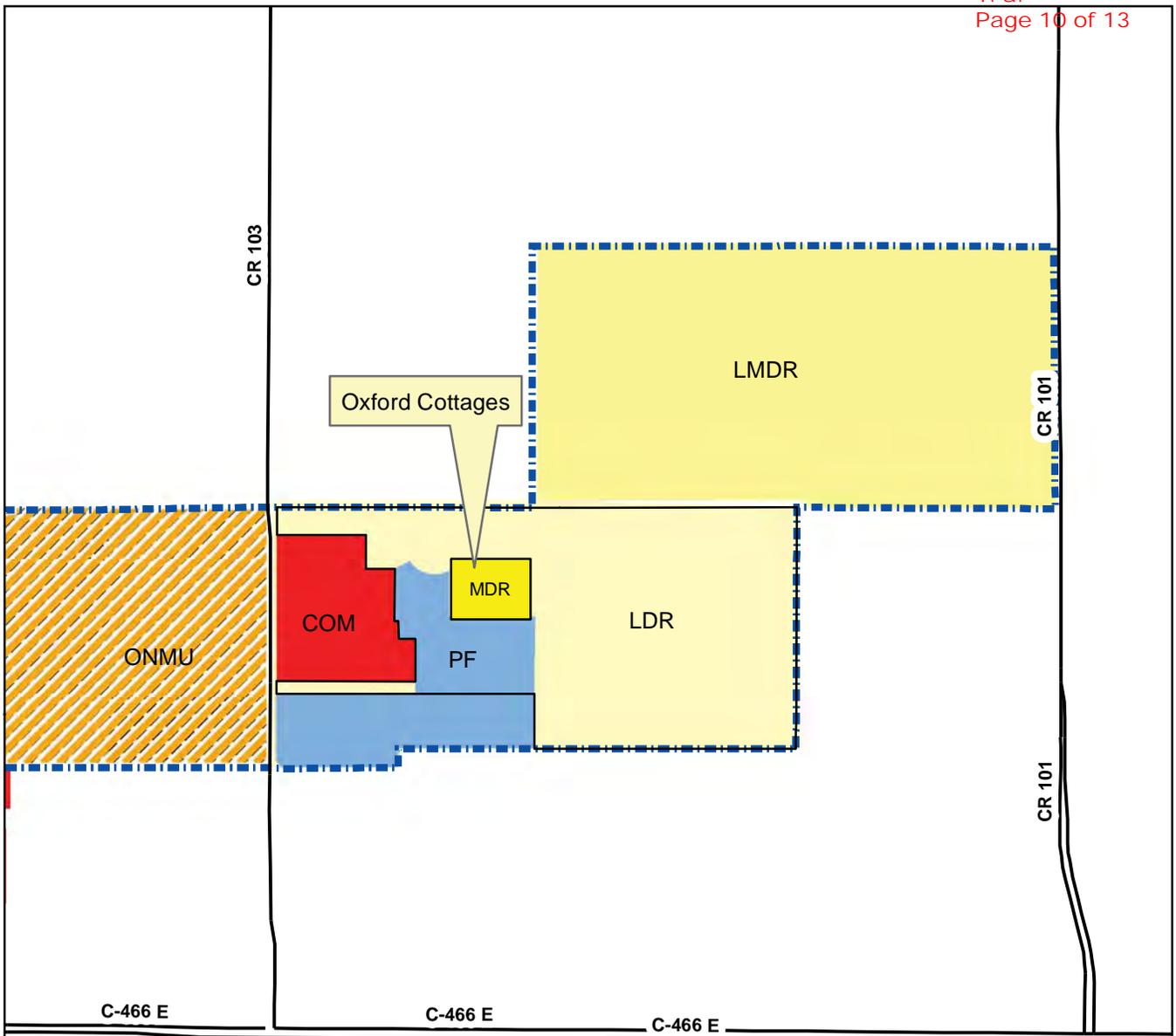
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

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

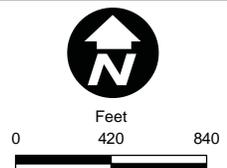


Legend

-  Oxford Cottages
-  City Limits



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www.cityofwildwood.com



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.

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 Compressive 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

REQUESTED ACTION: Approval of Ordinance O2012-27.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>12/10/12 – First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting <u>1/14/13 – Public Hearing</u>

CONTRACT: <input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

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

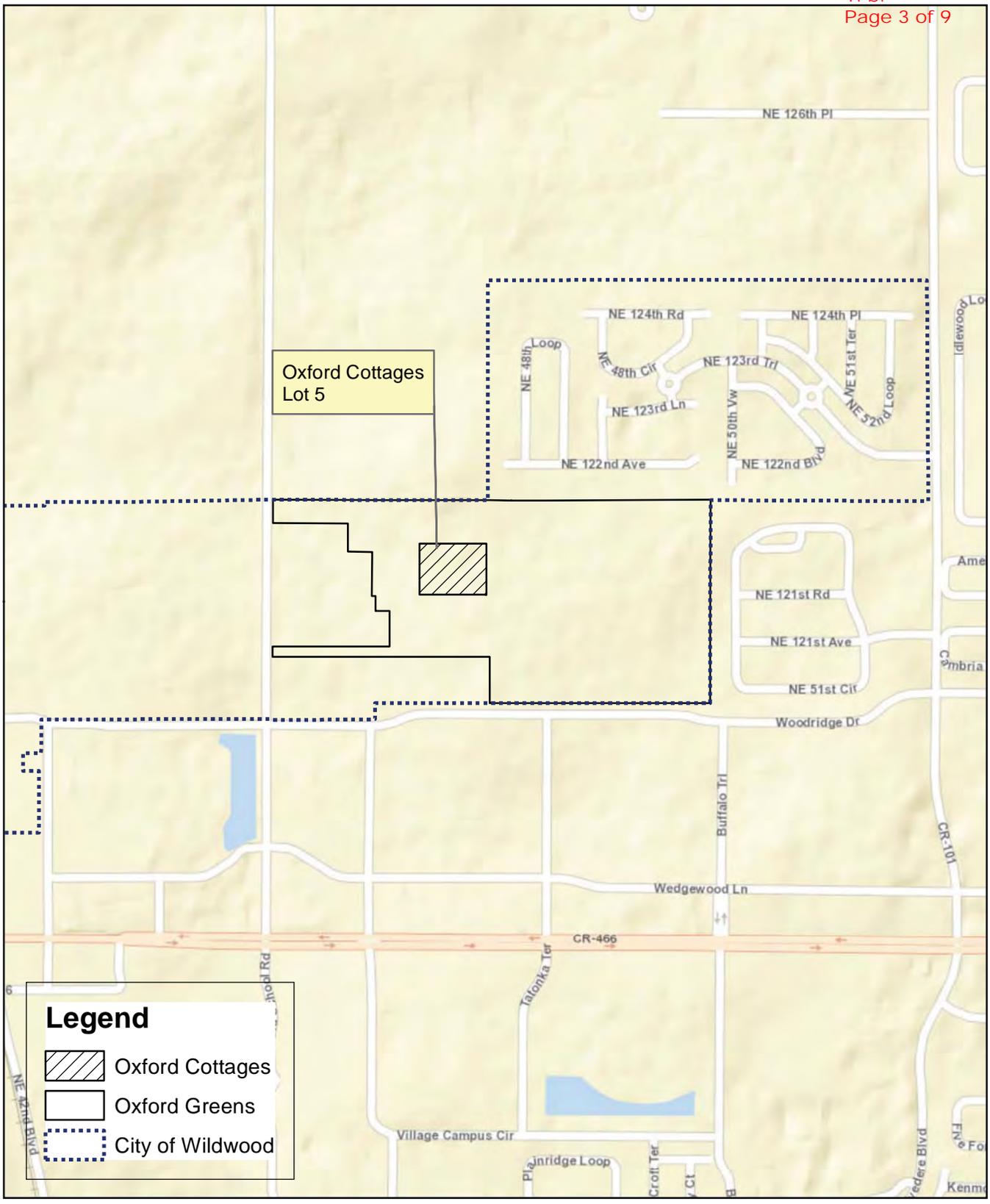
Applicant: Lenity Architecture, LLC

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



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



Legend

-  Oxford Cottages
-  Oxford Greens
-  City of Wildwood



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



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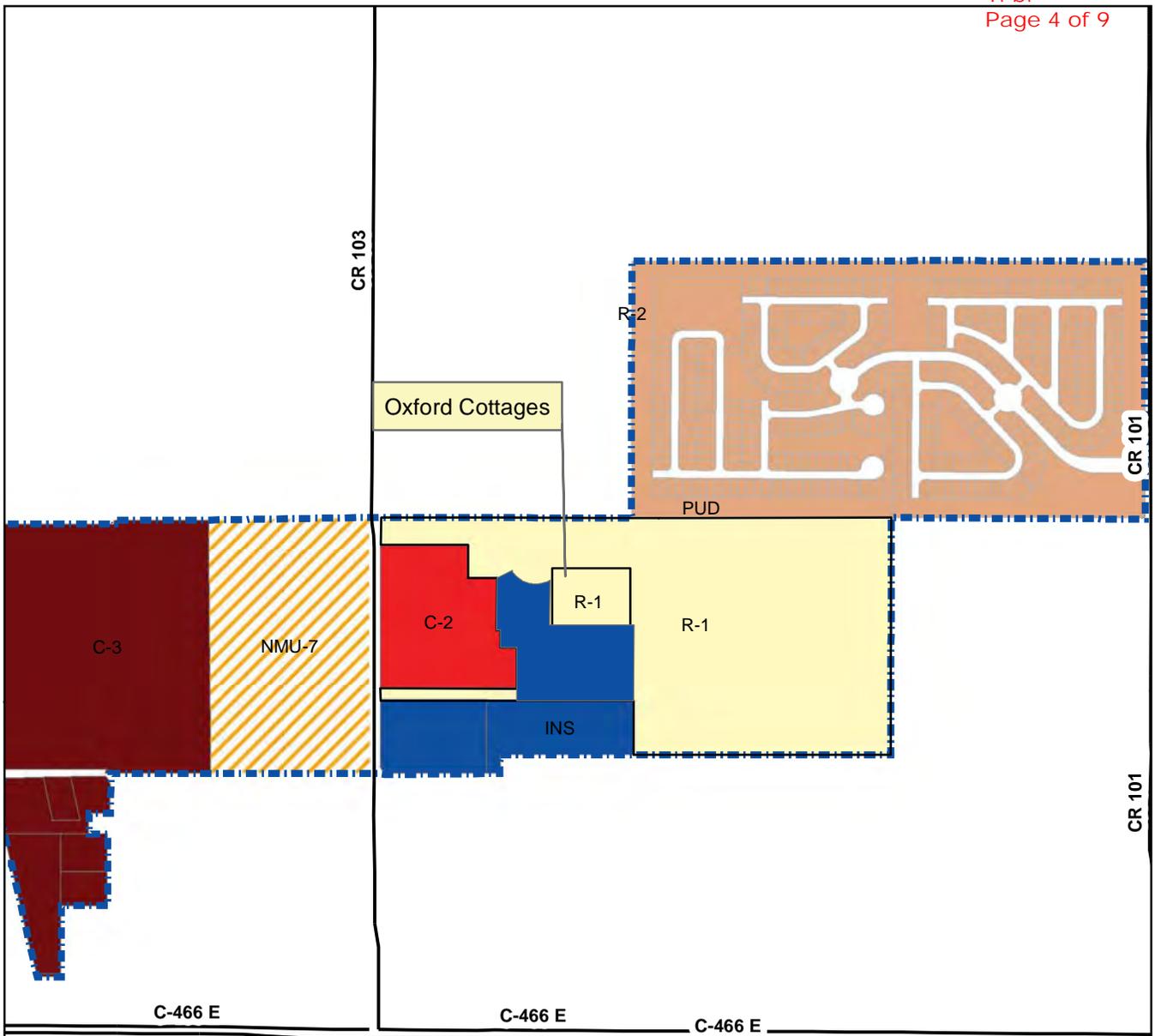


D08=005

**Oxford Cottages
WILDWOOD, FLORIDA**

November 2012

Location Map



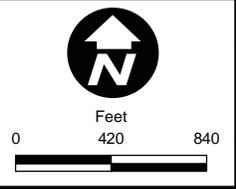
Legend

- 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

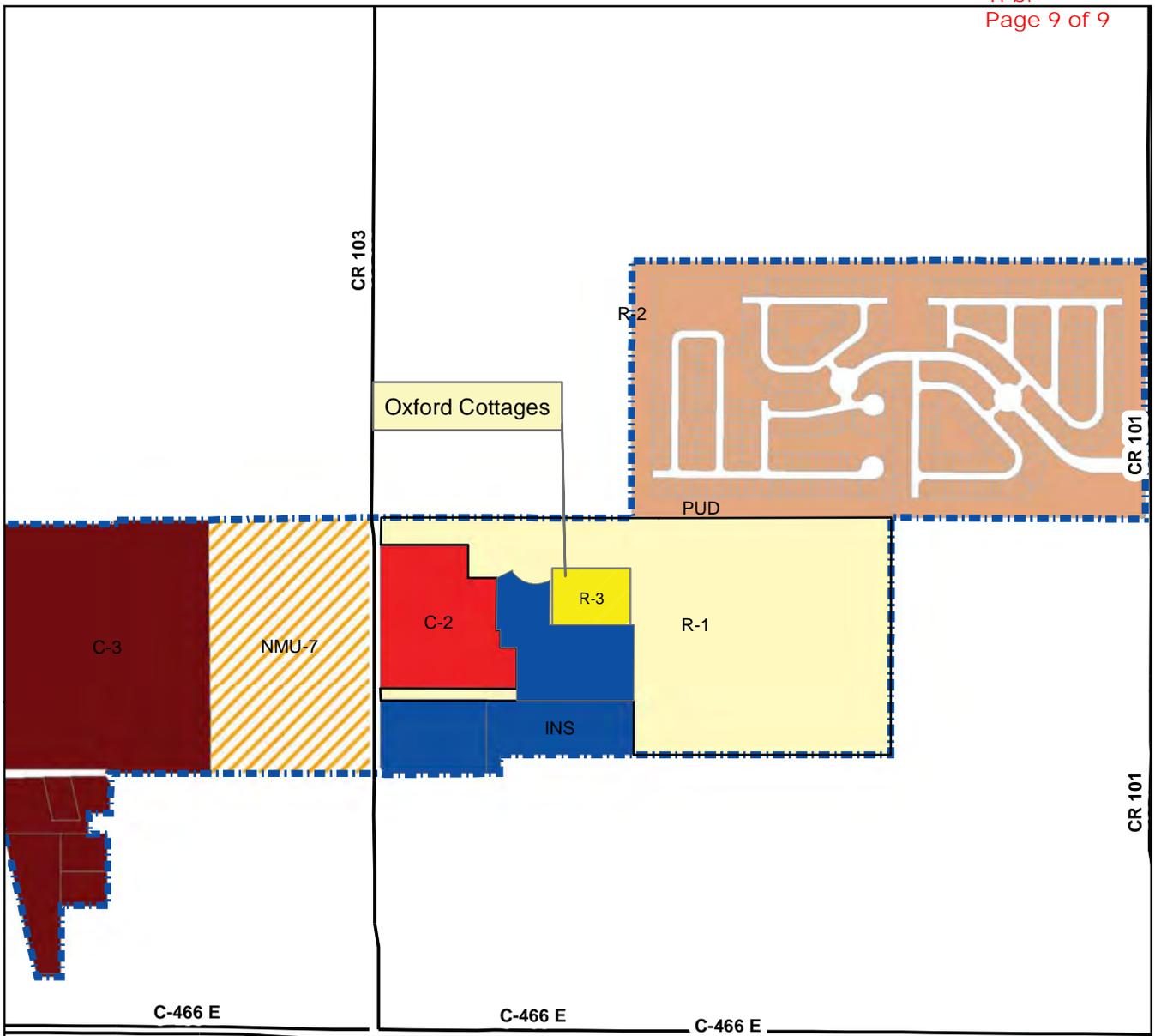
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

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



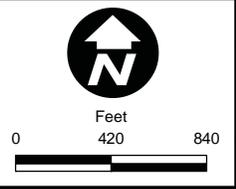
Legend

- Oxford Cottages
- City Limits

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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 – First Reading
 Special Meeting 1/14/13 – Public Hearing

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:

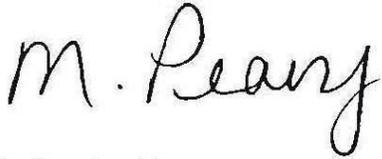
The applicant (Lenity Architecture, LLC) seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On December 4, 2012 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate 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.

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 "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

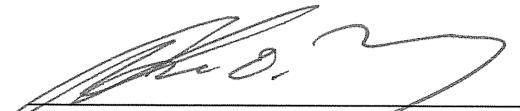
Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

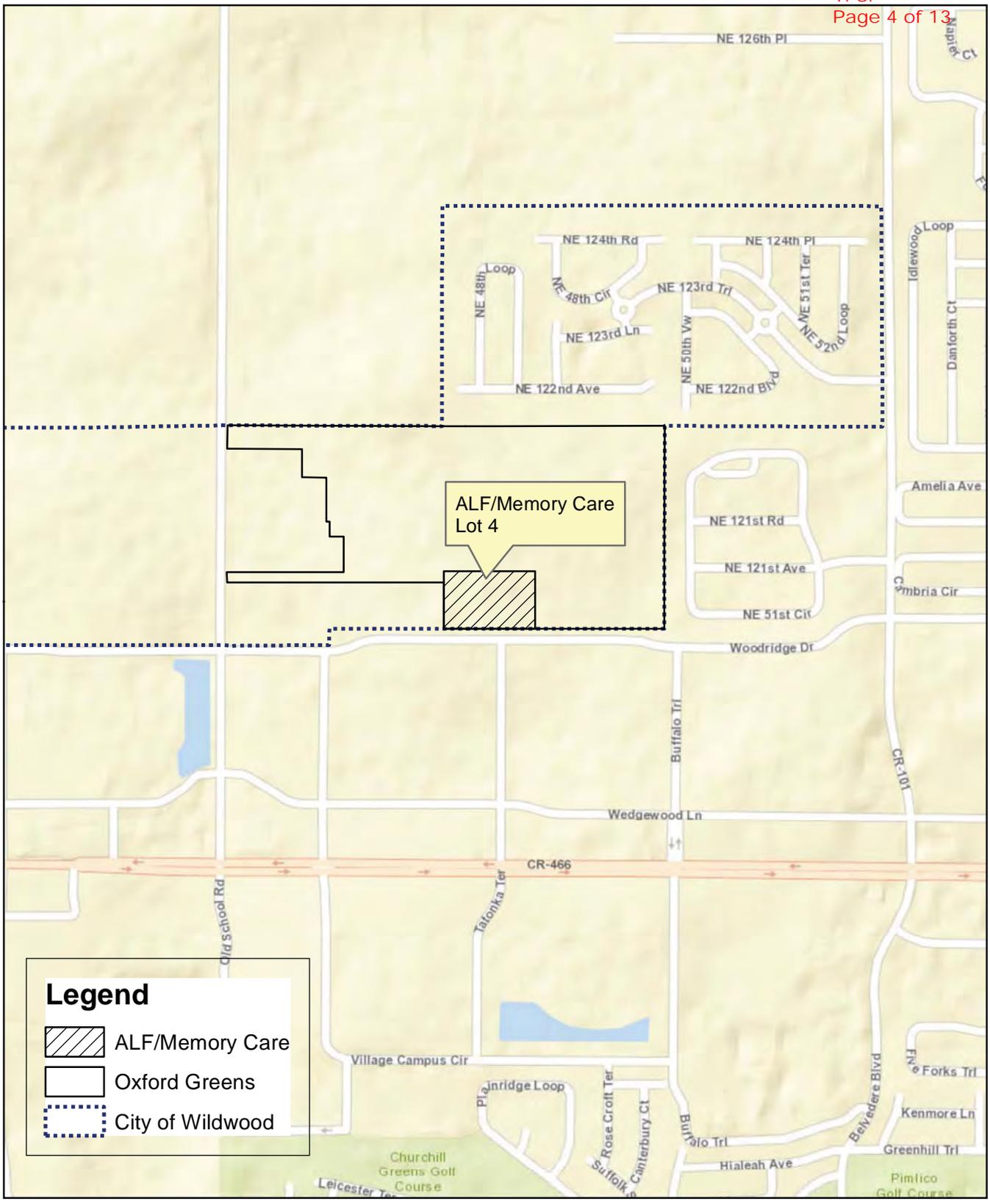
Applicant: Lenity Architecture, LLC

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



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



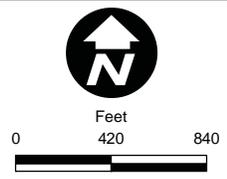
Legend

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

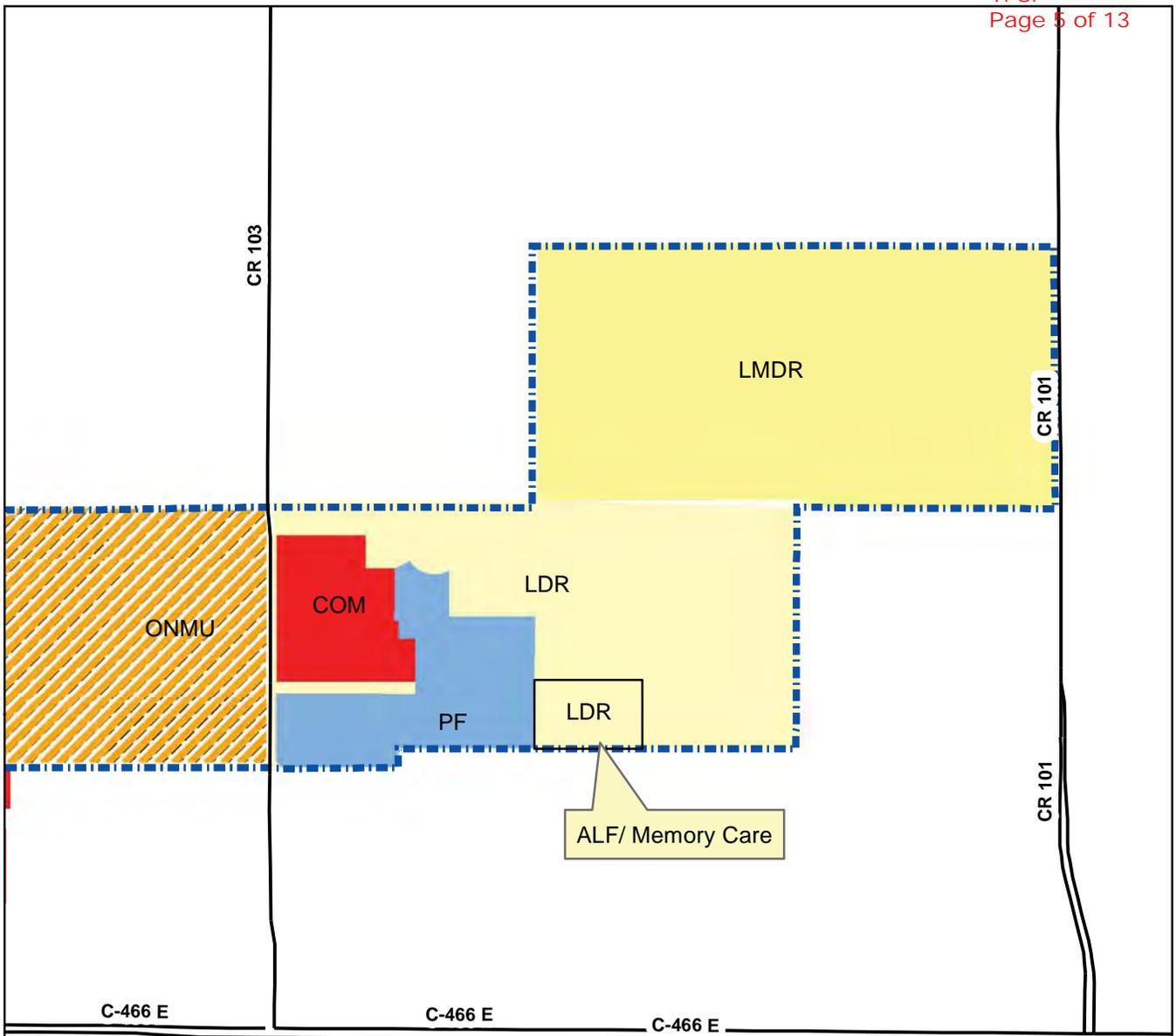
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D08=005	
Oxford ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Location Map



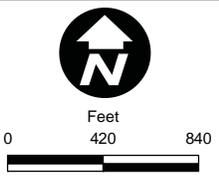
Legend

- ALF/Memory Care
- City Limits

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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

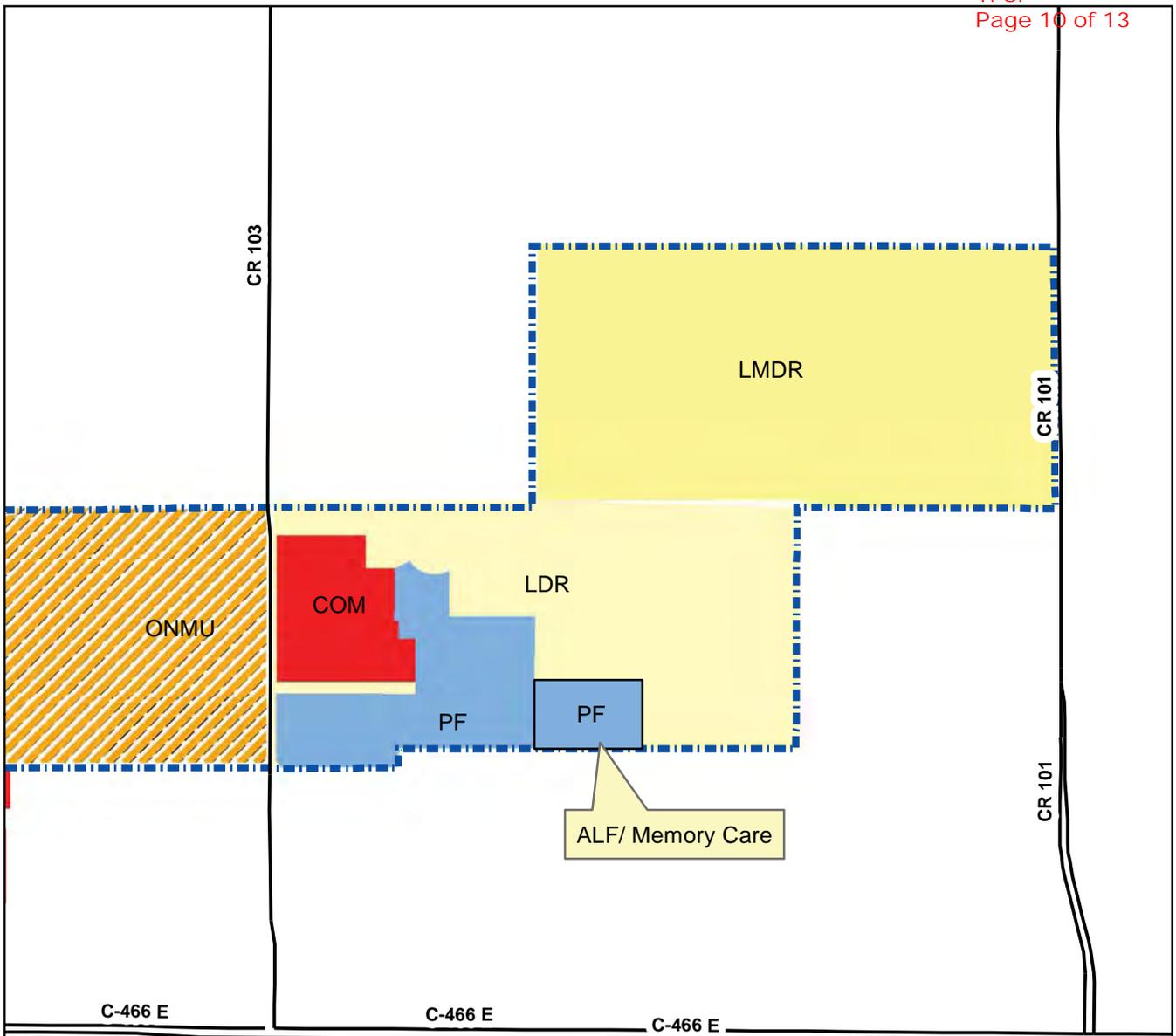
First Reading: _____

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**



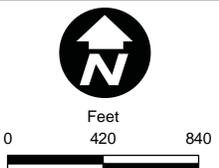
Legend

- ALF/Memory Care
- City Limits

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D08=005	
Oxford ALF/Memory Care WILDWOOD, FLORIDA	
November 2012	Proposed Future Land Use

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.

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 of 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)
- Regular Meeting

DATE OF MEETING: 12/10/12 – First Reading
 Special Meeting 1/14/13 – Public Hearing

CONTRACT:

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

Vendor/Entity: _____
 Termination Date: _____

BUDGET IMPACT: _____

- Annual
- Capital
- N/A

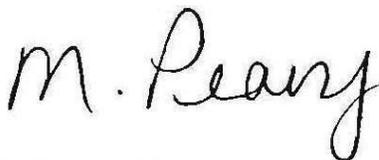
FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant (Lenity Architecture, LLC) seeks approval for a rezoning from “R-1 Low Density Residential” to “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

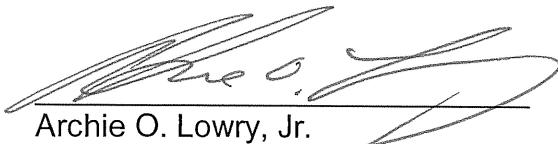
Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

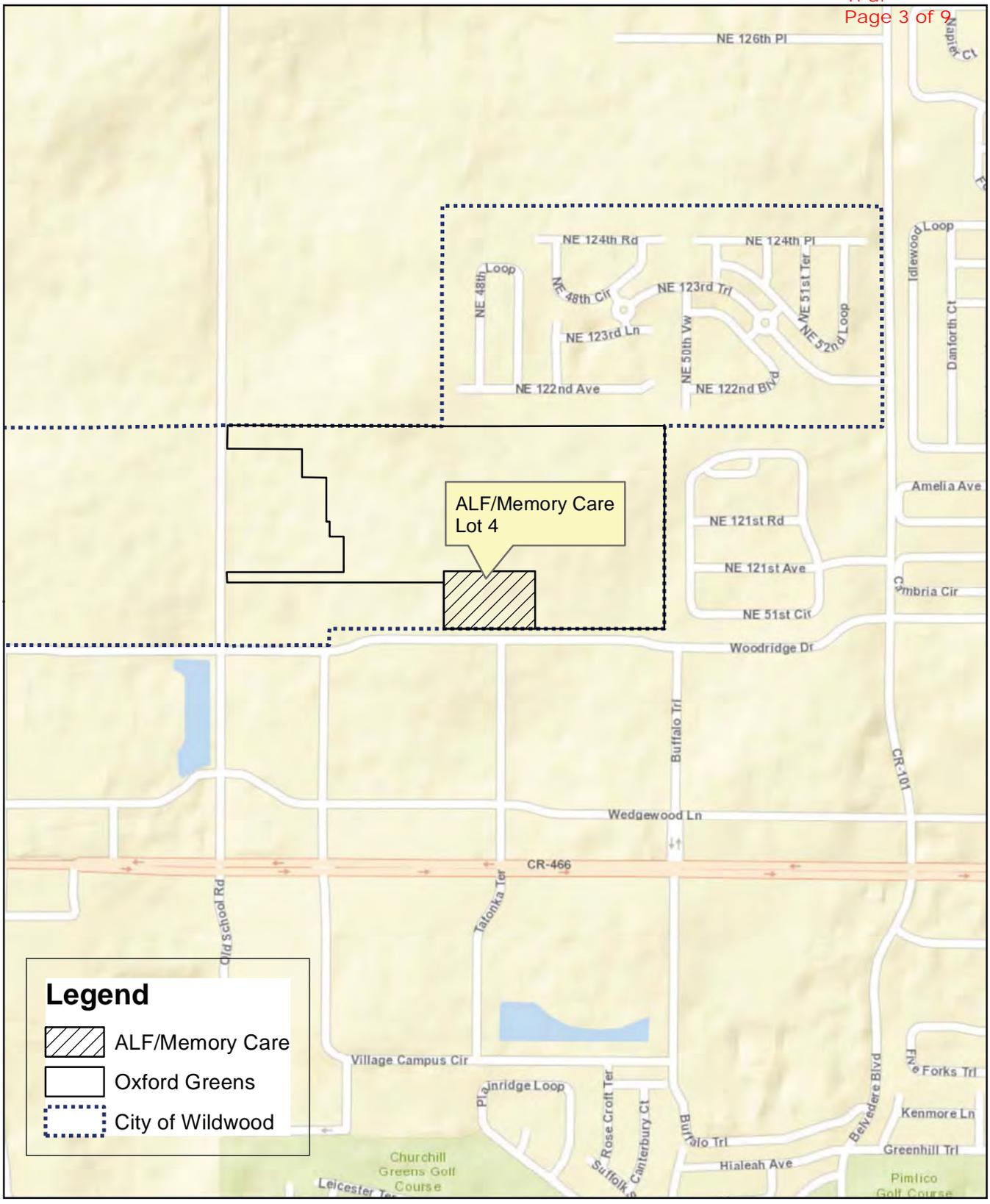
Applicant: Lenity Architecture, LLC

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



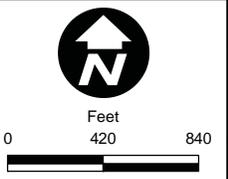
Archie O. Lowry, Jr.
Special Magistrate, City of Wildwood



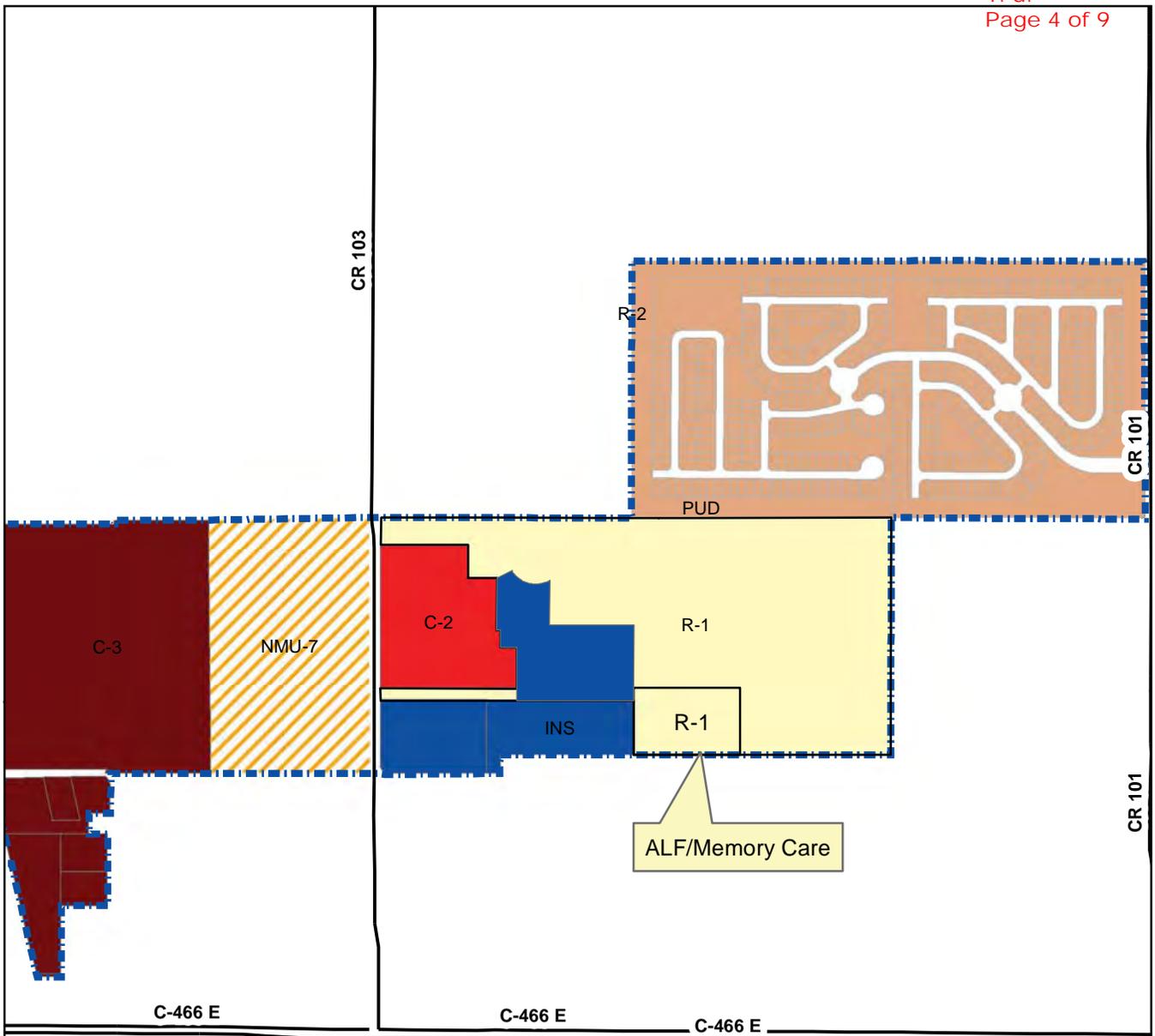
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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.cityofwildwood.com



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



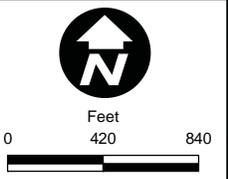
Legend

- ALF/Memory Care
- City Limits

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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

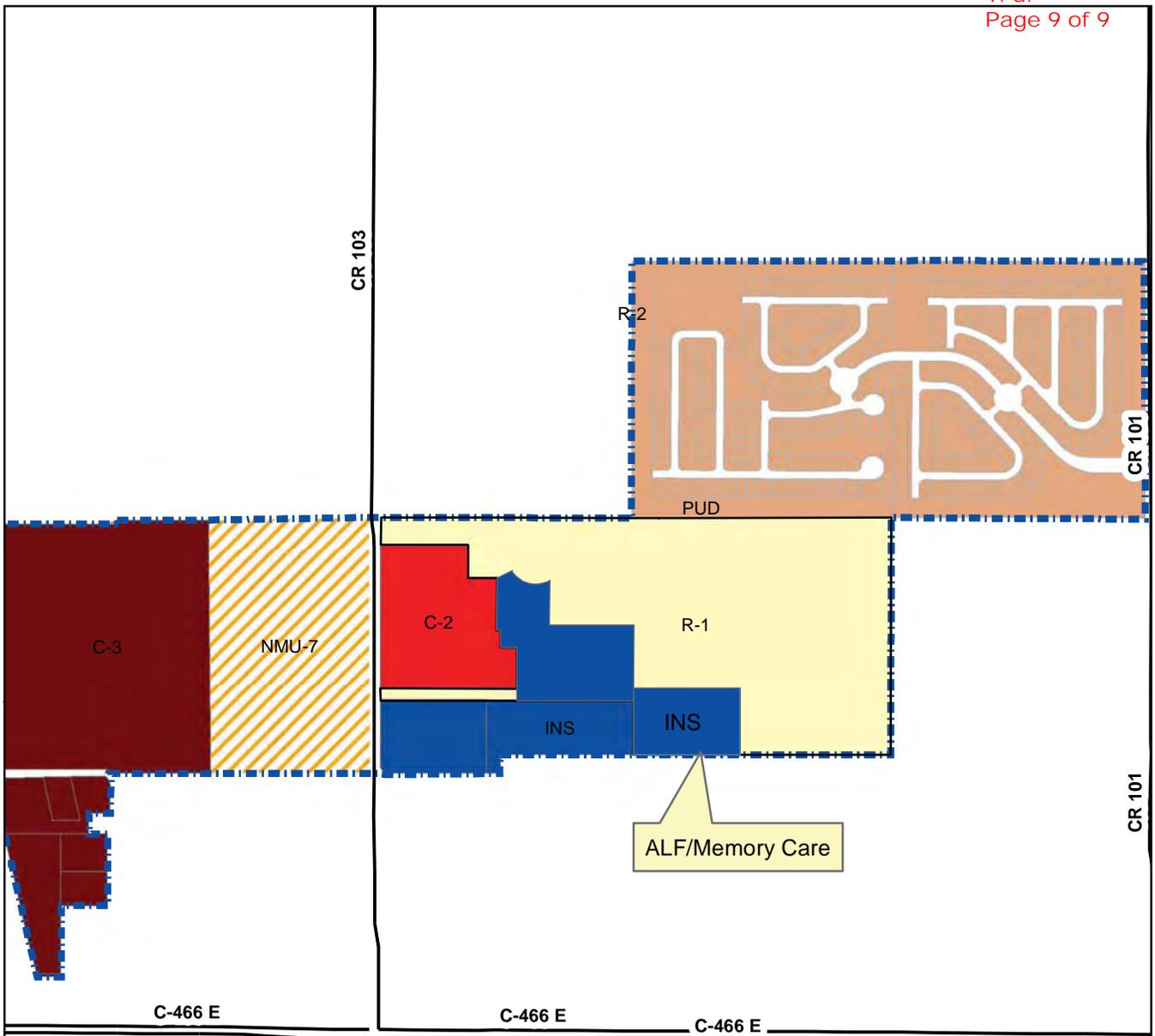
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

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

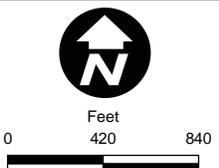


Legend

-  ALF/Memory Care
-  City Limits



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 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

EXECUTIVE SUMMARY

SUBJECT: Ordinance O2013-01: 10-Year Water Supply Facilities Work Plan

Transmittal of Ordinance O2013-01 to the Reviewing Agencies

REQUESTED ACTION:

- Work Session (Report Only)
- Regular Meeting

DATE OF MEETING: January 14, 2013
 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:

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

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

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

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

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

Staff recommends the transmittal Ordinance O2013-01 to the state reviewing agencies under F.S. 163.3187.

