



## CITY COMMISSION OF THE CITY OF WILDWOOD

### **Mayor/Commissioner – Ed Wolf – Seat 1**

Mayor Pro-Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Commissioner Robby Strickland – Seat 3

Commissioner Don C. Clark – Seat 4

Commissioner Julian Green – Seat 5

Bill Ed Cannon – City Manager

## **AGENDA**

**August 26, 2013 - 7:00 PM**

City Hall Commission Chamber

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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.

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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.

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

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### **CALL TO ORDER**

- INVOCATION
- FLAG SALUTE
- PLEASE TURN OFF ALL CELL PHONES AND PAGERS

### **CONSENT AGENDA / INFORMATIONAL ITEMS**

*(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. **Items Not removed may be adopted by general consent without debate.** Removed items may be taken up either immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)*

1. Approval of Minutes: Attachments
  - a. Regular Meeting of July 22, 2013
  - b. First Budget Workshop of July 17, 2013
2. Approval of Bills: Attachments
3. SP 1307-04 – Improvement Plan for Alden Bungalows (Brownwood / Villages DRI) Certification to the City Commission that the plans as submitted for the Antrim Dells Villas subdivision (180 single family units) are in conformance with the regulations and all requirements of the Villages MOA with the City of Wildwood (as required under subsection 5.3[b][2][B] of the Villages MOA).

## **PUBLIC HEARINGS**

\*Quasi-Judicial

4. Second final reading: Ordinance No. O2013-31; an ordinance reclassifying parcels # G08=099 and 08=105 containing 1.85 +/- acres (Lenard Powell Properties, Inc.) from Sumter County "Rural Residential" to City "Commercial" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1307-01 (Attachments - Staff Recommends approval)
5. Second final reading: Ordinance No. O2013-32; an ordinance rezoning parcels # G08=099 and G08=105 containing 1.85 +/- acres (Lenard Powell Properties, Inc.) from Sumter County "R1 and RR1" to City "C-2: General Commercial - Neighborhood" in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1307-01 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-31)
6. Second final reading: Ordinance No. O2013-33; an ordinance reclassifying parcel # G04=050 containing 4.65 +/- acres (Wildwood Retirement Residence, LLC) from Sumter County "Public, Institutional" to City "Public Facilities" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1307-03 (Attachments - Staff Recommends approval)
7. Second final reading: Ordinance No. O2013-34; an ordinance rezoning parcel # G04=050 containing 4.65 +/- acres (Wildwood Retirement Residence, LLC) from Sumter County "PIE" to City "IN - Institutional" in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1307-03 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-33)
8. Second final reading: Ordinance No. O2013-35; an ordinance reclassifying parcel # G08=003 containing 3.5 +/- acres (Geneva M. Hampton, Donnie Ford, and Doris Ford) from Sumter County "Rural residential" to City "Public Facilities" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1307-02 (Attachments - Staff Recommends approval)
9. Second final reading: Ordinance No. O2013-36; an ordinance rezoning parcel # G08=003 containing 3.5 +/- acres (Geneva M. Hampton, Donnie Ford, and Doris Ford) from Sumter County "RR" to City "IN - Institutional" in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1307-02 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-35)
10. Second final reading: Ordinance No. O2013-38; an ordinance granting a request for a modification to the Parkwood Residential Planned Development (RPD) pursuant to section 8.6 of the Land Development Regulations for certain property within the City of Wildwood, owned by Parkwood Sumter Properties, Inc., based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1307-04 (Attachments - Staff Recommends Approval).
11. Second final reading: Ordinance No. O2013-39; an ordinance annexing parcel D17=062 of approximately 4.75± acres located on C-466 east of C-106 owned by Richard Beavers into the City of Wildwood, based upon the petition of the owner, pursuant to section 171.204 Florida Statutes. The property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation (Staff Recommends Approval).

**PRESENTATIONS AND/OR PROCLAMATIONS**

- None

**PUBLIC FORUM – CITIZEN’S TO SPEAK (Ten minute time limit for each speaker)**

- None

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

- None

**RESOLUTIONS FOR APPROVAL**

12. Resolution R2013-12 – 1.9% Increase to Water/Wastewater TIE Fees as indicated in the March, 2005 TIE Fee study performed by Barnes, Ferland and Associates and based on the inflation index factor Civil Works Construction Cost Index System. (Staff recommends approval – Attachment)
13. Resolution R2013-13 – 1.9% Increase to Water/Wastewater User Charge based on the CPI and as outlined in Resolution No. 981. (Staff recommends approval – Attachment)
14. Resolution R2013-14 – 1.9% Increase to Reclaimed Water Rates for Class A, Class AM, and Class B Users based on the CPI as outlined in Ordinance No. 404. (Staff recommends approval – Attachment)
15. Resolution R2013-15 – 1.9% Increase to Water/Wastewater Connection Fees as indicated in the Water and Wastewater Connection Fee study performed by Barnes, Ferland and Associates and based on the inflation index factor Civil Works Construction Cost Index System. (Staff recommends approval – Attachment)
16. Resolution R2013-16 - Okahumpka Plaza Maintenance and Repair: A RESOLUTION TO AMEND THE FISCAL YEAR 2012-2013 BUDGET TO TRANSFER FUNDS FROM THE ENTERPRISE FUND’S NON-RESTRICTED CASH AND INVESTMENTS ACCOUNT TO THE ENTERPRISES FUND’S REPAIR AND MAINTENANCE ACCOUNT, ACCOUNT NO. 0401 0036 0536 0460
17. Resolution R2013-17 - Fire Hydrants Meter Assemblies: A RESOLUTION ESTABLISHING LEASE FEE AND LEASE DURATION FOR THE LEASE OF FIRE HYDRANT METER ASSEMBLIES
18. Resolution R2013-18 – Kruger Roto funding: Amend Budget

**FINANCIAL & CONTRACTS & AGREEMENTS**

**GENERAL ITEMS FOR CONSIDERATION and OTHER BUSINESS**

19. Request for Waiver of Community Center Fees for Fund Raiser to help offset medical bills of family member. (Board option – Attachment)
20. Letter from Marilyn “Kitty” Escue proposing the formation of a working group of Village residents as a catalyst to unify The Villages and Wildwood communities through volunteer efforts.

**APPOINTMENTS**

- None

**CITY MANAGER’S REPORT**

- None

**CITY ATTORNEY’S REPORT**

21. New City Attorney – Discussion/Decision

a. Attorney Consulting Agreement between the City of Wildwood and Jerri A. Blair, Esq. to remain available for consulting and providing consulting services to the new City Attorney, Ashley Hunt for a period of four months and the COW to pay consulting fee of \$20,000 for that period. (Attachment – Board Option)

b. Wildwood Attorney Agreement between the City of Wildwood and Ashley Hunt, Esq. to provide legal counsel for a period of one year with compensation as described in Agreement (Attachments – Board Option)

#### **CITY CLERK'S REPORT**

- o None

#### **OTHER DEPARTMENT REPORTS**

- o None

#### **COMMISSION MEMBERS REPORTS**

22. Special Presentation: No attachments.

#### **ADJOURN**

#### **IMPORTANT DATES (No Attachments)**

- a. **August 26, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- September 2, 2013 – (Monday)** Labor Day Holiday – City Offices Closed (Except Police Dept.)
- b. **September 4, 2013 – (Wednesday)** – Third Budget Workshop.
- c. **September 10, 2013 (TUESDAY)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. **September 24, 2013 (TUESDAY)** – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- e. **October 12, 2013** – (Saturday) – Oxford Fall Festival
- f. **October 14, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. **October 28, 2013 - (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- h. **October 19, 2013** – (Saturday) – Bushnell Fall Festival

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
BUDGET WORKSHOP  
JULY 17, 2013 – 7:00 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met for Budget Workshop session July 17, 2013 at 9:00 a.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark and Strickland. Commissioner Green arriving at 10:25. Also present were: City Manager Cannon, City Clerk Jacobs, and Police Chief Reeser.

The meeting was called to order.

**1. FY 2013-2014 BUDGET REVIEW AND DISCUSSION:**

CC Jacobs reviewed the tax certification forms and worksheets for the Commission. Noted that the official Rollback rate of 4.1044% will not require an advertisement because it would not be a tax increase, but any other rate would have to be advertised because there would be an increase. Noted that 2012-13 the Commission approved the Adjusted Rollback Rate, but this year the adjusted is more.

Motion by Commissioner Bivins, second by Commissioner Clark that the Tax Rollback Rate of 4.1044% be tentatively approved as the millage for FY2014-15. Motion carried by unanimous vote.

Commissioner Strickland asked if the City could advertise a tax decrease. CC Jacobs noted you have to follow the requirements as given.

Mayor Wolf asked if there is a way to check the tax rolls on a regular basis to be sure the County is picking up new development as the County issues the CO. CC Jacobs expressed the understanding that Development Services is doing that.

Motion by Commissioner Clark, second by Commissioner Bivins to set the First Public Hearing for September 10, 2013 at 7:00 p.m. Motion carried by unanimous vote.

Budget Overview pages:

Mayor Wolf noted reading in the paper that Life Flight is leaving this area. There is a breakdown between the County and the City. If they announced to the County they were leaving why wasn't the City who leases the property to them notified? Possibly moving to Summerfield. Saw on the County Agenda about a Wildwood Airport and that has not been discussed by the City. Noted "Project Firestone" looking at the box plant and the property north of the cemetery. Commission should be advised of these before announcements go out. Asked that the next time the City Manager speaks with Bradley Arnold, he notify Bradley that the Commission is concerned because they are getting wind of a Wildwood Airport and Project Firestone and have heard nothing from the County and the County should involve the Development Services Department at least so it can be brought to the City Commission. CM Cannon has heard the County is going to improve the airport near Coleman by adding 1000' to the runway and then turn it over to the City. Mayor Wolf noted the airport is not currently in the City and the County can't do something

Minutes  
Page 2  
July 17, 2013

and turn it over to the City without the City Commission approving. Noted there would be a cost incurred.

CC Jacobs noted that the Budget Overview summarizes everything in the budget. The packet includes the Fund Revenues and Expenditures and Expenditures by Department.

Mayor Wolf asked if the check had been received on the Word property to begin water and sewer extensions. CM Cannon responded the check has not been received yet, and receipt would trigger KHA beginning the design.

CM Cannon indicated that contingency is about 16% of the total expenditures.

CC Jacobs reviewed the revenue sources for General and Enterprise funds as shown in budget workshop packet. Noted no grants are anticipated at this time. Noted the CRA is broken out separately. Impact fees have to be separated from the regular operating revenues. Mayor Wolf asked for the impact fee amounts and also the County impact fees, noting the City gets no impact fees for roads. CC Jacobs noted the impact fee revenue is budgeted conservatively because at this point the City doesn't know what projects there will be. Noted expected projects in other departments. Noted the insurance numbers have not been confirmed. Mayor Wolf noted that state wide Workers Comp is going up and should plan for a least a 9% increase for the general liability, auto and property package. CM Cannon noted our Mod ratio has decreased and the State pool has increased so it washes out. Have no hard numbers on auto, property and liability. Commissioner Strickland asked for confirmation that the 11.6% was included in the budget workshop numbers for insurance. CC Jacobs confirmed the information. Health insurance discussion followed with Commissioner Strickland indicating the Commission had placed a cap of \$500 per employee per month for employee coverage.

CC Jacobs noted that all reserve cash is not required to be shown in the budget, therefore the cash brought in does not reflect the actual cash reserves. Commission noted they would like to know the reserve amounts. Commissioner Strickland asked if the amount being brought forward is being replaced with new revenue each year. Noted that TIE and Connection fees are separate from the operating revenues. Commissioner Strickland expressed concern that so much of the reserves are being brought forward to cover the operating budget and yet the City is borrowing more for new projects. Mayor Wolf noted the Commission needs to look at the Enterprises projects closely because the numbers for a project seems to change. Such as the 501 Water Plant is now up to \$875,000 in the budget. CC Jacobs noted there are not salary increases or personnel changes in the proposed budget.

CC Jacobs referred to page 59, special requests.

Commissioner Strickland asked if the City receives revenue from Waste Management. Mayor Wolf asked if the City collects franchise fees from the gas companies with lines in the area and should discuss bringing natural gas into the City. CM Cannon suggested a cooperative with the County and School Board. CC Jacobs to provide a breakdown of franchise fees.

Commissioner Bivins requested the Commission consider bringing back the Summer Program even if on a smaller scale. Possibly work it with volunteers, maybe high school kids who would

Minutes  
Page 3  
July 17, 2013

receive volunteer hours toward scholarships. Possibly day camps and there should be a nice outing, but if they want to go to some fun park, skating rink, etc., the parents should fund that.

This would put the City in a positive light and the main interest is to help the students get the volunteer hours as they prepare for college.

Mayor Wolf recommended that as the Parks and Recreation Board Liaison Commissioner Bivins bring these ideas to the Board for discussion for a recommendation to the Commission. Commissioner Strickland expressed opposition to placing \$10,000 back in the budget in anticipation of working something out.

\$10,000 of City funds to be added in budget for Summer Program.

Commissioner Green entered meeting.

Meeting was recessed for a short break.

Meeting reconvened.

Commission reviewed each department beginning with the Legislative Department. The increase in retirement was pointed out. CC Jacobs noted that the Commission rate of Pay will go up automatically based on the cost of living and the increase was not included in this packet.

Mayor Wolf requested Benefit package and rates information at next Budget session.

No questions for Executive and Administrative departments.

Development Services – Commissioner Strickland noted losing Dave was a big blow to the City. He attended a CRA conference with the City Manager and found a big majority of cities have a person dedicated to do the CRA. Feels attention of Development Service Director is being taken away from the main work by the CRA work. Mayor Wolf noted that Dave was the buffer between engineers and the City. It seems that some fees have exploded since Dave left and someone needs to be checking whether the fees are the most fiscally responsible way to address the project. DSD Peavy has stated that Kimley-Horne has saved money for the City in most instances. The engineers used to go through Development Services but it seems they have been left out of the loop since Dave left. CM Cannon noted that all departments involved in a project are at the table, which is the way it should be and not just Development Services. If someone is hired then it should be someone hired as a CRA Manager. They should have the background of contracts, construction management, etc.

Mayor Wolf noted that Jason McHugh has a Masters in Planning but he doesn't see anything in the budget for an increase. Noted that Jason would have to fill in when DSD Peavy takes FMLA. It was requested that Dave Grimm's position be placed back in the budget. Commission asked who currently does the site visits and site plans. CC Jacobs noted that all the projects where Dave had oversight were not all CRA projects. Commission asked that DSD Peavy have input as to what the position is and if divided between CRA and DSD.

Minutes  
Page 4  
July 17, 2013

Motion by Commissioner Strickland, second by Commissioner Bivins to put position vacated by Dave Grimm back in budget, with input from DSD Peavy. Motion carried unanimously.

Commissioner questioned if Jason McHugh properly compensated.

HR – no questions.

Police Department – Commissioner Strickland asked if four new officers were approved in the current budget. PC Reeser noted two were hired in June and two in October. PC Reeser noted will apply for vehicle grants but not budgeting for it.

Public Works – Commissioner Strickland asked what other contractual service is. CC Jacobs tree trimming, etc. CM Cannon reported the City of St. Augustine has a bucket truck that is being looked at. Mayor Wolf noted the insurance carrier might look at that. CM Cannon noted the City will be maintaining the decorative lights on 466A.

Fleet Service - No questions.

Parks & Recreation – Mayor Wolf noted Parks & Rec staff are keeping the landscaping looking good.

Community Center – Need to revisit the Oxford rental rates. P&R Coordinator is reviewing and has some requests in Improvements for the Community Center.

Physical Environment – Asked if they are short a person. CM Cannon indicated Deniese Woods feels the Arista Program for on line payments is not what the City needs.

Utilities – Commissioner Strickland noted that Repair and Maintenance is more than double and a more realistic number needs to be looked at. CC Jacobs indicated that even if the Commission approves the budget as presented, each item will have to come back to the Commission for approval during the year. Commissioner Strickland suggested that if the Commission will approve each item before it is done then put funds in contingency. Commission noted problem with smell near the 3 Flags lift station. Common consent to look at more realistic number. Mayor Wolf asked if any vehicles have been requested for utilities as he would like the director in a City vehicle. Is there any problem with directors having City vehicle and one utilizing personal vehicle. Are you subject to the same rules and regulations, i.e., drug testing due to accident, if you are in your personal vehicle on City business? CC Jacobs noted that HR Department has concluded that you are. Mayor Wolf indicated he would like to work toward all department heads being in City vehicle.

Industrial Park – Commissioner Strickland commented that if nothing is being done the funds will run out at some time. Mayor Wolf noted some of the buildings are vacant and could make a good Public Works department.

Greenwood – No questions.

Minutes  
Page 5  
July 17, 2013

Debt Service – CC Jacobs noted this includes what is owed through last year's purchases. Commissioner Strickland referred to City Hall Loan information which indicates the interest is three to one on the principal. CC Jacobs noted the refinancing and new money process did not make it to the point of completing. Commissioner Strickland suggested putting refinancing of City Hall Loan on fast track and not wait for other projects new money needs. Commissioner Green stated the Commission was told that by doing project financing separately the cost would eat up the savings of refinancing. CC Jacobs noted the cost associated with refinancing the City Hall would be about \$40,000 - \$45,000 for the General Fund and then the same amount for the Enterprise Fund refinancing and later an additional 40-45 for new funding. Mayor Wolf asked if the City could pay more toward the City Hall principal to bring down the total interest that will be paid. The documents would have to be checked to determine if prepayment of principal is allowed.

Personnel Requests – Mayor Wolf referred to HR requests and noted the City Manager has already denied to FRS reclassification to Senior Management. Will go along with the rest of the Commission but personally cannot see an increase due to policy not be followed. Commissioner Strickland asked the City Manager if that is correct that there is consistent tardiness. CM Cannon stated, yes and with others as well. Commissioner Strickland asked if the directive is being deliberately ignored. CM Cannon indicated it is brought up at every staff meeting.

Commissioner Green asked that this discussion be tabled until the next meeting.

Commissioner Clark asked for salary comparisons from other cities of a similar size. CM Cannon suggested \$45,000. Mayor Wolf indicated the dollar is not the issue, but ignoring the directive. Commissioner Strickland concurred.

CM Cannon indicated he is close to installing a time clock at City Hall with all employees clocking in.

By Common Consent was tabled until the next budget session with further discussion of Personnel Changes to be the first item.

**2. ADJOURN:**

Upon a motion by Commissioner Bivins, second by Commissioner Green the meeting was adjourned until the next Budget Workshop August 19, 2013.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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Ed Wolf, Mayor

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
JULY 22, 2013 – 7:00 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session July 22, 2013 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Green and Strickland. Also present were: City Manager Cannon, Sr. Deputy Clerk Borrack, City Attorney Blair, Police Chief Reeser, Development Services Coordinator McHugh 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 – 7:00 PM

DSC McHugh was sworn in by Mayor Wolf.

a. PUBLIC HEARING & 2ND FINAL READING Ordinance No. O2013-22; an ordinance reclassifying a portion of parcel # D17=054 containing 1.0 +/- acres (Anirudha Miryala) from Sumter County "Commercial" to City "Commercial" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1305-01 (Attachments - Staff Recommends approval)

Ordinance O2013-22 was introduced and read by title only. Public Hearing opened. Mayor Wolf introduced DSC McHugh, representing the Development Services Department, and reviewed he abovementioned property has been annexed and this is to change zoning. DSC McHugh remarked that this is to change the land use prior to the zoning. Changing the land us from Sumter County Commercial to City of Wildwood Commercial. Mayor Wolf described the property location for the audience as the property West of the Murphy station on CR466. Mayor Wolf opened the floor for further discussion from the audience and Commission. No comments received.

Motion by Commissioner Bivins, second by Commissioner Strickland that Ordinance . O2013-22; an ordinance reclassifying a portion of parcel # D17=054 containing 1.0 +/- acres from Sumter County "Commercial" to City "Commercial" requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan be adopted on second final reading. Motion carried by unanimous vote.

b. PUBLIC HEARING & 2ND FINAL READING Ordinance No. O2013-23; an ordinance rezoning a portion of parcel # D17=054 containing 1.0 +/- acres (Anirudha Miryala) from Sumter County "CL" to City "C-3: Commercial" in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1305-01 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-22)

Ordinance O2013-23 was introduced and read by title only. Public Hearing opened. Mayor Wolf noted that this is the same piece of property, changing the zoning. DSC McHugh confirmed same. No comments received.

Minutes  
Page 2  
July 22, 2013

Motion by Commissioner Strickland second by Commissioner Bivins that Ordinance O2013-23; an ordinance rezoning a portion of parcel # D17=054 containing 1.0 +/- acres from Sumter County "CL" to City "C-3: Commercial" in conformance with the Future Land Use Map of the Comprehensive Plan be adopted on second final reading. Motion carried by unanimous vote.

c. PUBLIC HEARING & 2ND FINAL READING Ordinance No. O2013-25; an ordinance granting a request for a commercial / industrial planned development (CIPD) pursuant to section 8.6 of the Land Development Regulations for certain property within the City of Wildwood, owned by One Hundred Oaks, LLC, based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1306-01 (Attachments - Staff Recommends Approval subject to the requirements outlined in the Executive Summary)

Ordinance O2013-25 was introduced and read by title only. Public Hearing opened. Mayor Wolf described the property as the church property South of town. DSC McHugh confirmed and added that this is to be developed as the Wildwood Entertainment Park, an outdoor recreation facility predominantly used for mud bogging and ATV trails, etc. To provide a legal place to ride. There has been a change in the ordinance since this was last before the Commission. The applicant has addressed one of the concerns of the property owners in the area, pertaining to the types of vehicles that are permissible on the property. The ordinance has been changed to include language that prohibits the use of open-headers, open-headers makes a vehicle very loud and increases the horsepower. (Language added was distributed to the Commission.) DSC McHugh asked that the ordinance be adopted with the changes presented to the Commission. Commissioner Strickland asked if the requirements being deleted will require someone else to provide an opinion. DSD Peavy noted the report requirements were just opinions and were not relevant.

Motion by Commissioner Bivins, second by Commissioner Strickland that Ordinance O2013-25, as amended; an ordinance granting a request for a commercial / industrial planned development (CIPD) pursuant to section 8.6 of the Land Development Regulations for certain property within the City of Wildwood, owned by One Hundred Oaks, be adopted on second final reading. Motion carried by unanimous vote.

d. PUBLIC HEARING & 2ND FINAL READING Ordinance No. O2013-29; an ordinance amending section 4-5 of the City of Wildwood Code of Ordinances; providing for an exemption for sales of alcohol when a church is located on leased premises. (Staff Recommends Approval)

Ordinance O2013-29 was introduced and read by title only. Public Hearing opened. Mayor Wolf and CA Blair made mention that restaurants near a church which is leasing property would be able to sell alcoholic beverages. No further comments.

Motion by Commissioner Strickland, second by Commissioner Bivins that Ordinance O2013-29; an ordinance amending section 4-5 of the City of Wildwood Code of Ordinances; providing for an exemption for sales of alcohol when a church is located on leased premises be adopted on second final reading. Motion carried by unanimous vote.

Minutes  
Page 3  
July 22, 2013

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

a. Special Presentations - None

b. City Manager

1. City Manager Evaluations to be turned into the Clerk's department during this meeting (No Attachments)

Commission members indicated they would bring in to City Clerk on Tuesday.

2. Discuss option of selling City surplus property, Parcel No. D32=050 an "L" shaped parcel of 9-acres, located between Wildwood Commons Apartments and the old Jetta/Box plant property. City had it appraised in March of 2006 and Market Value at that time was \$412,000. (Attachments: Parcel Map & 2006 Appraisal Report – Board Option)

CM Cannon requested permission to talk with a company that has contacted the County about purchasing this property. Mayor Wolf expressed that the company should be in touch with the City to discuss what they plan for the property and Commissioner Strickland concurred. Mayor Wolf noted a more recent appraisal should be obtained if it is decided to sell the property. CM Cannon will contact company this week.

c. City Attorney

1. Noted her letter of resignation and made a recommendation, Ashley Hunt. Mr. Hunt does not have a lot of experience, but she will continue to work with him. This is one of the services that RFQ's may not be needed, but she will check and notify them this week.

d. City Clerk - None

e. Commission Members

1) Commissioner Bivins asked for status of chair purchase for MLK Center.