1 e
Page 2 of 68



Jason McHugh
Development Services Coordinator

ORDINANCE NO. O2013-01

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

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

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

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

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

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

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

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

SECTION 5. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 6. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-01

“Exhibit A”

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

10-Year Water Supply Facilities Work Plan



Prepared by:

City of Wildwood

Development Services Department

Utilities Department

Kimley-Horn and Associates, Inc.

December 15, 2012

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Abbreviations

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

I. Introduction

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

Purpose

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

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

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

Statutory Requirements

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

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

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

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

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

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

II. Potable Water Data, Inventory and Analysis

Potable Water Service Area

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

Table1: Existing City Potable Water Customers

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

Water Supply and Treatment Facilities

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

Table 2: Potable Water Plants

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

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

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

Distribution System

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

Wells and Water Treatment Plants

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

Table 2: Wells and Water Treatment Plants

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

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

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

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

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

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

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

Potable Water Storage Facilities

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

High Service Pumping Facilities

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

Water Use Permit (WUP)

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

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

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

Table 4: Water Use Permit Groundwater Supply Facilities

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

Notes:

*: Wells produce from the Upper Floridan Aquifer

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

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

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

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

Water Quality

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

III: Potable Water Projections and Capital Improvements

Water Demand Projections 2013-2023

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

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

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

Champagne Farm

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

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

Table 5: Water Demand Projections for 2013-2023

	AREA	Current (2013)			2018				2023			
		Population	ERUs	GPD	% Built	Population	ERUs	GPD	% Built	Population	ERUs	GPD
EXISTING SERVICE AREA	Existing Served Area	8,324	4,162	1,061,310	81	8,754	4,377	1,116,120	86	9,352	4,676	1,192,362
	Coleman Prison	7,500	3,488	1,046,512	100	7,500	3,488	1,046,512	100	7,500	3,488	1,046,512
	Infill 1 (City, North)	0	0	0	68	2,224	967	290,087	79	2,571	1,118	335,374
	Infill 2 (City, West)	0	0	0	24	261	113	33,991	42	462	201	60,235
	Infill 3 (City, East)	0	0	0	55	1,524	663	198,809	67	1,832	796	238,930
	Infill 4 (West SR 44)	0	0	0	15	20	9	2,635	44	59	26	7,748
	Infill 5 (East SR 44)	0	0	0	10	147	64	19,148	31	475	207	62,009
	Infill 6 (US 301, South of Turnpike)	0	0	0	23	132	57	17,243	41	239	104	31,200
	Infill 7 (CR 501)	0	0	0	52	72	31	9,443	64	89	39	11,583
DEVELOPMENTS WITH RESERVED CAPACITY	301 S. Office Complex	0	0	0	25	8	3	998	50	15	7	1,995
	Amprop Corners, Inc.	0	0	0	25	67	29	8,775	50	135	59	17,550
	CFUS (IMRT Center)	0	0	0	25	12	5	1,575	50	24	11	3,150
	Harry Harmer Industrial Park	0	0	0	25	3	2	450	50	7	3	900
	Hi-End Development	0	0	0	25	230	100	30,000	50	460	200	60,000
	Homes in Partnership	0	0	0	25	10	4	1,275	50	20	9	2,550
	Lake Andrew Preserve	0	0	0	25	109	48	14,250	50	219	95	28,500
	Lakeside Landings	0	0	0	25	59	26	7,725	50	118	52	15,450
	Maricamp, LLC	0	0	0	25	93	41	12,150	50	186	81	24,300
	Mercantile Bank	0	0	0	25	1	0	105	50	2	1	210
	Oxford Crossings Partnership	0	0	0	25	278	121	36,225	50	555	242	72,450
	Parkwood Sumter Properties	0	0	0	100	99	43	12,900	50	49	22	6,450
	Triumph South	0	0	0	25	20	9	2,550	50	39	17	5,100
	Turkey Run	0	0	0	25	37	16	4,875	50	75	33	9,750
FUTURE DEVELOPMENTS	Turkey Run (Future)	0	0	0	0	0	0	0	50	472	205	61,500
	Landstone DRI	0	0	0	0	0	0	0	5	958	417	124,995
	Wildwood Springs DRI	0	0	0	0	0	0	0	5	339	147	44,160
	Southern Oaks DRI	0	0	0	0	0	0	0	5	537	233	69,990
	Tradewinds Village PD	0	0	0	0	0	0	0	5	95	41	12,375
	Wildwood Crossings	0	0	0	0	0	0	0	5	25	11	3,270
	Quadventure	0	0	0	0	0	0	0	5	39	17	5,145
	O'Dell PD	0	0	0	0	0	0	0	5	83	36	10,770
	Monarch Ranch	0	0	0	0	0	0	0	5	259	112	33,735
	Sumter LLC	0	0	0	0	0	0	0	5	61	26	7,920
	Lee Capital	0	0	0	0	0	0	0	5	99	43	12,975
Total		15,824	7,650	2,107,822		21,660	10,216	2,867,841		27,449	12,772	3,621,142

Capital Improvements 2012/2013 – 2017/2018

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

Table 6: Potable Water Capital Improvements Projects

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

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

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

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

IV. Reuse

Existing Conditions

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

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

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

Future Conditions

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

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

V. Water Conservation

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

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

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

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

VI. Modifications to the Comprehensive Plan

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

Public Facilities Element:

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

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

Conservation Element:

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

Intergovernmental Coordination Element:

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

Capital Improvements Element:

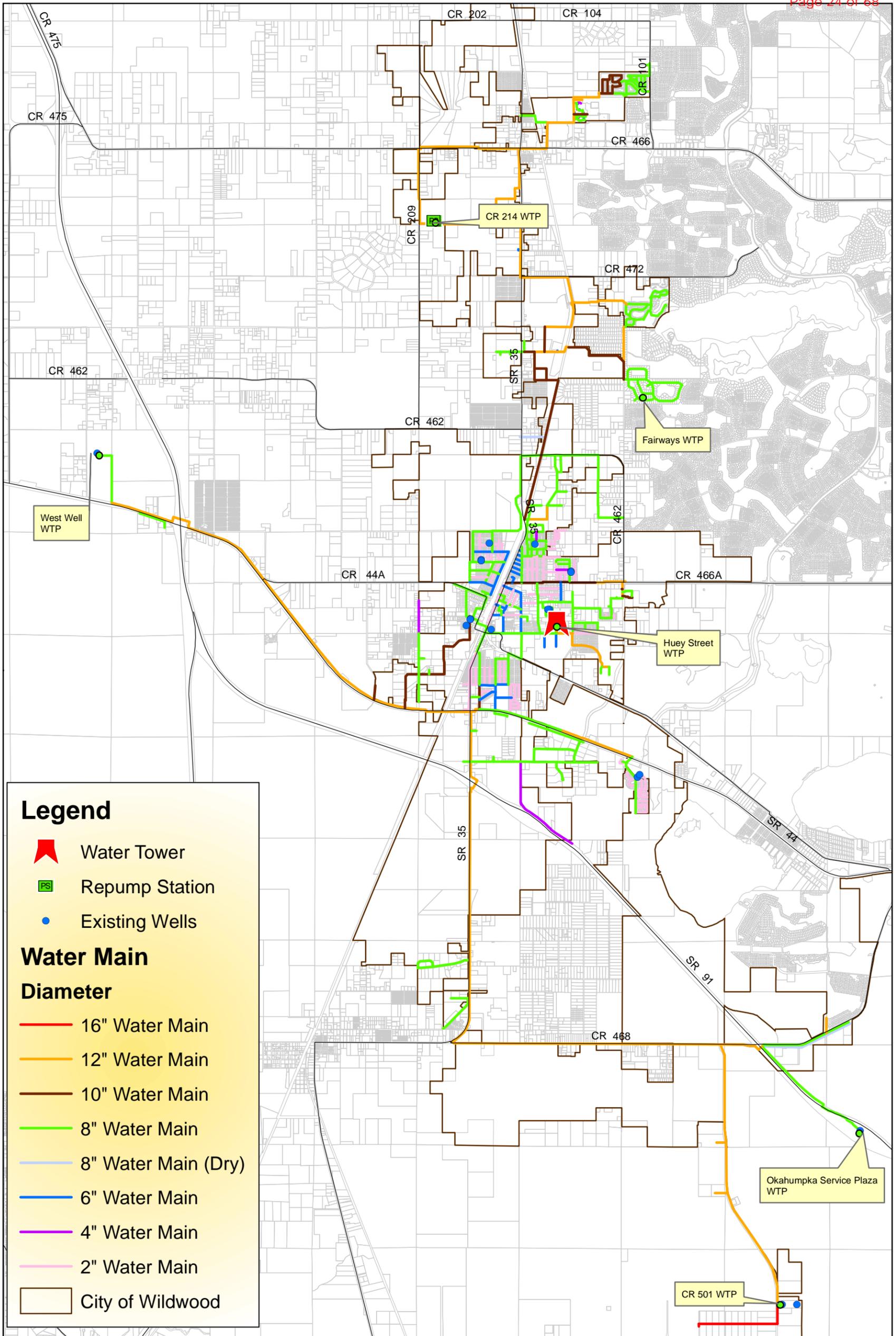
- Create new **Policy 1.1.6** *"The City shall review the 10-Year Water Supply Facilities Work Plan (Work Plan) annually together with the 5-Year Schedule of Capital Improvements to include related work projects identified in the first five years of the Work Plan."*
- Create new **Policy 1.1.7** *"Capital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

VII. Conclusion

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

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

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



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Legend

-  Water Tower
-  Repump Station
-  Existing Wells

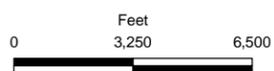
Water Main

Diameter

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



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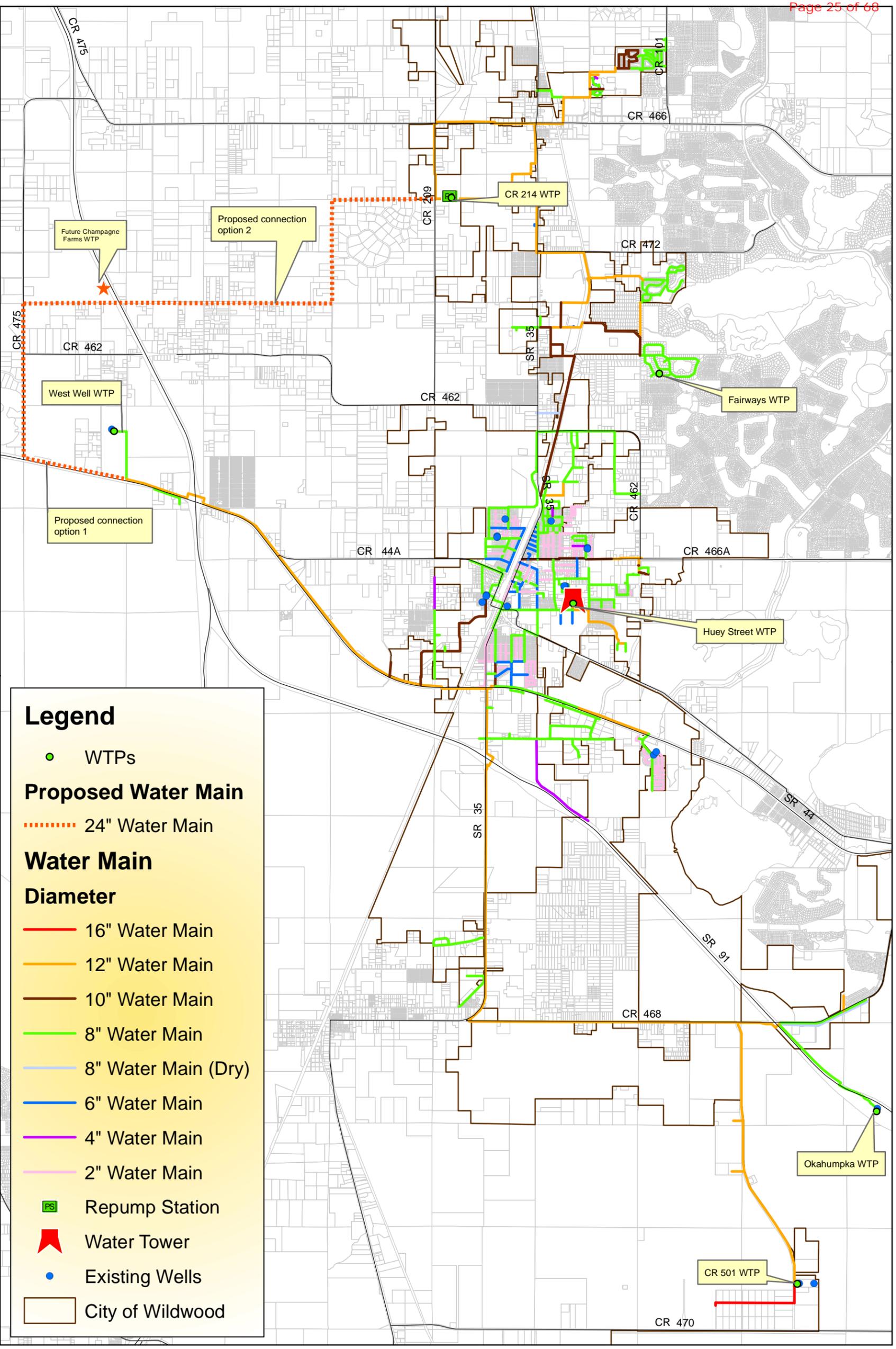


Existing Facilities

WILDWOOD, FLORIDA

December 2012

Map 2



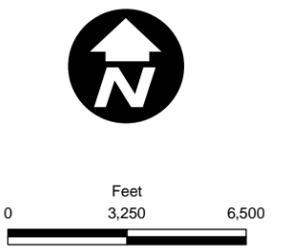
Legend

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

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Future Facilities

WILDWOOD, FLORIDA

December 2012 Map 3

Ordinance O2013-01

“Exhibit B”

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

Chapter 4

PUBLIC FACILITIES ELEMENT

Goals, Objectives and Policies

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

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

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

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

Sanitary Sewer	250 gallons per day per ERC
Potable Water	300 gallons per day per ERC
Solid Waste	2.04 lbs/capita/day (in accordance with the level of service established by the County – Source: Sumter Utilities Element Policy 4.3.1.2

Drainage/Stormwater Facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. **Water Quantity** Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. **Water Quality** Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first on-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 62-302, Section 62-302.500, F.A.C. Stormwater

discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations including project size thresholds, are not applicable.

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

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

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

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

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

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

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

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

- Level 1 Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking service or promotes infill development.
- Level 3 Whether the project represents a logical extension of facilities and services within a designated service area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 5

CONSERVATION ELEMENT

Goals, Objectives and Policies

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

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

AIR QUALITY

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

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

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

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

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

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

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

SURFACE WATER

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

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

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

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

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

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

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

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

GROUND WATER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER CONSERVATION

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

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

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

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

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

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

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

FLORA, FAUNA, WETLANDS, WATERBODIES, AND NATURAL RESOURCES

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

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

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

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

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

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

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

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

NATURAL RESOURCES

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

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

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

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

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

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

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

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

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

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

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

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

WETLANDS

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

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

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

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

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

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

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

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

AQUIFER RECHARGE

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

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

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

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

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

KARST FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

SPRING PROTECTION

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

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

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

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

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

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

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

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

Policy 1.12.1 The following buffer areas apply to all development:

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

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

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

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

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

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

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

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

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

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

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

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

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

HAZARDOUS WASTE

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

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

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

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

Chapter 6

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives and Policies

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

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

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

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

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

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

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

Recreation LOS Minimum Standards Population Based*

Neighborhood Parks: 2 acres per 1,000 population

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

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

Community Parks: 3 acres per 1,000 population

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

Regional Parks: 5 acres per 1,000 population

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

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

*Required facility to be determined during development review process

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

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

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

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

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

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

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

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CALENDAR OF KEY ANNUAL DEADLINES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 8

CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives and Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. The intent and polices of the Comprehensive Plan, Future Land Use Element and Capital Improvements Element.
- b. The adopted LOS Standards as follows for all facilities and services required by the City of Wildwood.
- c. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.
- d. The requirements of appropriate state and regional agency plans.
- e. The minimum requirements for concurrency as set forth in the administrative rules of the state.

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

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

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

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

Recreation

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

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

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

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

Policy 1.4.3 The City shall regularly evaluate the following:

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

Policy 1.4.4 Development orders may only be issued where the required levels of service are being met concurrent with current or projected development. A valid Certificate of Concurrency is proof that the applicant has met such criteria. This approval is required prior to the issuance of any development order.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAPITAL IMPROVEMENTS IMPLEMENTATION

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

City of Wildwood
5 - Year Schedule of Capital Improvements

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

City of Wildwood
5 - Year Schedule of Capital Improvements

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

Italics = Unfunded
*Partially Funded

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Ordinance O2013-02: The Villages of Wildwood

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Transmittal of Ordinance O2013-02 to the Reviewing AgenciesÁ

REQUESTED ACTION:

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 Regular Meeting Special Meeting

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

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Á
BUDGET IMPACT: Á

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

Á
HISTORY/FACTS/ISSUES:

Á
The applicant seeks approval for a Text Amendment to Policy 1.7.3 of the Future Land Use Element of the adopted Comprehensive Plan.

Policy 1.7.3 is specific to The Villages of Wildwood Development of Regional Impact (DRI).

- The applicant's request is to amend Policy 1.7.3 to:
- Remove the cap of a maximum of 66 residential dwelling units.
 - Increase the maximum residential acreage from 15% to 40%.
 - Add clarifying language so that it is clear that the percentage distribution ranges from the minimum percentage to the maximum percentage.

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

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Staff recommends the transmittal Ordinance O2013-02 to the state reviewing agencies under F.S. 163.3187.

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Jason McHugh
Development Services Coordinator

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ORDINANCE NO. O2013-02

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

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

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

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

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

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

**VILLAGES OF WILDWOOD
DEVELOPMENT OF REGIONAL IMPACT**

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

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

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

SOUTH RIGHT OF WAY OF WAY OF COUNTY ROAD 466A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S89°30'00"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 2208.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S00°29'59"W, 294.99 FEET; THENCE S11°45'51"W, 115.75; THENCE S03°11'42"E, 88.78 FEET; THENCE S20°58'27"E, 62.51 FEET; THENCE S26°51'45"E, 59.88; THENCE S39°43'42"E, 51.33 FEET; THENCE S72°01'33"W, 298.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,572.15 FEET AND A CHORD BEARING AND DISTANCE OF S21°25'12"E, 351.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'21", A DISTANCE OF 351.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°10'41", A DISTANCE OF 85.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°54'59", A DISTANCE OF 295.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 249.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING AND DISTANCE OF N26°31'56"W, 303.33 FEET TO WHICH A RADIAL LINE BEARS S53°23'12"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 126°17'27", AN ARC DISTANCE OF 374.71 FEET TO THE POINT OF TANGENCY; THENCE N89°40'39"W, 166.79 FEET; THENCE S00°19'21"W, 269.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SOUTHWEST ¼; THENCE N89°32'24"W, ALONG SAID SOUTH LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 789.00 FEET OF SAID SOUTHWEST ¼; THENCE DEPARTING SAID SOUTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE WEST 789.00 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 298.30 FEET TO A POINT ON THE EAST LINE OF WEST 490.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID EAST LINE A DISTANCE OF 466.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH ½ OF THE SOUTHWEST ¼; THENCE DEPARTING SAID EAST LINE N89°32'24"W, ALONG SAID NORTH LINE A DISTANCE OF 490.70 FEET TO A POINT ON SAID WEST LINE THE SOUTHWEST ¼; THENCE DEPARTING SAID NORTH LINE N00°22'17"E, ALONG SAID WEST LINE A DISTANCE OF

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

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

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

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

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

AND

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

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

AND

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

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

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

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

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

SECTION 5. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 6. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-02

“Exhibit A”

The Villages of Wildwood

Development of Regional Impact

Future Land Use Element Policy 1.7.3

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

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

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

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

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

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

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

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

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

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

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

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

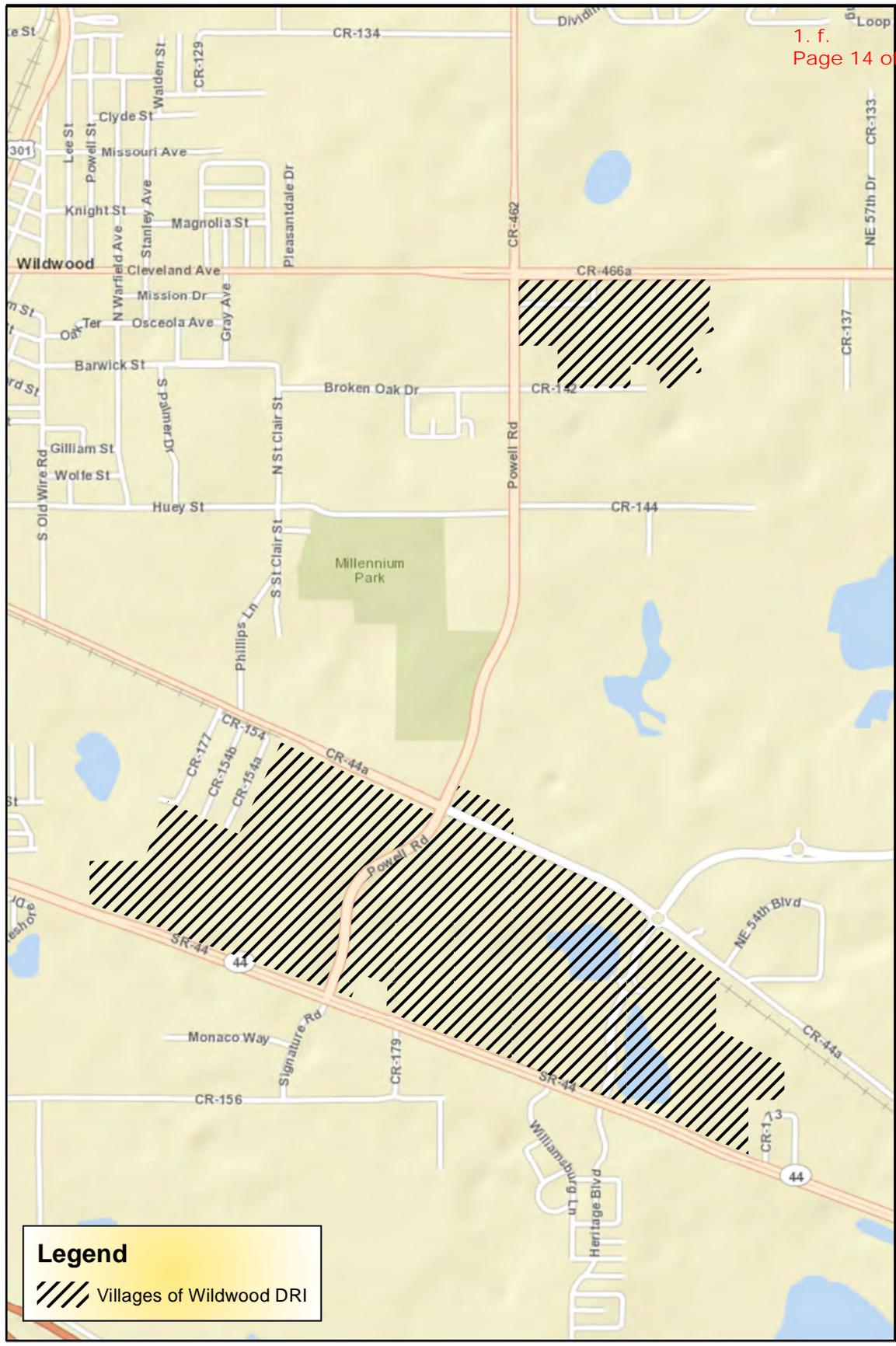
Level of Service Standards for the Villages of Wildwood DRI

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

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

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

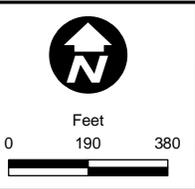
- No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The developer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



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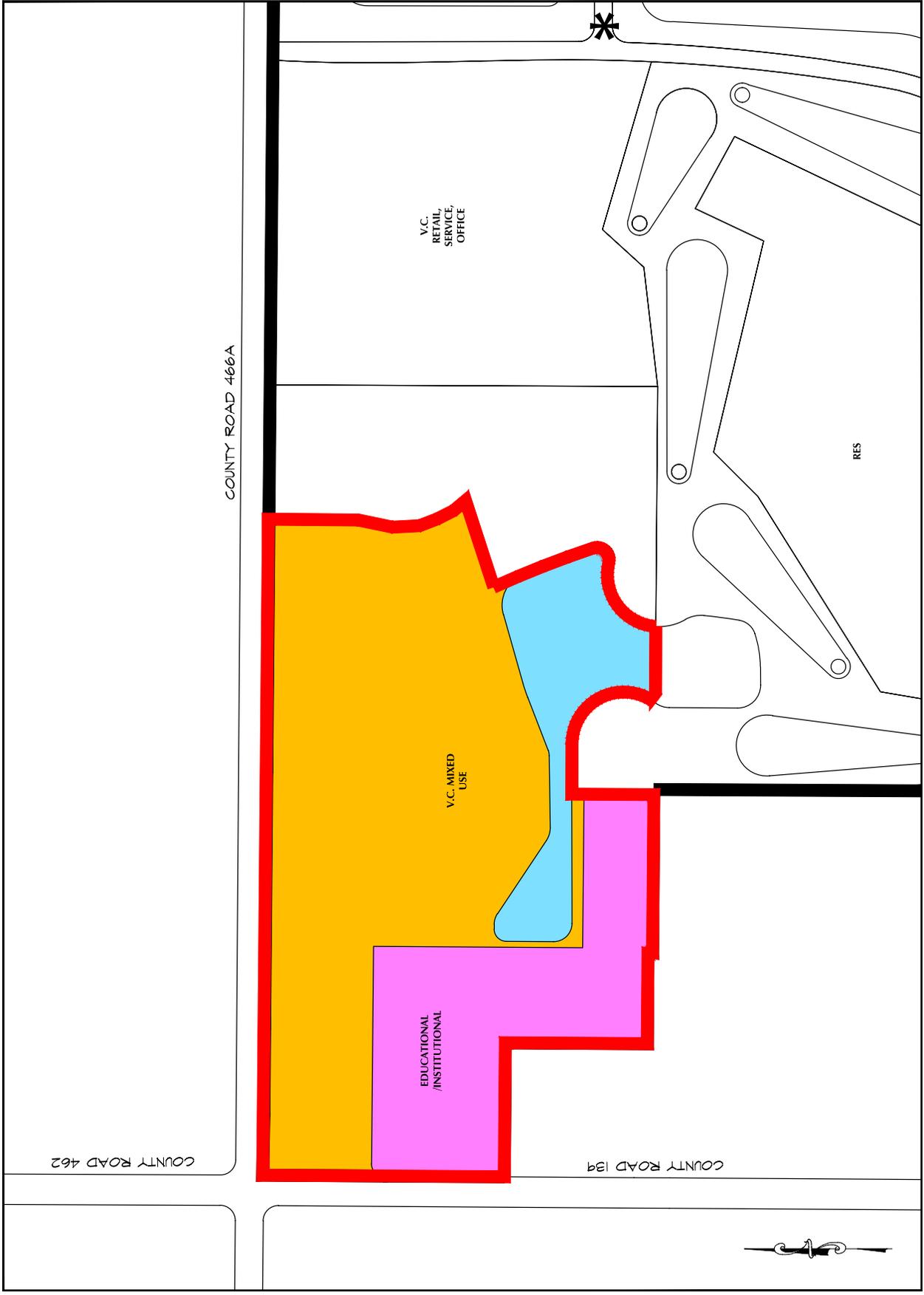
City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



Villages of Wildwood DRI	
WILDWOOD, FLORIDA	
December 2012	Map 1

LEGEND

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



MAP OF VILLAGES OF WILLOWOOD DRI BOUNDARY

NOVEMBER, 2012

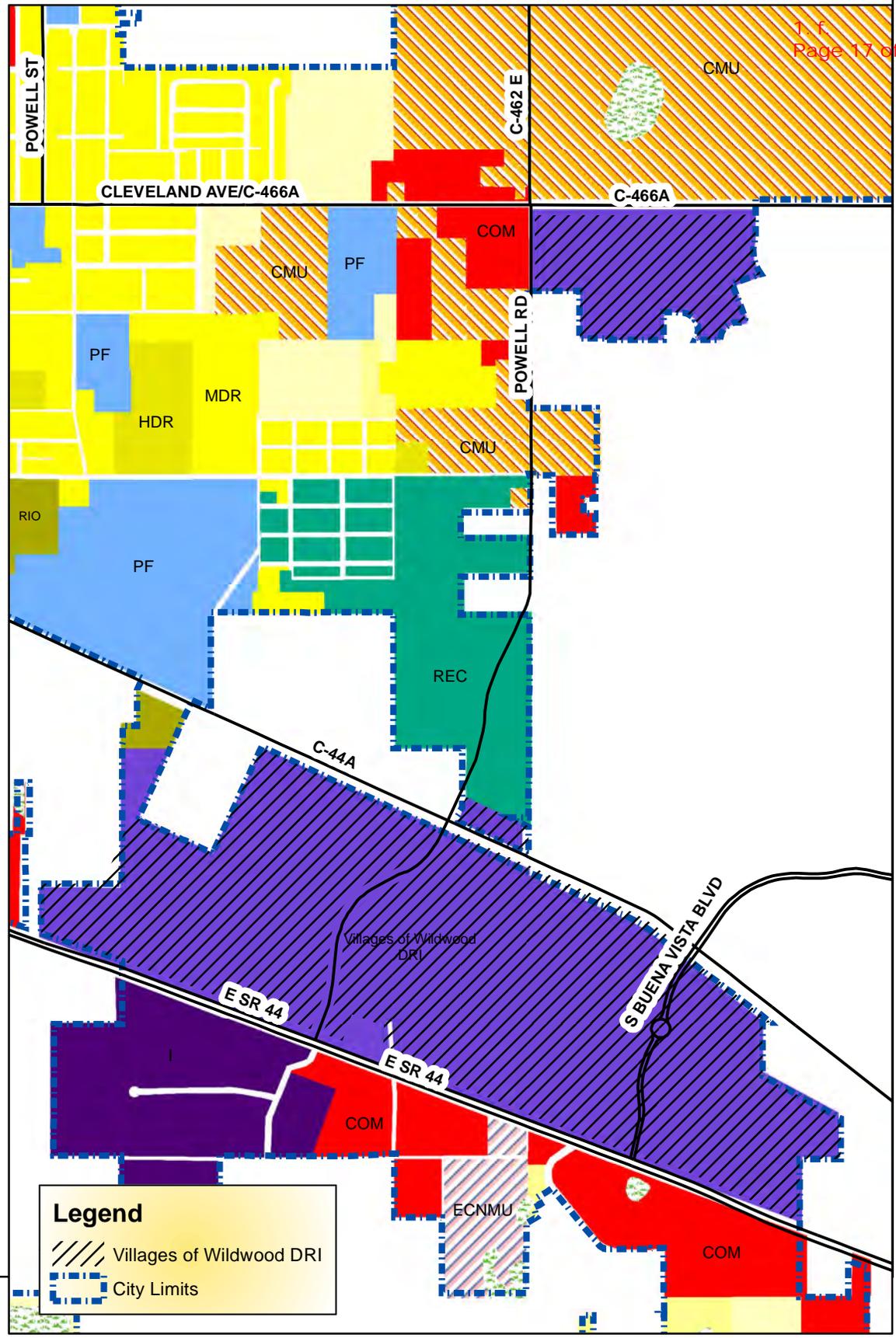
MASTER DEVELOPMENT PLAN



Amnett ENVIRONMENTAL LLC
 1020 Lake Sumter Landing
 The Villages, Florida 32162
 Tel No: (352)753-4747 Fax No: (352)753-1286
 Certificate of Accreditation Number: 27495



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



Legend

- Villages of Wildwood DRI
- City Limits

A:\Term\GIS\Maps\EX\Map17-FLU - Villages of Wildwood DRI.mxd - 12/21/2012 9:44:12 AM - gromer



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 100 North Main Street
 Wildwood, FL 34485
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 www.wildwood-fl.gov



Feet
 0 190 380

Villages of Wildwood DRI

Future Land Use WILDWOOD, FLORIDA

December 2012

Map 1



CDBG Project Improvements

Final Pictures

November 2012

PREPARED BY:



Kimley-Horn
and Associates, Inc.

Stone Street



Stone Street



Stone Street



Report a problem Image Date: January 2008



Moss Street



Oak Street



Oak Street



Fourth Street



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Development Services Brochure

REQUESTED ACTION: Informational item regarding Development Services' new brochure, "Information for Citizens and Businesses"

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 Regular Meeting Special Meeting

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

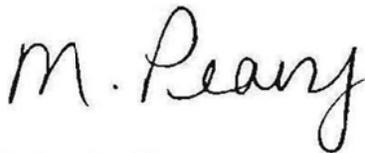
BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

Attached is a copy of the Development Services Department's new brochure titled "Information for Citizens and Businesses." The brochure provides information on the department's mission, review process, review schedule, fees, and contact information in an engaging format that can be distributed to developers, relators, and potential new business owners. The brochure was produced and printed in-house, using minimal resources.

Staff looks forward to using this brochure as one more tool to promote healthy, sustainable development here in the City of Wildwood.



Melanie Peavy, Director
Development Services Department



Our Mission

The Development Services Department is committed to serving the citizens and businesses, both existing and future, of the City of Wildwood. Our goals are to:

- Assist the City in achieving its vision for a safe, highly desirable, and aesthetically-pleasing built environment;
- Facilitate growth in an orderly manner without degrading our existing neighborhoods and businesses;
- Engage the citizenry in community planning issues;
- Provide the highest-quality and most responsive professional services to the community; and
- Guide citizens and developers through the City's development approval processes in conformance with City Code



City of Wildwood
 Development Services Department
 100 North Main Street
 Wildwood, Florida 34785
 352-330-1330 x 118
pktz@wildwood-fl.gov
www.wildwoodfl.gov

Impact Fees

To ensure growth pays for itself, the City imposes impact fees on new development and redevelopment. Impact fees are imposed based on the amount of development for law enforcement, recreation, water and wastewater facilities. Sumter County charges additional impact fees. Contact Paul Ketz at the number below for further information.

Facility:	Fee:
<i>Law Enforcement</i>	
Residential:	\$284.12 per dwelling unit
Nonresidential:	\$0.34 per square foot
<i>Recreation</i>	
Residential:	\$244.22 per dwelling unit
<i>Water</i>	
Connection:	\$1,083.04 per ERU
TIE:	\$624.38 per ERU per factor
<i>Sewer</i>	
Connection:	\$2,298.65 per ERU
TIE:	\$684.25 per ERU per factor

ERUs

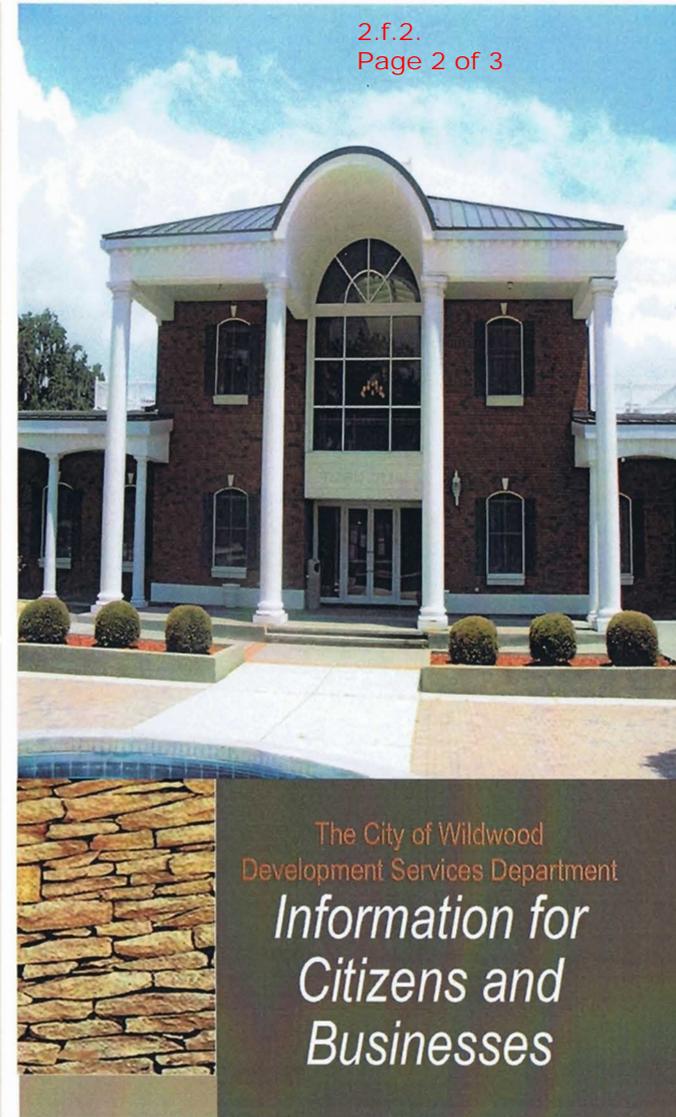
Water and Sewer connection fees and Transmission Infrastructure Extension (TIE) fees are based on the number of Equivalent Residential Units (ERUs) that a development will require. 1 ERU = 300 average gallons per day for water and 250 average gallons per day for sewer. The number of ERUs will be determined by the engineer who designs the project.