2) Commissioner Green asked to pick up on discussion regarding employees which began at budget session. It was noted that would be picked up at next budget session.

f. Public Forum (10 minute time limit)

1) Robert Hannah extended gratitude to City for working with the Community to complete some projects. There is a need for a (1) drinking fountain at the MLK Park and (2) electrical outlets for entertainment and (3) cement walkway.

Mayor Wolf noted that both walkways are a mixture of clay and sand and to improve to cement would be a budget project. Will review electric requirements.

Motion by Commissioner Strickland, second by Commissioner Bivins to amend the agenda to include action on MLK Park. Motion carried by unanimous vote.

Minutes  
Page 4  
July 22, 2013

Motion by Commissioner Strickland, second by Commissioner Green to have water fountain installed at MLK Park. Motion carried by unanimous vote.

g. Notes and Reports

- 1) FYI – Back to School Bash! Flyer (Informational only)
- 2) FYI - Budget Comparison Report for the month of June 2013 – nine months into FY 12/13 (Attachments)

CM Cannon reported that General and Enterprise funds are running very close to the 75% in all departments.

- 3) FYI – Professional courtesy notification that HomeServe will be mailing a solicitation for water service line coverage to residents of Wildwood starting in July (Letter attached)
- 4) FYI – Wildwood Dixie Youth T-Ball Team won at the State Tournament in Sebring and is the 2013 State Champion! (No Attachments)

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

- 1) Minutes of Regular Meeting held on June 24, 2013 (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Green to approve the minutes of June 24, 2013. Motion carried by unanimous vote.

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

- 1) Ordinance No. O2013-30; an ordinance annexing parcels G08=099 and G08=105 of approximately 1.85± acres located on Powell Road near C-44A owned by Lenard Powell Properties, LLC into the City of Wildwood, based upon the petition of the owner, Lenard Powell Properties, LLC, pursuant to section 171.044 Florida Statutes. The property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation (Staff Recommends Approval).

O2013-30 introduced and read by title only.

Mayor Wolf asked if it would be to the advantage of the City to rezone the property adjacent to the Powell Properties are the same time? Jason to review.

Mayor Wolf recognized former City Manager Jim Stevens who was present.

c. RESOLUTIONS FOR APPROVAL

- 1) Resolution No. R2013-11; a resolution to declare a 1999 Ford Ranger Pick-up truck as surplus property and acquired by the Wildwood Police Dept. through forfeiture.

Minutes  
Page 5  
July 22, 2013

The Wildwood PD has no use for the vehicle and Chief Reeser is requesting approval to donate the vehicle to the Sumter County Sheriff's Department (Attachments – Staff Recommends Approval)

It was confirmed the City has no use for the vehicle and the Sheriff's Department has indicated they do.

Motion by Commissioner Green, second by Commissioner Bivins to adopt Resolution R2013-11. A Resolution Of The City Commission Of The City Of Wildwood, Florida Declaring Certain Vehicles And Equipment As Surplus; Determining That Certain Vehicles And Equipment Are To Be Disposed Of By Donation To The Sumter County Sheriff Department; Providing For An Effective Date. Motion carried by unanimous vote.

d. APPOINTMENTS – None

e. CONTRACTS AND AGREEMENTS

1) Approval for Mayor to sign Florida Dept. of Corrections Contract No. WS858 for Parks & Recreation Work Squad for the period of October 2, 2013 through October 1, 2014. The CEN (Contract Expiration Notice) for renewal of this contract was approved by the M/C at the May 13, 2013 meeting. The new contract for FY 13/14 is \$507 LESS than the current contract for FY 12/13. (Attachments – Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Strickland to approve execution of the Florida Dept. of Corrections Contract No. WS858 for Parks & Recreation Work Squad for the period of October 2, 2013 through October 1, 2014. Motion carried by unanimous vote.

f. FINANCIAL

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

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

g. GENERAL ITEMS FOR CONSIDERATION

1) SP 1306-01 Wildwood Entertainment Park – Site Plan approval for an entertainment park with two mud holes for off-road vehicles, a volleyball court, a rock crawl, and a 3,414 sq. ft. concrete truck pull area (Attachments - Staff Recommends Approval subject to approval of O2013-25 which establishes the CIPD).

Motion by Commissioner Bivins, second by Commissioner Green to approve SP1306-01 Wildwood Entertainment Park for an entertainment park. Motion carried by unanimous vote.

2) SP 1306-04 Brownwood Downtown – Final Plat approval for the Brownwood Downtown Plat to subdivide parcels G08=200, G08=200A, and G17=041 into thirty-five tracts in accordance with subsection 5.3 (c)(4) of the City's Memorandum of Agreement with the Villages of Lake-Sumter, Inc. This subdivision is located within

Minutes  
Page 6  
July 22, 2013

the Villages of Wildwood Development of Regional Impact (VOW DRI) and shared infrastructure is provided by The Villages (Attachments - Staff recommends approval).

Motion by Commissioner Green, second by Commissioner Bivins to approve SP1306-04 Brownwood Downtown Final Plat to subdivide parcels G08=200, G08=200A, and G17=041 into thirty-five tracts in accordance with subsection 5.3 (c)(4) of the City's Memorandum of Agreement with the Villages of Lake-Sumter, Inc. Motion carried by unanimous vote.

3) Special Event Permit - Case Number TEMP 1307-02 – Our Children's Educational Dream (Carolyn Ford) is requesting permission to use the public parking lot behind the Gazebo and the vacant City green space behind her church (at the corner of Barwick and Webster Streets) on Saturday, August 10, 2013 from 11 am to 4 pm for her annual Back to School Backpack Giveaway. Also requesting to have the Wildwood PD patrol the event area more frequently during the event (Attachments - Board Option).

Motion by Commissioner Bivins, second by Commissioner Strickland to approve Special Event Permit - Case Number TEMP 1307-02 and to use the public parking lot behind the Gazebo and the vacant City green space behind her church (at the corner of Barwick and Webster Streets) on Saturday, August 10, 2013 from 11 am to 4 pm for her annual Back to School Backpack Giveaway and that the Wildwood PD patrol the area more frequently during the event. Motion carried by unanimous vote.

Commissioner Green asked about donations. Ms. Ford indicated they are accepting donations. Will be advertising in newspaper. She noted the Our Children's Educational Dream was founded and has been providing this service from the first year of event. They are trying to make a difference in a child's life. Further as they go there will be tutoring, music lessons, trying to find the need so that they can be sure the child gets the education they need.

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

**BILLS FOR APPROVAL**  
**City of Wildwood, Florida**  
**August 26, 2013**

**2.**  
**Page 1 of 4**

**CITY COMMISSION-LEGISLATIVE DEPARTMENT**

1	Payroll	August 11, 2013 Pay Period - 5 Employees	\$	4,243.82
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**CITY MANAGER-EXECUTIVE DEPARTMENT**

2	Payroll	August 11, 2013 Pay Period - 2 Employees	\$	6,579.10
3	Dept of Management Services	Telephone Service	\$	70.75
4	Dept of Management Services	Telephone Service	\$	4.97
5	Office Depot	Office Supplies	\$	2.50

**CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT**

6	Payroll	August 11, 2013 Pay Period - 4 Employees	\$	11,148.76
7	Century Link	Telephone Service	\$	40.98
8	Dept of Management Services	Telephone Service	\$	4.96
9	Dept of Management Services	Telephone Service	\$	115.77
10	Duke Energy	Electric Service	\$	315.39
11	IMS	AP Check, Business Tax Registration Paper	\$	611.00
12	Joseph Jacobs	Personal Vehicle Use	\$	8.48
13	Martin's Lock Shop, Inc	Svc Chg & Labor Return Locks to Working Cond.	\$	95.00
14	Office Depot	Office Supplies	\$	14.08
15	Verizon Wireless	Cell Phone Service	\$	1.13
16	Waste Management Inc	Tipping Fee - Annex	\$	184.07

**DEVELOPMENT SERVICES**

17	Payroll	August 11, 2013 Pay Period - 4 Employees	\$	9,618.45
18	Dept of Management Services	Telephone Service	\$	4.97
19	Dept of Management Services	Telephone Service	\$	70.75
20	Office Depot	Office Supplies	\$	23.79

**HUMAN RESOURCES**

21	Payroll	August 11, 2013 Pay Period - 1 Employees	\$	2,072.35
22	Dept of Management Services	Telephone Service	\$	5.24
23	Dept of Management Services	Telephone Service	\$	93.26
24	Office Depot	Office Supplies	\$	3.72

**POLICE DEPARTMENT**

25	Payroll	August 11, 2013 Pay Period - 32 Employees	\$	68,200.88
26	Advanced Auto Parts	Smalt	\$	6.98
27	Air Science	Duplex Forensic Evidence Drying Cabinet	\$	9,254.00
28	CarQuest Auto Parts Stores	Hub Assem, Cop Boot, Coil, Brakes, Alternator, Etc.	\$	944.84
29	Cason and Gaskins TV Inc	Speakers, Full Motion Single Arm, Fixed Mount	\$	125.96
30	CDW-G	5 New Item GPS	\$	835.00
31	Century Link	Telephone Service	\$	568.00
32	Communications International	Genesis II Select Doppler Radar	\$	40.00
33	Dept of Management Services	Telephone Service	\$	45.06
34	Dept of Management Services	Telephone Service - Translink Chan	\$	270.19
35	Design PD	Yearly Service for Field Training Tracker Product	\$	479.00
36	Duke Energy	Electric Service	\$	1,230.18
37	L3 Communications	Wireless Microphones, Antenna's	\$	1,814.41
38	Leads Online	12 Total Track Service Package - Renewal	\$	1,758.00
39	Merritt Department Store	Shirts and Trousers	\$	172.78
40	Office Depot	Office Supplies	\$	184.40

41	Pitney Bowes	Pitney Bowes Equipment	\$	100.00
42	Safariland Group	Large Evidence Tags Yellow, and Red Wrap	\$	73.50
43	Sirchie	Blue Ties for Cabinet	\$	82.84
44	Southern Custom Creations	Graphics Repair Emergency	\$	20.00
45	Sumter County Clerk of Court	Recording Charges	\$	37.00
46	Verizon Wireless	Cell Phone Service & Bluetree	\$	1,137.26
47	Wildwood Tire Company	Tires and Repairs	\$	353.79

**STREET DEPARTMENT**

48	Payroll	August 11, 2013 Pay Period - 10 Employees	\$	18,751.64
49	Besco Electric Supply Company	Photocell	\$	13.22
50	CarQuest Auto Parts Stores	U-Joints, Sockets, Hoses, Fittings, Etc	\$	103.62
51	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	237.21
52	Dept of Management Services	Telephone Service	\$	0.90
53	Dept of Management Services	Telephone Service	\$	45.01
54	Duke Electric	Electric Service	\$	4,672.64
55	Fastenal	Spring Pin	\$	1.43
56	KWI	Boom Rental	\$	410.00
57	Maggio Enterprises, Inc.	Hardwound Towels	\$	49.98
58	Marion Radiator Service	Check, Clean and Repair Radiator	\$	65.00
59	Milling Technologies Inc	Cylinder Re-Seal JD Backhoe	\$	484.52
60	Rainey Asphalt	Asphalt	\$	281.40
61	Salescorp of Florida	Gatorade	\$	192.00
62	Sumter Electric	Electric Service	\$	179.44
63	Tree Frog Tree Service	Hazard Assessment w/Detailed Report - Young Cir.	\$	247.50
64	Verizon Wireless	Cell Phone Service	\$	150.74
65	Wildwood Tire Company	Tires and Repairs	\$	1,072.43

**FLEET SERVICES**

66	Payroll	August 11, 2013 Pay Period - 2 Employees	\$	5,188.07
67	Airgas	Mig Nzl, INM, Oxygen Ind Tanks	\$	118.75
68	Big Truck Parts, Inc	Filters	\$	22.90
69	CarQuest Auto Parts Stores	12 Volt Euro, Fuses, Wiper Blades, Battery Rotors	\$	453.02
70	Dept of Management Services	Telephone Service	\$	0.90
71	Dept of Management Services	Telephone Service	\$	45.00
72	Duke Electric	Electric Service	\$	110.65
73	Salescorp of Florida	Angle	\$	20.37
74	Verizon Wireless	Cell Phone Service	\$	7.84