TIE Fees

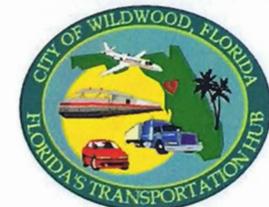
The Transmission Infrastructure Extension (TIE) fees are a funding source to pay for not only the utility lines to a project, but also to refund the City for utility lines placed into the master system to interconnect the water treatment plants, wells, lift stations, wastewater treatment plants, effluent disposal sites, etc. This fee is based on the distance from the nearest well site for water and nearest treatment plant for wastewater. TIE fee factors are determined based on every 15,000 feet the property is from the nearest facility (15,000 feet = TIE Fee Factor of 1.0) If the property is less than 15,000 feet, the developer will pay a percentage of that fee. If the property is more, the developer pays the extra percentage.

Connection Fees

Connection Fees pay for the hydraulic share of the facilities required to service that development. This means the capital improvements associated with providing the service (treatment plants, wells, effluent disposal, etc.). Connection Fees are a set fee not based on distance, but are determined on how much volume treatment is required (ERUs reserved).



The City of Wildwood
 Development Services Department
**Information for
 Citizens and
 Businesses**



CITY OF WILDWOOD

DEVELOPMENT SERVICES DEPARTMENT

Development Services Contacts

Main Line	(352) 330 - 1330
Melanie Peavy, Director	x 115
Jason McHugh, City Planner	x112
Terri O'Neal, GIS Analyst	x113
Paul Ketz, Sr. Development Technician	x118

Development Review Schedule>>>

Application Deadlines:

Application deadlines for processing all development applications is the last day of any given month

Application Review Dates:

3 rd Tuesday of the Month:	Project Review Committee
1 st Tuesday of the Month:	Planning and Zoning Board
2 nd and 4 th Mondays:	City Commission

Only subdivisions, site plans, and Planned Developments are subject to review by the Project Review Committee prior to Planning and Zoning Board and City Commission action. Most Development Applications are heard by the Planning and Zoning Board and the City Commission. For further information on the Development Review process for specific development applications, please see Section 1.14 of the Land Development Regulations.

Customer Service is KEY!

2.f.2.
Page 3 of 3

Development Services is HERE FOR YOU! Whether it's a development question or you're inquiring about opening a business, we are here to help. We take pride in providing optimal customer service. Our professional staff is here to answer your questions or provide the contact information of the person who can.

Land Use & Zoning >>>

Under state law, all properties in the City are assigned a future land use and zoning classification. Future land use is designated in the City's 2035 Comprehensive Plan and provides an overall umbrella as to how a property will develop (Commercial, Residential, etc).

Zoning defines certain aspects of a property such as permitted uses, lot sizes, lot coverage, and density. Zoning is located in the City's Land Development Regulations.

Development >>>

Prior to developing a property or renovating an existing property, an approved site plan in accordance with the City's Land Development Regulations and Design District Standards (available on the City's website under "Development Services - Applications/Forms and Other Documents") is required.

An approved site plan from the City is required before the applicant can apply to Sumter County for a Building Permit.

Opening a Business >>>

All new businesses must be granted a Business Tax License prior to opening for business. The license is available through the City Clerk's office located on the first floor of City Hall.

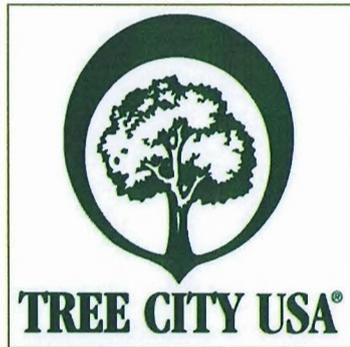
The City does not impose a fee for this license. However, Sumter County Building Department and the Sumter County Fire Department charge a fee if a site inspection is required.

Community Outreach >>>

Engaging the citizens and business owners of Wildwood in planning is critical. Informed citizens and an engaged community lead to better outcomes.

Development Services staff implements a multifaceted approach to keep you informed in all phases of the development approval process.

Want to be included in our meeting agenda distribution list? Just provide us with your email address.



Important Sumter County Contact Information

Wildwood City Hall	(352) 330-1330
Sumter County Government	(352) 689-4400
Sumter County Property Appraiser	(352) 569-6900
Sumter County Tax Collector	(352) 569-6740
Sumter County Clerk of the Courts	(352) 569-6600
Sumter County Chamber of Commerce	(352) 793-3099
Sumter District Schools	(352) 793-2315
Sumter County Fire Rescue	(352) 689-4500

www.wildwood-fl.gov
www.sumtercountyfl.gov
www.sumterpa.com
www.sumtertaxcollector.com
www.sumterclerk.com
www.sumterchamber.org
www.sumter.k12.fl.us
www.sumtercountyfl.gov



Mr. Bill Ed Cannon
Wildwood City Manager
100 N Main Street
Wildwood Florida 34785

January 3, 2013

Dear Mr. Cannon,

Once again, Florida's Irish American community will be celebrating its Irish heritage during the month of March. Ever since the military governorship of Irish American Andrew Jackson, Irish Americans in Florida have provided leadership and service to their state, counties, and local communities. Irish Floridians can look back with pride on the legacy of their Irish forebears, who have contributed significantly to education, business, sports, literature, science, engineering, medicine, science and the arts. Today, we continue to recognize and honor the service of our current State, County and Town/City Commission leaders and the contributions of fellow Irish Floridians.

In the past, March has been designated "Irish American Heritage Month" throughout the United States to coincide with the celebration of St. Patrick's Day on the 17th. Across the State of Florida, the Ancient Order of Hibernians and other Irish organizations will be conducting parades, celebrations and cultural events.

Our Mother Teresa of Calcutta Division of Ancient Order of Hibernians requests that your office issue a Proclamation designating March 2013 as "Irish American Heritage Month" in recognition of the long history of Irish American contributions to the State of Florida. To assist you in this request, I have taken the liberty of providing a few "WHEREAS" for your consideration and possible use.

On behalf of Mother Teresa of Calcutta Division of Ancient Order of Hibernians, I would like to thank you for your kind consideration of this request. Should you have any questions or need additional information, please do not hesitate to contact me.

In Friendship, Unity, & Christian Charity,

Patrick V. Kennedy

Patrick V. Kennedy
President

Proclamation

2. f. 3.
Page 2 of 2

WHEREAS, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and
WHEREAS, following the victory at Yorktown, a French Major General reported that Congress owed its existence and America its preservation to the fidelity of the Irish serving the Continental Army; and

WHEREAS, five signers of the Declaration of Independence were of Irish descent and three signers were Irish born; and

WHEREAS, Irish Americans helped to fashion a system of government for our young Nation; and

WHEREAS, eighteen Presidents have proudly proclaimed their Irish American heritage; and

WHEREAS, in 1892 Irish born James Hoban provided the architectural plans for the White House and served as one of the supervising architects for the construction of the Capitol; and

WHEREAS, Irish born Commodore John Barry was recognized by the United States Congress in September of 2002 as the "First Flag Officer of the United States Navy"; and

WHEREAS, Commodore John Barry fought the last sea battle of the American Revolution off the coast of Florida; and

WHEREAS, in 1813, Captain Oliver Perry, an Irish American, achieved a major naval victory in the Battle of Lake Erie; and

WHEREAS, in 1942, the five Sullivan brothers made the ultimate sacrifice for democracy and freedom during the Naval Battle of Guadalcanal and later had the Destroyer USS Sullivan commissioned in their memory; and

WHEREAS, Andrew Jackson, whose family came from County Antrim, served as Florida's military governor following its acquisition by the United States; and

WHEREAS, Irish Americans, since America's inception, have provided and continue to provide leadership and service to this nation's political, business and religious establishments; and

WHEREAS, it is fitting and proper to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, that the month of March 2013, be, and is hereby proclaimed as

"IRISH AMERICAN HERITAGE MONTH"

in the City of Wildwood, Florida in recognition of the long history of Irish American contributions to the State of Florida.

IN WITNESS WHEREOF, we have PASSED AND DULY ADOPTED this 14th day of January in the year of Our Lord Two Thousand and Thirteen.

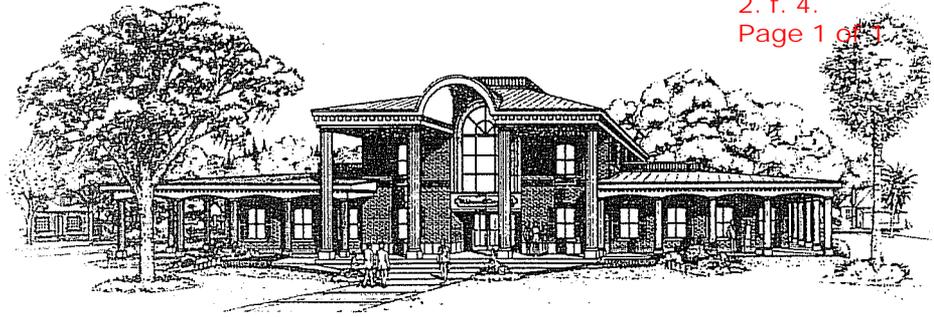
CITY COMMISSION
CITY OF WILDWOOD FLORIDA

SEAL

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

*City of
Wildwood,
Florida*



Mayor, Commissioners and City Manager,

As you are aware in the December 10, 2012 Commission Meeting, Sam Saleen with Wildwood Community Development requested and receive approval for the MLK event on January 21, 2013. In the meeting he also requested participation from the City in the event. In the same meeting the group expressed concerns with CSX having a high speed train going through the City. I met with Mr. Saleen, and explained I had been working with CSX representatives and had discussed the possibility of having a community education event at the MLK event of which CSX was on board with. I explained to Mr. Saleen that I had not committed to the event because I wanted to meet with the group first. Mr. Saleen expressed his desire to move forward with the project and I confirmed with CSX. The plan was to have the Police Department's Mobile command at the event, to measure out the distance of an approaching train at 60 MPH and illustrate how fast the speed is with a visual display.

On January 7, 2013, I spoke with Mr. Saleen, who informed me the "Board members" did not think it would be appropriate to have the program at the MLK event. I reiterated that it was an opportunity for us to demonstrate and explain the speed of the trains to a large number of people, and it would only be to those that came over to the Mobile command. It would also provide the citizens to express their concerns to CSX. Mr. Saleen stated he understood, but would rather have a meeting with CSX at a different time.

At this time, I have notified CSX of the situation and we are looking at other ways to get the word out to the citizens and ways to promote train/pedestrian safety.

E. W. Reeser, Chief

A handwritten signature in black ink, appearing to be "EWR", written over a circular stamp or mark.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
CALLED WORKSHOP MEETING
DECEMBER 3, 2012 – 6:00 P.M.
CITY HALL COMMISSION CHAMBER

3. a. 1.
Page 1 of 4

The City Commission of the City of Wildwood Florida met in Special Session, December 3, 2012 at 6:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, 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, and AVT Law.

The meeting was called to Order followed by an invocation and Pledge of Allegiance to the American Flag.

1. TIMED ITEMS AND PUBLIC HEARINGS

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

a. Special Presentations

- 1) Grant Funding Analysis by Angie Brewer & Associates of potential funding opportunities for a variety of projects in the City of Wildwood (Attachments)

Rick Busche of Kimley-Horn and Associates presented a Powerpoint of the Funding Analysis as prepared by KHA and Angie Brewer & Associates. Mr. Busche reported this is an informational meeting to review the highlights and to answer questions of the Commission. Introduced Kevin Sudbury of Angie Brewer & Associates.

He noted the Scope and Goals of the Study: Identify needed large Capital Improvements that will benefit the citizens of the City of Wildwood; Identify funding options for those needs; create a work plan for staff to follow in upcoming funding cycles.

He noted recent funding strategies of the City and Projects to be Funded: Downtown Redevelopment Master Plan, Trail System Enhancement/US301 and CSX Crossing, Millennium Park Emergency Shelter upgrades, Millennium Park Baseball/Softball/Soccer Fields, Elevated Water Storage Tank on north side of town, CR 501 Force Main replacement, Water Meter upgrades with AMR Technology, Looping and upgrading existing water mains in areas of low pressure, CR462 Commercial Area Wastewater Transmission System upgrades, Small Project "Bundling", Natural Gas Filling Station.

Kevin Sudbury – reported that Angie Brewer & Associates has been doing this about 24 years exclusively in the State of Florida and have found about 6 billion dollars in funding for clients over that period. Discussed the progression of the funding analysis project beginning with meetings with KHA and staff to come up with a list of projects. Then AB&A put their engine to work researching the projects and the grant and funding programs to make the first cut. A second person reviews further for a second cut and then he reviews and does the final cut. The analysis is then prepared by matching the projects with the funding sources. Also looked for opportunities to take funds from one funding source and match with another, which is leveraging. Three main funding types: Grants, Private, and Loans. After looking at the funding, the complexity of the application process and complexity of the administration process and make notations to assist in determining if City staff can handle some of the process.

Look at readiness to proceed with projects. Some are ready to go, some have partial planning, and some haven't been planned yet.

Funding identified: Grants – over 8 million dollars, Private – up to one million dollars, and Loans – over 17 million dollars. Some additional grant dollars are available but the amount is not known.

Summary - Where we are: City staff is working to help move important City projects forward while minimizing the financial impact, Developed a report that should be used as a work plan for funding applications, Evaluated how those dollars can help the City, Created a two year plan of action for consideration. Next Steps: Refine a two year proposed plan of action/approach – identifies when to apply, not when the project will be complete and determine which applications can be made by staff and which ones need a grant writer; There are opportunities to have a possible quick win; Implement your budgeted Rate Study to determine if any adjustments need to be made; Work with City Manager and Staff on which applications to pursue.

Rick Busche – referred to the Strategy pages in the Study. Would like to see the City proceed with the Rate Study that has been budgeted this year.

Mayor Wolf noted the deciding factor in what is done will be the Commission's appetite for debt service. There are some things in the report the Commission has already said no to. Some of the projects need to be done and need to be move to the front burner, possibly the 462/466 corner. Rick noted there is opportunity for private/public partnership for that project.

Commissioner Strickland asked where the priority list come from, was there discussion with department heads and City Manager, because the Commission had no input. Rick indicated through meetings with City Manager and Department Heads. Looked at the capital improvement program and the budget and the needs the Department heads felt the City had. Tried to bring the list down to 10 or 11. Commissioner Strickland – how flexible will the plan be, because something could come up that would take priority over projects on the list. Who will be in charge of making application, keeping up with when they need to be submitted? Will it be each Department Head, the City Manager or KHA? Rick – it is something that is usually tasked to someone in City staff. Direction for grant funding will come from the City. Who fills out the application depends on the complexity. Application opening and closing dates have to be part of the plan. May need a workshop every year to talk about what will be pursued that year and who will make application.

CM Cannon – Commission will have to direct which way to go.

Mayor Wolf stated that City Manager can go move forward on any free money grants. Asked where on the list is the new Police Station and Public Works building that has been discussed year after year. Commissioner Strickland stated that representation on the list is a little skewed from what he saw.

Kevin Sudbury indicated that the person who is monitoring the application dates should be looking 120 days to the deadline, not waiting until 30 or 15 days to the deadline. The 120 days is recommended because there is gathering of documentation involved and also if the application is complex, this will give the City the opportunity to engage a firm timely so that they have time to complete it.

Mayor Wolf asked if they will be the lead on the CDBG now or Andy Easton. Rick Busche – the City has a contract with Andy Easton at this time for grant applications. That was not the purpose of this IPO; it was to identify funding opportunities.

Commissioner Bivins referring to the Transportation Grant asked, with the CSX coming through soon at 60 mph, if this grant could be looked at regarding a crossing. CM Cannon indicated that is a project that was discussed. Cycle begins on January 1, and in process of getting questions answered. Noted he would be monitoring the opening and deadlines.

Kevin Sudbury noted that the cycle actually began October 1 and January 1 is greater than 120 days to the deadline.

CM Cannon – document needs to be reviewed further. Some funding will require matches and he has concerns as to what the City can afford just as the Commission does. Need to move forward on the rate study.

Mayor Wolf requested that CC/CFO Jacobs be utilized in the process, because the City has outstanding debt service and he doesn't want to see the City take a project and borrow money, then an emergency come up and the City is extended so that we are not eligible for any additional loans.

UD Phillips reported that since the City is a member of the FRWA they will do a rate study free. Doesn't know how good it is, but they will do one.

Mayor Wolf noted that no one should leave this meeting thinking the Commission has signed off or approved any of this.

CM Cannon noted you may have a plan for the necessary today. Noted a police cruiser was totaled over the weekend and will need to be replaced. Will bring it up the next meeting. PC Reeser noted this was a vehicle expected to be used another three or four years. Requested the Commission consider lease/purchase of six vehicles instead of the five that were budgeted. Will be brought back as an agenda item at the next regular meeting.

Mayor Wolf requested that a letter be sent to the County or DOT concerning the left turn at 466a and 301. Rick Busche indicated he would check on it and a redo of the intersection is included in the 466a redo. CM Cannon indicated that he would have Rick check on the design and then letters would be sent.

CA Blair expressed concern that the City might have legal liability is the lines are not in the ground when needed to serve an area and requested that be taken into consideration when making the priority list of projects. Mayor Wolf noted that DSD Peavy is aware of what is happening at the corner with Providence and other development. Need to be sure lines are available when development is ready for the Word-Beaumont property.

Rick Busche – Concerning the corner, Providence and the Word-Beaumont property, that situation is being worked on now. Noted this report will help the City deal with the other things that may come up. Priorities will change.

Commissioner Clark noted there are needs in Police Department and Public Works and other issues to take into consideration for the priority list. Rick Busche indicated they would take Commissioner Strickland's point to heart and make sure the list is expanded as needed.

Commissioner Clark requested a hard copy of the study as did others. CM Cannon to have placed in mail bins.

Mayor Wolf indicated that he has considered having signs made and placed on the medians on 466a and Powell Road reading; these medians are designed and maintained by Sumter County, not the City of Wildwood. There are 39 \$500 to \$1000 oak trees that have dropped every leaf on 466a and not sure how many on Powell Roads. The County made it clear that Powell Road was there road when they named it. This is not a good reflection on the County. Letters that went to Mr. Arnold and the County Public Works department should also go to the five Commissioners.

Mayor Wolf – he understands the Butter Bean will reopen Thursday under new ownership and hopes the outstanding utility bill transfers to the new owner. DSD Peavy indicated the Business License hasn't been issued yet and will hold it up until checked out.

Mayor Wolf noted important dates below.

3. NEW BUSINESS – ACTION REQUIRED

4. ADJOURN

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

IMPORTANT DATES (No Attachments)

- a. December 3, 2012 – (Monday) – Special Called City Commission Workshop Meeting – 6:00 PM – City Hall Commission Chamber
- b. December 9, 2012 – (Sunday) - Tours of the Baker House – 1:00 PM – 5:00 PM – 6106 CR 44A, Wildwood
- c. December 10, 2012– (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. December 14, 2012 – (Friday) – ANNUAL EMPLOYEE & VOLUNTEER APPRECIATION BANQUET - 7:00PM – Wildwood Community Center
- e. December 24, 2012 – (Monday) – City Offices CLOSED for CHRISTMAS EVE HOLIDAY (Except Police Dept.)
- f. December 24, 2012– (Monday) – (CANCELLED) City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. December 25, 2012 – (Tuesday) – City Offices CLOSED FOR CHRISTMAS HOLIDAY (Except Police Dept.)
- h. January 1, 2013 – (Tuesday) – City Offices CLOSED FOR NEW YEAR'S HOLIDAY (Except Police Dept.)
- i. January 7, 2012 – (Monday) – 6:00 p.m. Called Workshop.
- j. January 8, 2013 - (Tuesday) – Parks & Recreation Board Meeting – 6:00 PM – City Hall Conference Room #124

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
DECEMBER 10, 2012 - 7:00 p.m.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood Florida met in Regular Session December 10, 2012 at 7:00 p.m.

Present were: Mayor Pro tem Allen, Commissioners Bivins 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 and Utility Director Phillips. Richard Busche of Kimley-Horn Associates.

The meeting was called to Order followed by an invocation and Pledge of Allegiance to the American Flag.

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)

Mayor Pro tem Allen opened Public Hearing. DSD Peavy was sworn in by the City Attorney.

In response to a question from Commissioner Strickland, CA Blair indicated the Waste Management has no objection to the Resolution and the agreement with Waste Management will not have to be amended.

No comments were received from the audience.

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)

Resolution No. R2012-30 was introduced and read by title only.

Motion by Commissioner Bivins, second by Commissioner Strickland to adopt Resolution No. R2012-30: 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. Motion carried by unanimous vote.

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)

DSD Peavy noted that the square footage of the building is not correct, that it is actually 12,452 sq. ft.

Motion by Commissioner Strickland, second by Commissioner Bivins to approve SP1210-03 as recommended by the Special Magistrate. Motion carried by unanimous vote.

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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)

Motion by Commissioner Strickland, second by Commissioner Bivins to approve SP1211-01 Preliminary Plan as recommended by Special Magistrate. Motion carried unanimously.

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)

DSD Peavy asked that this item be pulled from the agenda because the zoning ordinance will not be adopted until January.

* 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)

Motion by Commissioner Bivins, second by Commissioner Strickland to approve lease purchase of six (6) vehicles instead of five. Motion carried by unanimous vote.

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)

By Common Consent the Commission approve the request for PD to follow the PR&R regarding Christmas Eve and New Year's Eve.

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)

No objections from the Commission, and employees to be notified as soon as possible.

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

CM Cannon referred to the information provided. No questions from the Commission.

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5) CM Cannon reported that the Mayor had talked with him about the majority of the employees not receiving an increase in October. After review of the budget and a calculation of what it would cost the City for a "rounded" off 2% COLA one-time pay out. This reflects what the Mayor had requested him to do. The Mayor asked that he bring to the Commission since he would not be at the meeting and this would be the only meeting before the holidays. This would be one time pay out and would not be a part of the annual rate with next budget year.

Mayor Pro tem Allen expressed the opinion that this should be approved. Commissioner Bivins expressed approval based on the City Manager and Chief Financial Officer indicating it can be done, and with the understanding that it will not be added to the employee annual rate for next budget year. Commissioner Strickland asked how it could be a COLA and not adjust and annual rate, that it sounds like a bonus. CA Blair noted a bonus cannot be given but a Cost of Living Adjustment for this fiscal year in a lump sum could be given. Commissioner Strickland noted that the funds could be used for other things the City needs and would prefer not to vote for it.

Motion by Commissioner Bivins, second by Commissioner Strickland to approve the request the COLA one time pay out that would not be added into the annual rate for those employees who did not receive an increase in October. Motion carried by unanimous vote.

c. City Attorney

1)

d. City Clerk

1)

e. Commission Members

1)

f. Public Forum (10 minute time limit)

1) Sam Saleem, Wildwood Community Development Center Inc. Read a letter he sent to CM Cannon on December 4. "Dear Mr. Cannon, We are collaborating with the equity and diversity committee and the MLK Committee of Lake-Sumter State College together with various other community groups in connection with generating scholarships to Sumter County Students. The enclosed article regarding this matter appeared in the November 22, 2012 issue of the Sumter County Times. We're hoping that the City of Wildwood will consider participating as a sponsor to support the MLK Literary competition for Sumter Students and 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. You may recall that a few months ago Waste Management provided the City of Wildwood with a donation of \$1000. Could a portion of that donation be used to offset the costs related to the Sumter County program that can provide scholarships to deserving Wildwood students. A Sponsorship letter will be forwarded to you directly from the appropriate party at Lake-Sumter State College. If you have any questions or require additional information please feel free to contact me at 352-748-7770 or email peacemaker1@earthlink.net. Thank you kindly. Sincerely, Sam Saleem, Vice President.

Introduced Beverly Steele to provide a related presentation. Ms. Steele provided a handout (copy on file) to the Commission. CEO of The Steele Organization LLC and founder of Young Performing Artist Inc. a 501(c)(3) not for profit State corporation. Requested support for the MLK Literary contest, which will include Middle and High School Students.

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CM Cannon reported he had talked with Mr. Saleem and was in the process of writing a letter to him. CM Cannon referred to and read a portion of Resolution No. 1027 adopted October 13, 2008 which created a policy regarding charitable contributions and establishing that the City would not provide financial support to any charity.

Mayor Pro tem suggested that the policy be readdressed after the first of the year as the economy gets better. Commissioners and City Attorney indicated they would make donations to the project.

Mr. Saleem invited the Commission and Staff to the MLK Day event and festivities.

2) Desiree Everett, owner of Lebanon Family Day Care. Requested use of the Jackson Street building. Mayor Pro tem Allen indicated that building has been committed.

CM Cannon indicated the meeting with PR&C Hudson, Chloe and himself has been delayed due to illness in Jenny's family. Mayor Pro tem Allen indicated that if the meeting is not successful with the first party, Ms. Everett is welcome to come back.

3) a) Robert Hannah, Sam Saleem, Larry Jett of Wildwood Community Development Center, Inc. presented a petition with over 400 signatures requested CSX to building a crosswalk for the Railroad Track. They would like the City to send the petition to CSX and let them know it is not fair for CSX to limit access to town from the west side. Would like the City to get behind the group.

Mayor Pro tem Allen indicated the City would be in support, but the City has been talking to CSX for a long time.

Larry Jett asked if this is something the City Commission will follow up on. Mayor Pro tem Allen noted the City is in constant contact with CSX through the attorney. CA Blair noted that the City does not have the authority to tell CSX to put in a crosswalk. CSX has gone through several years of hearings and presenting information and at every step the City has taken the position that there needs to be crosswalks or whatever is needed. The City is not the governmental agency with the power. CSX has the go ahead to do things from the State and the Department of Transportation, but the City will forward the petitions indicating the City supports what the group is asking for. Mr. Jett asked what is the next step. CA Blair indicated a meeting with CSX. It was noted CSX has not been talking with the residents, only the business owners. CA Blair – maybe a meeting can be scheduled with CSX Community Relations Rep and the residents.

Robert Hannah stated the west side residents are being penalized and will be prosecuted for crossing the tracks where they have been crossing for years, and it is not fair.

4) Gidget Gibson reported that the Christmas Parade had 38 entries this year which was up from last year. Thanked Commissioner Strickland for being a judge and noted that Commissioner Bivins also came out. Reported on the Baker house tours with over 700 visitors in the two days. Many more have said they want to know when the next tour will be.

g. Notes and Reports

Mayor Pro tem Allen referred the Commission to the Notes, Reports and Important Dates.

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3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

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

Motion by Commissioner Strickland, second by Commissioner Bivins to approve the minutes of November 26 as typed. Motion carried by unanimous vote.

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)

Ordinance O2012-26 was introduced and read by title only.

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)

Ordinance O2012-27 was introduced and read by title only.

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)

Ordinance O2012-28 was introduced and read by title only.

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)

Ordinance O2012-29 was introduced and read by title only.

c. RESOLUTIONS FOR APPROVAL

1)

d. APPOINTMENTS

1)

e. CONTRACTS AND AGREEMENTS

1) Report regarding CR 501 Water Treatment Plant and Request. (Staff Recommends Approval)(Attachments)

UD Phillips explained this is related to security at the plants and other City facilities.

Motion by Commissioner Bivins, second by Commissioner Strickland to approve Amendment No. 1 of KHA IPO #15. Motion carried by unanimous vote.

f. FINANCIAL

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

Motion by Commissioner Strickland, second by Commissioner Bivins to approve payment of the bills. Motion carried by unanimous vote.

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)

Motion by Commissioner Bivins, second by Commissioner Strickland to approve 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. Motion carried by unanimous vote.

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.

CA Blair reported that the group is Chartered by the State as a 501(c) (3), but they do not have the designation through the IRS. If the Commission is satisfied with what the group did last year, and they feel the group is providing a public purpose she sees no reason not to donate the \$2000. The Commission could make the group a Committee of the City and provided two resolutions for consideration. Also contacted the City auditor and he agreed with her opinion.

Motion by Commissioner Strickland, second by Commissioner Bivins to provide the donation of \$2000 as in the past and to waive (refund) the fee for the special event. Motion carried by unanimous vote.

4. ADJOURN

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ronald B. Allen, Mayor Pro tem

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.

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- 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)

DRAFT

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Ordinance O2013-03 Amending Section 6.4(E) of the Land Development Regulations: Storm Sewer Pipe Sizes

REQUESTED ACTION: Approval of Ordinance O2013-03

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 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:

Kimley Horn, acting as the City Engineer, has recommended Section 6.4(E) of the Land Development Regulations be amended to reduce the required minimum pipe size for storm sewers when located in grasses areas not subject to vehicular traffic.

The current regulation requires the pipe size to be no less than 12 inches in diameter. Kimley Horn has stated the 12 inch minimum diameter is excessive and should be eliminated.

Ordinance O2013-03 modifies the language in Section 6.4(E) to eliminate the 12 inch minimum pipe size requirement.

Staff recommends approval of Ordinance O2013-03.



Jason McHugh
Development Services Coordinator

ORDINANCE NO. O2013-03

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
AMENDING SECTION 6.4(E) OF THE LAND
DEVELOPMENT REGULATIONS OF THE CITY OF
WILDWOOD, FLORIDA; PERTAINING TO STORM SEWER
AND CULVERT DESIGN; PROVIDING FOR
CODIFICATION; PROVIDING FOR CONFLICT; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City wishes to amend Section 6.4(E)(1)(a) of the Land Development Regulations regarding minimum pipe sizes for storm sewers.

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

SECTION 1. The amendments to Section 6.4(E)(1)(a) of the Land Development Regulations are shown with ~~strike through~~ for deletions and include:

(E) Storm sewer and culvert design.

(1) Types and requirements. Where drainage pipes are utilized, the following standards apply:

(a) Storm sewers shall be reinforced concrete or other FDOT approved material, subject to additional approval by the City, and have a minimum diameter of 18 inches or equal. An inlet or manhole is required to each change or alignment or grade. Minimum pipe diameters may be reduced to ~~12 inches~~ in grassed areas not subject to vehicular traffic ~~when the primary purpose of the storm sewer is to accommodate open space draining.~~

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 be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Annual Update to the Five Year Schedule of Capital Improvements

REQUESTED ACTION: Approval of Ordinance O2013-04 (attached) to be transmitted to the Department of Community Affairs (Staff recommends approval).

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 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 5-Year Schedule of Capital of Improvements covers the period from FY 2012-2013 through 2016-2017 and is scheduled to be adopted by Ordinance O2013-XX. The Schedule is broken down to show project expenditures and the revenues sources associated with each project. Additionally, and although not required by the statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

Transportation Projects

The Lake-Sumter Metropolitan Planning Organization monitors traffic and roadways within the City's service area. All roadways within the area are anticipated to operate within their adopted levels of service within the next five years. However, there are planned improvements for roadway segments within the area. The City's schedule includes transportation projects identified within the Florida Department of Transportation's 5-Year Work Program, the Lake-Sumter MPO's Transportation Improvement Program and Sumter County's Capital Improvement Plan. There are no City transportation projects planned at this time.

Potable Water, Sanitary Sewer, and Reuse Projects

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

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

The first phase of the Champagne Farms WTP construction would include the necessary components

to provide 4.5 MGD which would be able to accommodate the anticipated growth over the next 10 years.

3. b. 2. AND 3. b. 2. a.
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The project is currently unfunded, as shown in the 5-year Schedule of Capital Improvements. However, the City is exploring potential funding sources including loan programs and grants as well as Transmission Infrastructure Extension (TIE) and connection fees.

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

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

Drainage Projects

The Schedule does not include any drainage improvements.

Recreation Projects

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

Solid Waste Projects

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

Public Schools Facilities Projects

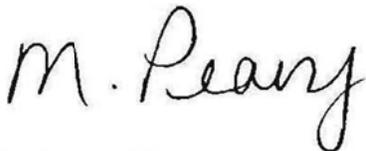
Pursuant to the adopted Interlocal Agreement between the City and the Sumter County School Board, the Sumter County School Board maintains concurrency for public schools. The Sumter County School District 2012/2013 Work Plan does not include any capacity projects within the City's Concurrency Service Area (A).

Financial Feasibility

The 5-Year Schedule of Capital Improvements identifies four (4) projects that will be administered by the City. The City has the obligation, per Statute, to demonstrate whether the projects are funded or unfunded.

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

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



Melanie Peavy, Director
Development Services Department

ORDINANCE NO. O2013-04

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

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

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____
Approved as to form:

Jerri A. Blair, City Attorney

City of Wildwood
5 - Year Schedule of Capital Improvements

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

City of Wildwood
5 - Year Schedule of Capital Improvements

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

Italics = Unfunded
*Partially Funded

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

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

Italics = Unfunded Projects
*Partially Funded

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

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

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

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

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

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

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

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

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

Potable Water Flows

Summary Chart

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

Notes:

Source: City of Wildwood Water Dept

Numbers respresented in MGD (million gallons per day)

Peak Average Monthly Flow - 2.643 MGD

Sanitary Sewer (Wastewater) Flows
Summary Chart

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

Notes:

Source: City of Wildwood Wastewater Dept - Plant Records MORs/Flows
Numbers respresented in MGD (million gallons per day)
Peak Average Monthly Flow - 1.501 MGD

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

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

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

Notes:

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

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

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

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

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

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

Notes

* See Table 9.1A for list of projects

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



Transportation Improvement Program

**FISCAL YEARS
2012/13-2016/17**

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

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

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

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

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RESOLUTION 2012 – 26

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

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

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

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

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

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

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

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

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

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

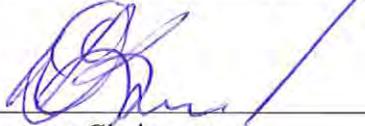
NOW, THEREFORE, BE IT RESOLVED by the Lake~Sumter MPO that:

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

3. b. 2. AND 3. b. 2. a.
Page 10 of 58
4. The FY 2012/13-2016/17 TIP is hereby amended to incorporate regionally significant projects from Sumter County's FY 2012/13-2016/17 Capital Improvement Plan (CIP) and to add the CIP as an appendix to the TIP; and
 5. The Chairman of the Lake~Sumter MPO is authorized to submit, and hereby submits, the amended FY 2012/13 – 2016/17 TIP to the:
 - a. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT);
 - b. Federal Transit Administration (FTA) through FDOT;
 - c. Federal Aviation Administration (FAA);
 - d. Bureau of Community Planning, Division of Community Development, Florida Department of Economic Opportunity (DEO);
 - e. Members of Legislature representing the Lake~Sumter MPO.

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

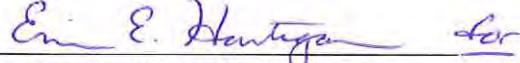
Lake~Sumter Metropolitan Planning Organization



Don Burgess, Chairman

This 30th day of September, 2012

Approved as to Form and Legality:



Sanford A. Minkoff, MPO Attorney



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

719 S. Woodland Blvd.
DeLand, FL 32720

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

August 14, 2012

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

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

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

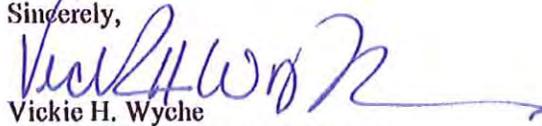
Please check the SIS and Non-SIS designation, add agency identification and check and correct LRTP page references on all projects see attached comments from Central Office, Transit Office.