**COMMUNITY RE-DEVELOPMENT**

75	Dept of Management Services	Telephone Service	\$	4.97
76	Dept of Management Services	Telephone Service	\$	70.75

**PARKS AND RECREATION**

77	Payroll	August 11, 2013 Pay Period - 5 Employees	\$	7,068.53
78	Bowles Roofing	Reroof Baker House per Contract	\$	3,400.00
79	CarQuest Auto Parts Stores	Idle Air Control Vlve, Belts, Bearings, Battery Cable	\$	136.12
80	Dept of Management Services	Telephone Service	\$	4.97
81	Dept of Management Services	Telephone Service	\$	115.77
82	Duke Electric	Electric Service	\$	98.99
83	John Deere Landscapes	Lesco Tracker Blue 2.5 Gal, Tournament Paint	\$	463.00
84	Nature Calls Inc	Port O Let Rental	\$	255.00
85	Resource One	Clearing Supplies	\$	90.46
86	Sumter Electric	Electric Service	\$	384.53
87	Verizon Wireless	Cell Phone Service	\$	23.45

88	Wildwood Tire Company	Tires and Repairs	\$	342.85
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**COMMUNITY CENTER & OXFORD COMMUNITY CENTER**

89	Meena Bharosay	Deposit Refund - Wildwood Community Center	\$	500.00
90	CarQuest Auto Parts Stores	Sway Bar Frame	\$	12.78
91	Coy Thomas Electric, Inc	Repaired Recessed at Community Building	\$	693.38
92	Resource One	Clearing Supplies	\$	220.96
93	Sumter Electric	Electric Service	\$	1,703.46
94	Linda Teatt	Deposit Refund - Wildwood Community Center	\$	500.00

**PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT**

95	Payroll	August 11, 2013 Pay Period - 3 Employees	\$	5,437.71
96	Dept of Management Services	Telephone Service	\$	4.97
97	Dept of Management Services	Telephone Service	\$	70.75
96	General Fund	July Gas Consumption	\$	4,523.18
98	General Fund	July Water Utility Tax & Refuse Franchise	\$	9,890.68
99	Office Depot	Office Supplies	\$	25.51
97	Patti Penley	Personal Vehicle Use	\$	14.13
100	Postmaster	Utility Billing Postage	\$	219.74
101	Waste Management Inc	July Refuse Services Billed Less 10% Franchise	\$	63,498.71

**UTILITY DEPARTMENT**

102	Payroll	August 11, 2013 Pay Period - 23 Employees	\$	44,729.27
103	Battery Web.com	Power Sonic PS-682, Power Sonic PS-1270F!	\$	152.27
104	Brenntag	Liquid Chlorine	\$	881.49
105	Bright House	Internet Service	\$	84.95
106	CarQuest Auto Parts Stores	Belts, Brakes, Water Pump, Hoses, U-Joints, Etc	\$	245.22
107	C & C Peat Co., Inc.	Wastewater Treatment-Dewatered Bio-Solids	\$	2,880.00
108	Century Link	Telephone Service	\$	115.00
109	Cole-Parmer	Pump Head, Repl Rotor Assembly, Sampler Var Spd	\$	1,880.94
110	Data Flow Systems, Inc	RMA Repairs	\$	177.20
111	Dept of Management Services	Telephone Service	\$	5.09
112	Dept of Management Services	Telephone Service	\$	135.06
113	Duke Electric	Electric Service	\$	2,120.69
114	Environmental Express	COD Digestion Vials	\$	766.74
115	HACH	Rosolic Acid Plastic, Stopper	\$	604.86
116	HD Supply WaterWorks	PVC Pipe, STD Galv Bend, Tubing, Flag Tape, Etc	\$	189.06
117	Hi-Line Inc	Assorted Drill Bits, Nyl120# 4 Bun Dia	\$	140.15
118	Odyssey Manufacturing	Hypochlorite Solution	\$	2,418.62
119	Bruce Phillips	Personal Vehicle Use	\$	83.62
120	Port Consolidated	Gear Oil	\$	619.36
121	Alice Scheidler	Personal Vehicle Use	\$	32.54
122	Southern Analytical Laboratories	Environmental Testing	\$	1,525.00
123	Sumter Electric	Electric Service	\$	7,568.60
124	Sunshine State One Call of Florida	Locators for Month of July 2013	\$	317.25
125	Sunstate Meter & Supply, Inc	Shovels, Wall Meter Boxes, Jumbo Meter Boxes, Etc	\$	6,133.04
126	The Dumont Company, Inc	Hypochlorite Solution, Clear Flow PT	\$	2,438.50
127	Trekker	Seal Kit	\$	120.91
128	USA BlueBook	Large Packing Tool Kit, John Crane Packing, Etc	\$	920.25
129	Verizon Wireless	Cell Phone Service	\$	232.09
130	VWR	Polyseed, Filter, Iodine Reagent, BDH Oxide, Etc	\$	2,513.63
131	Water Treatment & Controls Co.	Felt Filters	\$	95.00

**MISCELLANEOUS**

**GREENWOOD CEMETERY**

132	Duke Electric	Electric Service	\$	12.78
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**ATTORNEYS/CONSULTANTS/SURVEYORS**

133	Jerri A Blair	Attorney	\$	10,060.00
134	Kimley-Horn & Associates	Engineers	\$	7,849.36
135	Potter Clement Bergholtz Alexander	Special Magistrate	\$	577.50

**FUEL INVENTORY**

136	Stone Petroleum Products, Inc	Unleaded Gasoline	\$	9,520.95
137	Stone Petroleum Products, Inc	Ultra LSD Fuel	\$	1,771.79

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<b>TOTAL</b>			<b>\$</b>	<b>365,687.67</b>
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CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Informational Item – Alden Bungalows (SP 1307-04)

**REQUESTED ACTION:** Informational item for the Commission as required under the Memorandum of Agreement (MOA) with The Villages

Work Session (Report Only)

Regular Meeting

**DATE OF MEETING:** 8/26/13

Special Meeting

**CONTRACT:**  N/A

Effective Date: \_\_\_\_\_

Managing Division / Dept: \_\_\_\_\_

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

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

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

Annual

Capital

N/A

**FUNDING SOURCE:** \_\_\_\_\_

**EXPENDITURE ACCOUNT:** \_\_\_\_\_

### HISTORY/FACTS/ISSUES:

The City Engineer has cleared Improvement Plans for a new 180 single family home subdivision within the Brownwood development.

Presentation of the plans before the Commission is necessary under subsection 5.3(b)(2)(B) of the Villages Memorandum of Agreement (MOA) with the City of Wildwood, which states in part "...If the plans are approved by the City Engineer, he shall certify to the Commission that the plans as submitted are in conformance with these regulations and all requirements. Variance from the requirements of these regulations shall be permitted only by City Commission action."



Melanie Peavy  
Development Services Director

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August 1, 2013

■  
Suite 200  
1823 SE Ft. King Street  
Ocala, Florida  
34471

Ms. Melanie Peavy  
City of Wildwood  
100 North Main Street  
Wildwood, Florida 34785

**Re: Alden Bungalows; Site Plan Review  
City of Wildwood, Florida  
City Project Number SP1307-04  
KHA Project Number 142173120**

Dear Ms. Peavy:

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the site plan submitted by Farner Barley and Associates, Inc., dated July 23, 2013.

We note that a Memorandum of Agreement (MOA) exists between the City and The Villages which provides specific land development regulations for this project. The purpose of our review was to compare the construction plans to this MOA, and to provide comment on normal and typical engineering and development issues.

At this time, all engineering issues raised in our previous letter have been satisfactorily addressed and we recommend approval of the site plan.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

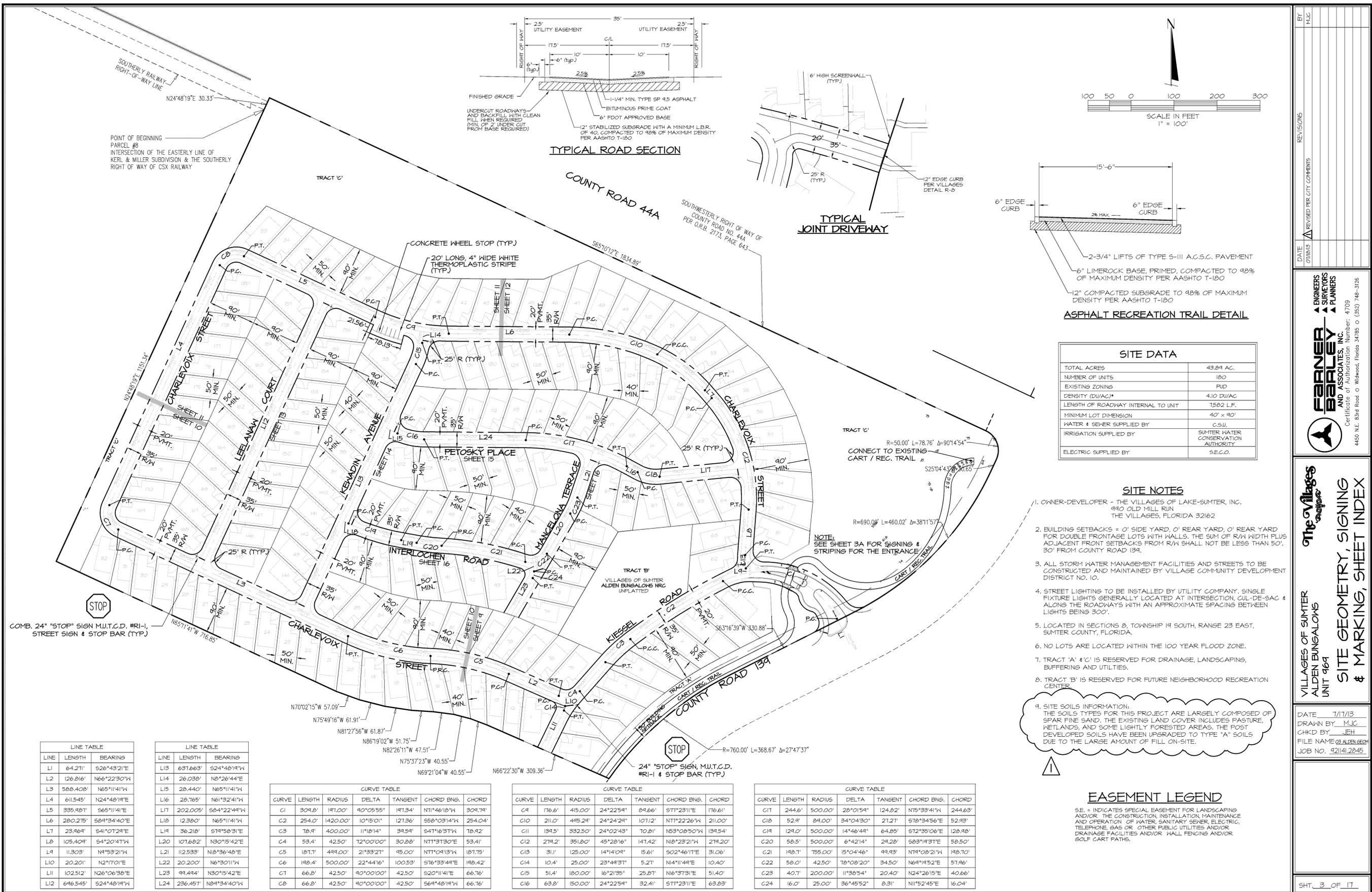
Gene B. Losito, P.E.

GBL:aep

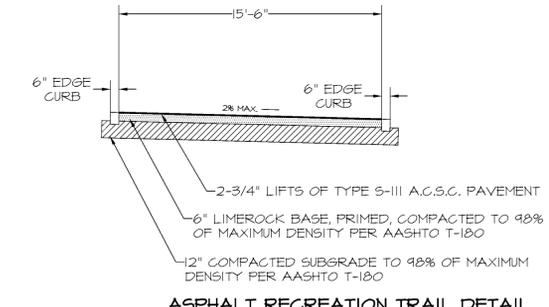
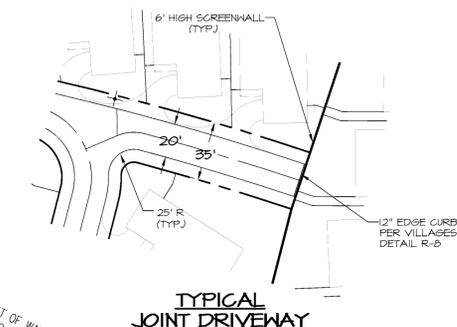
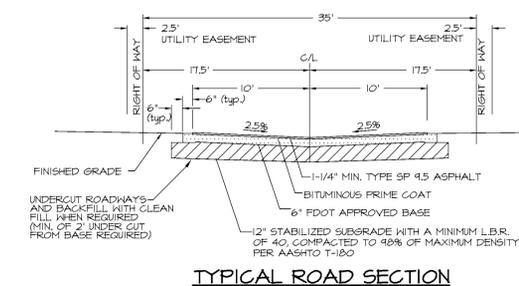
Cc: Bill Ed Cannon – City of Wildwood  
Paul Ketz – City of Wildwood  
File

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POINT OF BEGINNING PARCEL #8 INTERSECTION OF THE EASTERLY LINE OF KERL & MILLER SUBDIVISION & THE SOUTHERLY RIGHT OF WAY OF CSX RAILWAY



SITE DATA	
TOTAL ACRES	43.84 AC.
NUMBER OF UNITS	180
EXISTING ZONING	FUD
DENSITY (DU/AC)*	4.10 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	7582 L.F.
MINIMUM LOT DIMENSION	40' x 90'
WATER & SEWER SUPPLIED BY	C.S.U.
IRRIGATION SUPPLIED BY	SUMNER WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	SECO

- SITE NOTES**
- OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC., 990 OLD MILL RUN THE VILLAGES, FLORIDA 32162
  - BUILDING SETBACKS = 0' SIDE YARD, 0' REAR YARD, 0' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS. THE SUM OF R/W WIDTH PLUS ADJACENT FRONT SETBACKS FROM R/W SHALL NOT BE LESS THAN 50'. 30' FROM COUNTY ROAD 139.
  - ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10.
  - STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION, CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE SPACING BETWEEN LIGHTS BEING 300'.
  - LOCATED IN SECTIONS 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA.
  - NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
  - TRACT 'A' & 'C' IS RESERVED FOR DRAINAGE, LANDSCAPING, BUFFERING AND UTILITIES.
  - TRACT 'B' IS RESERVED FOR FUTURE NEIGHBORHOOD RECREATION CENTER.
  - SITE SOILS INFORMATION: THE SOILS TYPES FOR THIS PROJECT ARE LARGELY COMPOSED OF SPAR FINE SAND. THE EXISTING LAND COVER INCLUDES PASTURE, WETLANDS, AND SOME LIGHTLY FORESTED AREAS. THE POST DEVELOPED SOILS HAVE BEEN UPGRADED TO TYPE 'A' SOILS DUE TO THE LARGE AMOUNT OF FILL ON-SITE.

**EASEMENT LEGEND**  
 SE. = INDICATES SPECIAL EASEMENT FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY, SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS.

LINE	LENGTH	BEARING
L1	64.21'	S26°43'21"E
L2	126.816'	N66°22'30"W
L3	588.408'	N65°11'41"W
L4	611.545'	N24°48'19"E
L5	335.987'	S65°11'41"E
L6	280.275'	S84°34'40"E
L7	23.464'	S41°07'24"E
L8	105.404'	S4°20'47"W
L9	11.303'	N1°53'21"W
L10	20.201'	N2°17'01"E
L11	102.512'	N26°08'38"E
L12	696.545'	S24°48'19"W

LINE	LENGTH	BEARING
L13	637.663'	S24°48'19"W
L14	26.038'	N8°26'44"E
L15	28.440'	N65°11'41"W
L16	28.765'	N61°32'41"W
L17	202.005'	S84°22'44"W
L18	12.380'	N65°11'41"W
L19	36.218'	S74°58'31"E
L20	107.682'	N30°15'42"E
L21	112.533'	N18°36'48"E
L22	20.200'	N6°30'11"W
L23	99.494'	N30°15'42"E
L24	236.457'	N84°34'40"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	309.8'	197.00'	90°05'55"	197.34'	N71°46'18"W	309.79'
C2	254.0'	1420.00'	10°15'01"	127.36'	S58°03'14"W	254.04'
C3	78.9'	400.00'	11°18'14"	39.59'	S47°16'37"W	78.92'
C4	53.4'	42.50'	72°00'00"	30.88'	N71°37'30"E	53.41'
C5	187.7'	449.00'	21°33'27"	95.00'	N71°04'13"W	187.75'
C6	198.4'	500.00'	22°44'16"	100.53'	S76°33'44"E	198.42'
C7	66.8'	42.50'	90°00'00"	42.50'	S20°11'41"E	66.76'
C8	66.8'	42.50'	90°00'00"	42.50'	S64°48'19"W	66.76'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C9	176.6'	415.00'	24°22'54"	89.66'	S71°23'11"E	176.61'
C10	211.0'	495.24'	24°24'24"	107.12'	N71°22'26"W	211.00'
C11	139.5'	332.50'	24°02'43"	70.81'	N83°08'50"W	139.54'
C12	279.2'	351.80'	45°28'16"	147.42'	N18°23'21"W	279.20'
C13	31.1'	125.00'	14°14'04"	15.61'	S02°46'17"E	31.06'
C14	10.4'	25.00'	23°44'37"	5.27'	N4°11'44"E	10.40'
C15	51.4'	180.00'	16°21'35"	25.87'	N16°37'31"E	51.40'
C16	63.8'	150.00'	24°22'54"	32.41'	S71°23'11"E	63.83'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C17	244.6'	500.00'	28°01'54"	124.82'	N75°33'41"W	244.63'
C18	52.9'	84.00'	34°04'30"	27.27'	S78°34'56"E	52.93'
C19	129.0'	500.00'	14°46'44"	64.85'	S72°35'06"E	128.98'
C20	58.5'	500.00'	6°42'14"	29.28'	S83°19'37"E	58.50'
C21	198.7'	755.00'	15°04'46"	99.93'	N74°08'21"W	198.70'
C22	58.0'	42.50'	78°08'20"	34.50'	N69°19'52"E	57.96'
C23	40.7'	200.00'	11°38'54"	20.40'	N24°26'19"E	40.66'
C24	16.0'	25.00'	36°45'52"	8.31'	N11°52'45"E	16.04'

DATE: 07/19/13  
 REVISIONS:  
 BY: HLC  
 ENGINEERS SURVEYORS AND PLANNERS  
**FARLEY BARLEY**  
 AND ASSOCIATES, INC.  
 Certificate of Authorization Number: 4709  
 4480 N.E. 83rd Road • Wilfredo, Florida 34785 • (352) 748-3126

**The Villages**  
 VILLAGES OF SUMNER  
 ALDEN BUNGALOWS  
 UNIT 464  
**SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX**

DATE: 7/17/13  
 DRAWN BY: MJC  
 CHKD BY: JEH  
 FILE NAME: 03 ALDEN BNG  
 JOB NO.: 9211412045

SHT. 3 OF 17

**ORDINANCE NO. O2013-31**

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:

**Parcels G08=099 and G08=105**  
**1.85 +/- Acres**

LEGAL DESCRIPTION

Parcel # G08=099

Section 8, Township 19 South, Range 23 East, [Sumter County, Florida]: Commence at the Northeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of said Section 8 as a point of reference and the Point of Beginning of this description: run North 89°46'30" West 155.50 feet along the North line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run South 07°55'49" West 254.13 feet; run South 89°46'30" East 190.26 feet to the East line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run North 0°04'10" East 251.84 feet along the above said East line to the Point of Beginning.

Together with an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of Section 8, Township 19 South, Range 23 East, Sumter County, Florida for a Point of Reference: Thence run N. 89°48'42" W. 101.80 feet to the North Right-of-Way line of County Road 44A; thence N. 65°34'20" W. 183.20 feet to the Point of Beginning of the line; thence N. 21°36'32" E. 133.86 feet; thence N. 07°55'49" E. 254.74 feet to the Point of Termination.

Parcel # G08=105

Commence at the Northeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida as a point of reference, thence run South 0°04'10" West 251.84

feet along the East line of the West half of the North half of the Northeast quarter of the Southeast quarter to the Point of Beginning of this description (1) continue South 0°04'10" West 213.12 feet along the above said East line (2) then run North 89°48'40" West 219.51 feet; (3) thence run North 07°55'49" East 214.79 feet; (4) thence run South 89°46'30" East 190.26 feet back to the Point of Beginning to close. TOGETHER WITH an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida, for a point of reference; thence run North 89°48'40" West 101.80 feet to the Point of Beginning of the line; thence North 21°36'32" East 133.86 feet; thence North 07°55'49" East 254.74 feet to the Point of Termination, Sumter County, Florida.

This property is to be reclassified from County comprehensive plan category "Rural Residential" to City comprehensive plan category "Commercial."

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

**SECTION 1.** The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

**SECTION 2.** 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 of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

**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 \_\_\_\_\_, 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:

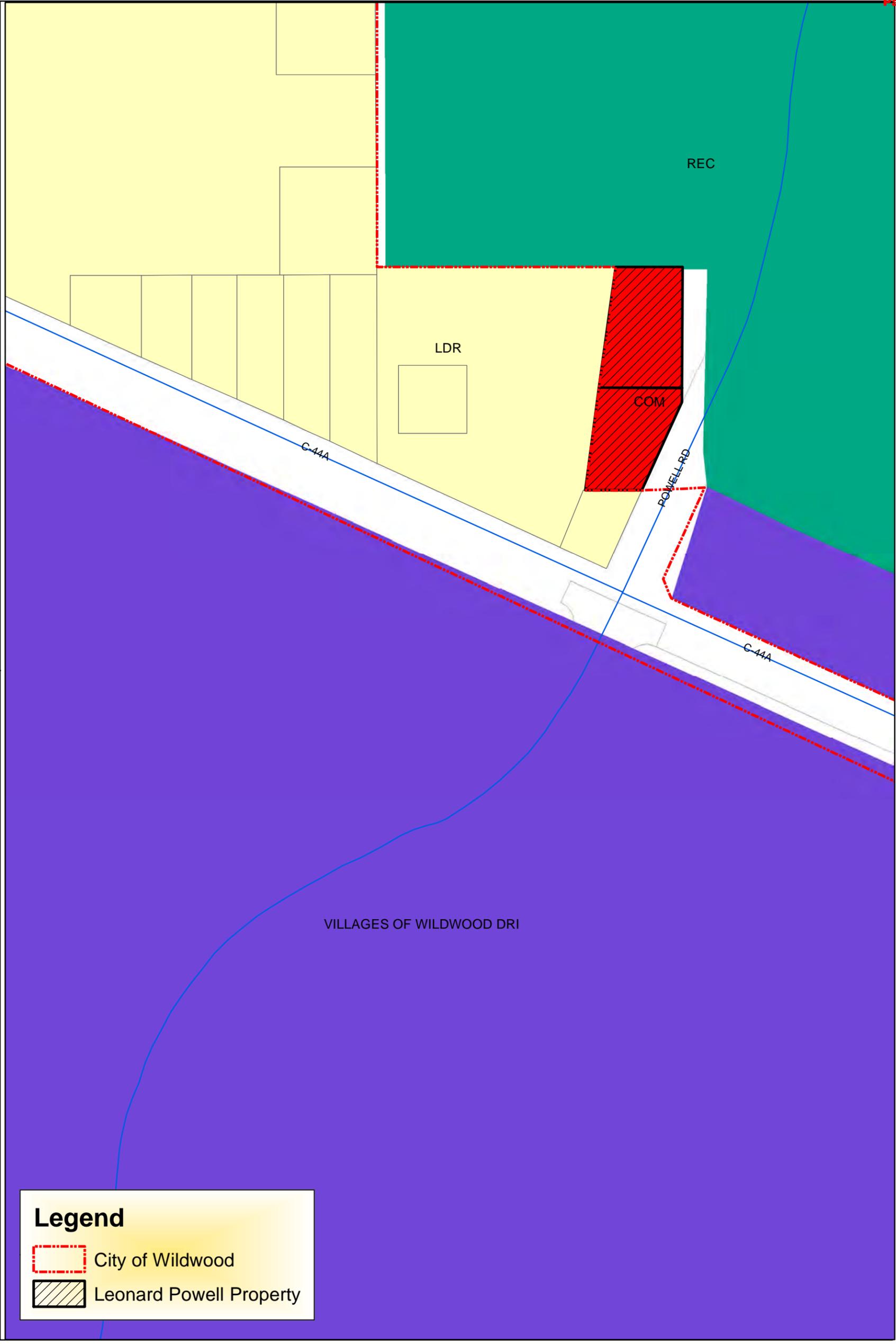
\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-31**

**“Exhibit A”**

**Leonard Powell Properties, Inc**

**Future Land Use Map Designation**



**Legend**

-  City of Wildwood
-  Leonard Powell Property

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

Feet  
0 300 600

<b>LEONARD POWELL</b>	
<b>WILDWOOD, FLORIDA</b>	
July 2013	PROPOSED FUTURE LAND USE

**ORDINANCE NO. O2013-32**

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:

**LEGAL DESCRIPTION**

**Parcel # G08=099**  
**1.0 +/- Acre**

Section 8, Township 19 South, Range 23 East, [Sumter County, Florida]: Commence at the Northeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of said Section 8 as a point of reference and the Point of Beginning of this description: run North 89°46'30" West 155.50 feet along the North line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run South 07°55'49" West 254.13 feet; run South 89°46'30" East 190.26 feet to the East line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run North 0°04'10" East 251.84 feet along the above said East line to the Point of Beginning.