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

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

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

Sincerely,



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

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

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

3. b. 2. AND 3. b. 2. a.
Page 22 of 75

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

THE TRANSPORTATION IMPROVEMENT PROGRAM

PURPOSE

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

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

FINANCIAL PLAN

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

FULL PROJECT COSTS AND OTHER PROJECT DETAILS

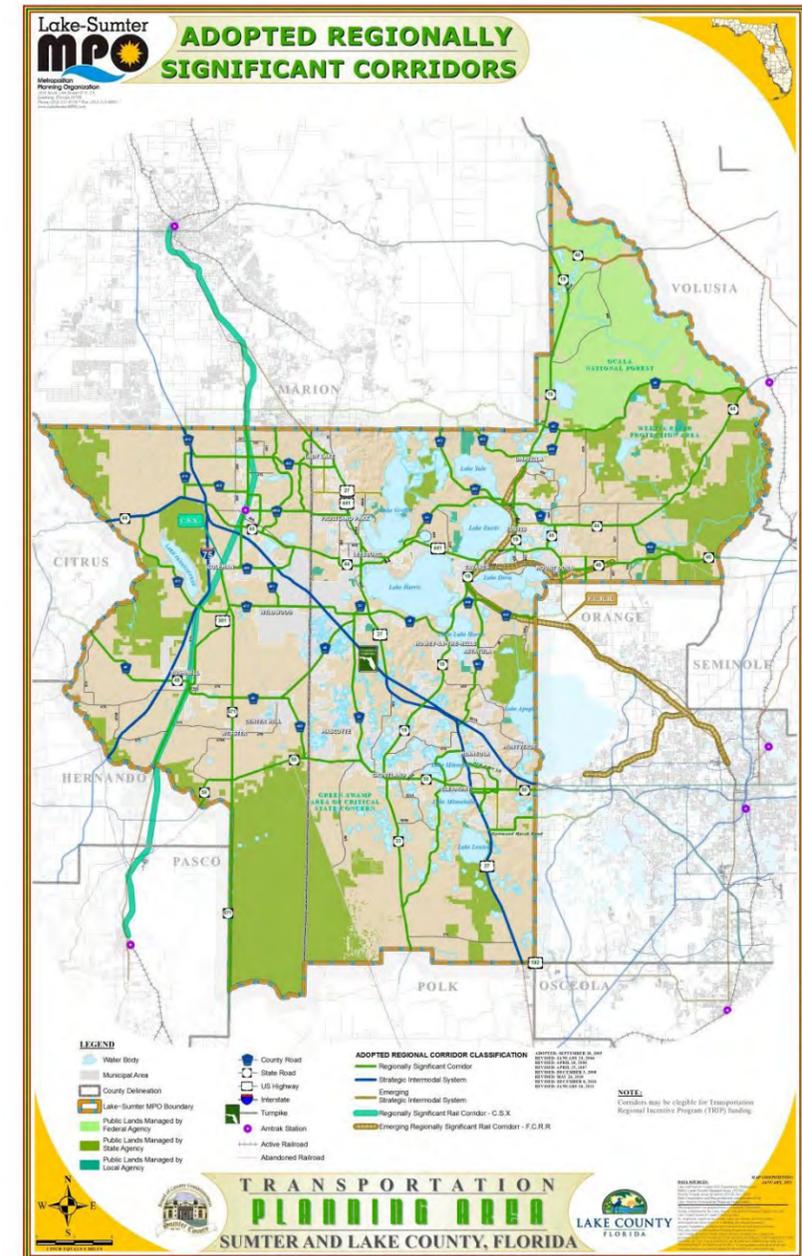
Projects on the Strategic Intermodal System (SIS)

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

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

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

Figure 1: Lake~Sumter Region



Phase	Fund Source	2012/13	2013/14	2014/15	2015/16	2016/17	Total
4301321 - SR 35 (US 301) FROM FROM C-470 TO TO SR 44							*Non-SIS*
PD&E/EMO STUDY		L RTP No: pg.11,17,18,19,20,6,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	980,000	0	0	0	980,000
Total		10,000	1,000,000	0	0	0	1,010,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>1,010,000</i>	
4301331 - SR 35 (US 301) FROM FROM N MAIN ST CR 48 TO TO C-470							*Non-SIS*
PD&E/EMO STUDY		L RTP No: pg.11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	980,000	0	0	0	980,000
Total		10,000	1,000,000	0	0	0	1,010,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>1,010,000</i>	
4301341 - SR 44 FROM FROM C-475 TO TO I-75							*SIS*
PD&E/EMO STUDY		L RTP No: pg.11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	840,000	0	0	0	840,000
Total		10,000	860,000	0	0	0	870,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>870,000</i>	



Non SIS projects

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

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

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

Phase	Fund Source	2012/13	2013/14	2014/15	2015/16	2016/17	Total
4301321 - SR 35 (US 301) FROM FROM C-470 TO TO SR 44							*Non-SIS*
PD&E/EMO STUDY		LRTP No: pg.11,17,18,19,20,6,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	980,000	0	0	0	980,000
Total		10,000	1,000,000	0	0	0	1,010,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>1,010,000</i>	
4301331 - SR 35 (US 301) FROM FROM N MAIN ST CR 48 TO TO C-470							*Non-SIS*
PD&E/EMO STUDY		LRTP No: pg.11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	980,000	0	0	0	980,000
Total		10,000	1,000,000	0	0	0	1,010,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>1,010,000</i>	
4301341 - SR 44 FROM FROM C-475 TO TO I-75							*SIS*
PD&E/EMO STUDY		LRTP No: pg.11,17,18,19,20,26,32,33,57					
		Responsible Agency: FDOT					
PD&E	DIH	10,000	20,000	0	0	0	30,000
PD&E	DDR	0	840,000	0	0	0	840,000
Total		10,000	860,000	0	0	0	870,000
<i>Prior Cost</i>		<i>Future Cost</i>		<i>Total Project Cost</i>		<i>870,000</i>	

LRTP Reference

SIS Identifier

PROJECT SELECTION

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

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

The FDOT shall give priority to those projects that are:

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

- provisions of Section 335.20, F.S. or to be funded pursuant to the provisions of Section 339.12, F.S.;
3. Within transportation corridors protected by local government action;
 4. Used in the operation of, or in conjunction with, public transportation facilities; and
 5. Located within the boundaries of a local government which has made a responsible effort to fund improvements needed to accommodate local traffic.

CONSISTENCY WITH OTHER PLANS

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

PROJECT PRIORITY STATEMENT

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

IMPLEMENTED PROJECTS

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

PUBLIC INVOLVEMENT

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

CERTIFICATION

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

TRANSPORTATION DISADVANTAGED (TD)

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

ABBREVIATIONS AND ACRONYMS

Funding Codes:

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

Project Phase Abbreviations:

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

Agency and Committee Abbreviations

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

Miscellaneous Abbreviations

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

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4B
Safety - Lighting

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Lake	LIGHTING AGREEMENTS	4136151		10.670 mi	pg.15.58	LIGHTING	MNT	305	0	0	0	300	0	0	0	300	0	0	0	300	0	0	0	300	0	0	0
Sumter	LIGHTING AGREEMENTS	4136152	DDR FUNDS	N/A	pg.15.58	LIGHTING	MNT	38	0	0	0	50	0	0	0	50	0	0	0	50	0	0	0	300	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4C
Safety - Guardrail

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Sumter	SR 91 (FLORIDA TURNPIKE)	4193251	WITHIN SUMTER COUNTY	10.670 mi	pg.15.16,28.58	GUARDRAIL	PE	103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 91 (FLORIDA TURNPIKE)	4193301	WITHIN LAKE COUNTY, MP 274 - 298	23.876 mi	pg.15.16,28.58	GUARDRAIL	CST	0	0	0	0	735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
							CST	380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4D
Safety - Signing and Pavement Markings

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Lake	SR 91 (Florida Turnpike)	4231982	LAKE COUNTY RESURFACING - THERMOPLASTIC- SB ONLY, FROM MP 281 TO 297.8	15.91 mi	pg.15.16,28.58	SIGNING/PAVEMENT MARKINGS	CST	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lake	SR 91 (Florida Turnpike)	4271442	SURFACING MAINLINE-THERMOPLASTIC- NB FROM MP274- 275 TO MP274-275.5 SB		pg.15.16,28.58	SIGNING/PAVEMENT MARKINGS	PE	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
							CST	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	CR 450	4274801	FROM MARION COUNTY TO LAKE YALE ROAD	1.000 mi	pg.15.16,28.58	AUDIBLE PAVEMENT MARKERS, SHOULDERS	CST	0	2,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lake	CR561	4296081	FROM US 27 TO CR 48		pg.15.16,28.58	SIGNING/PAVEMENT MARKINGS	CST	0	0	0	0	195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sumter	SR 44 PAVEMENT MARKINGS	4306421	INSTALL PAVEMENT MARKINGS AT TWO LOCATIONS --SEE PROJECT SUMMARY DESCRIPTION	17.242 mi	pg.15.16,28.58	SIGNING/PAVEMENT MARKINGS	PE	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
							CST	69	521	0	0	73	556	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	SR 500 (US 441)	4306651	FROM 0.2 MILE NORTH OF SR 44 TO ORANGE COUNTY LINE	3.044 mi	pg.15.16,28.58	PAVE SHOULDERS	PE	0	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
							CST	0	0	0	0	56	491	0	0	0	0	0	0	0	0	0	0	0	0		

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5A
Maintenance Bridges

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Lake	SR 19	2383192	OVER LITTLE LAKE HARRIS BRIDGE # 110026	0.592 mi	pg.11.15.16.17.57	BRIDGE REPLACEMENT	ENV	0	0	0	0	0	0	0	0	550	0	0	0	0	0	0	0	0	0		
							PE	0	0	0	0	380	3,850	0	0	0	0	0	0	0	0	0	0	0	0		
							ROW	0	0	0	0	0	0	0	30	2,605	0	0	0	0	0	0	0	0	0		
							CST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	363	49,017	0		
Lake	SR 44	4275621	BRIDGE # 110063 PAINT & SEAL DECK	0.099 mi	pg.15.16.58	BRIDGE-REPAIR/REHABILITATION	CST	621	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	CR 470	4302381	BRIDGE OVER TURNPIKE	0.060 mi	pg.18.19.58	BRIDGE-REPLACE AND ADD LANES	CST	0	0	0	0	4,000	0	4,000	0	0	0	0	0	0	0	0	0	0	0		
Lake	SR 19	4310681	OVER US 441 BRIDGE# 110031	0.038 mi	pg.15.16.58	BRIDGE-REPAIR/REHABILITATION	PE	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
							CST	550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5D
Maintenance - Routine Maintenance

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Lake	VEGETATION AND LADY LAKE	2447543	AESTHETICS AREA WIDE		pg.15.58	ROUTINE MAINTENANCE	MNT	747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	LEESBURG OPERATIONS	4171991	MEMORANDUM OF AGREEMENT		pg.15.58	ROUTINE MAINTENANCE	MNT	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0		
Lake	CITY OF LEESBURG MOA	4223433	MINOR REPAIRS/RENOVATIONS		pg.15.58	FIXED CAPITAL OUTLAY	CST	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	MOA W/ MASCOTTE	4231131			pg.15.58	ROUTINE MAINTENANCE	MNT	10	0	0	0	10	0	0	10	0	0	0	10	0	0	0	10	0	0		
Lake	PAVEMENT MARKINGS	4237901			pg.15.58	ROUTINE MAINTENANCE	MNT	2	0	0	0	2	0	0	2	0	0	0	2	0	0	0	2	0	0		
Lake	MOA W/ TAVARES	4238341	RPM'S - PERFORMANCE BASED		pg.15.58	ROUTINE MAINTENANCE	MNT	819	0	0	0	819	0	0	819	0	0	0	819	0	0	0	819	0	0		
Lake	MOA WITH SUMTER COUNTY	4254581			pg.15.58	ROUTINE MAINTENANCE	MNT	0	0	0	0	15	0	0	15	0	0	0	15	0	0	0	15	0	0		
Sumter	MOA WITH SUMTER COUNTY	4259071	I-75 AT CR 673 INTERCHANGE		pg.15.58	ROUTINE MAINTENANCE	MNT	4	0	0	0	4	0	0	4	0	0	0	4	0	0	0	4	0	0		
Lake	MOA W/ WILLOWOOD	4271941			pg.15.58	ROUTINE MAINTENANCE	MNT	6	0	0	0	6	0	0	6	0	0	0	6	0	0	0	6	0	0		
Lake	ASPHALT REPAIR	4291571			pg.15.58	ROUTINE MAINTENANCE	MNT	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	DRAINAGE REPAIR	4291762			pg.15.58	ROUTINE MAINTENANCE	MNT	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lake	UNPAVED SHOULDER	4292781	REPAIR		pg.15.58	ROUTINE MAINTENANCE	MNT	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2012/13 - 2016/17
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5E
Maintenance - Miscellaneous

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																			
								2012/13				2013/14				2014/15				2015/16				2016/17			
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private
Sumter	OKAHUMPKA SERVICE	4224181	PLAZA MODIFICATION (MP 299)	0.573 mi	N/A	REST AREA	PD&E	0	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
							CST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

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

APPENDIX A –
LAKE COUNTY TRANSPORTATION CONSTRUCTION PROGRAM

APPENDIX B-
SUMTER COUNTY CAPITAL IMPROVEMENT PROGRAM



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Five Year Work Program
 2013-2017 - Adopted with Amended
 (Updated: 12/18/2012)
 District 05 - Sumter County
 Category: Turnpike

Optional Search Items:

Type of Work: (All Types of Work) ▾

Transportation System: (All Transportation Systems) ▾

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

Only Funds in Fiscal Years: 2013 2014 2015 2016 2017

Search for Description:

Search for Item Number: -

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

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

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Five Year Work Program

2013-2017 AD

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

District 05 - Sumter County

Category: Highways

Item Number: 430187-1

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

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Five Year Work Program

2013-2017 AD

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

District 05 - Sumter County

Category: Highways

Item Number: 428443-1

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

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Five Year Work Program

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

District 05 - Sumter County
Category: Highways
Item Number: 431866-1

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

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2013-2017 AD

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

District 05 - Sumter County

Category: Highways

Item Number: 428212-1

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

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Five Year Work Program

2013-2017 AD

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

District 05 - Sumter County

Category: Highways

Item Number: 411257-4

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Project Summary					
Transportation System: NON-INTRASTATE STATE HIGHWAY Description: Sr 35 (Us 301) From N Of Cr 204 To Marion Co Line Type of Work: ADD LANES & RECONSTRUCT Item Number: 411257-4			District 05 - Sumter County View Scheduled Activities Length: 1.505		
Construction Contract Information					
Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used	
09/26/2009	09/28/2009	407	407	100.00%	
Vendor Name: UTILITY SYSTEMS CONSTRUCTION, I					
Project Detail					
Fiscal Year:	2013	2014	2015	2016	2017
Highways/Administration	Amount: \$1,361,993				
Highways/Construction Support	Amount: \$1,379				
Item Total:	\$1,363,372				

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Five Year Work Program

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

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

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Five Year Work Program

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

District 06 - Sumter County
 Category: Highways
 Item Number: 430132-1

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

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

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

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Parks and Recreation	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	Gant Lake Park Restroom Improvements	No	County	FBIP	\$55,000							\$55,000
	Lake Panasoffkee Recreation Park Walking Trail	No	County	COR		\$112,000						\$112,000
	Lake Panasoffkee Recreation Park Skate Park	No	County	COR		\$115,000						\$115,000
	Lake Panasoffkee Recreation Park Handball/Racquetball Court	No	County	COR		\$85,000						\$85,000
	No Projects	No	Center Hill, Webster									
Solid Waste	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	Citizens Drop-Off Area/Animal Control Joint Use Facility	No	County	COR		\$1,600,000				\$87,000		\$1,687,000
Stormwater	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	Panacoochee Project	No	County	GF/CDBG/CBIR	\$438,000	\$437,000				\$20,000		\$895,000
	Big Prairie-Gant Lake	No	County	GF		\$114,802						\$114,802
	Jumper Creek	No	County	GF/CBIR		\$140,000	\$347,234	\$347,908	\$233,412			\$1,068,554
	CR 647N Drainage Improvements	No	County	GF			\$300,000					\$300,000
	Miscellaneous Stormwater Projects	No	County	GF		\$250,000	\$200,000	\$130,000	\$130,000		\$130,000	\$840,000
	No Projects	No	Center Hill, Webster									
Potable Water	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	Central Beef Potable Water Line Extension	No	Center Hill	CDBG	\$357,357							\$357,357
Wastewater	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	No Projects	No	County, Center Hill, Webster									
Transportation	Project	Required for Concurrency	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Futue Years Funding	Total
	C-468 & Florida Turnpike Interchange	No	County	RIF		\$1,566,000	\$829,000	\$5,345,000	\$4,000,000			\$11,740,000
	C-462 - Widening from US 301 to C-466A	No	County	RIF		\$900,000	\$5,800,000					\$6,700,000
	C-466 - Widening from US 301 to CR 209	No	County	RIF		\$450,000	\$2,000,000	\$3,500,000				\$5,950,000
	C-466A - Phase III from US 301 to Powell Road	No	County	RIF	\$2,300,000	\$2,468,438	\$2,200,000					\$6,968,438
	C-468 - Widening from SR 44 to Florida Turnpike	No	County	RIF				\$5,000,000	\$4,100,000			\$9,100,000
	C-468 - Widening from US 301 to Florida Turnpike	No	County	RIF							\$20,200,000	\$20,200,000
	C-475 - Improve existing road from C-470 to CR 542	No	County	ST/SCOP							\$2,200,000	\$2,200,000
	C-469 - Improve existing road from C-48 to SR 50	No	County, Center Hill	ST/CIGP		\$2,730,000						\$2,730,000
	C-466 - Improve existing road from CR 209 to C-475	No	County	CIGP	\$1,200,000					\$28,000		\$1,228,000
	C-470 - Improve existing road from I-75 to CSX ROW	No	County	CTT	\$211,000					\$20,000		\$231,000
	C-673 - Improve existing road from US 301 to West 4,500 feet	No	County	CTT/SCRAP	\$380,000					\$25,000		\$405,000
	US 301 - Largely turn lanes	No	County	CTT	\$417,775					\$62,000		\$479,775
	CR 542 W - Resurface from US 301 to C-475	No	County	ST/CIGP		\$388,000						\$388,000
	C Roads Miscellaneous Resurfacing	No	County	ST	\$3,054,525	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000			\$6,454,525
	CR Roads Miscellaneous Resurfacing	No	County	CTT	\$145,475	\$2,520,000	\$2,000,000	\$2,000,000	\$1,000,000	\$1,399,201		\$9,064,676
	US 301 - Intersection improvement at C-466 (FDOT Item # 430187-1)	No	County	FDOT			\$624,924	\$1,612,903				\$624,924
	C-466 - Resurfacing from US 301 to CR 475 (FDOT Item # 428443-1)	No	County	FDOT		\$506,547						\$506,547
	SR 48 - Traffic Operations Improvement from 300 feet west of CR 475 to CR 475 (FDOT Item # 240418-3)	No	County	FDOT								
	SR 48 - Widening from I-75 to CR 475 (FDOT Item # 240418-2)	No	County	FDOT		\$11,017,594	\$4,200,000		\$10,087,256			\$25,304,850
	SR 50 - Resurfacing from Hernando County line to SR 471 (FDOT Item # 424884-1)	No	County, Webster	FDOT		\$76,942						\$76,942
	I-75 - Resurfacing from Hernando County line to North of Panasoffkee Bridge (FDOT Item # 427375-1)	No	County, Center Hill, Webster	FDOT		\$2,493,608						\$2,493,608
	I-75 - Right of Way Acquisition from Hernando County line to C-470 (FDOT Item # 242626-2)	No	County, Center Hill, Webster	FDOT		\$8,039,333	\$7,724,000					\$15,763,333
	I-75 - Right of Way Acquisition from C-470 to Florida Turnpike (FDOT Item # 242626-3)	No	County, Center Hill, Webster	FDOT		\$1,485,541	\$1,847,490	\$1,567,241				\$4,900,272
	I-75 - ITS Communication System Hernando County to SR 44 (FDOT Item # 428212-1)	No	County	FDOT			\$1,644,734					\$1,644,734
	SE 471 - Resurfacing from Polk County to 1.83 miles south of Unnamed Canal (FDOT Item # 430653-1)	No	County, Webster	FDOT		\$10,000	\$240,000	\$2,897,837				\$3,147,837
	US 301 - PD&E from C-48 to C-470 (FDOT Item # 430133-1)	No	County	FDOT		\$10,000	\$1,000,000					\$1,010,000
	US 301 - PD&E from C-470 to SR 44 (FDOT Item # 430133-1)	No	County	FDOT		\$10,000	\$1,000,000					\$1,010,000
	SR 44 - PD&E from CR 475 to I-75 (FDOT Item # 430134-1)	No	County	FDOT		\$10,000	\$860,000					\$870,000
	US 301 - Resurfacing from SR 48 to South of SE 13th Avenue (FDOT Item # 424883-1)	No	County	FDOT		\$49,880						\$49,880
	US 301 - Intersection improvement at SR 44 (FDOT Item # 430188-1)	No	County	FDOT			\$10,008	\$174,030	\$65,557		\$471,279	\$720,874
	US 301 - Widening from CR 204 to Marion County line (Final Utility Issues) (FDOT Item # 411257-4)	No	County	FDOT		\$1,363,372						\$1,363,372
	US 301 - Widening from CR 232 to NE 110th Road (Final ROW Issues) (FDOT Item # 411257-3)	No	County	FDOT		\$198,370						\$198,370

*Key to Funding Sources:

- FBIP - State of Florida Boating Improvement Fund
- COR - Sumter County Capital Reserves
- GF - Sumter County General Fund
- CDBG - Federal Community Development Block Grant
- CBIR - Southwet Florida Water Management District Community Budget Issues Request
- RIF - Sumter County Road Impact Fee
- ST - Sumter County Secondary Trust
- SCOP - Florida Department of Transportation Small County Outreach Program
- CTT - Sumter County Community Transportation Trust
- SCRAP - Florida Department of Transportation Small County Road Assistance Program
- FDOT - Florida Department of Transportation
- CIGP - County Incentive Grant Program

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

Table 9-4

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

Parks and Recreation	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Gant Lake Park Restroom Improvements	No	County	FBIP	\$55,000							\$55,000
	Lake Panasoffkee Recreation Park Walking Trail	No	County	COR		\$112,000						\$112,000
	Lake Panasoffkee Recreation Park Skate Park	No	County	COR		\$115,000						\$115,000
	Lake Panasoffkee Recreation Park Handball/Racquetball Court	No	County	COR		\$85,000						\$85,000
	No Projects	No	Center Hill, Webster									
Solid Waste	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Citizens Drop-Off Area/Animal Control Joint Use Facility	No	County	COR		\$1,600,000				\$87,000		\$1,687,000
Stormwater	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Panacoochee Project	No	County	GF/CDBG/CBIR	\$438,000	\$437,000				\$20,000		\$895,000
	Big Prairie-Gant Lake	No	County	GF		\$114,802						\$114,802
	Jumper Creek	No	County	GF/CBIR		\$140,000	\$347,234	\$347,908	\$233,412			\$1,068,554
	CR 647N Drainage Improvements	No	County	GF		\$300,000						\$300,000
	Miscellaneous Stormwater Projects	No	County	GF		\$250,000	\$200,000	\$130,000	\$130,000		\$130,000	\$840,000
	No Projects	No	Center Hill, Webster									
Potable Water	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	Central Beef Potable Water Line Extension	No	Center Hill	CDBG	\$357,357							\$357,357
Wastewater	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	No Projects	No	County, Center Hill, Webster									
Transportation	Project	Required for Concurrence	County or City	Funding Source*	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/2015	FY 2015/16	Prior Years Funding	Future Years Funding	Total
	C-468 & Florida Turnpike Interchange	No	County	RIF	\$1,566,000	\$829,000	\$5,345,000	\$4,000,000				\$11,740,000
	C-462 - Widening from US 301 to C-466A	No	County	RIF		\$900,000	\$5,800,000					\$6,700,000
	C-466 - Widening from US 301 to CR 209	No	County	RIF		\$450,000	\$2,000,000	\$3,500,000				\$5,950,000
	C-466A - Phase III from US 301 to Powell Road	No	County	RIF	\$2,300,000	\$2,468,438	\$2,200,000					\$6,968,438
	C-468 - Widening from SR 44 to Florida Turnpike	No	County	RIF				\$5,000,000	\$4,100,000			\$9,100,000
	C-468 - Widening from US 301 to Florida Turnpike	No	County	RIF							\$20,200,000	\$20,200,000
	C-475 - Improve existing road from C-470 to CR 542	No	County	ST/SCOP							\$2,200,000	\$2,200,000
	C-469 - Improve existing road from C-48 to SR 50	No	County, Center Hill	ST/CIGP		\$2,730,000						\$2,730,000
	C-466 - Improve existing road from CR 209 to C-475	No	County	CIGP	\$1,200,000					\$28,000		\$1,228,000
	C-470 - Improve existing road from I-75 to CSX ROW	No	County	CTT	\$211,000					\$20,000		\$231,000
	C-673 - Improve existing road from US 301 to West 4,500 feet	No	County	CTT/SCRAP	\$380,000					\$25,000		\$405,000
	US 301 - Langely turn lanes	No	County	CTT	\$417,775					\$62,000		\$479,775
	CR 542 W - Resurface from US 301 to C-475	No	County	ST/CIGP		\$388,000						\$388,000
	C Roads Miscellaneous Resurfacing	No	County	ST	\$3,054,525	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000			\$6,454,525
	CR Roads Miscellaneous Resurfacing	No	County	CTT	\$145,475	\$2,520,000	\$2,000,000	\$2,000,000	\$1,000,000	\$1,399,201		\$9,064,676
	US 301 - Intersection improvement at C-466 (FDOT Item # 430187-1)	No	County	FDOT			\$624,924					\$624,924
	C-466 - Resurfacing from US 301 to CR 475 (FDOT Item # 428443-1)	No	County	FDOT				\$1,612,903				\$1,612,903
	SR 48 - Traffic Operations Improvement from 300 feet west of CR 475 to CR 475 (FDOT Item # 240418-3)	No	County	FDOT		\$506,547						\$506,547
	SR 48 - Widening from I-75 to CR 475 (FDOT Item # 240418-2)	No	County	FDOT		\$11,017,594	\$4,200,000		\$10,087,256			\$25,304,850
	SR 50 - Resurfacing from Hernando County line to SR 471 (FDOT Item # 424884-1)	No	County, Webster	FDOT		\$76,942						\$76,942
	I-75 - Resurfacing from Hernando County line to North of Panasoffkee Bridge (FDOT Item # 427375-1)	No	County, Center Hill, Webster	FDOT		\$2,493,608						\$2,493,608
	I-75 - Right of Way Acquisition from Hernando County line to C-470 (FDOT Item # 242626-2)	No	County, Center Hill, Webster	FDOT		\$8,039,333	\$7,724,000					\$15,763,333
	I-75 - Right of Way Acquisition from C-470 to Florida Turnpike (FDOT Item # 242626-3)	No	County, Center Hill, Webster	FDOT		\$1,485,541	\$1,847,490	\$1,567,241				\$4,900,272
	I-75 - ITS Communication System Hernando County to SR 44 (FDOT Item # 428212-1)	No	County	FDOT		\$1,644,734						\$1,644,734
	SE 471 - Resurfacing from Polk County to 1.83 miles south of Unnamed Canal (FDOT Item # 430653-1)	No	County, Webster	FDOT		\$10,000	\$240,000	\$2,897,837				\$3,147,837
	US 301 - PD&E from C-48 to C-470 (FDOT Item # 430133-1)	No	County	FDOT		\$10,000	\$1,000,000					\$1,010,000
	US 301 - PD&E from C-470 to SR 44 (FDOT Item # 430132-1)	No	County	FDOT		\$10,000	\$1,000,000					\$1,010,000
	SR 44 - PD&E from CR 475 to I-75 (FDOT Item # 430134-1)	No	County	FDOT		\$10,000	\$860,000					\$870,000
	US 301 - Resurfacing from SR 48 to South of SE 13th Avenue (FDOT Item # 424883-1)	No	County	FDOT		\$49,880						\$49,880
	US 301 - Intersection improvement at SR 44 (FDOT Item # 430188-1)	No	County	FDOT			\$10,008	\$174,030	\$65,557		\$471,279	\$720,874
	US 301 - Widening from CR 204 to Marion County line (Final Utility Issues) (FDOT Item # 411257-4)	No	County	FDOT		\$1,363,372						\$1,363,372
	US 301 - Widening from CR 232 to NE 110th Road (Final ROW Issues) (FDOT Item # 411257-3)	No	County	FDOT		\$198,370						\$198,370

*Key to Funding Sources:

- FBIP - State of Florida Boating Improvement Fund
- COR - Sumter County Capital Reserves
- GF - Sumter County General Fund
- CDBG - Federal Community Development Block Grant
- CBIR - Southwest Florida Water Management District Community Budget Issues Request
- RIF - Sumter County Road Impact Fee
- ST - Sumter County Secondary Trust
- SCOP - Florida Department of Transportation Small County Outreach Program
- CTT - Sumter County Community Transportation Trust
- SCRAP - Florida Department of Transportation Small County Road Assistance Program
- FDOT - Florida Department of Transportation
- CIGP - County Incentive Grant Program

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

Case CP 1212-02
Five Year Schedule of Capital Improvements
Supporting Documentation
Water / Wastewater



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: January 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	720,000	2,160,000	720,000	432,000	720,000						
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
1	298,000	1,274,000	108,000	155,000	43,000						1,878,000
2	459,000	2,127,000	171,000	221,000	55,000						3,033,000
3	371,000	1,234,000	100,000	81,000	51,000						1,837,000
4	389,000	1,586,000	128,000	156,000	45,000						2,304,000
5	318,000	1,288,000	90,000	131,000	63,000						1,890,000
6	279,000	1,285,000	103,000	151,000	45,000						1,863,000
7	331,000	1,272,000	105,000	145,000	47,000						1,900,000
8	332,000	1,273,000	105,000	146,000	47,000						1,903,000
9	332,000	1,592,000	109,000	169,000	48,000						2,250,000
10	328,000	959,000	437,000	120,000	42,000						1,886,000
11	356,000	1,364,000	89,000	155,000	37,000						2,001,000
12	337,000	1,439,000	93,000	160,000	60,000						2,089,000
13	288,000	1,466,000	91,000	197,000	35,000						2,077,000
14	355,000	1,152,000	74,000	126,000	35,000						1,742,000
15	356,000	1,153,000	74,000	127,000	36,000						1,746,000
16	288,000	1,341,000	546,000	153,000	51,000						2,379,000
17	372,000	1,136,000	98,000	183,000	64,000						1,853,000
18	325,000	1,484,000	88,000	141,000	35,000						2,073,000
19	291,000	1,277,000	75,000	136,000	34,000						1,813,000
20	313,000	1,514,000	96,000	206,000	31,000						2,160,000
21	413,000	1,338,000	88,000	15,000	42,000						1,896,000
22	413,000	1,338,000	88,000	16,000	43,000						1,898,000
23	478,000	1,706,000	105,000	184,000	78,000						2,551,000
24	355,000	1,424,000	107,000	128,000	38,000						2,052,000
25	408,000	1,457,000	88,000	157,000	66,000						2,176,000
26	374,000	1,177,000	85,000	154,000	66,000						1,856,000
27	268,000	1,428,000	71,000	141,000	62,000						1,970,000
28	392,000	1,328,000	81,000	161,000	55,000						2,017,000
29	393,000	1,329,000	82,000	162,000	55,000						2,021,000
30	384,000	1,413,000	77,000	160,000	55,000						2,089,000
31	350,000	1,801,000	80,000	184,000	52,000						2,467,000
Total											63,670,000
Avg.											2,053,870
Max.											3,033,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: February 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total
Day of Month	720,000	2,160,000	720,000	432,000	720,000						4,752,000
	Net Quantity of Finished Water Produced by Each Plant, gallons										Total
1	390,000	1,123,000	69,000	135,000	42,000						1,759,000
2	348,000	1,527,000	108,000	190,000	66,000						2,239,000
3	325,000	1,255,000	43,000	138,000	44,000						1,805,000
4	338,000	1,431,000	59,000	160,000	40,000						2,028,000
5	338,000	1,431,000	59,000	161,000	41,000						2,030,000
6	391,000	1,437,000	87,000	144,000	49,000						2,108,000
7	323,000	1,154,000	59,000	130,000	33,000						1,699,000
8	355,000	1,675,000	60,000	164,000	44,000						2,298,000
9	336,000	1,256,000	65,000	154,000	47,000						1,858,000
10	265,000	1,502,000	57,000	169,000	31,000						2,024,000
11	299,000	1,329,000	51,000	128,000	47,000						1,854,000
12	299,000	1,330,000	51,000	129,000	47,000						1,856,000
13	378,000	1,599,000	50,000	130,000	47,000						2,204,000
14	365,000	1,420,000	72,000	163,000	48,000						2,068,000
15	381,000	1,411,000	54,000	159,000	40,000						2,045,000
16	378,000	1,362,000	55,000	161,000	59,000						2,015,000
17	344,000	1,389,000	83,000	99,000	33,000						1,948,000
18	386,000	1,446,000	51,000	42,000	36,000						1,961,000
19	387,000	1,447,000	51,000	43,000	36,000						1,964,000
20	457,000	1,271,000	44,000	134,000	69,000						1,975,000
21	362,000	1,753,000	45,000	150,000	52,000						2,362,000
22	374,000	1,140,000	34,000	136,000	41,000						1,725,000
23	285,000	1,671,000	32,000	159,000	35,000						2,182,000
24	276,000	1,259,000	26,000	144,000	33,000						1,738,000
25	309,000	1,255,000	25,000	173,000	39,000						1,801,000
26	310,000	1,255,000	25,000	174,000	40,000						1,804,000
27	203,000	1,585,000	23,000	127,000	37,000						1,975,000
28	277,000	1,624,000	23,000	177,000	46,000						2,147,000
29	313,000	1,214,000	23,000	130,000	45,000						1,725,000
30											0
31											0
Total											57,197,000
Avg.											1,845,064
Max.											2,362,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: March 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										Total	
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
1	334,000	1,396,000	30,000	193,000	35,000						1,988,000
2	317,000	1,642,000	23,000	153,000	39,000						2,174,000
3	281,000	1,500,000	22,000	148,000	35,000						1,986,000
4	281,000	1,500,000	22,000	149,000	36,000						1,988,000
5	378,000	1,438,000	27,000	142,000	52,000						2,037,000
6	319,000	1,120,000	33,000	136,000	44,000						1,652,000
7	395,000	1,743,000	57,000	158,000	53,000						2,406,000
8	488,000	1,416,000	40,000	164,000	75,000						2,183,000
9	336,000	1,326,000	13,000	154,000	40,000						1,869,000
10	257,000	1,389,000	13,000	144,000	47,000						1,850,000
11	257,000	1,390,000	14,000	145,000	48,000						1,854,000
12	311,000	1,443,000	12,000	169,000	38,000						1,973,000
13	366,000	1,560,000	19,000	95,000	40,000						2,080,000
14	377,000	1,375,000	11,000	132,000	62,000						1,957,000
15	321,000	1,600,000	12,000	156,000	60,000						2,149,000
16	378,000	1,405,000	16,000	113,000	42,000						1,954,000
17	376,000	1,489,000	10,000	162,000	66,000						2,103,000
18	376,000	1,489,000	10,000	162,000	65,000						2,102,000
19	393,000	1,239,000	53,000	127,000	70,000						1,882,000
20	366,000	1,734,000	7,000	145,000	69,000						2,321,000
21	417,000	1,272,000	26,000	154,000	85,000						1,954,000
22	404,000	1,581,000	23,000	166,000	79,000						2,253,000
23	379,000	1,666,000	9,000	149,000	67,000						2,270,000
24	387,000	1,492,000	64,000	57,000	65,000						2,065,000
25	388,000	1,492,000	64,000	57,000	65,000						2,066,000
26	377,000	1,164,000	256,000	149,000	74,000						2,020,000
27	384,000	1,440,000	175,000	111,000	78,000						2,188,000
28	459,000	1,370,000	157,000	137,000	86,000						2,209,000
29	377,000	1,411,000	162,000	153,000	106,000						2,209,000
30	359,000	1,403,000	191,000	111,000	67,000						2,131,000
31	347,000	1,433,000	158,000	125,000	62,000						2,125,000
Total											63,998,000
Avg.											2,064,451
Max.											2,406,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

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



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

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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: May 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	Net Quantity of Finished Water Produced by Each Plant, gallons										
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
1	559,000	1,737,000	4,000	0	7,000						2,307,000
2	578,000	1,416,000	0	18,000	0						2,012,000
3	572,000	1,596,000	162,000	0	168,000						2,498,000
4	600,000	1,464,000	146,000	0	41,000						2,251,000
5	520,000	1,604,000	163,000	0	22,000						2,309,000
6	521,000	1,604,000	164,000	0	22,000						2,311,000
7	407,000	1,249,000	156,000	110,000	5,000						1,927,000
8	366,000	1,495,000	153,000	168,000	39,000						2,221,000
9	400,000	1,470,000	176,000	211,000	58,000						2,315,000
10	443,000	1,227,000	131,000	96,000	71,000						1,968,000
11	442,000	1,466,000	161,000	172,000	44,000						2,285,000
12	415,000	1,475,000	152,000	144,000	38,000						2,224,000
13	415,000	1,475,000	152,000	145,000	39,000						2,226,000
14	427,000	1,230,000	149,000	137,000	55,000						1,998,000
15	424,000	1,714,000	157,000	170,000	41,000						2,506,000
16	366,000	1,401,000	151,000	134,000	51,000						2,103,000
17	400,000	1,263,000	141,000	124,000	59,000						1,987,000
18	366,000	1,381,000	152,000	150,000	25,000						2,074,000
19	459,000	1,581,000	159,000	169,000	50,000						2,418,000
20	459,000	1,581,000	160,000	170,000	51,000						2,421,000
21	475,000	1,335,000	150,000	133,000	55,000						2,148,000
22	512,000	1,483,000	156,000	165,000	70,000						2,386,000
23	424,000	1,502,000	151,000	152,000	164,000						2,393,000
24	431,000	1,549,000	157,000	157,000	81,000						2,375,000
25	511,000	1,335,000	164,000	174,000	81,000						2,265,000
26	424,000	1,602,000	154,000	133,000	39,000						2,352,000
27	425,000	1,602,000	154,000	133,000	39,000						2,353,000
28	381,000	1,105,000	151,000	172,000	31,000						1,840,000
29	282,000	1,491,000	151,000	138,000	32,000						2,094,000
30	370,000	1,392,000	165,000	169,000	0						2,096,000
31	363,000	1,395,000	147,000	129,000	0						2,034,000
Total											68,697,000
Avg.											2,216,032
Max.											2,506,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: June 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	Net Quantity of Finished Water Produced by Each Plant, gallons										
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
1	291,000	1,400,000	156,000	151,000	0						1,998,000
2	409,000	1,472,000	160,000	170,000	0						2,211,000
3	410,000	1,473,000	160,000	171,000	0						2,214,000
4	472,000	1,474,000	155,000	123,000	1,000						2,225,000
5	371,000	1,501,000	193,000	234,000	1,000						2,300,000
6	274,000	1,109,000	128,000	72,000	0						1,583,000
7	240,000	1,507,000	171,000	171,000	0						2,089,000
8	226,000	1,264,000	168,000	167,000	1,000						1,826,000
9	279,000	1,374,000	157,000	147,000	0						1,957,000
10	280,000	1,375,000	157,000	148,000	1,000						1,961,000
11	342,000	1,457,000	152,000	137,000	0						2,088,000
12	308,000	1,225,000	154,000	145,000	1,000						1,833,000
13	287,000	1,417,000	156,000	152,000	1,000						2,013,000
14	285,000	1,446,000	153,000	157,000	1,000						2,042,000
15	268,000	1,309,000	146,000	128,000	0						1,851,000
16	349,000	1,538,000	159,000	163,000	0						2,209,000
17	350,000	1,538,000	160,000	163,000	0						2,211,000
18	458,000	1,289,000	156,000	154,000	0						2,057,000
19	411,000	1,640,000	164,000	174,000	0						2,389,000
20	347,000	1,207,000	146,000	135,000	2,000						1,837,000
21	297,000	1,495,000	163,000	164,000	0						2,119,000
22	290,000	1,272,000	146,000	137,000	1,000						1,846,000
23	262,000	1,483,000	161,000	168,000	0						2,074,000
24	263,000	1,483,000	161,000	169,000	0						2,076,000
25	379,000	1,213,000	147,000	132,000	0						1,871,000
26	224,000	1,479,000	158,000	163,000	52,000						2,076,000
27	259,000	1,433,000	1,580,00	166,000	55,000						1,914,580
28	271,000	1,565,000	144,000	134,000	49,000						2,163,000
29	268,000	1,144,000	150,000	1,460,000	58,000						3,080,000
30	347,000	1,525,000	160,000	1,720,000	59,000						3,811,000
31											0
Total											63,924,580
Avg.											2,062,083
Max.											3,811,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: July 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	Net Quantity of Finished Water Produced by Each Plant, gallons										
	720,000	2,160,000	720,000	432,000	720,000						4,752,000
1	348,000	1,525,000	161,000	172,000	60,000						2,266,000
2	304,000	1,306,000	148,000	142,000	56,000						1,956,000
3	354,000	1,227,000	158,000	164,000	131,000						2,034,000
4	305,000	1,531,000	151,000	150,000	51,000						2,188,000
5	329,000	1,281,000	149,000	148,000	67,000						1,974,000
6	333,000	1,470,000	157,000	172,000	49,000						2,181,000
7	400,000	1,552,000	154,000	160,000	60,000						2,326,000
8	401,000	1,552,000	154,000	160,000	60,000						2,327,000
9	420,000	1,488,000	148,000	152,000	8,000						2,216,000
10	412,000	1,422,000	145,000	139,000	105,000						2,223,000
11	271,000	1,441,000	154,000	167,000	67,000						2,100,000
12	332,000	1,604,000	158,000	169,000	58,000						2,321,000
13	384,000	1,260,000	140,000	142,000	55,000						1,981,000
14	345,000	1,457,000	148,000	160,000	71,000						2,181,000
15	346,000	1,457,000	148,000	160,000	71,000						2,182,000
16	291,000	1,462,000	138,000	140,000	52,000						2,083,000
17	264,000	1,192,000	146,000	166,000	57,000						1,825,000
18	235,000	1,598,000	138,000	166,000	54,000						2,191,000
19	288,000	1,467,000	158,000	172,000	52,000						2,137,000
20	273,000	1,263,000	138,000	137,000	58,000						1,869,000
21	321,000	1,554,000	150,000	169,000	97,000						2,291,000
22	321,000	1,554,000	151,000	170,000	97,000						2,293,000
23	289,000	1,478,000	131,000	136,000	52,000						2,086,000
24	261,000	1,375,000	156,000	161,000	56,000						2,009,000
25	263,000	1,169,000	169,000	209,000	63,000						1,873,000
26	224,000	1,832,000	121,000	85,000	53,000						2,315,000
27	328,000	1,282,000	147,000	153,000	58,000						1,968,000
28	322,000	1,436,000	149,000	154,000	99,000						2,160,000
29	392,000	1,436,000	149,000	155,000	100,000						2,232,000
30	221,000	1,501,000	153,000	185,000	53,000						2,113,000
31	257,000	1,295,000	147,000	130,000	48,000						1,877,000
Total											65,778,000
Avg.											2,121,870
Max.											2,327,000



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: August 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	720,000	2,160,000	720,000	432,000	720,000						
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
1	250,000	1,564,000	155,000	174,000	53,000						2,196,000
2	282,000	1,307,000	145,000	143,000	50,000						1,927,000
3	275,000	1,535,000	160,000	178,000	52,000						2,200,000
4	305,000	1,468,000	149,000	159,000	55,000						2,136,000
5	305,000	1,469,000	150,000	159,000	55,000						2,138,000
6	98,000	1,509,000	146,000	151,000	50,000						1,954,000
7	0	1,465,000	176,000	225,000	55,000						1,921,000
8	398,000	1,707,000	117,000	72,000	54,000						2,348,000
9	272,000	1,490,000	150,000	164,000	58,000						2,134,000
10	240,000	1,217,000	146,000	170,000	52,000						1,825,000
11	261,000	1,454,000	149,000	157,000	49,000						2,070,000
12	261,000	1,455,000	149,000	158,000	50,000						2,073,000
13	233,000	1,465,000	149,000	153,000	54,000						2,054,000
14	264,000	1,466,000	135,000	130,000	54,000						2,049,000
15	295,000	1,409,000	182,000	160,000	54,000						2,100,000
16	331,000	1,537,000	119,000	172,000	57,000						2,216,000
17	286,000	1,188,000	141,000	140,000	53,000						1,808,000
18	252,000	1,373,000	148,000	172,000	52,000						1,997,000
19	252,000	1,373,000	149,000	173,000	53,000						2,000,000
20	192,000	1,713,000	139,000	122,000	50,000						2,216,000
21	201,000	1,427,000	142,000	171,000	50,000						1,991,000
22	199,000	1,353,000	131,000	171,000	51,000						1,905,000
23	240,000	1,367,000	130,000	121,000	50,000						1,908,000
24	213,000	1,237,000	85,000	151,000	53,000						1,739,000
25	205,000	1,433,000	127,000	161,000	51,000						1,977,000
26	205,000	1,433,000	128,000	161,000	51,000						1,978,000
27	161,000	1,302,000	99,000	173,000	52,000						1,787,000
28	154,000	1,366,000	111,000	140,000	50,000						1,821,000
29	158,000	1,446,000	114,000	153,000	49,000						1,920,000
30	197,000	1,536,000	119,000	168,000	49,000						2,069,000
31	202,000	1,257,000	116,000	150,000	50,000						1,775,000
Total											62,232,000
Avg.											2,007,483
Max.											2,348,000



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

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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: September 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	720,000	2,160,000	720,000	432,000	720,000						
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
1	216,000	1,467,000	115,000	156,000	49,000						2,003,000
2	216,000	1,467,000	116,000	157,000	50,000						2,006,000
3	322,000	1,651,000	122,000	176,000	52,000						2,323,000
4	274,000	1,291,000	109,000	131,000	54,000						1,859,000
5	281,000	1,378,000	116,000	157,000	74,000						2,006,000
6	298,000	1,583,000	119,000	164,000	62,000						2,226,000
7	220,000	1,246,000	120,000	143,000	52,000						1,781,000
8	264,000	1,434,000	113,000	158,000	54,000						2,023,000
9	264,000	1,434,000	113,000	159,000	54,000						2,024,000
10	297,000	1,569,000	118,000	164,000	55,000						2,203,000
11	319,000	1,440,000	118,000	160,000	57,000						2,094,000
12	259,000	1,133,000	113,000	151,000	55,000						1,711,000
13	341,000	1,734,000	123,000	174,000	56,000						2,428,000
14	309,000	1,206,000	115,000	147,000	52,000						1,829,000
15	307,000	1,474,000	118,000	162,000	55,000						2,116,000
16	307,000	1,475,000	118,000	163,000	55,000						2,118,000
17	259,000	1,183,000	108,000	143,000	51,000						1,744,000
18	247,000	1,480,000	121,000	157,000	50,000						2,055,000
19	240,000	1,443,000	118,000	152,000	52,000						2,005,000
20	271,000	1,435,000	141,000	170,000	53,000						2,070,000
21	170,000	1,314,000	93,000	127,000	50,000						1,754,000
22	165,000	1,477,000	120,000	153,000	55,000						1,970,000
23	166,000	1,478,000	120,000	153,000	55,000						1,972,000
24	24,000	1,876,000	127,000	216,000	76,000						2,319,000
25	492,000	1,468,000	119,000	150,000	57,000						2,286,000
26	338,000	1,119,000	133,000	158,000	62,000						1,810,000
27	305,000	2,073,000	99,000	167,000	63,000						2,707,000
28	276,000	1,383,000	132,000	176,000	53,000						2,020,000
29	307,000	1,422,000	116,000	147,000	58,000						2,050,000
30	310,000	1,422,000	117,000	147,000	58,000						2,054,000
31											0
Total											61,566,000
Avg.											1,986,000
Max.											2,707,000



MONTHLY OPERATION REPORT FOR SUMMATION OF FINISHED-WATER PRODUCTION BY CWS AND PWS MULTIPLE TREATMENT PLANTS

See page 2 for instructions.

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

Community Water System (CWS) Name: City of Wildwood

Public Water System (PWS) Identification Number: 6600331

Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										4,752,000
	720,000	2,160,000	720,000	432,000	720,000						Total
	Net Quantity of Finished Water Produced by Each Plant, gallons										1,972,000
1	257,000	1,414,000	116,000	133,000	52,000						1,964,000
2	182,000	1,460,000	115,000	154,000	53,000						1,969,000
3	194,000	1,419,000	127,000	178,000	51,000						1,692,000
4	50,000	1,350,000	111,000	132,000	49,000						1,823,000
5	317,000	1,195,000	115,000	146,000	50,000						1,984,000
6	237,000	1,400,000	120,000	169,000	58,000						1,986,000
7	238,000	1,400,000	121,000	169,000	58,000						1,810,000
8	276,000	1,167,000	121,000	195,000	51,000						1,981,000
9	257,000	1,448,000	112,000	107,000	57,000						2,253,000
10	381,000	1,506,000	119,000	161,000	86,000						2,246,000
11	308,000	1,588,000	119,000	180,000	51,000						1,683,000
12	215,000	1,158,000	118,000	141,000	51,000						2,201,000
13	305,000	1,517,000	129,000	197,000	53,000						2,204,000
14	306,000	1,518,000	130,000	197,000	53,000						1,769,000
15	358,000	1,187,000	92,000	77,000	55,000						1,961,000
16	300,000	1,337,000	118,000	150,000	56,000						2,042,000
17	307,000	1,381,000	117,000	159,000	78,000						2,238,000
18	338,000	1,548,000	122,000	168,000	62,000						1,952,000
19	316,000	1,344,000	111,000	130,000	51,000						2,139,000
20	314,000	1,471,000	118,000	163,000	73,000						2,143,000
21	315,000	1,471,000	119,000	164,000	74,000						2,135,000
22	357,000	1,411,000	129,000	167,000	71,000						1,910,000
23	354,000	1,217,000	111,000	160,000	68,000						2,410,000
24	369,000	1,623,000	128,000	186,000	104,000						2,061,000
25	319,000	1,426,000	115,000	146,000	55,000						1,712,000
26	300,000	1,128,000	109,000	124,000	51,000						2,218,000
27	337,000	1,498,000	123,000	173,000	87,000						2,221,000
28	338,000	1,498,000	123,000	174,000	88,000						2,064,000
29	322,000	1,423,000	103,000	160,000	56,000						1,828,000
30	363,000	1,146,000	126,000	136,000	57,000						2,212,000
31	289,000	1,537,000	123,000	176,000	87,000						62,783,000
Total											2,025,258
Avg.											2,410,000
Max.											



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

See page 2 for instructions.

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Daily Finished-Water Production for the Month/Year of: November 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Hucy St. Plant 1 801 Hucy St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	720,000	2,160,000	720,000	432,000	720,000						
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
											1,893,000
1	355,000	1,224,000	112,000	137,000	65,000						2,268,000
2	347,000	1,532,000	131,000	184,000	74,000						2,097,000
3	361,000	1,368,000	117,000	160,000	91,000						2,099,000
4	362,000	1,369,000	117,000	160,000	91,000						1,859,000
5	295,000	1,243,000	114,000	140,000	67,000						2,183,000
6	345,000	1,472,000	120,000	162,000	84,000						2,098,000
7	302,000	1,439,000	116,000	152,000	89,000						2,355,000
8	287,000	1,599,000	136,000	199,000	134,000						1,670,000
9	286,000	1,092,000	101,000	121,000	70,000						2,145,000
10	351,000	1,439,000	122,000	167,000	66,000						2,148,000
11	351,000	1,440,000	123,000	168,000	66,000						1,943,000
12	415,000	1,216,000	110,000	130,000	72,000						2,038,000
13	303,000	1,402,000	120,000	158,000	55,000						2,015,000
14	312,000	1,356,000	116,000	151,000	80,000						2,061,000
15	357,000	1,344,000	110,000	181,000	69,000						1,985,000
16	188,000	1,477,000	131,000	113,000	76,000						2,043,000
17	241,000	1,387,000	118,000	181,000	116,000						2,045,000
18	241,000	1,387,000	119,000	181,000	117,000						1,762,000
19	256,000	1,195,000	112,000	138,000	61,000						1,978,000
20	316,000	1,338,000	115,000	148,000	61,000						1,934,000
21	303,000	1,215,000	121,000	161,000	134,000						2,170,000
22	271,000	1,489,000	138,000	219,000	53,000						1,969,000
23	232,000	1,480,000	104,000	100,000	53,000						2,097,000
24	313,000	1,434,000	119,000	159,000	72,000						2,102,000
25	314,000	1,435,000	120,000	160,000	73,000						1,792,000
26	277,000	1,113,000	130,000	171,000	101,000						2,064,000
27	303,000	1,450,000	113,000	120,000	78,000						2,057,000
28	287,000	1,374,000	121,000	160,000	115,000						2,339,000
29	294,000	1,667,000	141,000	178,000	59,000						1,699,000
30	313,000	1,085,000	112,000	135,000	54,000						87,000
31											60,995,000
Total											1,967,580
Avg.											2,355,000
Max.											



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

3. b. 2. AND 3. b. 2. a.
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See page 2 for instructions.

Daily Finished-Water Production for the Month/Year of: December 2012											
Community Water System (CWS) Name: City of Wildwood											
Public Water System (PWS) Identification Number: 6600331											
Day of Month	Plant 1 Name:	Plant 2 Name:	Plant 3 Name:	Plant 4 Name:	Plant 5 Name:	Plant 6 Name:	Plant 7 Name:	Plant 8 Name:	Plant 9 Name:	Plant 10 Name:	Total
	Huey St. Plant 1 801 Huey St	Prison Plant 2 469 CR 501	OSP Plant 3 299/FL TPK	West Well Plant 4 8763 CR 231	Fairways Plant 5 5124 CR 125 B-						
	Permitted Maximum Day Operating Capacity of Each Plant, gallons per day										
	720,000	2,160,000	720,000	432,000	720,000						
Net Quantity of Finished Water Produced by Each Plant, gallons										Total	
1	305,000	1,516,000	116,000	168,000	77,000						2,182,000
2	305,000	1,516,000	116,000	168,000	78,000						2,183,000
3	308,000	1,076,000	121,000	130,000	65,000						1,700,000
4	338,000	1,363,000	123,000	159,000	67,000						2,050,000
5	344,000	1,555,000	128,000	188,000	106,000						2,321,000
6	360,000	1,501,000	132,000	204,000	80,000						2,277,000
7	241,000	1,242,000	123,000	83,000	60,000						1,749,000
8	279,000	1,321,000	108,000	166,000	93,000						1,967,000
9	280,000	1,321,000	109,000	166,000	93,000						1,969,000
10	291,000	1,358,000	129,000	195,000	51,000						2,024,000
11	270,000	1,349,000	104,000	109,000	53,000						1,885,000
12	260,000	1,339,000	113,000	167,000	65,000						1,944,000
13	269,000	1,332,000	123,000	152,000	58,000						1,934,000
14	188,000	1,043,000	108,000	124,000	49,000						1,512,000
15	288,000	1,399,000	122,000	171,000	78,000						2,058,000
16	289,000	1,400,000	123,000	172,000	78,000						2,062,000
17	348,000	1,179,000	113,000	142,000	54,000						1,836,000
18	306,000	1,396,000	120,000	161,000	54,000						2,037,000
19	304,000	1,380,000	118,000	161,000	140,000						2,103,000
20	248,000	1,177,000	103,000	105,000	52,000						1,685,000
21	230,000	1,286,000	107,000	159,000	52,000						1,834,000
22	280,000	1,301,000	120,000	149,000	52,000						1,902,000
23	280,000	1,301,000	121,000	150,000	52,000						1,904,000
24	326,000	1,601,000	137,000	218,000	50,000						2,332,000
25	307,000	1,473,000	136,000	163,000	52,000						2,131,000
26	264,000	1,393,000	98,000	145,000	51,000						1,951,000
27	234,000	1,374,000	117,000	154,000	49,000						1,928,000
28	254,000	1,248,000	126,000	181,000	520,000						2,329,000
29	235,000	1,300,000	113,000	143,000	50,000						1,841,000
30	236,000	1,301,000	113,000	144,000	51,000						1,845,000
31	271,000	1,280,000	124,000	173,000	53,000						1,901,000
Total											61,376,000
Avg.											1,979,870
Max.											2,332,000

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

Case CP 1212-02
Five Year Schedule of Capital Improvements
Supporting Documentation
School Board Five Year Work Plan

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Five Year Total
Total Revenues	\$6,185,548	\$3,436,598	\$4,296,676	\$3,321,324	\$4,370,619	\$21,610,765
Total Project Costs	\$4,453,049	\$1,700,000	\$3,200,000	\$1,200,000	\$200,000	\$10,753,049
Difference (Remaining Funds)	\$1,732,499	\$1,736,598	\$1,096,676	\$2,121,324	\$4,170,619	\$10,857,716

District SUMTER COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption

Work Plan Submittal Date

DISTRICT SUPERINTENDENT

CHIEF FINANCIAL OFFICER

DISTRICT POINT-OF-CONTACT PERSON

JOB TITLE

PHONE NUMBER

E-MAIL ADDRESS

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
HVAC	\$235,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,035,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Flooring	\$144,217	\$100,000	\$100,000	\$100,000	\$100,000	\$544,217
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Roofing	\$206,480	\$250,000	\$250,000	\$250,000	\$250,000	\$1,206,480
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Safety to Life	\$22,000	\$15,000	\$15,000	\$15,000	\$15,000	\$82,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Fencing	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$109,216	\$100,000	\$50,000	\$50,000	\$50,000	\$359,216
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Fire Alarm	\$89,000	\$10,000	\$10,000	\$10,000	\$10,000	\$129,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Telephone/Intercom System	\$70,000	\$250,000	\$30,000	\$30,000	\$30,000	\$410,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					

Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Maintenance/Repair	\$806,241	\$600,000	\$600,000	\$600,000	\$600,000	\$3,206,241
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Sub Total:	\$1,717,154	\$1,560,000	\$1,290,000	\$1,290,000	\$1,290,000	\$7,147,154

PECO Maintenance Expenditures	\$0	\$0	\$206,809	\$242,425	\$267,687	\$716,921
1.50 Mill Sub Total:	\$1,928,654	\$1,745,000	\$1,358,191	\$1,232,575	\$1,207,313	\$7,471,733

Other Items	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Covered Walkways (936)	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	\$160,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Gym Floors (943)	\$10,000	\$10,000	\$100,000	\$10,000	\$10,000	\$140,000
Locations:	SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SUMTER PROFESSIONAL CENTER, WILDWOOD MIDDLE/HIGH					
ADA Corrections (968)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
School Based Maintenance (603)	\$106,500	\$100,000	\$100,000	\$100,000	\$100,000	\$506,500
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Security Systems (8175)	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	\$160,000
Locations:	ADMINISTRATIVE COMPLEX, BUSHNELL ELEMENTARY, DISTRICT MAINTENANCE COMPLEX, LAKE PANASOFFKEE ELEMENTARY, NORTH SUMTER PRIMARY, NORTH TRANSPORTATION AREA, SOUTH SUMTER MIDDLE, SOUTH SUMTER SENIOR HIGH, SOUTH TRANSPORTATION DEPARTMENT, SUMTER ADULT EDUCATION CENTER, SUMTER PROFESSIONAL CENTER, WEBSTER ELEMENTARY, WEST STREET, WILDWOOD ELEMENTARY, WILDWOOD MIDDLE/HIGH					
Total:	\$1,928,654	\$1,745,000	\$1,565,000	\$1,475,000	\$1,475,000	\$8,188,654

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$1,928,654	\$1,745,000	\$1,358,191	\$1,232,575	\$1,207,313	\$7,471,733
Maintenance/Repair Salaries	\$1,038,917	\$1,064,889	\$1,092,176	\$1,119,480	\$1,147,467	\$5,462,929
School Bus Purchases	\$315,000	\$300,000	\$300,000	\$700,000	\$600,000	\$2,215,000
Other Vehicle Purchases	\$46,255	\$60,000	\$60,000	\$60,000	\$60,000	\$286,255
Capital Outlay Equipment	\$155,700	\$155,700	\$155,700	\$155,700	\$155,700	\$778,500
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$2,337,489	\$2,337,489	\$2,337,489	\$2,337,489	\$2,337,489	\$11,687,445
Rent/Lease Relocatables	\$80,200	\$25,000	\$25,000	\$25,000	\$25,000	\$180,200
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$320,000	\$330,000	\$340,000	\$350,000	\$360,000	\$1,700,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
School Based Equipment (1120)	\$79,430	\$79,430	\$79,430	\$79,430	\$79,430	\$397,150
Track Resurfacing	\$240,000	\$100,000	\$0	\$0	\$0	\$340,000
Master Planning (8124)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Technology Initiative (978)	\$402,200	\$402,200	\$450,000	\$450,000	\$450,000	\$2,154,400
Playground Equipment (932)	\$50,000	\$100,000	\$100,000	\$50,000	\$50,000	\$350,000
Land (8155)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Enterprise Software (908)	\$422,945	\$422,945	\$200,000	\$200,000	\$200,000	\$1,445,890
School Furniture (971)	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$440,000
District Wide Renovations (8987)	\$125,000	\$125,000	\$225,000	\$225,000	\$225,000	\$925,000
Copier Leases (968)	\$219,000	\$219,000	\$219,000	\$219,000	\$219,000	\$1,095,000
Maintenance Budget Inventory (905)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
District Wide Labors (904)	\$66,550	\$66,550	\$66,550	\$66,550	\$66,550	\$332,750
Charter Schools Capital Outlay (2001)	\$898,850	\$898,850	\$898,850	\$898,850	\$898,850	\$4,494,250
Charter School lease (308)	\$1,920,677	\$1,995,677	\$2,070,677	\$2,203,677	\$2,318,677	\$10,509,385
Technology Equipment (970)	\$109,268	\$109,268	\$109,268	\$109,268	\$109,268	\$546,340
Paving	\$116,446	\$0	\$0	\$0	\$0	\$116,446
District wide sewer connections	\$68,000	\$0	\$0	\$30,000	\$0	\$98,000
Local Expenditure Totals:	\$11,138,581	\$10,734,998	\$10,285,331	\$10,710,019	\$10,707,744	\$53,576,673

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
(1) Non-exempt property assessed valuation		\$7,741,599,989	\$7,949,886,446	\$8,220,058,566	\$8,289,969,889	\$8,309,568,173	\$40,511,083,063
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$13,005,888	\$13,355,809	\$13,809,698	\$13,927,149	\$13,960,075	\$68,058,619
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$11,147,904	\$11,447,836	\$11,836,884	\$11,937,557	\$11,965,778	\$58,335,959
(5) Difference of lines (3) and (4)		\$1,857,984	\$1,907,973	\$1,972,814	\$1,989,592	\$1,994,297	\$9,722,660

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
PECO New Construction	340	\$0	\$0	\$17,264	\$5,849	\$0	\$23,113
PECO Maintenance Expenditures		\$0	\$0	\$206,809	\$242,425	\$267,687	\$716,921
		\$0	\$0	\$224,073	\$248,274	\$267,687	\$740,034

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$89,504	\$89,504	\$89,504	\$89,504	\$89,504	\$447,520
CO & DS Interest on Undistributed CO	360	\$2,907	\$2,907	\$2,907	\$2,907	\$2,907	\$14,535
		\$92,411	\$92,411	\$92,411	\$92,411	\$92,411	\$462,055

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2011 - 2012? No

Additional Revenue Source

Any additional revenue sources

Item	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$5,184,964	\$1,732,499	\$1,736,598	\$1,096,676	\$2,121,324	\$11,872,061
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0

One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Charter Peco	\$898,850	\$898,850	\$898,850	\$898,850	\$898,850	\$4,494,250
Subtotal	\$6,083,814	\$2,631,349	\$2,635,448	\$1,995,526	\$3,020,174	\$16,366,311

Total Revenue Summary

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$11,147,904	\$11,447,836	\$11,836,884	\$11,937,557	\$11,965,778	\$58,335,959
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$11,138,581)	(\$10,734,998)	(\$10,285,331)	(\$10,710,019)	(\$10,707,744)	(\$53,576,673)
PECO Maintenance Revenue	\$0	\$0	\$206,809	\$242,425	\$267,687	\$716,921
Available 1.50 Mill for New Construction	\$9,323	\$712,838	\$1,551,553	\$1,227,538	\$1,258,034	\$4,759,286

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
CO & DS Revenue	\$92,411	\$92,411	\$92,411	\$92,411	\$92,411	\$462,055
PECO New Construction Revenue	\$0	\$0	\$17,264	\$5,849	\$0	\$23,113
Other/Additional Revenue	\$6,083,814	\$2,631,349	\$2,635,448	\$1,995,526	\$3,020,174	\$16,366,311
Total Additional Revenue	\$6,176,225	\$2,723,760	\$2,745,123	\$2,093,786	\$3,112,585	\$16,851,479
Total Available Revenue	\$6,185,548	\$3,436,598	\$4,296,676	\$3,321,324	\$4,370,619	\$21,610,765

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Total	Funded
Classroom Building	LAKE PANASOFFKEE ELEMENTARY	Planned Cost:	\$0	\$0	\$1,800,000	\$0	\$0	\$1,800,000	Yes
	Student Stations:		0	0	80	0	0	80	
	Total Classrooms:		0	0	6	0	0	6	

		Gross Sq Ft:	0	0	11,000	0	0	11,000	
Remodel Building 09/004 & 10/004	WILDWOOD MIDDLE/HIGH	Planned Cost:	\$0	\$400,000	\$0	\$0	\$0	\$400,000	Yes
		Student Stations:	0	75	0	0	0	75	
		Total Classrooms:	0	3	0	0	0	3	
		Gross Sq Ft:	0	4,044	0	0	0	4,044	
Remodel Building 09/004 & 10/004	SOUTH SUMTER SENIOR HIGH	Planned Cost:	\$600,000	\$0	\$0	\$0	\$0	\$600,000	Yes
		Student Stations:	75	0	0	0	0	75	
		Total Classrooms:	3	0	0	0	0	3	
		Gross Sq Ft:	4,000	0	0	0	0	4,000	
Classroom Building	WILDWOOD MIDDLE/HIGH	Planned Cost:	\$1,742,891	\$0	\$0	\$0	\$0	\$1,742,891	Yes
		Student Stations:	176	0	0	0	0	176	
		Total Classrooms:	8	0	0	0	0	8	
		Gross Sq Ft:	12,641	0	0	0	0	12,641	

Planned Cost:	\$2,342,891	\$400,000	\$1,800,000	\$0	\$0	\$4,542,891
Student Stations:	251	75	80	0	0	406
Total Classrooms:	11	3	6	0	0	20
Gross Sq Ft:	16,641	4,044	11,000	0	0	31,685

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total	Funded
Generator	ADMINISTRATIVE COMPLEX	\$0	\$100,000	\$0	\$0	\$0	\$100,000	Yes
Bleachers	SOUTH SUMTER SENIOR HIGH	\$0	\$0	\$300,000	\$0	\$0	\$300,000	Yes
Paved Parking	WILDWOOD MIDDLE/HIGH	\$0	\$0	\$0	\$200,000	\$0	\$200,000	Yes
Expand Building and Bus Parking	SOUTH TRANSPORTATION DEPARTMENT	\$0	\$0	\$0	\$1,000,000	\$0	\$1,000,000	Yes
Relocate Softball Complex	SOUTH SUMTER SENIOR HIGH	\$0	\$0	\$0	\$0	\$200,000	\$200,000	Yes
Cafeteria Addition	WILDWOOD ELEMENTARY	\$0	\$0	\$1,100,000	\$0	\$0	\$1,100,000	Yes

Auxiliary Addition	WEBSTER ELEMENTARY	\$610,158	\$0	\$0	\$0	\$0	\$610,158	Yes
Sewer Connections	SUMTER ADULT EDUCATION CENTER	\$0	\$0	\$0	\$0	\$0	\$0	Yes
Gym Expansion/Weight Room	WILDWOOD MIDDLE/HIGH	\$0	\$1,200,000	\$0	\$0	\$0	\$1,200,000	Yes
Gym Expansion/Weight Room	SOUTH SUMTER SENIOR HIGH	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000	Yes
Paved parking	BUSHNELL ELEMENTARY	\$100,000	\$0	\$0	\$0	\$0	\$100,000	Yes
Paved parking	LAKE PANASOFFKEE ELEMENTARY	\$200,000	\$0	\$0	\$0	\$0	\$200,000	Yes
		\$2,110,158	\$1,300,000	\$1,400,000	\$1,200,000	\$200,000	\$6,210,158	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2012 - 2013 Satis. Stu. Sta.	Actual 2012 - 2013 FISH Capacity	Actual 2011 - 2012 COFTE	# Class Rooms	Actual Average 2012 - 2013 Class Size	Actual 2012 - 2013 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2016 - 2017 COFTE	Projected 2016 - 2017 Utilization	Projected 2016 - 2017 Class Size
BUSHNELL ELEMENTARY	848	848	713	47	15	84.00 %	0	0	613	72.00 %	13
SOUTH SUMTER MIDDLE	1,331	1,197	830	56	15	69.00 %	0	0	789	66.00 %	14
WEBSTER ELEMENTARY	803	803	656	43	15	82.00 %	0	0	559	70.00 %	13
WILDWOOD ELEMENTARY	926	926	745	47	16	80.00 %	0	0	695	75.00 %	15
WILDWOOD MIDDLE/HIGH	1,109	998	582	47	12	58.00 %	75	4	611	57.00 %	12
SOUTH SUMTER SENIOR HIGH	1,333	1,199	1,044	54	19	87.00 %	125	5	856	65.00 %	15
LAKE PANASOFFKEE ELEMENTARY	570	570	477	29	16	84.00 %	80	6	398	61.00 %	11
SUMTER ADULT EDUCATION CENTER	83	124	35	4	9	29.00 %	0	0	0	0.00 %	0
WEST STREET	80	80	33	8	4	41.00 %	0	0	0	0.00 %	0
	7,083	6,745	5,114	335	15	75.82 %	280	15	4,521	64.36 %	13

The COFTE Projected Total (4,521) for 2016 - 2017 must match the Official Forecasted COFTE Total (4,520) for 2016 - 2017 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2016 - 2017	
Elementary (PK-3)	1,519
Middle (4-8)	1,838
High (9-12)	1,164
	4,520

Grade Level Type	Balanced Projected COFTE for 2016 - 2017
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	4,521

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Year 5 Total
LAKE PANASOFFKEE ELEMENTARY	0	0	4	0	0	4
WILDWOOD MIDDLE/HIGH	7	0	0	0	0	7
Total Relocatable Replacements:	7	0	4	0	0	11

Charter Schools Tracking

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2016 - 2017
Villages of Lake and Sumter	150	PRIVATE	2000	2,584	2,461	5	3,438
	150			2,584	2,461		3,438

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
WILDWOOD ELEMENTARY	Educational	1	0	0	0	0	1
Total Educational Classrooms:		1	0	0	0	0	1

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Co-Teaching Classrooms:		0	0	0	0	0	0

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

None specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

None specified

Consistent with Comp Plan? Yes

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2011 - 2012 fiscal year.					List the net new classrooms to be added in the 2012 - 2013 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2012 - 2013 should match totals in Section 15A.			
Location	2011 - 2012 # Permanent	2011 - 2012 # Modular	2011 - 2012 # Relocatable	2011 - 2012 Total	2012 - 2013 # Permanent	2012 - 2013 # Modular	2012 - 2013 # Relocatable	2012 - 2013 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	11	0	0	11
	0	0	0	0	11	0	0	11

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	5 Year Average
BUSHNELL ELEMENTARY	0	0	0	0	0	0
SOUTH SUMTER MIDDLE	0	22	22	22	22	18
WEBSTER ELEMENTARY	0	0	0	0	0	0
WILDWOOD ELEMENTARY	0	90	90	90	90	72
WILDWOOD MIDDLE/HIGH	175	0	0	0	0	35
SOUTH SUMTER SENIOR HIGH	0	0	0	0	0	0
LAKE PANASOFFKEE ELEMENTARY	0	54	0	0	0	11
SUMTER ADULT EDUCATION CENTER	48	100	100	100	100	90
WEST STREET	10	10	10	10	10	10

Totals for SUMTER COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	233	276	222	222	222	235
Total number of COFTE students projected by year.	5,039	4,926	4,808	4,639	4,520	4,786
Percent in relocatables by year.	5 %	6 %	5 %	5 %	5 %	5 %

Leased Facilities Tracking

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2012 - 2013	FISH Student Stations	Owner	# of Leased Classrooms 2016 - 2017	FISH Student Stations
WILDWOOD MIDDLE/HIGH	7	175	mobile modular	7	175
BUSHNELL ELEMENTARY	0	0		0	0

SOUTH SUMTER MIDDLE	0	0		0	0
WEBSTER ELEMENTARY	0	0		0	0
WILDWOOD ELEMENTARY	0	0		0	0
WEST STREET	0	0		0	0
SOUTH SUMTER SENIOR HIGH	0	0	mobile modular	2	50
LAKE PANASOFFKEE ELEMENTARY	0	0		0	0
SUMTER ADULT EDUCATION CENTER	0	0		0	0
	7	175		9	225

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Block scheduling at South Sumter High

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

As a result of the merger of North Sumter Primary (0091) and North Sumter Intermediate to create Wildwood Elementary (0102) North Sumter Primary is currently not being used as an educational facility but is housing district property. The future depends on the economy and future growth.

Five Year Survey - Ten Year Capacity

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

Not Specified

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

Not Specified

Five Year Survey - Ten Year Maintenance

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Ten Year Utilization

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,211	3,211	2,593.50	80.77 %	0	3,409	106.17 %
Middle - District Totals	2,810	2,528	1,461.05	57.79 %	0	1,530	60.52 %
High - District Totals	1,408	1,267	1,073.60	84.74 %	0	1,522	120.13 %
Other - ESE, etc	1,509	204	90.44	44.33 %	0	92	45.10 %
	8,938	7,210	5,218.59	72.38 %	0	6,553	90.89 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Five Year Survey - Twenty Year Capacity

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).

Not Specified

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).

Not Specified

Five Year Survey - Twenty Year Maintenance

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

SUMTER COUNTY SCHOOL DISTRICT

9/11/2012

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,211	3,211	2,593.50	80.77 %	0	0	0.00 %
Middle - District Totals	2,810	2,528	1,461.05	57.79 %	0	0	0.00 %
High - District Totals	1,408	1,267	1,073.60	84.74 %	0	0	0.00 %
Other - ESE, etc	1,509	204	90.44	44.33 %	0	0	0.00 %
	8,938	7,210	5,218.59	72.38 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

City of
Wildwood,
Florida



DATE: November 26, 2012

TO: Mayor and City Commissioners, City of Wildwood

FROM: Chief E.W. Reeser 

RE: Forfeiture of Property to the Police Department – Circuit Court 2012-CA-001609

Section 705.105, Florida Statutes, provides evidence vests permanently in the law enforcement agency sixty days after the conclusion of the proceeding in which the evidence was seized. The statute provides that if the property is of appreciable value, the law enforcement agency may elect to retain the property for the agency's own use; transfer the property to another unit of state or local government; donate the property to a charitable organization; or sell the property at public sale. Pursuant to Section 932.701 through Section 932.704.

The following items and/or currency listed below have been confiscated by this department pursuant to Florida Statute 705.105.

I'm requesting that any currency listed below be deposited into the Law Enforcement Trust Fund and the watch be declared surplus and sold by the City with the revenue to be deposited into the Law Enforcement Trust Fund.

<u>Case Number</u>	<u>ID</u>	<u>Item</u>
2012-011693	AT7	\$11,903.00
2012-011693	AT8	Bulova Watch Silver in color

DONE AND ORDAINED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida

SEAL

ATTEST:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Joseph Jacobs, City Clerk

Ed Wolf, Mayor

LAW ENFORCEMENT TRUST FUND

3-e. 1. b. Page No. 513.456

City of Wildwood, Florida

DATE 11/28/12 RECEIVED FROM Wildwood Police Dept

\$ 11,903.00 DOLLARS

Case 2012-011693 / PLUS ONE BULOVA WATCH

Account Total \$ 11,903.00 cash
Amount Paid \$ 11,903.00
Balance Due \$ 0

Signature (Alice J Borack)

DATE: November 26, 2012

TO: Finance Department / File

FROM: Chief E.W. Reeser (EWR)

RE: Forfeiture of Property to the Police Department – Circuit Court 2012-CA-001609

Section 705.105, Florida Statutes, provides evidence vests permanently in the law enforcement agency sixty days after the conclusion of the proceeding in which the evidence was seized. The statute provides that if the property is of appreciable value, the law enforcement agency may elect to retain the property for the agency's own use; transfer the property to another unit of state or local government; donate the property to a charitable organization; or sell the property at public sale. Pursuant to Section 932.701 through Section 932.704.

Case Number	ID	Item
✓ 2012-011693	AT7	\$11,903.00
✓ 2012-011693	AT8	Bulova Watch Silver in color C876961 11 385744

Turned over to Alice J Borack, to be deposited into the Law Enforcement Trust Fund.

Signed (Alice J Borack) 11/28/12

RESOLUTION NO. R2013-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN PROPERTY SURPLUS; DETERMINING THE MANNER OF DISPOSAL OF SAID PROPERTY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood is the owner of certain property that has been seized as evidence by the Wildwood Police Department; and,

WHEREAS, the property can further be described as:

- 1 Bulova Watch Silver in color with rhinestones C876961 11 385744

WHEREAS, the Chief of Police has determined that the watch is of no use to the City, the property as identified is hereby declared surplus for reasons of disposition.

WHEREAS, the City Commission of the City of Wildwood has determined that the property identified above is surplus because it is no longer usable or has a benefit by the City; and,

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

1. The item identified as property is hereby declared surplus.
2. The item identified as property is to be disposed of by sell/donation/transfer/ declared junk to be trashed as determined by the Chief of Police.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED, this 14th day of January, 2013, in regular session, 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

**CITY OF WILDWOOD
EXECUTIVE SUMMARY**

**3. d. 1.
Page 1 of 2**

SUBJECT: Request from Bradley Arnold, Sumter Co. Administrator for Appointment of a City Representative to the Sumter Co. Tourist Development Council

REQUESTED ACTION: **Appoint a City Representative to the Sumter Co. Tourist Development Council**

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: January 14, 2012
 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:

12/20/2012 9:35 AM: Bradley Arnold called to let us know that Commissioner Robby Strickland's term on the Tourist Development Council expired as of November 1, 2012 and requested the City to appoint an elected official to serve for the next term. The term is for four years beginning November 1, 2012 through November 1, 2016.

It can be Commissioner Strickland again if he wants to remain on the Board or if he is not interested, the Commission will need to select a new representative to serve as soon as possible.

The next page from Chapter 125 of the Florida Statutes outlines the requirements and pertinent information regarding the appointed position.

P. Law
Administrative Support Specialist

**CITY OF WILDWOOD
EXECUTIVE SUMMARY**

**3. d. 1.
Page 2 of 2**

125.0104

(4) ORDINANCE LEVY TAX; PROCEDURE.

(e) The governing board of each county which levies and imposes a tourist development tax under this section shall appoint an advisory council to be known as the " (name of county) **Tourist Development Council.**" **The council shall be established by ordinance and composed of nine members who shall be appointed by the governing board. The chair of the governing board of the county or any other member of the governing board as designated by the chair shall serve on the council. Two members of the council shall be elected municipal officials, at least one of whom shall be from the most populous municipality in the county or subcounty special taxing district in which the tax is levied.** Six members of the council shall be persons who are involved in the tourist industry and who have demonstrated an interest in tourist development, of which members, not less than three nor more than four shall be owners or operators of motels, hotels, recreational vehicle parks, or other tourist accommodations in the county and subject to the tax. All members of the council shall be electors of the county. The governing board of the county shall have the option of designating the chair of the council or allowing the council to elect a chair. The chair shall be appointed or elected annually and may be reelected or reappointed. The members of the council shall serve for staggered terms of 4 years. The terms of office of the original members shall be prescribed in the resolution required under paragraph (b). The council shall meet at least once each quarter and, from time to time, shall make recommendations to the county governing board for the effective operation of the special projects or for uses of the tourist development tax revenue and perform such other duties as may be prescribed by county ordinance or resolution. The council shall continuously review expenditures of revenues from the tourist development trust fund and shall receive, at least quarterly, expenditure reports from the county governing board or its designee. Expenditures which the council believes to be unauthorized shall be reported to the county governing board and the Department of Revenue. The governing board and the department shall review the findings of the council and take appropriate administrative or judicial action to ensure compliance with this section. The changes in the composition of the membership of the tourist development council mandated by chapter 86-4, Laws of Florida, and this act shall not cause the interruption of the current term of any person who is a member of a council on October 1, 1996.