Together with an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of Section 8, Township 19 South, Range 23 East, Sumter County, Florida for a Point of Reference: Thence run N. 89°48'42" W. 101.80 feet to the North Right-of-Way line of County Road 44A; thence N. 65°34'20" W. 183.20 feet to the Point of Beginning of the line; thence N. 21°36'32" E. 133.86 feet; thence N. 07°55'49" E. 254.74 feet to the Point of Termination.

**Parcel # G08=105**  
**.85 +/- Acres**

Commence at the Northeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida as a point of reference, thence run South 0°04'10" West 251.84 feet along the East line of the West half of the North half of the Northeast quarter of the Southeast quarter to the Point of Beginning of this description (1) continue South 0°04'10" West 213.12 feet along the above said East line (2) then run North 89°48'40" West 219.51 feet; (3) thence run North 07°55'49" East 214.79 feet; (4) thence run South 89°46'30" East 190.26 feet back to the Point of Beginning to close. TOGETHER WITH an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida, for a point of reference; thence run North 89°48'40" West 101.80 feet to the Point of Beginning of the line; thence North 21°36'32" East 133.86 feet; thence North 07°55'49" East 254.74 feet to the Point of Termination, Sumter County, Florida.

This property is to be reclassified from County "R1 and RR1" to City "C-2: General Commercial-Neighborhood."

**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 \_\_\_\_\_, 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

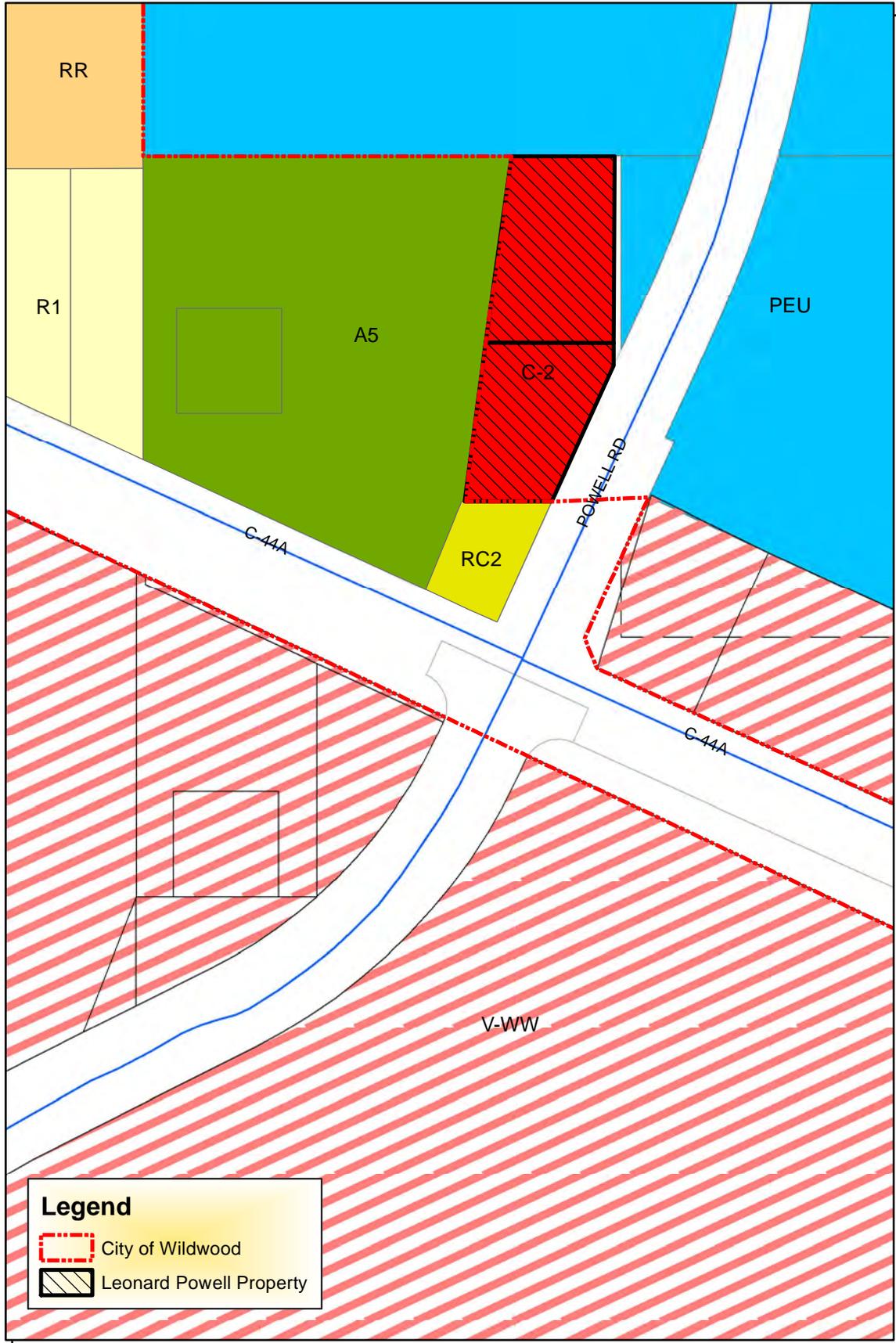
**Ordinance O2013-32**

**“Exhibit A”**

**Leonard Powell Properties, Inc**

**Zoning Map Designation**

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**Legend**

-  City of Wildwood
-  Leonard Powell Property



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



Feet  
0 190 380

<b>LEONARD POWELL</b>	
<b>WILDWOOD, FLORIDA</b>	
July 2013	PROPOSED ZONING

**ORDINANCE NO. O2013-33**

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:

**Parcel G04=050**  
**Wildwood Retirement Residence, LLC**

LEGAL DESCRIPTION

THE NORTH 466.70 FEET OF THE SOUTH 481.70 FEET OF THE WEST 490.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION, S.00°22'17"W., 50.00 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°30'00"E., 24.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 53, PAGE 414 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°22'17"W., 794.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH 481.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.89°32'24"E., 26.00 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 621 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.89°32'23"E., 440.70 FEET TO THE EAST BOUNDARY OF THE WEST 490.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°22'17"W., 466.76 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 142 (RIGHT OF WAY WIDTH VARIES), SAID POINT BEING 15.00 FEET NORTH MEASURED AT RIGHT ANGLES TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°31'42"W., 299.36 FEET TO THE SOUTHEAST CORNER OF

AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 621; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, N.00°27'36"E., 19.82 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, N.89°28'47"W., 116.37 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, N.44°33'15"W., 35.40 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 139 (HAVING A 100 FOOT RIGHT OF WAY); THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LANDS, ALONG SAID EAST RIGHT OF WAY LINE, N.00°22'17"E., 421.73 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.65 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan category "Public, Institutional" 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 of the local comprehensive plan 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 \_\_\_\_\_, 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

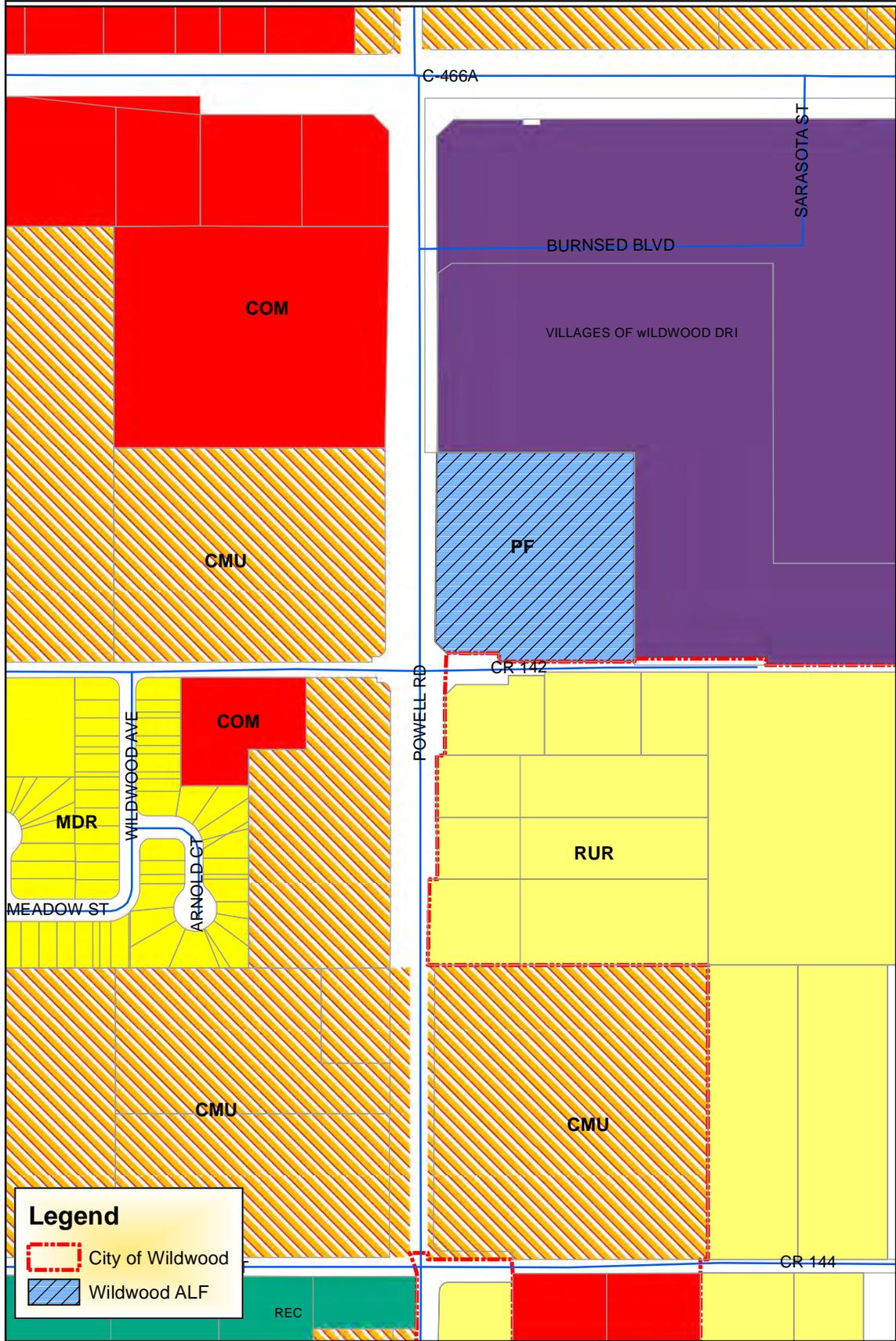
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2013-33**  
**“Exhibit A”**  
**Wildwood Retirement Residence (Mills Property)**  
**Proposed Future Land Use Map**



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**Legend**

- City of Wildwood
- Wildwood ALF



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



<b>WILDWOOD ALF</b>	
<b>WILDWOOD, FLORIDA</b>	
July 2013	PROPOSED FUTURE LAND USE

**ORDINANCE NO. O2013-34**

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:

**Parcel G04=050**  
**Wildwood Retirement Residence, LLC**

LEGAL DESCRIPTION

THE NORTH 466.70 FEET OF THE SOUTH 481.70 FEET OF THE WEST 490.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION, S.00°22'17"W., 50.00 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°30'00"E., 24.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 53, PAGE 414 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°22'17"W., 794.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH 481.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.89°32'24"E., 26.00 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 621 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.89°32'23"E., 440.70 FEET TO THE EAST BOUNDARY OF THE WEST 490.70 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°22'17"W., 466.76 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 142 (RIGHT OF WAY WIDTH VARIES), SAID POINT BEING 15.00 FEET NORTH MEASURED AT RIGHT ANGLES TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°31'42"W., 299.36 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 621;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, N.00°27'36"E., 19.82 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, N.89°28'47"W., 116.37 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, N.44°33'15"W., 35.40 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 139 (HAVING A 100 FOOT RIGHT OF WAY); THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LANDS, ALONG SAID EAST RIGHT OF WAY LINE, N.00°22'17"E., 421.73 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.65 ACRES, MORE OR LESS.

This property is to be reclassified from County "PIE" to City "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 \_\_\_\_\_, 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

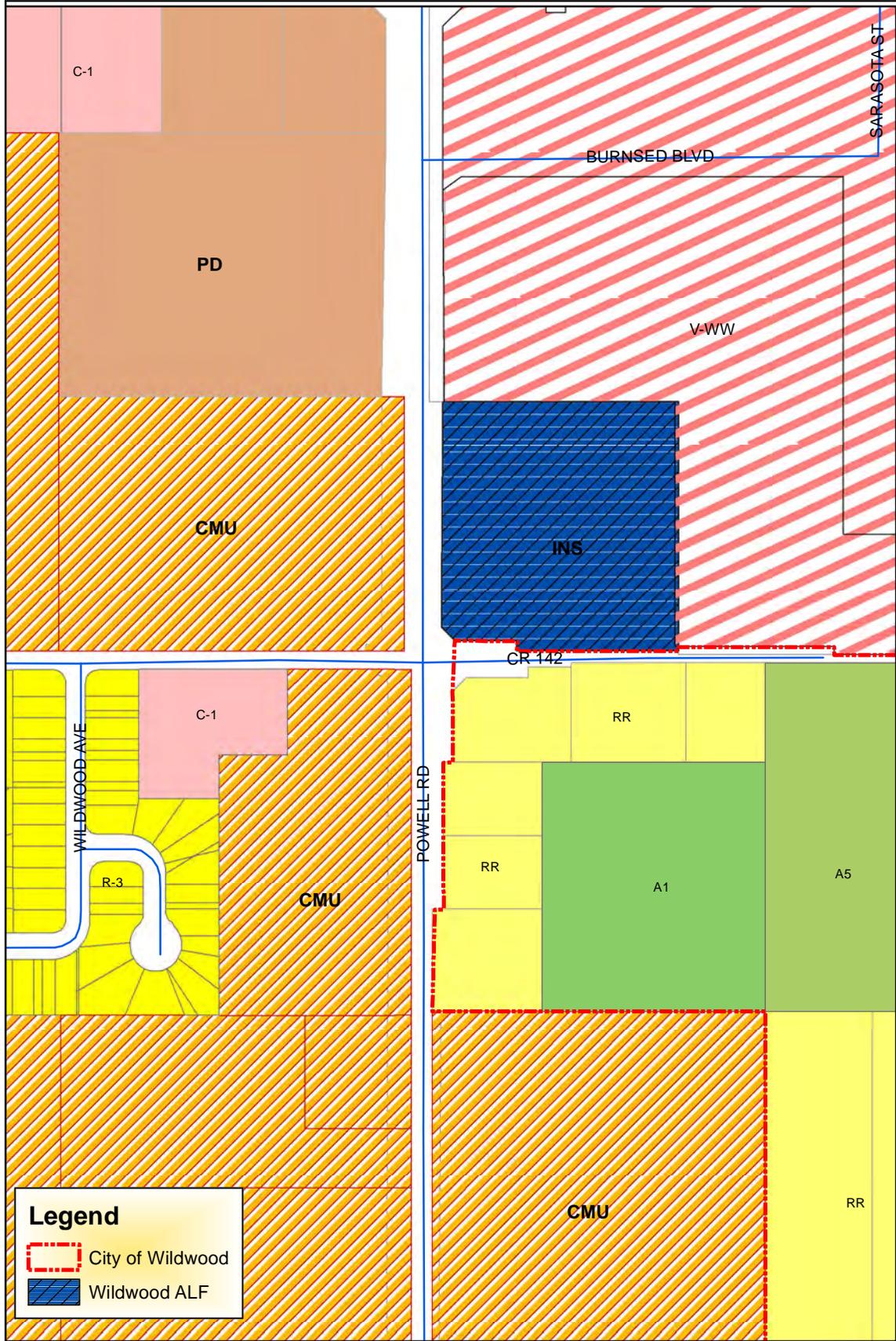
First Reading: \_\_\_\_\_

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

Approved as to form:

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

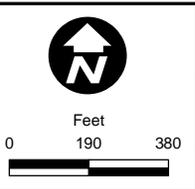
**Ordinance O2013-34**  
**“Exhibit A”**  
**Mills Property**  
**Zoning Map Designation**



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



<b>WILDWOOD ALF</b>	
<b>WILDWOOD, FLORIDA</b>	
July 2013	PROPOSED ZONING

**ORDINANCE NO. O2013-35**

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:

**Parcel # G08=003**  
**3.5 +/- Acres**

**Legal Description**

BEGINNING ONE HUNDRED AND FIVE AND ONE THIRD (105 1/3) YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND RUNNING THENCE WEST TWO HUNDRED AND THIRTY (230) YARDS; THENCE SOUTH EIGHTY-FOUR (84) YARDS; THENCE EAST TWO HUNDRED AND THIRTY (230) YARDS; THENCE NORTH EIGHT-FOUR (84) YARDS BACK TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO SUMTER COUNTY BY RIGHT-OF-WAY DEED RECORDED IN O.R. BOOK 2105, PAGE 553, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 00°27'24" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8, A DISTANCE OF 316.03 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°33'36" WEST ALONG SAID SOUTH LINE FOR 4.49 FEET TO THE WESTERLY RIGHT OF WAY PER

SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139 AND THE POINT OF BEGINNING; THENCE SOUTH 01°08'59" WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 252.00 FEET TO THE SOUTH LINE OF THE NORTH 568.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°35'13" WEST ALONG SAID SOUTH LINE FOR 42.46 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 00°27'24" EAST ALONG SAID PARALLEL LINE FOR 252.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 89°33'36" EAST ALONG SAID SOUTH LINE FOR 45.51 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 3.5 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan category "Rural 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 proposed amendment has been found to be consistent with the purpose and intent of the Joint Planning Area between the City and Sumter County.

**SECTION 2.** 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 of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

**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 \_\_\_\_\_, 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: \_\_\_\_\_

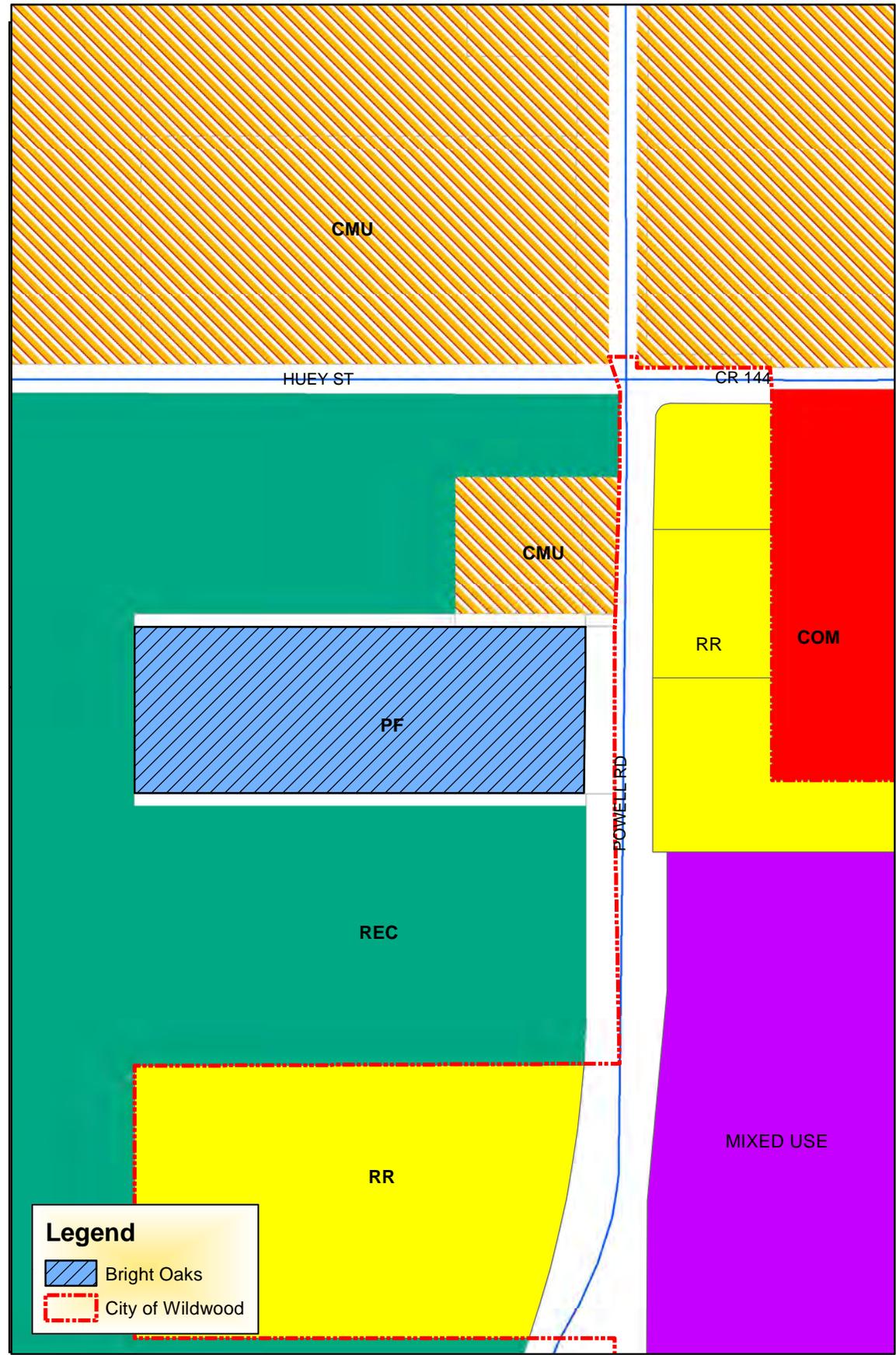
Second Reading: \_\_\_\_\_

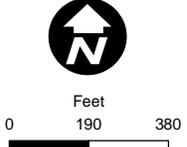
Approved as to form:

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

**Ordinance O2013-35**  
**“Exhibit A”**  
**Bright Oaks**  
**Future Land Use Map Designation**

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 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>		<b>BRIGHT OAKS</b>	
		<b>WILDWOOD, FLORIDA</b>	
		July 2013	PROPOSED FUTURE LAND USE

**ORDINANCE NO. O2013-36**

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:

**Parcel # G08=003**  
**3.5 +/- Acres**

**LEGAL DESCRIPTION**

BEGINNING ONE HUNDRED AND FIVE AND ONE THIRD (105 1/3) YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND RUNNING THENCE WEST TWO HUNDRED AND THIRTY (230) YARDS; THENCE SOUTH EIGHTY-FOUR (84) YARDS; THENCE EAST TWO HUNDRED AND THIRTY (230) YARDS; THENCE NORTH EIGHT-FOUR (84) YARDS BACK TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO SUMTER COUNTY BY RIGHT-OF-WAY DEED RECORDED IN O.R. BOOK 2105, PAGE 553, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 00°27'24" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8, A DISTANCE OF 316.03 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°33'36" WEST ALONG SAID SOUTH LINE FOR 4.49 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139 AND THE POINT OF BEGINNING; THENCE SOUTH 01°08'59" WEST ALONG SAID WESTERLY

RIGHT OF WAY FOR 252.00 FEET TO THE SOUTH LINE OF THE NORTH 568.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°35'13" WEST ALONG SAID SOUTH LINE FOR 42.46 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 00°27'24" EAST ALONG SAID PARALLEL LINE FOR 252.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 89°33'36" EAST ALONG SAID SOUTH LINE FOR 45.51 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 3.5 ACRES, MORE OR LESS.