RECORD: \$ _____

Return to:
City of Wildwood

This Instrument Prepared by:
Steven H. Gray
Gray, Ackerman & Haines, P.A.
125 NE First Avenue, Suite 1
Ocala, FL 34470

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**DEVELOPER'S AGREEMENT
[CITY OF WILDWOOD, FLORIDA – WORD FAMILY, LLC]**

This Developer's Agreement, effective the ____ day of _____, 2013, is made and entered into by and between:

- **THE CITY OF WILDWOOD, FLORIDA**, a Florida municipal corporation ("City"); and
- **WORD FAMILY, LLC**, a Florida limited liability company ("Developer").

RECITALS:

- A.** Developer Agreements strengthen the public planning process, encourage sound capital improvements planning, assist in assuring that there are adequate capital facilities for development, and encourage private participation and comprehensive planning.
- B.** City is a regional water, wastewater, reuse water and municipal services provider.
- C.** Developer owns in fee simple certain real property in Sumter County, Florida, described on attached Exhibit "A" (the "Property").
- D.** Developer desires to procure services, including, but not limited to, water, wastewater, reuse water and other municipal services, from the City for the Property, and City desires to provide water, wastewater, reuse water and other municipal services to the Property.
- E.** Developer's proposed development requires access to water, wastewater, reuse water and other municipal services.
- F.** Developer will construct all utility lines, lift stations, roadways, sidewalks, signage, open space, common areas, entrance monuments, amenities, storm water facilities and other similar improvements within the Property in accordance with City standards.
- G.** Developer agrees to maintain all utility lines, lift stations, roadways, sidewalks, signage, open space, common areas, entrance monuments, amenities, storm water facilities and other similar improvements within the Property in accordance to City standards until such time as all such improvements are conveyed to a Homeowners Association established by Developer for the perpetual maintenance of such improvements.
- H.** The parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, reuse water and other municipal services for the Property.

- I. This Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement.
- J. City has approved this Agreement and has authorized the proper City officials to execute this Agreement by motion passed at a regular City Commission meeting on _____.

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.
2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:
 - 2.1. ***“Agreement”*** – This Developer’s Agreement, as the same may subsequently amended, modified or supplemented pursuant to its terms and provisions.
 - 2.2. ***“Connection Fee”*** – Those charges of the City for a customer’s proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.
 - 2.3. ***“County”*** – Sumter County, Florida, a political subdivision of the State of Florida.
 - 2.4. ***“Developer”*** – Word Family, LLC, and its successors, and assigns in interest, and/or title, including the Homeowners Association to be created by Developer to which all common improvements, including the utilities improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.
 - 2.5. ***“Equivalent Residential Unit”*** – As defined by City Ordinance, also referred to in this Agreement as “ERU”. The term “Equivalent Residential Connection”, also referred to as “ERC”, is synonymous with “ERU”.
 - 2.6. ***“Homeowners’ Association”*** – A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, Common Area improvements located on the Property, including but not limited to utilities lines, lift stations, roadways, sidewalks, signage, open space, entrance monuments, amenities, stormwater facilities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners’ Association for such purposes, and to convey to the Homeowners’ Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners’ Association will, by execution of an appropriate agreement with City, assume the Developer’s responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.
 - 2.7. ***“Party or Parties”*** – Refers to either Developer or City, or (as applicable) to both Developer and City.
 - 2.8. ***“Point of Connection”*** – The location within dedicated utility easements where City ownership and maintenance of the water, wastewater and reuse water mains ends and private ownership and maintenance of said systems begins.

- 2.9. **“Property”** – The real property described on attached Exhibit “A”.
- 2.10. **“Significant Progress”** – The Developer will have achieved substantial progress under the terms of this Agreement when storm water basins, roadway bases, curbs and underground utilities have been completed or are under construction pursuant to a valid Permit (or Permits) issued by City for such work.
- 2.11. **“Transmission Infrastructure Extension Fee”** – Those charges by City for a customer’s proportionate share of the capital costs of the water, wastewater and reuse water utility main lines and connection lines, as defined by City Ordinances and Resolutions, and is also referred to herein as a “TIE Fee” or “TIE Fees”.
- 2.12. **“Water Management District” or “SWFWMD”** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. Developer’s Obligations.

3.1. TIE Fees, Connection Fees and Capacity.

3.1.1. TIE Fees.

- 3.1.1.1. The Transmission Infrastructure Extension (TIE) Fee, when paid, purchases a hydraulic share in the water, wastewater and reuse water infrastructure extending from the proposed development (the “Property”) back to the nearest well facility (for water) and wastewater treatment plant (for wastewater). TIE Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption, 250 gallons per day for wastewater treatment and distance (in feet) between the development and the water plant or wastewater plant. The standard distance for one (1) TIE is 15,000 feet.
- 3.1.1.2. The water TIE Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer executes this Agreement. The calculation for the water TIE Fee is shown on attached Exhibit “B”.
- 3.1.1.3. The wastewater TIE Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer executes this Agreement. The calculation for the wastewater TIE Fee is shown on attached Exhibit “B”.
- 3.1.1.4. The reuse water TIE Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer executes this Agreement. The calculation for the wastewater TIE Fee is shown on the attached Exhibit “B”.
- 3.1.1.5. As of the date of the execution of this Agreement the final design and projected costs of water, wastewater, and reuse water infrastructure to be constructed by Developer, which will be subject to the water, wastewater and reuse water TIE fees described above, have not been finalized. Upon finalization of the design of the infrastructure and determination of the cost of the same, Developer and City shall enter into an agreement, which shall be an Addendum to this Developer’s Agreement, specifying the amount, date of payment, and (if applicable) credits against, the water, wastewater, and reuse water TIE Fees owed by Developer under this Agreement.
- 3.1.1.6. Developer acknowledges and agrees that TIE Fees paid are non-refundable

- 3.1.1.7.** TIE Fees are calculated by the City based on the number of Connection Fees approved for a reservation of capacity as indicated on attached Exhibit "B", unless Developer elects to reserve a lesser capacity, in which case the TIE Fees due upon execution of this Agreement will be reduced accordingly. One (1) TIE Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees. Reservation of water and wastewater capacity is subject to capacity availability.
- 3.1.1.8.** Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional TIE Fees being due from Developer to City.

3.1.2. Connection Fees and Capacity.

- 3.1.2.1.** The water and wastewater Connection Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer executes this Agreement. The calculation for the Connection Fees to be purchased at the time of execution of this Agreement is included in attached Exhibit "B". However, the parties agree that Developer is not obligated to reserve all of the capacity available at this time, if Developer elects to reserve a lesser capacity, the calculations in Exhibit "B" shall be revised accordingly. As of the date of the execution of this Agreement by the Parties the amount of the Connection Fees to be initially paid by Developer has not been determined by City and Developer. When the amount of the Connection Fees to be initially paid by Developer has been finalized the Developer and City will enter into a written agreement, which shall be an addendum to this Agreement, specifying the amount of Connection Fees to be purchased by Developer, and the date or schedule for required payment for the same.
- 3.1.2.2.** Developer must proceed with due diligence toward the use of all Connection Fees purchased.
- 3.1.2.3.** Connection Fees are not sold by City on speculation, and may be repurchased by the City at the price paid by the Developer if Significant Progress on construction of Developer's project on the Property is not made within twenty four (24) months of the date the purchased connection fee becomes available to the Developer. The time for Significant Progress may be extended pursuant to the provisions of this Agreement concerning "Force Majeure".
- 3.1.2.4.** The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:
- 3.1.2.4.1.** Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.
 - 3.1.2.4.2.** This Developer's Agreement, and all attachments, must be fully executed by Developer and City.
- 3.1.2.5.** As of the date of the execution of this Agreement the Developer and City have not finalized the schedule for Developer's payment of Connection Fees to be purchased by Developer under the terms of this Agreement. It is acknowledged by the Parties that as a result of anticipated Developer participation in the funding and construction of water, wastewater and reuse water infrastructure construction the schedule for payment of Connection Fees shall be finalized at a later date. When such schedule is finalized the Parties will enter into a written

agreement regarding the schedule, which shall be an Addendum to this Agreement.

3.1.2.6. Capacity is reserved for a particular location, and assumes that City will be prepared to serve that capacity according to the agreed-upon availability schedule at that location and no other.

3.1.3. Until Developer provides City with full payment for all TIE Fees and Connection Fees required by Developer, and completes all other requirements of this Agreement, no water, wastewater or reuse water service will be provided to the Property.

3.1.4. City reserves the right to determine the number of ERU's it will allow Developer to purchase. When the City has determined the number of ERU's it will allow Developer to purchase the Parties will enter into a written agreement confirming the same, which agreement shall be an Addendum to the this Agreement.

3.1.5. Developer may not transfer any reserved water, wastewater or reuse water capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation, the ERU's will revert back to the City, and Developer will forfeit any right to any repayment of the Connection Fees paid for the capacity reservation. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section.

3.1.6. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.

4. Developer's Responsibility after Connection to City's Water, Wastewater and Reuse Water Systems. After connection to City's water, wastewater and reuse water systems:

4.1. Developer shall be responsible for all wastewater lines from the Point of Connection to City's wastewater force main.

4.2. Developer shall be responsible for all water distribution lines from the Point of Connection to City's water main.

4.3. Developer shall be responsible for all reuse water distribution lines from the Point of Connection to City's reuse water main.

5. Kimley-Horn and Avid Reports, etc. City has obtained from its engineering consultant Kimley-Horn and Associates, Inc. ("KH") a Report regarding a proposed sewer main extension to provide wastewater services for the Property, which includes a recommended route and estimated cost for the wastewater main. Developer previously agreed with City that it would reimburse City for the cost of the KH Report, and agrees to reimburse City for City's cost of the Report in the amount of \$_____, and has done so which is acknowledged by City. Developer has, independently, had its consulting engineers (Avid Engineering, or "Avid") review the KH Report, and consider alternative design considerations for extension of the wastewater main. Avid has prepared a Report for Developer, dated _____ (the "Avid Report"), and a copy of the same has been provided to City, and City is currently reviewing the Avid Report in conjunction with the KH Report. Subsequent to the date of the execution of this Agreement City and Developer will, jointly, agree upon the plans for the construction of extensions of City's water and wastewater transmission systems, and reuse water transmission system. City agrees that it will allow Avid, as Developer's Engineering Consultants to complete the design and permitting of the selected wastewater main extension, water main extension and reuse water main extension, at Developer's cost. City and Developer will enter

into a written agreement confirming the selected routes for the utility mains, and all details of plans to complete design and permitting (all of which shall be at Developer's initial cost), which agreement will be an Addendum to this Agreement.

6. Extensions - - Water and Wastewater Mains. It is acknowledged by Developer and City that City provision of water and wastewater services for the Property will require extensions of the City's current water and wastewater systems. City does not currently have budgeted funds for the construction of the utilities extensions. Upon completion of plans and designs for required extensions of water and wastewater mains, and development of a cost estimate for the utilities infrastructure, Developer and City will use their best efforts to finalize an Agreement regarding the funding of the required utilities infrastructure construction. In the event Developer agrees to advance funds for construction, or pay TIE Fees or reserve ERU capacities to generate sufficient funds for the construction (or combinations of such actions) it is agreed by the Parties that such advances would be made under the terms of a Pioneer Agreement under which Developer would receive reimbursements for Developer's advanced funds upon the connection to and use of any constructed water main extension or wastewater main extension by third parties upon payment by the third parties to City of TIE Fees or any other Capacity Reservation Fees. The terms of such a Pioneer Agreement would be those normally and customarily used by the City for similar cases of privately advanced funds for construction of utilities infrastructure.

7. Miscellaneous Terms.

7.1. City's Land Development Regulations require dual systems for irrigation, Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

7.2. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. Requirements for enhanced fire flow volumes, and pressures, over extended time periods may require Developer construct a storage tank with pressure pumps, or otherwise supplement existing potable water delivery, at Developer's expense. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.

7.3. Developer, any Homeowners Association created for the Property, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations.

7.4. Developer will be responsible for costs associated with the recording of this document in the Sumter County Public Records.

7.5. All utility easements to be provided by Developer to City must be twenty feet (20') in width and reflected and noted on the approved site plans and plats as submitted by the Developer. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

8. General Provisions.

8.1. **Notices.** With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

- 8.1.1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or
- 8.1.2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY: City of Wildwood
Attn: _____

Attn: With Copy To: City of Wildwood
100 Bruce Phillips, P.E., Utilities Director
Wild N. Main Street
wood, FL 34785

AS TO DEVELOPER: Word Property, LLC
Attn: Mr. Tom Word
3324 W. University Avenue, #317
Gainesville, FL 32607

Gray, With Copy To: Steven H. Gray, Esq.
125 Ackerman & Haines, P.A.
Ocala, NE 1st Avenue, Suite 1
(352) 732-8121

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

- 8.2. **Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.
- 8.3. **Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges or immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

8.4. Default Provisions.

- 8.4.1.** The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.
- 8.4.2.** All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.
- 8.4.3.** No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.
- 8.4.4.** In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third Party Parcel.

8.5. Estoppel Statements.

- 8.5.1.** Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:
- 8.5.1.1.** Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.
- 8.5.1.2.** Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).

- 8.5.1.3. That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.
- 8.5.1.4. That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.
- 8.5.1.5. That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

- 8.6. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- 8.7. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.
- 8.8. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.
- 8.9. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.
- 8.10. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.
- 8.11. **Successors and Assigns.**

- 8.11.1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.
- 8.11.2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.
- 8.12. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.
- 8.13. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.
- 8.14. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.
- 8.15. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.
- 8.16. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

**SEE ATTACHED SIGNATURE PAGES OF
THE CITY OF WILDWOOD AND WORD FAMILY, LLC**

SIGNATURE PAGE OF THE CITY OF WILDWOOD, FLORIDA
TO
DEVELOPER'S AGREEMENT
[CITY OF WILDWOOD, FLORIDA – WORD FAMILY, LLC]
BETWEEN CITY OF WILDWOOD AND WORD FAMILY, LLC

CITY OF WILDWOOD, FLORIDA, a Florida
Municipal Corporation

By: _____

Title: _____

Date: _____, 2013

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

ATTEST:

, CITY CLERK

APPROVED BY THE WILDWOOD CITY COUNCIL ON _____, 2013.

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recital C	Legal – Property
B	§3.1.1	Calculation – Water, Wastewater and Reuse TIE Fees
B	§3.1.2	Approved Reservation – Connection Fees
C	§3.1.4	Schedule – Available Capacities

BILLS FOR APPROVAL
City of Wildwood, Florida
January 14, 2013

3. f. 1.
Page 1 of 6

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Payroll	December 2, 2012 Pay Period - 5 Employees	\$ 3,005.96
2	Brick City Catering	Banquet	\$ 1,900.00
3	Deanna Cox	Banquet Supplies	\$ 148.24
4	Jacky's Market	Steaks for Banquet	\$ 962.28
5	Moore Awards Inc	Shadow Box w/Key - R. Allen, Service Award A.Taylor	\$ 197.98
6	PGIT	Workers Comp Insurance	\$ 7.31
7	PGIT	Premium Due Final Audit	\$ 18.72
8	Sumter Electric	Electric Service - Baker House	\$ 52.17
9	Verizon Wireless	Cell Phone Service	\$ 49.54
10	Walmart	Banquet Supplies	\$ 50.51
11	Wildwood Ace Hardware	Mr. Eraser, Glue	\$ 8.47
12	Wildwood Community Development	2012 MLK Day Celebration	\$ 2,000.00

CITY MANAGER-EXECUTIVE DEPARTMENT

13	Payroll	December 2, 2012 Pay Period - 2 Employees	\$ 6,101.86
14	Payroll	December 13, 2012 - 2% - 2 Employees	\$ 2,600.00
15	Payroll	December 16, 2012 Pay Period - 2 Employees	\$ 5,584.39
16	Payroll	December 29, 2012 Pay Period - 2 Employees	\$ 6,101.86
17	Bright House	Internet Service	\$ 17.50
18	Bill Ed Cannon	Continuing Education 2012 PDH's Zweig White Series	\$ 145.00
19	Office Depot	Office Supplies	\$ 1.88
20	PGIT	Workers Comp Insurance	\$ 23.01
21	PGIT	Premium Due Final Audit	\$ 60.95
22	Sumter Cnty Chamber of Commerce	Leadership Enrollment for B. Cannon	\$ 500.00
23	Verizon Wireless	Cell Phone Service	\$ 59.93

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

24	Payroll	December 2, 2012 Pay Period - 4 Employees	\$ 10,206.73
25	Payroll	December 13, 2012 - 2% - 4 Employees	\$ 4,300.00
26	Payroll	December 16, 2012 Pay Period - 4 Employees	\$ 10,206.73
27	Payroll	December 29, 2012 Pay Period - 4 Employees	\$ 10,206.74
28	Action Mobile Industries	Rent for Storage Pod	\$ 300.14
29	Air Mechanical & Service Corp	HVAC Improvements App. No.9	\$ 21,642.50
30	Bright House	Internet Service	\$ 34.95
31	Century Link	Telephone Service	\$ 51.92
32	Citrus Publishing	Discover Ad	\$ 333.50
33	Coy Thomas Electric, Inc	Replace Lamps at City Hall, Repair Lights at Annex	\$ 725.50
34	Federal Express	Postage	\$ 29.79
35	G Neil	W-2 Envelopes and 4 Part Forms	\$ 165.16
36	IMS	Computer Software Maintenance	\$ 413.00
37	Maggio Enterprises, Inc	Paper Products	\$ 158.89
38	ModSpace	Lease Storage Pod	\$ 56.97
39	Office Depot	Office Supplies	\$ 80.02
40	PGIT	Workers Comp Insurance	\$ 38.14
41	PGIT	Premium Due Final Audit	\$ 97.26
42	Pitney Bowes	Postage Meter Lease	\$ 171.26
43	Progress Energy	Electric Service	\$ 190.37
44	Resource One	Cleaning Supplies	\$ 87.00
45	Terminix	Monthly Pest Control	\$ 100.50
46	Unifirst	Rugs	\$ 23.76
47	USPS	Postage Meter Refill	\$ 750.00
48	Verizon Wireless	Cell Phone Service	\$ 50.04
49	Villages Technology Solutions Group	Zimbra Email - All General Fund Departments	\$ 487.50
50	Waste Management	6 Yard Dumpster	\$ 184.07
51	Wildwood Ace Hardware	Paint, Drop Cloth, Shop Towels, Rope, Mini Lights, Etc	\$ 79.09

DEVELOPMENT SERVICES

52	Payroll	December 2, 2012 Pay Period - 4 Employees	\$	8,800.66
53	Payroll	December 13, 2012 - 2% - 4 Employees	\$	3,150.00
54	Payroll	December 16, 2012 Pay Period - 4 Employees	\$	8,800.65
55	Payroll	December 29, 2012 Pay Period - 4 Employees	\$	8,800.66
56	Bright House	Internet Service	\$	35.00
57	Paul Ketz	Personal Vehicle Use	\$	6.11
58	Office Depot	Office Supplies	\$	18.98
59	PGIT	Workers Comp Insurance	\$	37.00
60	PGIT	Premium Due Final Audit	\$	84.36
61	Sherwin Williams Co.	Paint	\$	166.45
62	The Daily Commercial	Ads	\$	1,051.17
63	Wildwood Community Development	Refund for Permit Number Temp 1211-01	\$	100.00

HUMAN RESOURCES

64	Payroll	December 2, 2012 Pay Period - 1 Employee	\$	1,987.44
65	Payroll	December 13, 2012 - 2% - 1 Employee	\$	800.00
66	Payroll	December 16, 2012 Pay Period - 1 Employee	\$	2,110.39
67	Payroll	December 29, 2012 Pay Period - 1 Employees	\$	2,014.85
68	Bright House	Internet Service	\$	8.75
69	EGP	Per Copy Contract	\$	17.46
70	Office Depot	Office Supplies	\$	3.64
71	PGIT	Workers Comp Insurance	\$	5.47
72	PGIT	Premium Due Final Audit	\$	14.28

POLICE DEPARTMENT

73	Payroll	December 2, 2012 Pay Period - 31 Employees	\$	75,444.87
74	Payroll	December 13, 2012 - 2% - 18 Employees	\$	11,800.00
75	Payroll	December 16, 2012 Pay Period - 31 Employees	\$	63,473.05
76	Payroll	December 29, 2012 Pay Period -32 Employees	\$	74,429.97
77	Advanced Auto Parts	Headlight	\$	2.99
78	B.S. Auto Salvage	Towing of Graver's Vehicle	\$	125.00
79	CarQuest Auto Parts	Coil, Head lamp, Switch, Valve, Brake Pads, Rotor	\$	573.84
80	Cason and Gaskins TV, Inc	Holster, Recorder, TZE Black on White	\$	124.93
81	Central Sumter Service Area	Brownwood Electric	\$	38.46
82	Century Link	Telephone Service - Translink Chan Term	\$	568.00
83	Chief Supply/Law Enforcement	Desk Print Pad	\$	48.61
84	Communications International	Radar Certification	\$	932.55
85	Dana Safety Supply, Inc	Laptop Tray, Computer Mount	\$	726.74
86	Dynometer	Speedometer Calibration Certification	\$	460.00
87	EGP	Per Copy Contract	\$	175.08
88	George Nahas Chevrolet, Inc	Connector	\$	38.12
89	Jiffy Exhaust Systems, Inc	Converter	\$	425.49
90	L3 Communications Mobile-Vision	Mic Package, Battery VLP, Transmitter, Rechargeable	\$	698.00
91	Merritt Department Stores	Vest	\$	173.73
92	Motorola Solutions, Inc.	Impres Chg Mackinaw, Batt Imp Std Ruggedized	\$	1,150.76
93	Office Depot	Office Supplies	\$	206.43
94	Petty Cash	Replenish	\$	135.54
95	PGIT	Workers Comp Insurance	\$	2,706.56
96	PGIT	Premium Due Final Audit	\$	3,599.83
97	Progress Energy	Electric Service	\$	1,187.71
98	Resource One	Cleaning Supplies	\$	87.01
99	Sumter County Clerk of Court	Order of Fines	\$	55.50
100	Sumter Electric	Electric Service	\$	103.89
101	Terminix	Monthly Pest Control	\$	29.00
102	VCDD Utilities	Electric Service	\$	39.14
103	Verizon Wireless	Cell Phone Service & Bluetooth	\$	1,517.67
104	Wildwood Ace Hardware	Mop, ACC Charger, Cable Ties, Kwik Clips	\$	56.45
105	Wildwood Tire Company	Tires and Tire Repair	\$	146.20
106	Stacy Wrightman	Travel Reimbursement	\$	33.30

STREET DEPARTMENT

107	Payroll	December 2, 2012 Pay Period - 10 Employees	\$	17,790.19
108	Payroll	December 13, 2012 - 2% - 10 Employees	\$	7,100.00
109	Payroll	December 16, 2012 Pay Period - 10 Employees	\$	17,848.31
110	Payroll	December 29, 2012 Pay Period - 10 Employees	\$	17,848.32
111	Besco Electric Supply Company	Light Bulbs	\$	44.84
112	B & M Equipment	Boom Rental	\$	261.00
113	Bright House	Internet Service	\$	39.97
114	CarQuest Auto Parts	Hose, Rotor, Brake Pads, Valve, Drier, Switch, Etc.	\$	386.07
115	Coy Thomas Electric, Inc	Replaced Photocells at Street Dept Barn	\$	115.00
116	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	64.02
117	Culligan	Cooler Rental and Bottled Water	\$	15.87
118	Department of Corrections	Work Squad 2nd Quarter	\$	14,501.00
119	Environmental Products of Florida	Seal, Outer Bearing	\$	207.21
120	Harris Tree Service, Inc	Removal of Trees and Stump Grinding	\$	2,400.00
121	Hi-Way Sign Company	Reflective Signs - Slow, Speed Limit	\$	238.28
122	Maggio Enterprises, Inc	Paper Products	\$	29.60
123	Office Depot	Office Supplies	\$	35.73
124	PGIT	Workers Comp Insurance	\$	1,887.96
125	PGIT	Premium Due Final Audit	\$	2,197.92
126	Progress Energy	Electric Service	\$	5,027.79
127	Salescorp of Florida	Gloves, Gatorade	\$	204.40
128	Staples	Office Supplies	\$	58.67
129	Sumter Electric	Electric Service	\$	173.17
130	Al Taylor	Boot Allowance	\$	52.87
131	Terminix	Monthly Pest Control	\$	12.50
132	Unifirst	Uniforms	\$	299.83
133	UPS	Postage	\$	13.61
134	Verizon Wireless	Cell Phone Service	\$	194.16
135	Waste Management	20 Yard Roll Off	\$	70.52
136	Wildwood Ace Hardware	Toilet Seat, PVC Ground Conn, Threaded Rods, Stakes, Etc	\$	352.06
137	Wildwood Mower & Saw, Inc	Trimmer, Stick Edger, Backpack Blowers, Line, Etc	\$	2,285.14
138	Xpress Materials, LLC	Concrete PSI Regular	\$	699.00

FLEET SERVICES

139	Payroll	December 2, 2012 Pay Period - 2 Employees	\$	5,138.60
140	Payroll	December 13, 2012 - 2% - 1 Employees	\$	1,400.00
141	Payroll	December 16, 2012 Pay Period - 2 Employees	\$	5,048.35
142	Payroll	December 29, 2012 Pay Period - 2 Employees	\$	5,048.78
143	Big Truck Parts Inc	Filters	\$	76.12
144	Bright House	Internet Service	\$	39.98
145	CarQuest Auto Parts	Valve, Battery, Copper, Filter, Motor Treatment, Etc	\$	177.72
146	Culligan	Cooler Rental and Bottled Water	\$	15.87
147	Maggio Enterprises, Inc	Paper Products	\$	29.60
148	Newsom Oil Company	Kendall Super Oil 15w-40	\$	514.25
149	Office Depot	Office Supplies	\$	35.72
150	PGIT	Workers Comp Insurance	\$	522.75
151	PGIT	Premium Due Final Audit	\$	565.74
152	Progress Energy	Electric Service	\$	101.95
153	Terminix	Monthly Pest Control	\$	12.50
154	Unifirst	Uniforms	\$	105.44
155	Verizon Wireless	Cell Phone Service	\$	56.63
156	Wildwood Ace Hardware	Electrical Tape, Steel Wool, Key Master	\$	15.06

COMMUNITY RE-DEVELOPMENT

157	Bright House	Internet Service	\$	8.75
158	FL Dept of Economic Opportunity	FY 2012/2013 Special District Fee	\$	200.00
159	PGIT	Workers Comp Insurance	\$	4.69
160	PGIT	Premium Due Final Audit	\$	24.26

PARKS AND RECREATION

161	Payroll	December 2, 2012 Pay Period - 5 Employees	\$	7,050.62
162	Payroll	December 13, 2012 - 2% - 5 Employees	\$	2,150.00
163	Payroll	December 16, 2012 Pay Period - 5 Employees	\$	7,159.39
164	Payroll	December 29, 2012 Pay Period - 5 Employees	\$	7,105.01
165	Bright House	Internet Service	\$	8.75
166	CarQuest Auto Parts	Grease Fitting, Prestone, Degreaser	\$	21.23
167	Central Pump & Supply, Inc	PVC Couplings, Bushings, Expansions, Solenoid, Battery	\$	530.95
168	Century Link	Telephone Service	\$	441.37
169	Coy Thomas Electric, Inc	Replaced 4 Dust/Dawn Fixtures, Repaired 2 Low Bays	\$	738.12
170	Culligan	Rental Softener - Lake Deaton Wigglesworth	\$	65.90
171	Department of Corrections	Work Squad 1st Quarter	\$	8,700.60
172	EGP	Per Copy Contract	\$	17.46
173	Jerry Ulm Dodge		\$	326.90
174	Nature Calls Inc	Port O Let Rentals	\$	415.00
175	Office Depot	Office Supplies	\$	23.72
176	PGIT	Workers Comp Insurance	\$	354.30
177	PGIT	Premium Due Final Audit	\$	452.05
178	Progress Energy	Electric Service	\$	1,128.78
179	Salescorp of Florida	Gatorade	\$	128.00
180	Sumter Electric	Electric Service	\$	375.52
181	TurfMasters & Associates, Inc	Lawn Fertilization and Pest Control	\$	2,465.00
182	Unifirst	Uniforms	\$	109.24
183	Verizon Wireless	Cell Phone Service	\$	31.52
184	Wildwood Ace Hardware	Valves, Drill Bits, Chlorine, Rake, Keys, Batteries, Etc.	\$	301.65
185	Wildwood Mower & Saw, Inc	Blades, Trim Line, Blower, Trimmer, Stick Edger, Etc.	\$	2,773.54

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

186	AFGE Local 506	Rental Refund - Wildwood Community Center	\$	312.00
187	A-Line Fire & Safety, Inc	Annual Inspection and Maintenance	\$	197.00
188	Bright House	Internet Service	\$	79.95
189	George Nahas Chevrolet, Inc	Handle	\$	54.22
190	Robyn Karns	Rental Refund - Oxford Community Center	\$	50.00
191	Ivey King	Rental Refund - Wildwood Community Center	\$	97.50
192	Kohn Construction & Electric	Repair & Maintenance Air Conditioner	\$	570.00
193	Obdula Ledesma	Rental Refund - Oxford Community Center	\$	97.45
194	Oracle	Regular Service	\$	427.89
195	Dell Richards	Reimbursement of Rental Fees and Deposit	\$	87.45
196	Carol Simmons	Rental Refund - Oxford Community Center	\$	20.70
197	St Vincent DePaul Catholic Church	Rental Refund - Wildwood Community Center	\$	318.00
198	Sumter Electric	Electric Service	\$	959.63
199	Terminix	Monthly Pest Control, Yearly Termite Baiting Program	\$	654.00
200	Unifirst	Rugs	\$	63.38
201	Percival Wallace	Rental Refund - Wildwood Community Center	\$	79.75
202	Wildwood Ace Hardware	Extension Cord	\$	4.99
203	Wildwood Mower & Saw, Inc	Oil	\$	40.00

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

204	Payroll	December 2, 2012 Pay Period - 3 Employees	\$	5,076.22
205	Payroll	December 13, 2012 - 2% - 3 Employees	\$	2,100.00
206	Payroll	December 16, 2012 Pay Period - 3 Employees	\$	5,106.31
207	Payroll	December 29, 2012 Pay Period - 3 Employees	\$	5,136.10
208	Action Mobile Industries	Rent for Storage Pod	\$	300.14
209	Air Mechanical & Service Corp	HVAC Improvements App. No.9	\$	21,642.50
210	Bright House	Internet Service	\$	26.25
211	Century Link	Telephone Service	\$	41.57
212	Paula Corbin	Personal Vehicle Use	\$	13.88
213	Coy Thomas Electric, Inc	Replace Lamps at City Hall, Repair Lights at Annex	\$	725.50
214	EGP	Per Copy Contract	\$	17.45
215	IMS	Computer Software Maintenance	\$	115.00

216	Maggio Enterprises, Inc	Paper Products	\$	158.88
217	ModSpace	Lease Storage Pod	\$	56.97
218	Office Depot	Office Supplies	\$	133.44
219	PGIT	Workers Comp Insurance	\$	18.96
220	PGIT	Premium Due Final Audit	\$	48.36
221	Pitney Bowes	Postage Meter Lease	\$	171.25
222	Postmaster	Utility Billing Postage	\$	1,151.64
223	Resource One	Cleaning Supplies	\$	87.01
224	Sumter County Clerk	Recording of Interlocal Agreement	\$	44.00
225	Terminix	Monthly Pest Control	\$	13.50
226	Unifirst	Rugs	\$	23.76
227	Villages Technology Solutions Group	Zimbra Email - All Enterprise Fund Departments	\$	487.50
228	Waste Management	90% Refuse Franchise November, 90% December	\$	129,371.52
229	Wildwood Ace Hardware	Paint, Drop Cloth, Shop Towels, Rope, Mini Lights, Etc	\$	79.08

UTILITY DEPARTMENT

230	Payroll	December 2, 2012 Pay Period - 23 Employees	\$	44,513.47
231	Payroll	December 13, 2012 - 2% - 22 Employees	\$	15,950.00
232	Payroll	December 16, 2012 Pay Period - 23 Employees	\$	43,265.00
233	Payroll	December 29, 2012 Pay Period - 22 Employees	\$	43,232.47
234	A.W.K. Industries Inc	Bearing Assembly	\$	212.76
235	Barney's Pumps, Inc	Aurora Impellar and Wear Ring	\$	1,894.60
236	Brenntag	Liquid Chlorine	\$	1,957.12
237	CarQuest Auto Parts	Fan Clutch, Thermostat, Oil, Paint, Prestone, Vise, Etc	\$	714.48
238	C & C Peat Co., Inc.	Wastewater Treatment-Dewatered Bio-Solids	\$	4,780.00
239	Century Link	Telephone Service	\$	183.87
240	Culligan	Bottled Water	\$	39.99
241	John Cornell	Boot Allowance	\$	75.00
242	Department of Corrections	Work Squad 1st Quarter	\$	5,800.40
243	FL Dept of Environmental Protection	Membership Renewal	\$	500.00
244	Florida Rural Water Association	Membership Renewal	\$	545.00
245	EGP	Per Copy Contract	\$	8.11
246	FL Society of Environmental Analysis	Membership Renewal	\$	200.00
247	HD Supply WaterWorks	Galv Bends, Nipples, Unions, Epoxy, Etc	\$	84.11
248	Komline-Sanderson	Plug In Signal, Push Pull Switch, Speed Potentionmeter	\$	1,175.21
249	MMD Computer Center, Inc	Vantec 99mm Stealth Fan	\$	24.00
250	Odyssey	Hypochlorite Solutions	\$	3,967.40
251	Office Depot	Office Supplies	\$	16.60
252	Vincent Perkins	Boot Allowance	\$	73.89
253	PGIT	Workers Comp Insurance	\$	1,918.43
254	PGIT	Premium Due Final Audit	\$	2,984.27
255	Bruce Phillips	Personal Vehicle Use	\$	225.34
256	Plant Technicians	Environmental Testing	\$	465.00
257	Professional Maintenance Products, Inc	Lift Station Degreaser	\$	1,450.00
258	Progress Energy	Electric Service	\$	4,318.22
259	Sanders Company, Inc	Fairbanks Morse Pump & Installation	\$	16,298.00
260	Alice Scheidler	Personal Vehicle Use	\$	33.74
261	Siemens	Mixed Bed Tanks	\$	300.00
262	Sparr Building & Farm Supply	Treated Risers, Bow Rake	\$	51.75
263	Sumter Electric	Electric Service	\$	6,630.78
264	Sunshine State One Call of Florida Inc	Locators for Month of November 2012	\$	344.28
265	TAW Orlando Service Center	Repair Pump	\$	1,490.00
266	Terminix	Monthly Pest Control, Yearly Liquid Defend System	\$	326.00
267	Test America	Environmental Testing	\$	5,725.65
268	The Dumont Company, Inc	Hypochlorite Solution, Clear Flow	\$	5,627.25
269	Unifirst	Uniforms	\$	802.10
270	USA BlueBook	Solution 900 Silicone, Stenner Grease, Thermostat, Etc.	\$	1,300.74
271	Verizon Wireless	Cell Phone Service	\$	421.62
272	Water Resource Technologies	Repair Grinder Pump	\$	1,338.79
273	Wildwood Ace Hardware	PVC, Breaker, O-Rings, Fiber Screen, Sockets, Broom	\$	173.71

274	Wildwood Mower & Saw, Inc	Trimmer Line, Blades, Air Cleaner, Carb Kit, Etc	\$	208.38
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MISCELLANEOUS

275	General Fund	October/November Gas Usage Transfer	\$	8,992.36
276	General Fund	Payment on Previous Year's Balance Transfer	\$	75,000.00
277	General Fund	October/November Water Utility Tax & 10% Refuse	\$	19,594.50
278	WasteWater Tie Fee	Transfer to Cover Expenditures	\$	2,500.00
279	Wildwood Community Cemetery	Budgeted Maintenance Support	\$	340.93

GREENWOOD CEMETERY

280	Progress Energy	Electric Service	\$	12.95
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ATTORNEYS/CONSULTANTS/SURVEYORS

281	Jerri A Blair	Attorney	\$	10,000.00
282	Kimley-Horn and Associates, Inc	Engineers	\$	28,557.50

FUEL INVENTORY

283	Stone Petroleum Products, Inc.	Regular Unleaded Gasoline	\$	16,543.60
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TOTAL			\$	1,084,019.29
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CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Jan. 14, 2013

Subject: CR 462 Phase 1 Utility Extension

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

Department: Utility Department

Staff Recommendation (Motion Ready):

Recommend acceptance of construction of the CR 462, Phase 1 Utility Extension and approval of Rainey Construction, Co. invoice no. 2-3708 in the amount \$18,081.89, as final payment for the project.

BACKGROUND:

- On September 25, 2012 the City awarded the contract for the construction of a sanitary force main to serve the Providence Independent Living Facility at the Turkey Ron development to Rainey Construction for \$57,218.75.
- On November 26, 2012, the City Commission approved change order no. 1 in the amount of \$3,960.00, bringing the total contract price to \$61,178.75.
- The project consisted of the installation of approximately 2,550 feet of 8” sanitary force main and all related fittings and site work.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The project has been satisfactorily completed.

CONCLUSIONS:

- Contractor has completed punch list items and is due final payment including retainage.

LEGAL REVIEW: N/A

RECOMMENDATIONS:

- Staff and Kimley Horn and Associates, Inc. recommend acceptance of the project and final payment to the contractor in the amount of \$18,081.89

FISCAL IMPACT:

- Funding will be from Sewer System TIE Fees.

ALTERNATIVES:

- Contractor is due the final payment.

SUPPORT MATERIAL:

- Copy of Invoice No. 2-3708

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Contractor: Rainey Construction Co.
4477 East CR 462
Wildwood, Fl. 34785

Project Name: C462 Phase 1 Utility Extensions

Contact: Mathew Bass

Contract #:

Phone: (352) 748-0955

Engineer: Kimley-Horn and Associates, Inc.

Fax: (352) 748-4372

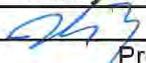
Invoice Date: 11/30/2012

Invoice #: 2--3708

Original Contract Sum	\$	<u>57,218.75</u>
Net Change by Change Order	\$	<u>3,960.00</u>
Contract Sum to Date	\$	61,178.75
Total Completed to Date	\$	61,178.75
Retainage (10% of Completed Work)	\$	-
Total Earned Less Retainage	\$	61,178.75
Less Previous Payments & Requests	\$	<u>43,096.86</u>
TOTAL DUE THIS PERIOD	\$	18,081.89

The undersigned contractor certifies that (1) all previous Progress Payments received from Owner on account of Work done under the Contract referred to above have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Request for Partial Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Request for Partial Payment will pass to Owner at time of Payment free and clear of all liens, security interest and encumbrances; (3) all Work covered by this Request for Partial Payment is in accordance with the Contract Documents and not defective; and (4) the current Payment requested hereon is correct.

Rainey Construction Co.

By: 
Title: President
Date: November 30, 2012

In accordance with the provisions of the Contract and this Request for Partial Payment, the undersigned certifies that the information shown hereon has been verified and that the Contractor is entitled to payment as shown subject to the terms of the Contract.

By: 
Date: 12/4/12

11/30/12

**APPLICATION AND CERTIFICATE
 FOR PAYMENT**

Rainey Construction Co.
 4477 E. C-462
 Wildwood, FL 34785

C462 Phase 1 Utility Extnsion

#	DESCRIPTION	QUANTITY	UM	UNIT PRICE	JOB TOTAL	PREVIOUS QUANTITY	THIS DRAW QUANTITY	TOTAL DRAW QUANTITY	% COMPLETE	QUANTITY REMAINING	THIS DRAW AMOUNT	TOTAL COMPLETED TO DATE
C462 PHASE 1 UTILITY EXTENSIONS												
1	Mobilization	1	LS	2,250.00	2,250.00	0.75	0.25	1	1.00	-	562.50	2,250.00
2	Maintenance of Traffic	1	LS	1,500.00	1,500.00	1		1	1.00	-	-	1,500.00
3	8" PVC Sanitary Force Main	2550	LF	10.65	27,157.50	2550		2,550	1.00	-	-	27,157.50
4	Connect to Existing Force Main	1	EA	230.00	230.00	1		1	1.00	-	-	230.00
5	Air/Vacuum Release Valve	2	EA	3,565.00	7,130.00	2		2	1.00	-	-	7,130.00
6	8" Plug Valve and Box	4	EA	1,070.00	4,280.00	4		4	1.00	-	-	4,280.00
7	Pressure Testing	2550	LF	0.40	1,020.00	1	2549	2,550	1.00	-	1,019.60	1,020.00
8	Survey Layout and As-Builts	1	LS	1,800.00	1,800.00	0.5	0.5	1	1.00	-	900.00	1,800.00
9	Driveway Open Cut	1050	SF	4.00	4,200.00	1050		1,050	1.00	-	-	4,200.00
10	Roadway Open Cut	525	SF	3.45	1,811.25		525	525	1.00	-	1,811.25	1,811.25
11	R/W Restoration, Bahia Sod	2800	SY	1.80	5,040.00		2800	2,800	1.00	-	5,040.00	5,040.00
12	Performance/Payment Bond	1	LS	800.00	800.00	1		1	1.00	-	-	800.00
TOTAL					57,218.75						9,333.35	57,218.75
C462 PHASE 1 UTILITY EXTENSIONS - CHANGE ORDER NO. 1												
1	R/W Restoration, Bahia Sod	2200	SY	1.80	3,960.00		2200.00	2,200	1.00	-	3,960.00	3,960.00
TOTAL					3,960.00						3,960.00	3,960.00
JOB TOTAL					61,178.75						13,293.35	61,178.75

TOTAL COMPLETED TO DATE	\$61,178.75
10% RETAINAGE	\$0.00
SUB-TOTAL	\$61,178.75
LESS PREVIOUS PAYMENTS & REQUESTS	\$43,096.86
UNPAID DRAW REQUEST	\$0.00
AMOUNT DUE THIS CONTRACT	18,081.89
TOTAL DUE ON CONTRACT	18,081.89

CITY OF WILDWOOD

CITY COMMISSION REPORT

Commission Meeting Date: Jan. 14, 2013

Subject: Lake Miona Golf Course

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

Department: Utility Department

Staff Recommendation (Motion Ready):

Recommend approve to purchase pump impeller from Barney's Pumps in the amount of \$1,900.00 and purchase a new 60 HP motor from TAW Orlando Services Center, Inc. in the amount of \$3,211.62 for a total cost of \$5,111.62.

BACKGROUND:

The City, on April 11, 1994, entered into an agreement titled "Agreement Between Rolling Hills Country Club and the City of Wildwood, Florida Concerning Delivery and acceptance of Reclaimed Water". On October 24, 2001 the City entered into another agreement titled "Agreement Between City of Wildwood and Brassboys Enterprises, Inc. d/b/a Miona Lake Country Club"

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The Brassboys agreement states the following:
 - "5. *Miona Lake and the City will share the out-of-pocket costs of maintenance and repair of the pumps, including necessary upgrades and replacements, with each party responsible for one-half (1/2) of the costs, up to \$10,000 each per incident. In the event that costs exceed this amount, the parties shall meet and attempt to reach a mutually agreeable solution. Maintenance issues shall be handled as follows:*"
- The pump used to pump the reclaimed water to the holding ponds on the Lake Miona property has experienced a failure in the pump impeller and the 60 HP electric motor.

CONCLUSIONS:

- The pump manufacture is Aurora.
- The local distributor for Aurora pumps is Barney's Pumps, Inc.

- The 60 HP electric motor was sent to Tampa Armature Works (TAW) for repair. TAW has determined it is not economical to repair and therefore a new motor is required.

LEGAL REVIEW:

N/A

RECOMMENDATIONS:

- Cost of impeller and related parts from Barney's Pumps, Inc. is \$1,900.00.
- Cost of a new 60 HP electric motor from TAW is \$3,211.00.
- Total cost of repair is \$5,111.62.

FISCAL IMPACT:

- Funding will be from account no. 0401 0036 0536 0460 Repair and Maintenance.
- The City will be reimbursed half the expenses, \$2,555.81 by Lake Miona, these funds shall be applied to account no. 0401 0036 0536 0460 when received.

ALTERNATIVES:

- None

SUPPORT MATERIAL:

- Barney's Pumps, Inc. Quotation No. 2015-12 dated 11/12/12.
- Tampa Armature Works quotation No. 60006022-5 dated 11/19/12.



TAW Orlando Service Center, Inc.

3400 BARTLETT BOULEVARD
ORLANDO, FL 32811
Tel: 800-393-7304
Fax: (407) 423-3017
Page: 1 of 1

Quotation

CITY OF WILDWOOD
100 NORTH MAIN ST
WILDWOOD, FL 34785

Contact: Mike Weaver
Phone: 352-330-1349
Cell phone : 352-303-6328
Fax.....: 352-330-1350
Email.....: mweaver@wildwood-fl.gov

Number.....: 60006022-5
Date: 11/19/2012
Your ref.: 60HP US Motor and pump
Purchase order:
PO release:
Work order:
Quotation deadline.....: 12/19/2012
Estimated Delivery:
Offered by: JUSTIN EVANS
Sales representative: Tom Magee
Project.....: 60302902
Terms of payment.....: Net 30 days

Nameplate

Horsepower.....: 60
Kilowatts.....:
Revolutions/Minute: 3535
Style

Equipment No:
Horizontal/Vertical: Horizontal
Frame: 326JM
Model no: 6253

Serial No: ID#H07 41078680-011R 00
Manufacturer...: U.S.
Volt.....: 230/460
Customer Item:

Motor not economical to repair

- New motor
- New seal
- New shaft sleeve
- Assemble, test and paint
- Deliver pump and motor to owner's location

1000129

1.00 Each

3,211.62

Sales balance Total discount
3,211.62 0.00

Total
3,211.62 USD

Unless otherwise noted, the above quotation does not include taxes.

NOTICE--PLEASE READ

This Quotation and the transactions related hereto are governed by TAW Standard Terms and Conditions (the "Terms and Conditions") which have been provided to Customer and/or are available at www.tawinc.com/TC2.aspx. Any terms or conditions contained in any purchase order, agreement or other document which are inconsistent with or in addition to the Terms and Conditions are null and void and are superseded by the Terms and Conditions, unless the purchase order, agreement, Terms and Conditions were agreed to in writing and signed by an authorized officer of Tampa Armature Works, Inc. No amendment to the Terms and Conditions is valid unless in writing and signed by an authorized officer of Tampa Armature Works, Inc.

QUOTATION NUMBER
2015-12

BARNEY'S PUMPS INC.

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Page 4 of 4



Page 1 of 1

P.O. Box 3529 Lakeland, FL 33802-3529
2965 Barney's Pumps Place Lakeland, FL 33812
Phone (863) 665-8500
Fax (863) 666-3858

DATE: November 12, 2012

TO: City of Wildwood
Attn: Mike Weaver
Ph: 352-303-8646
Fx: 352-330-1350

FOR
SHIPMENT
TO:

Delivery
2-3 Weeks

Via
Bestway

From
Barney's Pumps

F.O.B.
Barney's Pumps

Terms
Net 30 with approved credit

ITEM	QTY	DESCRIPTION	TOTAL
		<u>Aurora Type 341-BF, Size 3x4x9A, S/N: 01-392425</u>	
A	1	9.0" Impeller - 444-1768-208	\$1599.00 ea
B	1	Wear Ring, Case - 676-1154-208	\$276.00 ea
C	1	Estimated Freight Charge	\$25.00
<p><i>Rec'd 12/7/12</i></p> <p><i>GC Pump #3</i></p>			

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. We appreciate the opportunity to serve you and trust that we are favored with your order. This quotation is subject to Barney's Pumps standard terms of sale and warranty.

BARNEY'S PUMPS INC.

MELISSA BURCH

Authorized Signature

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Jan. 14, 2013

Subject: Waste Water Treatment Plant

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

Department: Utility Department

Staff Recommendation (Motion Ready):
Recommend approval of the Quote # 430 from Pat's Pump & Blower in the amount of \$2,450.00.

BACKGROUND:

- This is for the repair of Digester Blower No. 4 at the Waste Water Treatment Plant.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The Blower has failed and is in need of repair.
- The blower is a Suterbilt and Pat's Pump & Blower is the local representative for Suterbilt.
- The cost to rebuild the blower is \$2,450.00.
- The cost of a new blower is \$5,522.00.

CONCLUSIONS:

- The rebuilt blower is recommended.

LEGAL REVIEW: N/A

RECOMMENDATIONS:

- Staff recommends authorization to have Pat's Pump & Blower rebuild the existing blower at a cost of \$2,450.00.

FISCAL IMPACT:

- Funding will be from Repair and Maintenance.

ALTERNATIVES:

- Blower is an essential component of the Waste Water Treatment plant and must be either repaired or replaced.

- Only alternative would be to purchase new blower at an additional cost of \$3,072.00.

SUPPORT MATERIAL:

- Copy of Pat's Pump and Blower quote no. 4630.

C:\Users\bphillips\Documents\Agenda Items\January 14, 2013\Digester Blower No. 4 12-11-12.doc



630 W. Church Street
Orlando, FL 32805

Phone: 800-359-7867
Fax: 407-648-2096
EMail: patspump@AOL.com

Date	Quote #
1/2/2013	4630
Rep	Project
LLC	

Customer
City of Wildwood 100 N. Main Wildwood, FL 34785

Ship To
City of Wildwood 1290 Industrial Dr. Wildwood, FL 34785

Description	Qty	Cost	Total
Revised 01/02/2013 Mike; Thank you for this opportunity to provide repair service for your Sutorbilt 6LR Blower. S/N: 255319 Cost of Labor and Material to rebuild Sutorbilt 6LR to include: Teardown, Clean & prep, replace bearings, seals, gaskets, weld & machine lobes, reassemble. Note: Freight for parts included.	1	2,450.00	2,450.00
NEW Sutorbilt 6LP Blower In stock, Florida.	0	5,522.00	0.00
Prices valid for 30 days. Price is plus freight cost to ship NEW Blower.			
		Total	\$2,450.00

Phone #	Fax #
(407) 841-7867	(407) 648-2096

Web Site
WWW.PATSPUMP.COM

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 6 Police car financing- (Results of Request for Financing)

REQUESTED ACTION: APPROVE STAFF RECOMMENDATION

Work Session (Report Only)

Regular Meeting

DATE OF MEETING:

January 14, 2013

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

BUDGET IMPACT: _____

Annual

Capital

N/A

FUNDING SOURCE:

EXPENDITURE ACCOUNT:

BUDGET

521.044

HISTORY/FACTS/ISSUES:

THE PURCHASE OF 6 POLICE VEHICLES WAS PREVIOUSLY APPROVED BY THE COMMISSION.

INCLUDED IN THE AGENDA ARE THE RESULTS OF THE REQUESTS FOR PROPOSALS SENT TO VARIOUS LENDING SOURCES.

STAFF RECOMMENDS AWARDDING THE BID TO THE APPARENT LOW BIDDER, BB&T BANK AT THE RATE OF 1.45% WITH ANNUAL PAYMENTS OF \$49,381.86. AS BEING IN THE BEST INTEREST OF THE CITY OF WILDWOOD

EQUIPMENT FINANCING RESULTS

FY 2013

\$240,000.00 REQUESTED TO PURCHASE (6) POLICE VEHICLES

SOURCE	RATE		ANNUAL PAYMENT	TERM	TOTAL INTEREST PAID	TOTAL PAY BACK
(1)						
SUNTRUST EQUIPMENT FINANCING AND LEASING CORP.						
	1.48%	Annual in Advance	\$49,415.04	5 yrs	\$7,075.20	\$247,075.20
TAX EXEMPT LEASE PURCHASE- EXISTING MASTER LEASE AGREEMENT IN PLACE						
SMALL MINOR OTHER CHARGES IMPLIED - NO PREPAYMENT PENALTY DISCLOSED						
.....						
(2)						
GOVERNMENT CAPTIAL CORP						
	2.67%	Annual in Advance	\$51,061.02	5 yrs	\$15,305.10	\$255,305.10
TAX EXEMPT STRUCTURE WITH - \$1.00 purchase @ end of Lease						
NO OTHER MINOR CHARGES IMPLIED NO PREPAYMENT PENALTY DISCLOSED						
.....						
(3)						
BB&T GOVERNMENTAL FINANCE						
	1.45%	Annual in Advance	\$49,391.86	5 yrs	\$6,959.30	\$246,959.30
1% PREPAYMENT PENALTY ON SCHEDULED PAYMENT DATE						
TAX EXEMPT LEASE PURCHASE-EXISTING MASTER LEASE AGREEMENT IN PLACE						
NO OTHER MINOR CHARGES IMPLIED.						
.....						
(4)						
Request was also sent to Wells Fargo Bank-			NO RESPONSE RECEIVED			
Request was also sent to Center State Bank-			NO RESPONSE RECEIVED			
Request was also sent to Florida League of Cities-			NO RESPONSE RECEIVED			

200 West Forsyth Street
Jacksonville, FL 32202
(904) 361-5253
Fax (904) 361-5276

December 18, 2012

Mr. Joseph Jacobs
City Clerk/Finance Director
City of Wildwood, FL
100 N. Main Street
Wildwood, FL 34785

Dear Mr. Jacobs,

Branch Banking and Trust Company (“BB&T”) is pleased to offer this proposal for the financing requested by the City of Wildwood (“City”):

- (1) **Project:** Lease Purchase Financing for the purchase of Six (6) Dodge Pursuit Vehicles
- (2) **Amount To Be Financed:** \$240,000
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

<u>Term</u>	<u>Bank Qualified Rate</u>
5 years (with payments in advance)	1.45%

Interest and principal payments may be paid annually in accordance with the City’s request. Payments will be made in advance, with the first payment due at the closing of the loan. Interest on the principal balance will accrue based on a 30/360 day count basis. A sample amortization schedule assuming a closing date of January 15 is included. Upon being awarded this transaction, BB&T must approve the final amortization schedule.

In the event that the above mentioned equipment is not received by the City prior to closing, the financing proceeds shall be deposited on behalf of the City into a project fund account with BB&T. Earnings on the project fund shall accrue to the benefit of the City for use on project costs or interest payments.

The interest rate stated above is valid for a closing date not later than 45 days after today. Closing of the financing is contingent upon completing documentation acceptable to BB&T and its counsel.

All applicable taxes, permits, costs of counsel for the City and any other costs shall be the City’s responsibility and separately payable by the City

The financing documents shall allow prepayment of the principal balance in whole on a scheduled payment date with a 1% prepayment premium.

The financing documents shall include provisions that will outline appropriate changes to be implemented in the event that this transaction is determined to be taxable in accordance with Florida State Statutes or the Internal Revenue Service code.

The stated interest rate assumes that the City expects to borrow less than \$10,000,000 in the calendar year 2011 and that the financing shall comply with the IRS Code Sections 141, 148, 149(e) and 265(b)(3). BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is not a qualified tax-exempt financing.

(4) Financing Documents:

BB&T shall use its standard form financing contracts and related documents for this installment financing. We shall provide a sample of those documents to you should BB&T be the successful proposer. BB&T shall also require that the City's local counsel provide an acceptable legal opinion. A draft of this opinion will be provided with our documents.

(5) Security:

This financing shall be secured by a covenant to budget and appropriate from legally available non ad-valorem revenues of the City.

* * * * *

BB&T appreciates the opportunity to make this financing proposal and requests to be notified within ten days of this proposal should BB&T be the successful proposer. If BB&T is not selected as the loan provider, it requests that either the City or the City's Financial Advisor provide BB&T with the results of all competing bids.

BB&T shall have the right to cancel this offer by notifying the City of its election to do so (whether or not this offer has previously been accepted by the City) if at any time prior to the closing there is a material adverse change in the City's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the City or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T. We reserve the right to negotiate and/or terminate our interest in this transaction should we be the successful proposer.

Please call me at (904) 361-5253 with your questions and comments. My full contact information is:

200 W. Forsyth Street
Suite 200
Jacksonville, FL 32202
Phone: 904.361.5253
Fax: 904.361.5276
Email: david.pierce@bbandt.com

We look forward to hearing from you.

Sincerely,

BRANCH BANKING AND TRUST COMPANY



David Pierce
Banking Officer

Wildwood, FL Police Vehicle Financing Sample Payment Schedule

Compound
Period: Annual

Nominal Annual Rate: 1.450%

CASH FLOW
DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	1/15/2013	240,000.00	1		
2	Payment	1/15/2013	49,391.86	5	Annual	1/15/2017

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	1/15/2013				240,000.00
1	1/15/2013	49,391.86	0.00	49,391.86	190,608.14
2013 Totals		49,391.86	0.00	49,391.86	
2	1/15/2014	49,391.86	2,763.82	46,628.04	143,980.10
2014 Totals		49,391.86	2,763.82	46,628.04	
3	1/15/2015	49,391.86	2,087.71	47,304.15	96,675.95
2015 Totals		49,391.86	2,087.71	47,304.15	
4	1/15/2016	49,391.86	1,401.80	47,990.06	48,685.89
2016 Totals		49,391.86	1,401.80	47,990.06	
5	1/15/2017	49,391.86	705.97	48,685.89	0.00
2017 Totals		49,391.86	705.97	48,685.89	
Grand Totals		246,959.30	6,959.30	240,000.00	

Last interest amount increased by 0.02 due to rounding.

SunTrust Equipment Finance and Leasing Corporation
300 E. Joppa Road
Suite 700
Towson, MD 21286
Tel. 410.307.6705
Cel. 410.952.1208
Lawanna.gatton@suntrust.com

Lawanna S. Gatton
Vice President

3. f. 5.
Page 6 of 8



January 7, 2013

Joseph Jacobs
City of Wildwood, FL
110 N. Main Street
Wildwood, FL 34785

Dear Mr. Jacobs:

SunTrust Equipment Finance & Leasing Corp. is pleased to provide the following proposal to finance the acquisition of the Equipment by the City of Wildwood, FL.

Lessee:	City of Wildwood, FL
Type of Financing:	Tax Exempt Lease Purchase (Master Agreement is in place)
Equipment:	Vehicles
Financing Amount:	\$240,000.00
Lease Term:	Five years
Interest Rate:	1.48% Annual In Advance

The interest rate is firm for a funding by February 10, 2013 if this proposal is selected by January 11, 2013, subject to final approval by the City. If the financing is not selected and closed within the above described timeframe the interest rate will be subject to indexation based on the three (3) year swap rate. A \$100 documentation fee will be due at closing. This fee can be capitalized into the financing amount if desired by the Lessee. If an escrow account is established utilizing our new Escrow Agreement, a set up fee of up to \$250.00 will be assessed. This fee can be paid from any interest earnings on the escrow account. Should you have any questions, feel free to contact me.

Very truly yours,

Lawanna S. Gatton
Assistant Vice President

Zimbra

jjacobs@wildwood-fl.gov

RE: Re:

From : Gatton.Lawanna
<Lawanna.Gatton@suntrust.com>

Mon, Jan 07, 2013 10:21 AM

Subject : RE: Re:

To : Joseph Jacobs <jjacobs@wildwood-fl.gov>

Hi Mr. Jacobs,

Below is the simple amortization for the transaction.

Thank you!

Lawanna S. Gatton
Vice President

SunTrust Equipment Finance & Leasing Corp.
Mail Code: CMD 2424
300 E. Joppa Road; Suite 700
Towson, MD 21286
410-307-6705 410-952-1208 cell
410-307-6620 fax

Live Solid. Bank Solid.

Interest Rate: 1.4742% (Annual)

Date	Payment	Principal	Interest
1/10/13	49,415.04	49,415.04	0
1/10/14	49,415.04	46,605.52	2,809.52
1/10/15	49,415.04	47,292.56	2,122.48
1/10/16	49,415.04	47,989.72	1,425.32
1/10/17	49,415.04	48,697.17	717.87
Totals	247,075.20	240,000.00	7,075.20

From: Joseph Jacobs [mailto:jjacobs@wildwood-fl.gov]

Sent: Monday, January 07, 2013 10:17 AM

To: Gatton.Lawanna

Subject: Re:

GOVERNMENT CAPITAL
CORPORATION

January 4, 2013

Mr. Joseph Jacobs
Wildwood City Hall
352-330-1330
jjacobs@wildwood-fl.gov

Dear Mr. Jacobs,

Thank you for the opportunity to present proposed financing for the City of Wildwood. I am submitting for your review the following proposed structure:

LENDER:	Government Capital Corporation
ISSUER:	City of Wildwood, Florida
FINANCING STRUCTURE:	Tax Exempt Structure w/ \$1.00 purchase
EQUIPMENT COST:	\$ 240,000.00
TERM:	5 Annual Payments
TRUE INTEREST COST:	2.67%
PAYMENT AMOUNT:	\$ 51,061.02
PAYMENTS BEGINNING:	At Signing, and annually thereafter

Financing for these projects would be simple, fast and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide documentation your legal counsel is familiar with.

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are subject to change and rates are valid for fourteen (14) days from the date of this proposal. If funding does not occur within this time period, rates will be indexed to markets at such time. The above payment amount includes all applicable issuance costs including a .0082% documentation and processing fee.

Our finance programs are flexible and my goal is customer delight. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,



Drew Whittington
Client Services

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Security Gate (South entrance/Exit)

REQUESTED ACTION:

Work Session (Report Only)
x Regular Meeting

DATE OF MEETING: January 14, 2013
 Special Meeting

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

Vendor/Entity: Campbell's Gate Service
Termination Date: _____

BUDGET IMPACT: None

Annual
 Capital
 N/A

FUNDING SOURCE:
EXPENDITURE ACCOUNT:

Impact Fees
\$7,119.45

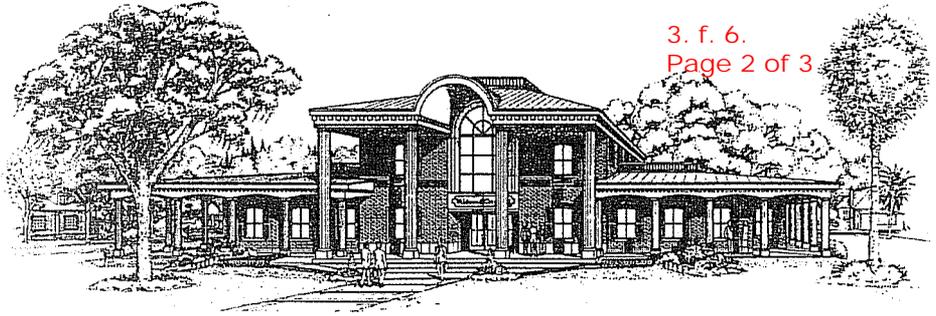
HISTORY/FACTS/ISSUES:
Mayor and Commission,

Years ago, the Police Department would keep the south gate closed for security reasons, being this is the area officers pulled into with prisoners. Most of the calls for service at that time, officers would utilize the Huey Street exit to respond. However, with the increase in calls for service especially the responding to calls/patrols in Brownwood, we have had to leave the south entrance open for the secondary exit. Since that time we have noticed numerous pedestrian and vehicle traffic utilizing the south entrance/exit as a 'cut through'. This also provided a security concern with prisoners. I have evaluated the situation and determined the best course to solve both problem is to install an automatic gate like other departments utilize. I spoke with the Public Works director who provided me a company utilized by the City and I obtained a quote for \$7,119.45. I would like to utilize impact fees to pay for the gate system, being it is the result of recent growth.

E.W. Reeser, Chief



*City of
Wildwood,
Florida*



DATE: January 7, 2013

TO: Bill Ed Cannon, City Manager

FROM: E.W. Reeser, Chief of Police *(ELR)*

RE: Security Gate

Pursuant to your request to address security issues at City facilities, it brought up the security at the Police Department, specifically the south entrance. Years ago, the Police Department would keep the south gate closed for security reasons, being this is the area officers pulled into with prisoners. Most of the calls for service at that time, officers would utilize the Huey Street exit to respond. However, with the increase in calls for service especially the responding to calls/patrols in Brownwood, we have had to leave the south entrance open for the secondary exit. Since that time we have noticed numerous pedestrian and vehicle traffic utilizing the south entrance/exit as a 'cut through'. This also provided a security concern with prisoners. I have evaluated the situation and determined the best course to solve both problem is to install an automatic gate like other departments utilize. I spoke with the Public Works director who provided me a company utilized by the City and I obtained a quote for \$7,119.45. I would like to utilize impact fees to pay for the gate system, being it is the result of recent growth.



PO Box 1470
Wildwood, FL 34785
(352) 748-3612
Fax: (352) 330-2244

PROPOSAL-CONTRACT

January 7, 2013

Wildwood Police Department
Attn: E. W. Reeser

PROJECT: 100 East Huey Street, Wildwood, FL 34785

Scope of Work
Campbell's Gate Service, Inc. will provide and install the following:

<u>Material Description</u>	<u>Quantity</u>
V-Track, trolley wheel, double wheel	1
Gate Carrier, tail, hardware and Concrete	
Walk Thru Gate and hardware	1
Powermaster Slide Gate Operator	1
Safety Edge Bumper (front & back)	2
Omron Safety Eye	2
Safety Loop	2
AK 11 Keypad	2
Gooseneck Post	2
Remote	25

The cost for this work is \$7,119.45, tax not included.

Note: Proposal valid for 15 days; deposit of 25% required at time of contract approval.

Campbell's Gate Service, Inc. appreciates the opportunity to serve you, please contact us with any questions you may have.

This proposal is hereby accepted and Campbell's Gate Service, Inc. is authorized to proceed with the job.

Purchaser

Campbell's Gate Service, Inc.

By: _____

Kurt Campbell

Title: _____

Date: _____

Date: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: In-car video system-Back end (Server)

REQUESTED ACTION:

Work Session (Report Only)
x Regular Meeting

DATE OF MEETING:
 Special Meeting

January 14, 2013

CONTRACT:

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

Vendor/Entity: L3, Mobile Vision
Termination Date: _____

BUDGET IMPACT: None

Annual
 Capital
 N/A

FUNDING SOURCE:
EXPENDITURE ACCOUNT:

Impact Fees
\$15,749.00

HISTORY/FACTS/ISSUES:
Mayor and Commission,

Several years ago, you expressed the desire for the Police Department to move towards having an in-car video system in every patrol car. Since then the Police Department has made an effort to increase the units with video systems. We currently have 12 cars with systems and have ordered a system with the new cars, expected in two or three months, raising the total to 18. When we first started the current system in 2003 we purchased a server to handle the video. At this time our current system cannot handle the number of units that will be on-line.

I'm Requesting to purchase a new server and transfer all the data. This will stabilize our system and enable us to add the additional cameras in a few months. I have received a quote from L3, (sole source provider) in the amount \$15,749.00, and would like to purchase the non-budgeted item with Impact fees, being the increase in coverage area, caused us to hire the additional officers, therefore is appropriate funding. This will not affect the current budget or a cost to the taxpayers.

E.W. Reeser, Chief 



Mobile-Vision, Inc.

90 Fanny Rd, Boonton, NJ 07005
T. 800-336-8475 F. 973-257-3024

3.1% **QUOTE**
Page 2 of 4

Number AAAQ7522
Date Nov 30, 2012

Sold To

Wildwood Police Department

E.W. Reeser
100 East Huey Street
Wildwood, FL 34785
USA

Phone 3523301355
Fax 3523301358

Ship To

Wildwood Police Department

E.W. Reeser
100 East Huey Street
Wildwood, FL 34785
USA

Phone 3523301355
Fax 3523301358

Line	Qty	Salesperson	SKU	P.O. Number	Description	Ship Via	Unit Price	Ext. Price	Terms
		MAUSER				UPS GROUND			NET 30
1	1		LSMVDT602DEP		DES PRO T602 Server, Tower, 2TB RAID 6 DASD, 12 Core Xeon Processors, 16GB RAM, DVM Server, Storage & Distribution System, Rack Configuration Dual 2.4 GHz 6 Core Processors, 16GB RAM, 2TB RAID 6 DASD Red Hat v5 Enterprise Linux OS/PostgreSql Database DVD-ROM, Monitor, Keyboard, Mouse, CF Card Reader 8 port 10/100/1000 Base T Switch Digital Evidence Software: Base Module, Intelligent Downloading Module, Archiver Module, Case Module, Consumer DVD Module		\$12,749.00	\$12,749.00	
2	1		MVD-DET-BT1		1 Day On-Site Installation (full day of install and 2 hour quick training)		\$2,950.00	\$2,950.00	

SubTotal \$15,699.00
Tax TBD
S&H \$50.00
Total **\$15,749.00**

Signing below is in lieu of a formal Purchase Order.
 Your signature will authorize acceptance of both pricing and product:
 Signed: _____ Date: _____

L-3 Shipping Terms are FOB Boonton, NJ. By Signing below you agree to waive your shipping terms and ship this order FOB Boonton, NJ.
 Signed: _____ Date: _____

Credit Terms: Net 30 Days. State/
 Local Fee and Taxes are not included

Quote price confirmed. Edward W. Reeser

RESOLUTION NO. R2011-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, DECLARING A SOLE SOURCE PROVIDER FOR IN-CAR VIDEO CAMERA OPERATIONS BASES ON THE CURRENT EXISTING SYSTEM; PROVIDING THAT THE EXISTENCE OF THE SOLE SOURCE HAS BEEN DOCUMENTED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City currently uses an in-car video system from L3 Mobile-Vision, Inc., recognized as the premier provider of in-car video equipment to law enforcement and public safety agencies throughout North America; and,

WHEREAS, the City has current "back end" equipment purchased at substantial cost to the City through L3 Mobile Vision, Inc., that allows the video system to download to a computer automatically when the cars pull into the parking lot, thus providing a secure system because the officers cannot manipulate or delete the video; and,

WHEREAS, L3 Mobile Vision Inc., is the only vendor that offers compatible equipment that will work together with our current system, thus eliminating the need to purchase another brand of equipment totally; And

WHEREAS, the Chief of Police and staff have thoroughly researched this matter.

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

SECTION 1. L3 Mobile Vision, Inc. , is hereby deemed to be the sole source for the in-car video camera operations for City of Wildwood based on the fact future purchases are automatically compatible with the existing equipment we have and which will not cause an undue burden on the City requiring the purchase of another brand of equipment altogether because of not being compatible.

PASSED AND RESOLVED, this 22nd day of August, 2011.

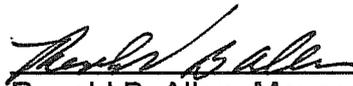
CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:

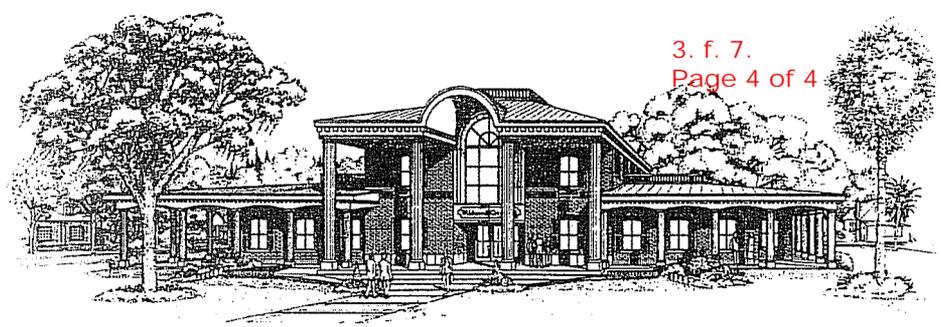


Joseph Jacobs, City Clerk



Ronald B. Allen, Mayor Pro Tem

*City of
Wildwood,
Florida*



DATE: January 7, 2013

TO: Bill Ed Cannon, City Manager

FROM: E.W. Reeser, Chief of Police *(Signature)*

RE: In-Car Video system

Several years ago, the Commission expressed the desire for the Police Department to move towards having an in-car video system in every patrol car. Since then the City has made an effort to increase the units with video systems. We currently have 12 cars with systems and have ordered a system with the new cars, expected in two or three months, raising the total to 18. When we first started the current system in 2003 we purchased a server to handle the video. In 2009 we increased the number of cars with video camera. At that time we did not have the funds or financial ability to replace the server. We are currently utilizing a standalone computer since then, which does not have the stability or capacity to function properly. At this point with the additional units coming online in a couple months, we need to purchase a new server and transfer all the data. This will stabilize our system and enable us to add the additional cameras in a few months. I have received a quote from L3, (sole source provider) in the amount \$15,749.00, and would like to purchase the non-budgeted item with Impact fees, being the increase in coverage area, caused us to hire the additional officers, therefore is appropriate funding. This will not affect the current budget or a cost to the taxpayers.

**CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Enhance and Upgrade Technical Services Throughout the City

REQUESTED ACTION: Request for approval to upgrade technical services throughout City Hall, Water/Wastewater, Public Works/Fleet Services, Annex and the Wildwood Community Center with high speed Internet Access, enhanced e-mail, Wi Fi, Hot Spots, Backups and Internet Phone (Bundled Services)

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: January 14, 2013
 Special Meeting

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

BUDGET IMPACT: Dependent Upon Services Selected:
All Services Bundled: Monthly Total: \$2,648.71 or Annual: \$31,784.52
Internet, Wi Fi & On Site Tech Only: Monthly Total: \$1,521.51 Annual: \$18,258.12

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Request for approval to upgrade technical services throughout City Hall, Water/Wastewater, Public Works/Fleet Services, Annex and the Wildwood Community Center with higher speed Internet Access, enhanced e-mail, static IP addresses, Wi Fi, Hot Spots, Backups and Internet Phone (Bundled Services) which would allow wireless connection of computers, printers and scanners in all City Departments in addition to Hot Spot/Wi Fi access for the public in the Community Center and City Hall for meetings.

Quotes from Brighthouse Networks and Florida Department of Management Services were obtained.

The Florida Dept. of Management Services quote (\$8,153.86 monthly equaling \$97,846.32 annually) was extremely high and they were NOT able to provide Wi Fi, Hot Spots, server support or e-mail hosting for which we would have to obtain another vendor for. Their quote also did not include phone service which we currently receive from them, so that would have to be added to their quote.

Bright House provided two quotes: one for bundled services to include phone service (\$2,648.71 monthly equaling \$31,784.52 annually) and one for bundled services without phone service \$1,521.51 monthly equaling \$18,258.12 annually). Their service would include Static IP addresses, upgrade from 7 MB to 50 MB Internet speed, hosting up to 1,000 e-mail accounts with 5GB per e-mail account server storage, backups, Wi Fi, Hot Spots and server support.

Bright House is local; Fla. Dept. of Management Services is in Tallahassee.

Staff would recommend Bright House Networks.

(Current Services are in BOLD)

At this time, the Police Department MAY NOT be changing services from their current situation. Therefore two separate pricings will be necessary, WITH the Dept and WITHOUT the Dept.

City Hall, located at 100 N Main Street, 34785:
7Mb - BrightHouse Network Cable
PC Workstations: 20
Telephone service is currently provided by SUNCOM

Our Goal for City Hall:

- 1) (Meet or exceed) 50mb Internet (static IP, if available)
- 2) Hot Spot to provide wireless network, OPEN TO THE PUBLIC, not connected to the server, throughout the building and requiring a separate modem and access
- 3) Hot Spot to provide four Virtual Private Network addresses – Wireless Network allowing RESTRICTED Guest Access - a private/secure/filtered access that could be a component of the City network with firewall that would allow access to server and printers.
- 4) Connect City Hall Annex, located at 110 E Wonders Street, 34785, by add/expand the City Hall service to this location by cable/line. Annex currently has NO INTERNET SERVICE
- 5) Interconnectivity with ALL outside departments addressed below, except Police
- 6) Keep telephone services intact
- 7) FUTURE: Interconnectivity (only during crisis) with Police Depts.

Community Center, located at 6500 Powell Road, 34785:
7Mb, wireless only - BrightHouse Network - Cable
PC Workstations: currently unused
Telephone service is currently provided by Century Link – 7 lines

Goal:

- 1) (Meet or exceed) 18mb Internet (static IP, if available)
- 2) HotSpot to provide wireless network, OPEN TO THE PUBLIC- not connected to the server- throughout the building, requiring a separate modem and access
- 3) HotSpot to provide one Virtual Private Network addresses – wireless network allowing RESTRICTED Guest Access - a private/secure/filtered access that could allow access to (potential) server and (potential) printers.
- 4) Replace Century Link Telephone Service
- 5) FUTURE: Interconnectivity (only during crisis) with City Hall and Police Depts.

**Fleet & Street Depts, located at 410 Grey Street, 34785:
5Mb - BrightHouse Network - Cable
PC Workstations: 5
Telephone service is currently provided by SUNCOM**

Goal:

- 1) (Meet or exceed) 18mb Internet (static IP, if available)
- 2) HotSpot to provide wireless network allowing RESTRICTED, secure Guest Access
- 3) Interconnectivity with City Hall
- 4) FUTURE: Interconnectivity (only during crisis) with Police Depts
- 5) Keep telephone services intact

**Utility Dept, located at 1290 Industrial Drive, 34785:
1.5M Month LAN - Century Link - DSL
PC Workstations: 10
Telephone service is currently provided by SUNCOM, with exception of 1 line
provided by Century Link**

Goal:

- 1) (Meet or exceed) 18mb Internet (static IP, if available)
- 2) HotSpot to provide wireless network allowing RESTRICTED, secure Guest Access
- 3) Interconnectivity with City Hall
- 4) Keep telephone services intact

Please understand that, at this time, the Police Department may not be changing services from their current situation. Therefore two separate pricings will be necessary, WITH the Dept and WITHOUT the Dept.

**Police Dept, located at 100 E Huey Street, 34785: 1.5Mb - Nationwide Computer Systems, Inc – DSL; Other service: 1544 Kbps Translink Chan Term - Century Link
PC Workstations: 20**

Goal:

- 1) (Meet or exceed) 50mb Internet (static IP, if available)
- 2) HotSpot to provide wireless network allowing RESTRICTED, secure Guest Access
- 3) Keep telephone services intact
- 4) FUTURE: Interconnectivity (only during crisis) with City Hall, Community Center and Street/Fleet Depts.

Attached are the two price quotes for Bundled Services: Data / Telephone / On-site Technical Support. Both parties have affirmed that their price quote will meet the City's objectives, unless otherwise stated.

FL DMS is Florida Division of Management Services (State)

BHN is Bright House Networks

FL DMS is unable to provide WIFI or HotSpot. This would require the City to obtain another vendor for these services.

DMS price quote would be in addition to the costs already paid for our phone service.

BHN is in the process of getting us pricing for Server support, but attempting to get it included without change to the pricing on this quote. BHN IT services do not replace our equipment. BHN includes 1 Terrabyte of back-up storage. BHN service for the Utilities Department, located at 1290 Industrial Drive, would need to be constructed. This could be done within 60 days of contract agreement. Off-site storage/archival/records retention services can be provided at an additional cost.

FL DMS does not provide server support.

The BHN price quote includes two quotes; (1) for bundled services, (2) bundled services LESS telephone. Our telephones are currently on FL DMS Suncom. The Suncom network currently charges \$0.027/minute. Past invoices reviewed reflect that the City Hall average usage has been 1300 - 1600 minutes monthly.

BHN has stated that telephone numbers are portable and No additional equipment would be needed for our system and/or other vendors services. BHN price quote allows for all locations to have unlimited Local and Long Distance, with the exception of City Hall having a limit of 2500 minutes/month Long Distance.

DMS does not provide e-mail hosting but recommends Outlook.

BHN price quote includes 1000 POP e-mail accounts; 5G on server per account (per person).

The City currently pays for 75 (e-mail) addresses monthly through Zimbra which can be discontinued with notice.

The BHN price quote is a contract for three (3) years; early terminationn fee after 30 days would result in a penalty of the equivalent of four months base rate billing.

Our BrightHouse Networks Account Executive Gustavo Moronta will be attending the **January 14th** City Commission meeting, only to answer any questions on the services which he has quoted on behalf of his company.

Alice J Borrack
Sr. Deputy Clerk

CITY OF WILDWOOD

Phone: [352- 330-1330](tel:352-330-1330), ext 101

Fax: [352-330-1338](tel:352-330-1338)

E-mail: aborrack@wildwood-fl.gov

NOTE:

Florida has a very broad public records law. Most written communication to or from government officials regarding

BRIGHT HOUSE SERVICES

Location Name	Address	#phone lines	Current Internet speed	number of computers	Current Brighthouse Bill	Quote for all Services	Quote for internet, wifi and Onsite tech only	Notes
City Hall	100 main st	23 Main & 4 fax	7Mb	20	\$139.95	\$1,299.79	\$709.89	You would upgrade to 50mb Internet
City Hall Annex	110 Wonders Street	2	Combine City Hall	none	None	\$59.90 2 phone lines	NA	Run cat 5/ fiber and cobine with city hall network
Water / Waste Water	1290 industrial dr	4	n/A	9	None	\$499.74 \$319.94	\$319.94 \$499.74	
Community Center	6500 county road 139/Powell rd	7	7Mb	Wireless only	\$140.93 Internet and Tv	\$346.30	\$151.94	
Street and Fleet	410/Grey street	4	5mb	3	\$79.95 internet only	\$442.98	\$309.79	COBINE STRET AND FLEET ON ONE ACCOUNT
Police Deparrtment	100 e Huey st	8	n/A	8	pending	pending	pending	Need to confirm with county and ncis
Parks	450 South St Clair St	1	n/A	none			\$29.95 PHONE ONLY	Will this office remain standalone ?
Water Plants								
active	801 Huey Street	2			\$65.08 tv only			
501 Water Plant	469 County Road 501							
Okahumpka Plaza Water Plant	Mile Post 299 Florida Turnpike (Okahumpka Service Plaza)							
?	8763 County Road 231							
RIB Site	5124 County Road 125B-1							
	<u>Legend</u>							
	Active with services							
	Servicable/ No Brighthouse services at this Time							
	Needs Construction							
	Not servicable							
	Need to Build cable(30-45 days)							

Monthly Total:
\$2,648.71
Annual:
\$31,784.52

Monthly Total:
\$1,521.51
Annual:
\$18,258.12

FLORIDA DIVISION OF MANAGEMENT SERVICES QUOTE (MONTHLY)

Quote Does not include WiFi, Hot Spot or Phone Service Page 6 of 30

Alice,

Per our conference call this is a summary of our My Florida Net (MFN) proposal for your network:

At City Hall

For Internet Access: 1 – 33Mbps MFN Metro Ethernet (ME) set up as a Public VRF. Port Charge \$1014.17, Local Loop Charge \$929.70, totaling \$1943.87. The Router for this circuit would be a CISCO 3925-ME-SEC, renting for \$363.79/month. Total monthly of \$2307.66.

For Interconnectivity: 1- 21Mbps MFN ME circuit set up as Private VRF. Port Charge \$901.11, Local Loop charge \$835.88, totaling \$1736.99. The Router rental for this circuit would be a CISCO 2921-ME-SEC at \$172.37/month. Totaling \$1909.36

At Community Center

1-8Mbps MFN ME circuit, set up as Private VRF. Port Charge \$653.04, Local Loop Charge \$601.89, totaling \$1254.93. The Router rental for this circuit would be a CISCO 1921-ME-SEC, at \$57.35/month. Combined total \$1312.28.

At Fleet & Street Dept.

1-8Mbps MFN ME circuit, set up as Private VRF. Port Charge \$653.04, Local Loop Charge \$601.89, totaling \$1254.93. The Router rental for this circuit would be a CISCO 1921-ME-SEC, at \$57.35/month. Combined total \$1312.28.

At Utility Dept.

1-8Mbps MFN ME circuit, set up as Private VRF. Port Charge \$653.04, Local Loop Charge \$601.89, totaling \$1254.93. The Router rental for this circuit would be a CISCO 1921-ME-SEC, at \$57.35/month. Combined total \$1312.28.

The Community Center, Fleet & Street Dept. and the Utility Dept. are all three set up the same. Also note all Router rentals include installation and maintenance.

The overall combined monthly total of all sites including routers would be \$8153.86 Attached is a diagram of what we discussed in our call, please note that Firewall shown in the diagram is provided and managed by City of Wildwood. However, MFN does have service to provide a dedicated firewall functionality..

We look forward to continuing the partnership the City and the State have enjoyed over the years in this new endeavor.

Regards,

Bill Fox

State of Florida

Technology Consultant

Department of Management Services

Division of Telecommunications

(352) 330-1363 Office

(352) 425-2468 Mobile

Bill.Fox@dms.myflorida.com

Please rate my service by taking the following anonymous survey:

<https://www.surveymonkey.com/s/RateMeNow>

"We Serve Those Who Serve Florida"

**Annual Cost for Florida Dept. of Management Services to provide service: \$97,846.32
WiFi, e-mail, hot spot and phone services are NOT included in that cost.**

CITY HALL INTERNET & ON SITE TECHNICAL SERVICES ONLY

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood		30/740956-01	1330	
Customer Address	Suite	City	State	ZIP
100 N Main ST	City Hall	Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	- -	
Billing Address	Suite	City	State	ZIP
100 North Main Street		Wildwood	FL	34785
Billing Contact		Phone	Fax	
Gene Kornegay		352-303-8506		

Service Agreement

The terms and conditions of the Services Agreement are available at www.brightbiz.com/legal.aspx, a copy of which will be provided to customer upon request. Such terms and conditions are incorporated herein by this reference. By executing this Services Agreement where indicated below, Customer acknowledges that (1) customer accepts and agrees to be bound by all terms of the Services Agreement, including section 21 thereof, which provides that the parties desire to resolve disputes relating to the Bright House Networks Business Solutions services agreement through arbitration; (2) by agreeing to arbitration, customer is giving up various rights, including the right to trial by jury, and (3) all applicable Service Orders.

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

CITY HALL INTERNET & ON SITE TECHNICAL SERVICES ONLY

Client Information

Business Name		Account Number	
City of Wildwood		30/740956-01	
Contact		Phone	Fax
Alice Borrack		352-330-1330	- -
Service Address	Suite	City	State ZIP
100 N Main ST	City Hall	Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
100 North Main Street		Wildwood	FL 34785
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
1330		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
Entity Type	Customer Type
Current LEC	LEC BTN
Account Authorization	
Additional Order Comments	

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
Onsite-Data - Up to 20PC 3YR	1	\$100.00	\$289.99	\$289.99	0
3YR 50M x 5M	1	\$49.95	\$209.95	\$209.95	0
Single Static IP	1	\$0.00	\$10.00	\$10.00	0
Remote Data Backup 500G	1	\$0.00	\$199.95	\$199.95	0
Total*		\$149.95		\$709.89	

*Prices do not include applicable taxes and governmental fees that must be paid by Customer in addition to the specified fees.

The services, products, prices and terms identified on this Service Order constitute Bright House Networks Business Solutions' offer to provide such services on such terms. Until customer has accepted this offer by signing as appropriate below, Bright House Networks Business Solutions reserves the right to rescind this offer at any time, at its sole discretion.

This Service Order shall be renewable for successive terms unless at least thirty (30) days prior to the expiration of the then-current term, either party notifies the other party of such party's intent not to renew this Service Order. Service Order terms and corresponding monthly billing will commence on actual service installation date.

Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

CITY HALL INTERNET & ON SITE TECHNICAL SERVICES ONLY

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

CITY HALL PHONE, ON SITE TECH & INTERNET UPGRADE

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood		30/740956-01	1330	
Customer Address	Suite	City	State	ZIP
100 N Main ST	City Hall	Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	- -	
Billing Address	Suite	City	State	ZIP
100 North Main Street		Wildwood	FL	34785
Billing Contact		Phone	Fax	
Gene Kornegay		352-303-8506		

Service Agreement

The terms and conditions of the Services Agreement are available at www.brightbiz.com/legal.aspx, a copy of which will be provided to customer upon request. Such terms and conditions are incorporated herein by this reference. By executing this Services Agreement where indicated below, Customer acknowledges that (1) customer accepts and agrees to be bound by all terms of the Services Agreement, including section 21 thereof, which provides that the parties desire to resolve disputes relating to the Bright House Networks Business Solutions services agreement through arbitration; (2) by agreeing to arbitration, customer is giving up various rights, including the right to trial by jury, and (3) all applicable Service Orders.

Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

CITY HALL PHONE, ON SITE TECH & INTERNET UPGRADE

Client Information

Business Name		Account Number	
City of Wildwood		30/740956-01	
Contact		Phone	Fax
Alice Borrack		352-330-1330	--
Service Address	Suite	City	State ZIP
100 N Main ST	City Hall	Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
100 North Main Street		Wildwood	FL 34785
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
1330		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
Entity Type	Customer Type
Current LEC	LEC BTN
Account Authorization	
Additional Order Comments	

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
OnsITe-Data - Up to 20PC 3YR	1	\$100.00	\$289.99	\$289.99	36
3YR 50M x 5M Bundled	1	\$49.95	\$170.00	\$170.00	36
OnsITe-Data - RD Backup 50G->500G Upsell	1	\$0.00	\$180.00	\$180.00	36
3YR 4 Full Featured Lines w/ multi service	1	\$0.00	\$159.80	\$159.80	36
TDX Services	1	\$500.00	\$500.00	\$500.00	36
Total*		\$649.95		\$1,299.79	

3. f. 8
Page 12 of 30

*Prices do not include applicable taxes and governmental fees that must be paid by Customer in addition to the specified fees.

The services, products, prices and terms identified on this Service Order constitute Bright House Networks Business Solutions' offer to provide such services on such terms. Until customer has accepted this offer by signing as appropriate below, Bright House Networks Business Solutions reserves the right to rescind this offer at any time, at its sole discretion.

This Service Order shall be renewable for successive terms unless at least thirty (30) days prior to the expiration of the then-current term, either party notifies the other party of such party's intent not to renew this Service Order. Service Order terms and corresponding monthly billing will commence on actual service installation date.

Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

CITY HALL PHONE, ON SITE TECH & INTERNET UPGRADE

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed



COMMUNITY CENTER WIFI AND TV

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City Of Wildwood Community Center		30 / 858045-01		
Customer Address	Suite	City	State	ZIP
6500 County Road 139		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	352-330-1338	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

The terms and conditions of the Services Agreement are available at www.brightbiz.com/legal.aspx, a copy of which will be provided to customer upon request. Such terms and conditions are incorporated herein by this reference. By executing this Services Agreement where indicated below, Customer acknowledges that (1) customer accepts and agrees to be bound by all terms of the Services Agreement, including section 21 thereof, which provides that the parties desire to resolve disputes relating to the Bright House Networks Business Solutions services agreement through arbitration; (2) by agreeing to arbitration, customer is giving up various rights, including the right to trial by jury, and (3) all applicable Service Orders.

Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City Of Wildwood
Community Center

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

COMMUNITY CENTER WIFI AND TV

Client Information

Business Name		Account Number	
City Of Wildwood Community Center		30 / 858045-01	
Contact		Phone	Fax
Alice Borrack		352-330-1330	352-330-1338
Service Address	Suite	City	State ZIP
6500 County Road 139		Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
New	
Entity Type	Customer Type
Current LEC	LEC BTN
Embarq	352-748-0394

Account Authorization

Additional Order Comments

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 10M x 1M	1	\$0.00	\$74.95	\$74.95	36
Business Wireless Network	2	\$99.90	\$7.00	\$14.00	36
Bus TV Standard Multi Service M2M	1	\$0.00	\$62.99	\$62.99	36
Total*		\$99.90		\$151.94	

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Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

COMMUNITY CENTER WIFI AND TV

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City Of Wildwood Community Center

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed



COMMUNITY CENTER PHONE, WI FI AND CABLE TV

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City Of Wildwood Community Center		30 / 858045-01		
Customer Address	Suite	City	State	ZIP
6500 County Road 139		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	352-330-1338	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

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Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City Of Wildwood
Community Center

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 7 Full Featured Lines w/ multi service	1	\$99.95	\$233.31	\$233.31	36
3YR 10M x 1M Bundled	1	\$0.00	\$55.00	\$55.00	36
Bus TV Standard w/ 10M & 6+ line discount M2M	1	\$0.00	\$57.99	\$57.99	36
Total*		\$99.95		\$346.30	

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Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

COMMUNITY CENTER PHONE, WI FI AND CABLE TV

Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City Of Wildwood
Community Center

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed



STREET AND FLEET INTERNET AND ONSITE TECH

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood (Street and Fleet)				
Customer Address	Suite	City	State	ZIP
410 grey ST		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	--	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

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Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City of Wildwood (Street
and Fleet)

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

STREET AND FLEET INTERNET AND ONSITE TECH

Client Information

Business Name		Account Number	
City of Wildwood (Street and Fleet)			
Contact	Phone	Fax	
Alice Borrack	352-330-1330	--	
Service Address	Suite	City	State ZIP
410 grey ST		Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
Entity Type	Customer Type
Current LEC	LEC BTN

Account Authorization

Additional Order Comments

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 10M x 1M	1	\$0.00	\$74.95	\$74.95	36
OnsITe-Data - Up to 4PC 3YR	1	\$99.00	\$94.99	\$94.99	36
OnsITe-Data - 1 Static IP	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Anti-Virus	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Firewall	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Data Backup 10G	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - VPN	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - WLAN - 1 SSID Business	1	\$0.00	\$0.00	\$0.00	36
Total*		\$99.00		\$169.94	

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Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

STREET AND FLEET INTERNET AND ONSITE TECH

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood (Street and Fleet

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed



STREET AND FLEET PHONE, INTERNET AND ONSITE TECH

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood (Street and Fleet)				
Customer Address	Suite	City	State	ZIP
410 grey ST		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	--	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

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Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City of Wildwood (Street
and Fleet)

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

STREET AND FLEET PHONE, INTERNET AND ONSITE TECH

Client Information

Business Name		Account Number	
City of Wildwood (Street and Fleet)			
Contact	Phone	Fax	
Alice Borrack	352-330-1330	--	
Service Address	Suite	City	State ZIP
410 grey ST		Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
Entity Type	Customer Type
Current LEC	LEC BTN
Account Authorization	
Additional Order Comments	

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 4 Full Featured Lines w/ multi service	1	\$0.00	\$159.80	\$159.80	36
3YR 10M x 1M Bundled	1	\$0.00	\$55.00	\$55.00	36
OnsITe-Data - Up to 4PC 3YR	1	\$99.00	\$94.99	\$94.99	36
OnsITe-Data - 1 Static IP	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Anti-Virus	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Firewall	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - VPN	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - WLAN - 1 SSID Business	1	\$0.00	\$0.00	\$0.00	36
Total*		\$99.00		\$309.79	

3. f. 8
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STREET AND FLEET PHONE, INTERNET AND ONSITE TECH

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood (Street and Fleet

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed



WASTER WATER ONSITE TECH AND INTERNET ONLY

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood				
Customer Address	Suite	City	State	ZIP
1290 Industrial DR		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	--	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

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Authorized Signature for Bright House Networks
Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 18M x 2M	1	\$0.00	\$119.95	\$119.95	36
OnslTe-Data - Up to 10PC 3YR	1	\$99.00	\$199.99	\$199.99	36
OnslTe-Data - 1 Static IP	1	\$0.00	\$0.00	\$0.00	36
OnslTe-Data - Anti-Virus	1	\$0.00	\$0.00	\$0.00	36
OnslTe-Data - Firewall	1	\$0.00	\$0.00	\$0.00	36
OnslTe-Data - Data Backup 20G	1	\$0.00	\$0.00	\$0.00	36
OnslTe-Data - WLAN - 1 SSID Business	1	\$0.00	\$0.00	\$0.00	36
Total*		\$99.00		\$319.94	

*Prices do not include applicable taxes and governmental fees that must be paid by Customer in addition to the specified fees.

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Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

WASTER WATER ONSITE TECH AND INTERNET ONLY

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

WASTE WATER PHONE, INTERNET AND ONSITE TECH

This Bright House Networks Business Solutions Services Agreement ("Services Agreement") is between customer identified below ("**Customer**") and Bright House Networks ("**Operator**").

Bright House Networks Business Solutions Information

Bright House Networks Business Solutions

Contact: Gustavo Moronta 646
Telephone: 407-215-5747
Facsimile: 407-513-4851

Customer Information

Customer Name		Account Number	Federal Tax ID	
City of Wildwood				
Customer Address	Suite	City	State	ZIP
1290 Industrial DR		Wildwood	FL	34785
Customer Contact		Phone	Fax	
Alice Borrack		352-330-1330	--	
Billing Address	Suite	City	State	ZIP
Billing Contact		Phone	Fax	

Service Agreement

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Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

WASTE WATER PHONE, INTERNET AND ONSITE TECH

Client Information

Business Name		Account Number	
City of Wildwood			
Contact	Phone	Fax	
Alice Borrack	352-330-1330	--	
Service Address	Suite	City	State ZIP
1290 Industrial DR		Wildwood	FL 34785
Billing Address	Suite	City	State ZIP
Account Executive		Phone	Fax
Gustavo Moronta 646		407-215-5747	407-513-4851
Federal Tax ID	Tax Exempt Certificate	Tax Exempt Status	
		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/> Other	

Order Information

Order Type	Proposed Install Date
Entity Type	Customer Type
Current LEC	LEC BTN

Account Authorization

Additional Order Comments

Services, Fees, and Terms

Services Selected	Quantity	One Time Charge	Monthly Recurring Fee	Monthly Recurring Total*	Initial Service Period Months
3YR 5 Full Featured Lines w/ multi service	1	\$0.00	\$199.75	\$199.75	36
3YR 18M x 2M Bundled	1	\$0.00	\$100.00	\$100.00	36
OnsITe-Data - Up to 10PC 3YR	1	\$99.00	\$199.99	\$199.99	36
OnsITe-Data - 1 Static IP	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Anti-Virus	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - Firewall	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - VPN	1	\$0.00	\$0.00	\$0.00	36
OnsITe-Data - WLAN - 1 SSID Business	1	\$0.00	\$0.00	\$0.00	36
Total*		\$99.00		\$499.74	

3. f. 8
Page 30 of 30

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Business TV is delivered on a month to month basis and subject to annual rate increases.

Business Solutions customers will receive a complimentary WiFi Hotspot with any new Broadband Internet Services ordered unless otherwise noted above.

WASTE WATER PHONE, INTERNET AND ONSITE TECH

Authorized Signature for Bright House Networks Business Solutions

Authorized Signature for City of Wildwood

Printed Name and Title

Printed Name and Title

Date Signed

Date Signed

EXECUTIVE SUMMARY

SUBJECT: Survey along CSX property

REQUESTED ACTION: Commission approval of a \$4,800 expenditure for a survey along the CSX right of way enabling the City to enter into a long-term lease with CSX for that portion of property (Staff recommends approval).

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 Regular Meeting Special Meeting

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

BUDGET IMPACT: \$4,800, plus engineering consultant costs under existing contract

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

HISTORY/FACTS/ISSUES:

Staff have meet with CSX Transportation (CSXT) regarding a portion of the CSX right-of-way that extends from the north boundary of parcel G06=069 (SNJ Discount Beverages) to the south boundary of parcel G06C001 (Seaboard Systems Railroad).

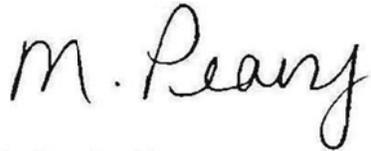
Historically, this area behind the various businesses along Main Street (US 301) has been used for parking and access to those buildings. Additionally, the City has constructed and maintained a vehicular roadway, Rutland Street, behind a portion of those buildings (115 N. Main Street to 115 S. Main Street). Further, there is an empty lot south of the CSX depot (parcel G06L005), which is owned by the railroad but is regularly used by the public for parking.

Moving forward with the survey and subsequent lease agreement with CSXT will ensure that businesses on the west side of US 301 in the downtown area maintain adequate access to their facilities and provide enough parking to attract customers to the downtown area. Customers coming to downtown, particularly from the Villages, are less inclined to walk long distances to park and retrieve their vehicle. The decommissioning of Rutland Street would result in lost parking along its connecting side streets (Wonders and Oxford Streets) because those streets would become dead-ends without a means to turn around.

Given the timing of CSXT's proposed increase in train traffic, the City has a unique window of opportunity to engage the railroad in discussions on this matter (such opportunity may not present itself again for a significant time). Failure to act could result in irreparable economic harm to the City's downtown businesses, further eroding the City's tax base and tax receipt revenue.

During the current negotiations with CSXT on this matter, their insurance department has agreed to accept the City's insurance certificate and levels of coverage in order to proceed with a long-term lease. Due to the cost of additional insurance as would otherwise be required by CSXT from private companies/individuals, previous attempts at negotiating a lease with CSXT were unsuccessful.

Staff and CSXT believe it is in their mutual interest to come to an agreement on a long-term lease of the subject property, and to that end Staff have sought a quote for a survey of the subject area to render a legal description that would become the basis of a long-term lease between the City of Wildwood and CSXT. **Staff is requesting approval of the expenditure for the cost of the survey to begin the process .**

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

Melanie Peavy, Director
Development Services Department



Reginald M. Barrineau, P.S.M., Founder

Oakhurst Professional Park + 1309 S.E. 25th Loop + Suite 103 + Ocala, Florida 34471
PHONE (352) 622-3133 + **FAX** (352) 369-3771 + rmbarrineau.com
Christopher J. Howson, P.S.M., C.F.M. + Travis P. Barrineau, P.S.M.

January 2, 2013

Richard V. Busche, P.E.
Kimley-Horn and Associates, Inc
1823 Southeast Fort King Street, Suite 200
Ocala, FL 34471

RE: City of Wildwood CSX Route
Approximately 1500 linear feet

Rick,

Thank you for considering R.M. Barrineau & Associates. After reviewing materials from our office, I have determined a fee of \$4,800.00 for the requested services. This will include the following tasks on the area as listed below in Sumter County, Florida:

- **Specific Purpose Survey:**
 - All improvements within designated corridor and five feet east of the eastern right of way line of the CSX railroad.
 - Survey will be done in Florida West State Plane Coordinate System (NAD 83).
 - All easements depicted on survey as furnished by client or platted
 - Location of all visible utilities
 - Vertical datum will be on NAVD 1988
 - Full right of way and existing conditions along contiguous roadways
 - The survey will cover from the eastern rail to the eastern right of way line of the CSX rail road starting at the north boundary of G06=069 (SNJ Discount Beverages) north to the south boundary of G06 C001 (Seaboard Systems Railroad).
 - Any monumentation evidence of existing rights-of-way along the route will be located. The rights-of-way along the route are being claimed by plats recorded, right of way maps and/or deeds.

- **Maintenance Map:**
 - Existing conditions for specified area as defined by the City of Wildwood.

Once the proposal is authorized, we anticipate a completion date of three weeks subsequent to. The requested services will be delivered in an electronic drawing file in Civil 3D 2013 format and plotted 24"x36" maps. Upon completion an invoice will be delivered with the final map and drawing file. Payment will be due within 30 days of the invoice date.

Terms of this proposal are valid for 30 days from date of proposal. If you have any questions regarding this proposal, or for any further information, please do not hesitate to call.

Sincerely,

Chris Howson

Chris Howson, P.S.M.,
Vice President of Operations
R.M. Barrineau & Associates, Inc.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Letter to the Department of Economic Opportunity

REQUESTED ACTION: Approval to Send the Letter to the Department of Economic Opportunity

Work Session (Report Only) **DATE OF MEETING:** January 14, 2013
 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:

F.S. § 163.3191 requires local governments to determine if comprehensive plan amendments are necessary to reflect changes in state statutes in part since the last update of its plan. Local governments are required to notify the state land planning agency of its determination.

Staff has engaged in discussion with the Department of Economic Opportunity and it has been agreed that due to the City's recent planning initiatives and major amendments over the last few years, changes to the City's Comprehensive Plan are unnecessary under F.S. § 163.3191.

Staff is seeking approval to send the attached letter to the Florida Department of Economic Opportunity.



Jason McHugh
Development Services Coordinator



City of
Wildwood,
Florida



3.g.1.
Page 2 of 2

City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

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

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

HUMAN RESOURCES
Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

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

PUBLIC WORKS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

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

January 14, 2013

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

RE: Evaluation and Appraisal of the City's Comprehensive Plan

Mr. Eubanks,

Please accept this letter as notification of the City's intent to not modify the local comprehensive plan pursuant to F.S. 163.3191(1).

In 2010, the City completed a rewrite of its Comprehensive Plan. In May of 2011, the City of Wildwood adopted and submitted its Evaluation and Appraisal Report (EAR) of the Comprehensive Plan to the state land planning agency. During this time, significant changes were underway in Chapter 163, Florida Statutes and the City was notified that the Department of Community Affairs no longer had the authority to review the EAR for sufficiency.

Nevertheless, the EAR identified opportunities for amendments to the Comprehensive Plan, and the City has adopted two major amendments since the EAR was submitted. The City also will be transmitting its 10-Year Water Supply Plan this month. As such, the City believes its Comprehensive Plan is in compliance with current statutory requirements and will re-evaluate the Comprehensive Plan during the next scheduled EAR in 2018.

Should there be any questions please contact:

Jason McHugh
Development Services Coordinator
(352) 330-1330 x 112
jmchugh@wildwood-fl.gov

Regards,

Mayor Ed Wolf
City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CSX Request for Commission Workshop

Commission to set a date for a Commission workshop with CSX and department heads affected by the planned changes to CSX rail operations (Board Option).

REQUESTED ACTION:

- Work Session (Report Only)
- Regular Meeting

DATE OF MEETING: January 14, 2013
 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:

CSX Transportation (CSXT) has requested a working session with city officials to discuss the upcoming changes to rail operations within the City of Wildwood. Topics include:

- Projected increase in train traffic on S Line
- Double main line construction
- Speed increase in Wildwood
- Public education and awareness

CSXT has requested that representatives from Sumter County who also represent the City (i.e., Fire Department) also attend.

Staff and CSXT believe it is essential that prior to scheduling a public meeting on this issue that the necessary officials be fully informed on the planned changes so they are prepared to respond to inquiries from the public. **Staff is seeking guidance from the Commission on an acceptable date for a public workshop in January, so that a public meeting can be held later next month.**

Melanie Peavy, Director
Development Services Department

January 2013

January 2013							February 2013						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 30 - Jan 5	Dec 30	31	Jan 1, 13 HOLIDAY - New Year's Eve	2	3	4	5
Jan 6 - 12	6	7	8	Gene - Vacation (Jan. 7-11)			12
			<ul style="list-style-type: none"> 6:00 PM Parks & Recreation Bo 6:00 PM Wildwood Historical As 6:30 PM Wildwood Historical As 				
Jan 13 - 19	13	14 7:00 PM Commission Meeting	15 6:00 PM Wildwood Business Co	16	17 4-8 PM-Teen Court (Commissio	18	19
Jan 20 - 26	20	21 HOLIDAY-MLK, Jr. Day (City Clos	22	23	24	25	26
Jan 27 - Feb 2	27	28 7:00 PM Commission Meeting	29	30	31	Feb 1	2

Page 2 of 2

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:** 1/14/2013
 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; and subject to approval of the land use change (case CP 1210-02, O2012-28) and rezoning (case RZ 1210-02, O2012-29) ordinances heard earlier today.**

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

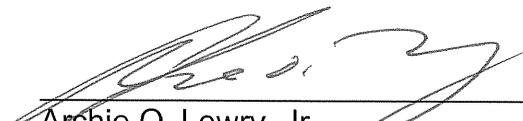
Parcel: A portion of D08=005 (Lot 4 of Oxford Greens)

Owner: Sumter Retirement Residence, LLC

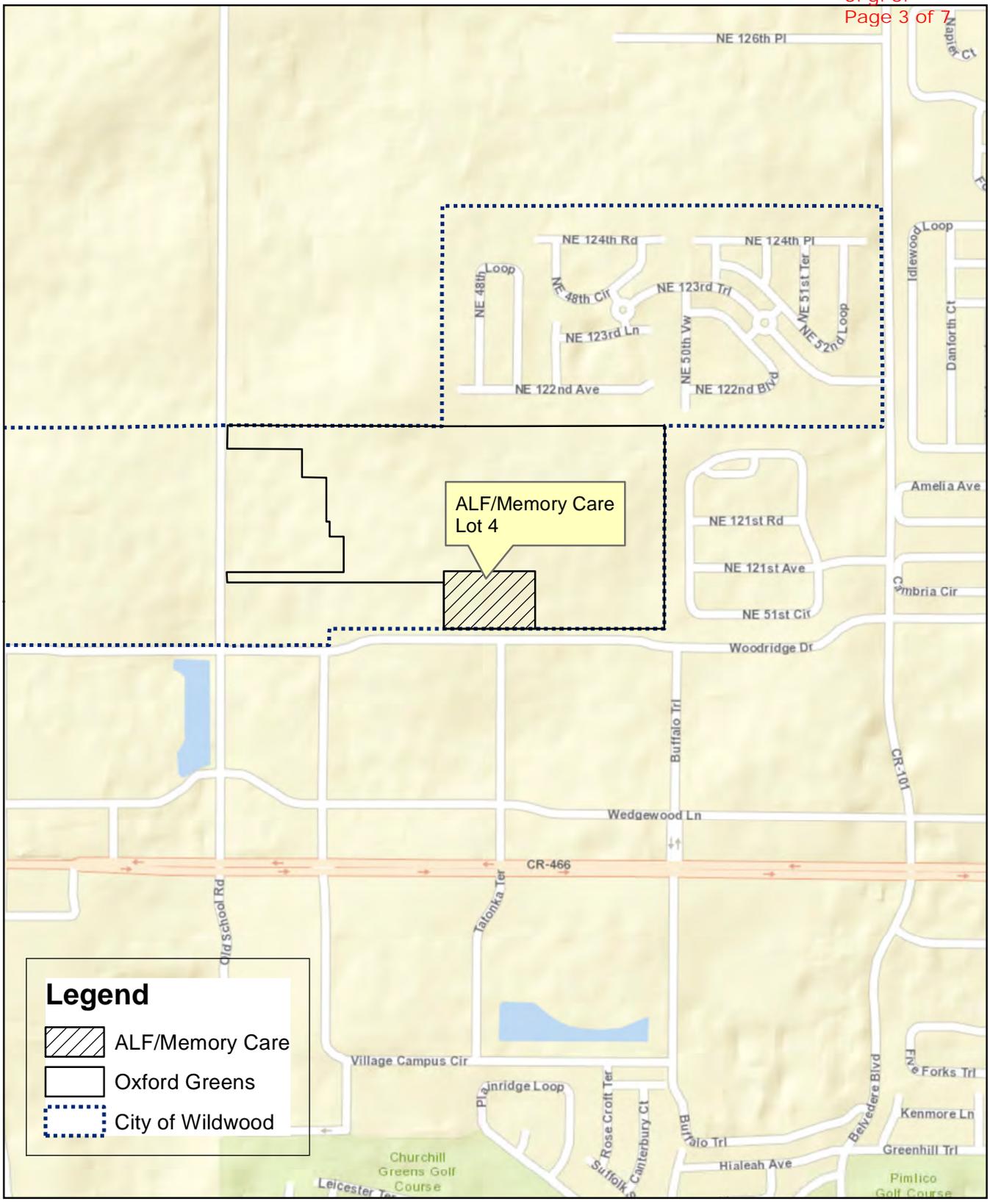
Applicant: Lenity Architecture, LLC

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



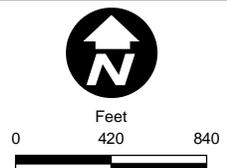
Archie O. Lowry, Jr.
Special Magistrate, City of Wildwood



I:\Terr\GIS\Maps\Location - Oxford ALF-Memory Care.mxd - 11/21/2012 3:00:05 PM - tntaal



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



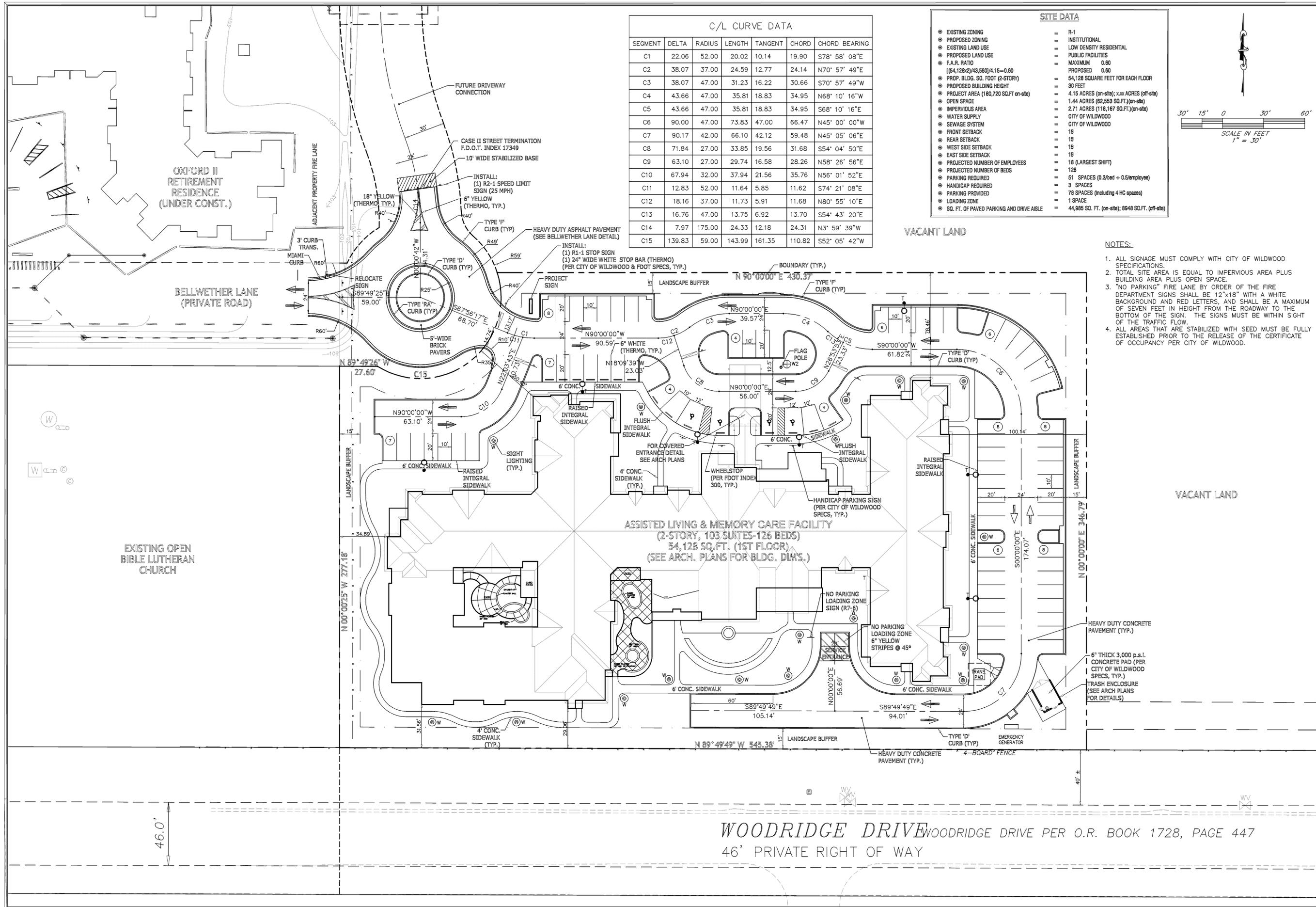
Tillman & Associates
 ENGINEERING, I.L.C.
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100 • Ocala, FL 34471
 Office: (352) 307-1947 • Fax: (352) 307-2420
 CERTIFICATE OF AUTHORIZATION #26736

DATE	REVISIONS

OXFORD A.L.F. & MEMORY CARE FACILITY
 CITY OF WILDWOOD, FL
**AERIAL
 PHOTOGRAPH**

DATE 10-31-12
 DRAWN BY KD
 CHKD. BY JDT
 JOB NO. 12-7042

SIGNATURE:
 J. DAVID TILLMAN, P.E. # 62081
 DATE:
 SHT. 3 OF 14



Tilman & Associates
ENGINEERING, I.L.C.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100 • Ocala, FL 34471
Office: (352) 307-1947 • Fax: (352) 307-2490
CERTIFICATE OF AUTHORIZATION #69756

OXFORD A.L.F. & MEMORY CARE FACILITY
CITY OF WILDWOOD, FL
GEOMETRY & STRIPING
PLAN

DATE: 11-21-12
DRAWN BY: KD
CHKD. BY: JDT
JOB NO.: 12-7042

SIGNATURE: _____
J. DAVID TILMAN, P.E. # 60981
DATE: _____
SHT. 5A OF 14

S:\Projects\Civil\OXFORD A.L.F. & MEMORY CARE FACILITY\GEOMETRY & STRIPING PLAN.dwg, 11/21/2012, 10:22:49 AM, I:\Users\jdt\My Documents\12-7042.dwg, 11