This property is to be reclassified from County "RR" to City "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 \_\_\_\_\_, 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

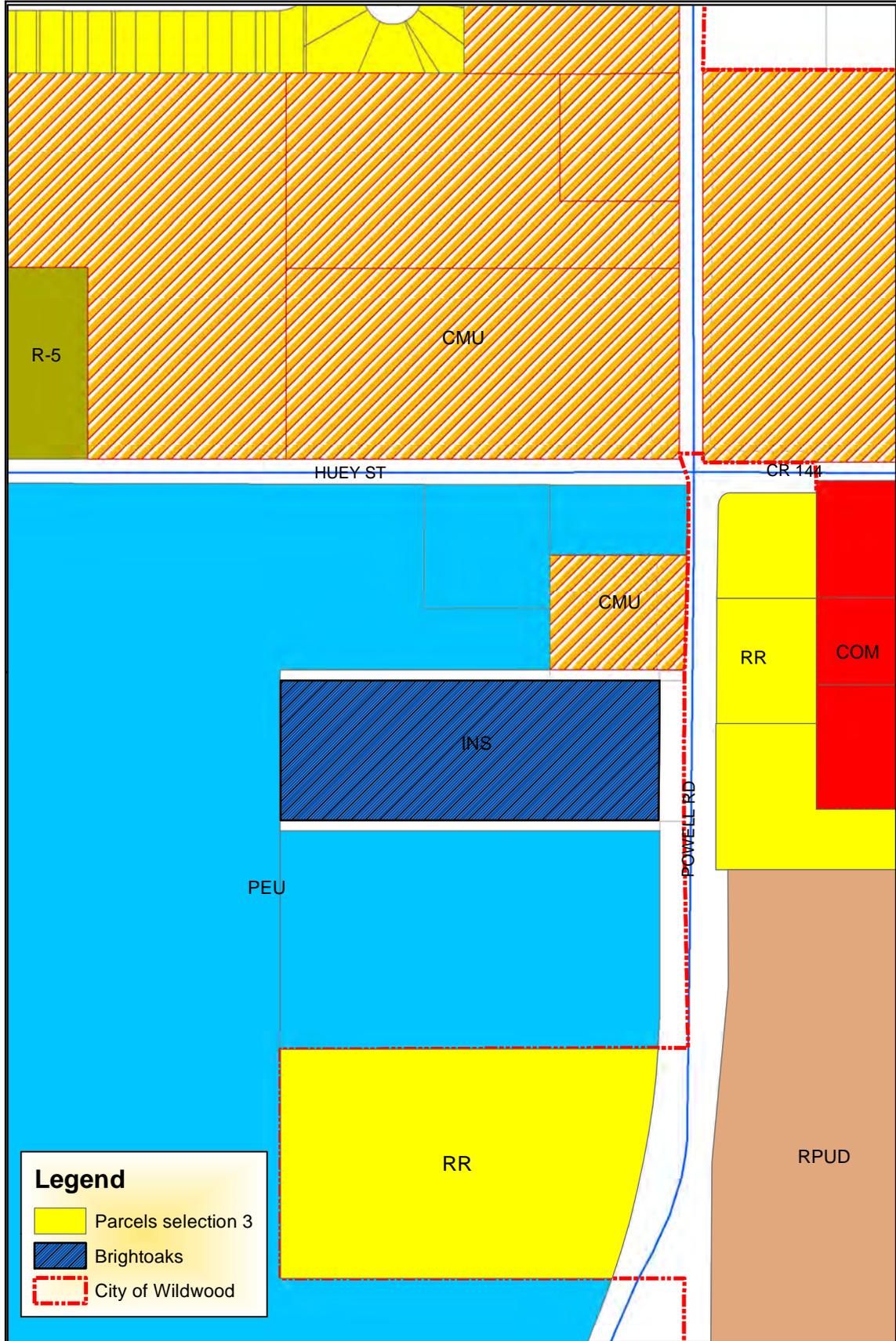
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2013-36**  
**“Exhibit A”**  
**Bright Oaks**  
**Zoning Map Designation**



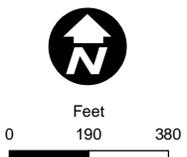
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**Legend**

-  Parcels selection 3
-  Brightoaks
-  City of Wildwood



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



<b>BRIGHT OAKS</b>	
<b>WILDWOOD, FLORIDA</b>	
July 2013	PROPOSED ZONING

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** Parkwood Planned Development Modification RZ 1307-04

Approval of Ordinance O2013-38.

**REQUESTED ACTION:**

Work Session (Report Only)

**DATE OF MEETING:**

8/12/13 First Reading  
8/26/13 Adoption

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, Parkwood Sumter Properties, Inc., seeks approval from the City Commission for a modification to the Parkwood Planned Development (PD) to defer to the current Land Development Regulations (LDRs) in certain situations; more specifically, to allow for less restrictive accessory structure setbacks for those lots where the Ordinance is silent.

As this is an existing subdivision, the change is consistent with the comprehensive plan and the existing land use pattern of the surrounding area; public facilities will not be impacted. Changes to the Land Development Regulations (LDRs) have made this amendment desirable for the applicant. **Staff recommends approval of Ordinance O2013-38.**

Case RZ 1307-04 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, August 6, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the planned development modification and Ordinance O2013-38 to the City Commission for your consideration and approval.



Melanie D. Peavy  
Development Services Director

**City of Wildwood**  
**Planning & Zoning Board/Special Magistrate**

The case below was heard on Tuesday, August 6, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a modification to the Parkwood Planned Development (PD) to defer to the current Land Development Regulations (LDRs) in certain situations; more specifically, to allow for less restrictive accessory structure setbacks for those lots where the Ordinance is silent. The site is generally located on the west side of C-101, approximately a half mile north of C-466.

**Case:** RZ 1307-04

**Parcel:** D09M380, et. al.

**Owner:** Parkwood Sumter Properties, Inc.

**Applicant:** Parkwood Sumter Properties, Inc.

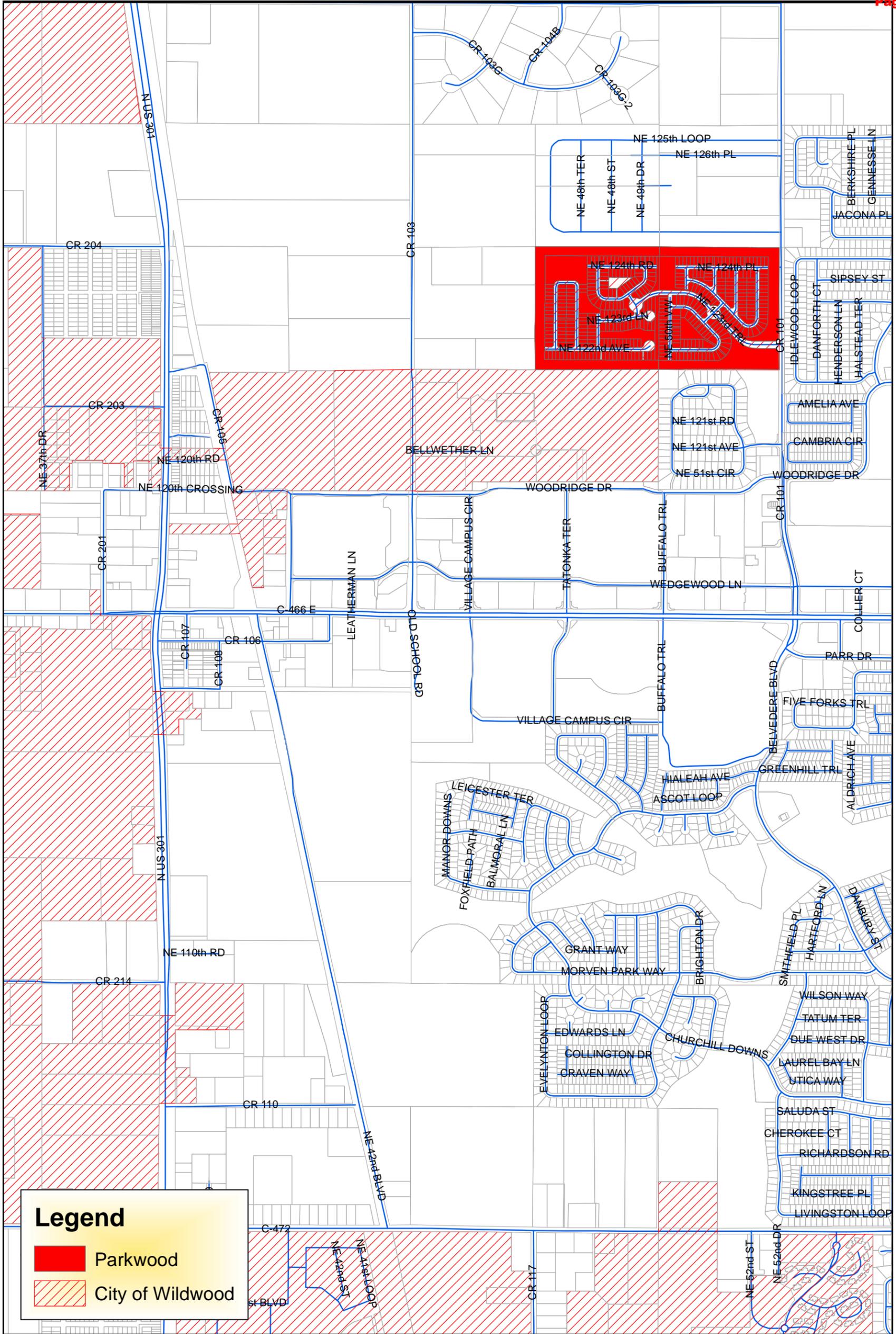
Under subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Planned Development modification and favorable recommendation of O2013-38 to the City Commission.

Dated: \_\_\_\_\_

/Proposed/

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



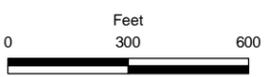
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**Legend**

- Parkwood
- City of Wildwood



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



**PARKWOOD**  
**WILDWOOD, FLORIDA**

July 2013

LOCATION MAP

**ORDINANCE ~~#2010-11~~2013-38**

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, COUNTY OF SUMTER, STATE OF FLORIDA,; RECLASSIFYING THE ZONING FROM COUNTY RPUD TO CITY PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA OWNED BY PARKWOOD SUMTER PROPERTIES, INC.; PROVIDING FOR THE TERMS AND CONDITIONS OF THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; ; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; **RESCINDING** **REPEALING** ORDINANCE ~~#2010-04~~#2010-11; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Wildwood, FL, annexed the PUD property described below on September 25, 2007. At the time of annexation, the future land use was County High Density Residential and the zoning was County RPUD. Per the City's Land Development Regulations, upon annexation, the County land use and zoning remain applicable until such time as the City amends its comprehensive plan to change the future land use to a City designation and amends the zoning;

WHEREAS, the City of Wildwood, FL agreed to the terms of the Sumter County approved PUD establishing density, lot configurations, amenities and property design;

WHEREAS, the construction plans for "Parkwood Village" dated 11/19/2007 along with a memorandum of agreement between Sumter County and Parkwood Sumter, LLC currently govern the PUD property;

WHEREAS, the developer has requested an amendment to the PUD zoning to ~~allow for a zero lot line setback on all lots whose rear property line is adjacent to the 100' buffer or a dry retention area, with no rear or abutting home, a zero lot line set back on all lots whose rear property line is adjacent to any area not containing a buildable lot or abutting home and a 10' set back from the road Right of Way for those lots located on NE 123<sup>rd</sup> Trail. (Lots specifically listed in Section c. — Residential);~~ defer to the current Land Development Regulations (LDRs) in certain situations; specifically to allow for less restrictive accessory setbacks for those lots where the Ordinance is silent;

WHEREAS, the City of Wildwood requires a PUD Ordinance to specify terms and conditions of the PUD zoning.

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

**Section 1: Property Description and Zoning Classification.**

- a. The following described property, owned by Parkwood Sumter Properties, Inc., is located in the City of Wildwood, Florida:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF THE NW ¼ OF THE SW ¼ OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, TOGETHER WITH ALL OF THE NE ¼ OF THE SE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST. SAID LANDS LYING IN SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE NORTH 89°32'22" WEST ALONG THE NORTH LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1324.68 FEET TO THE NORTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE NORTH 89°32'42" WEST ALONG THE NORTH LINE OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1337.48 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE SOUTH 00°20'46" WEST ALONG THE WEST LINE OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1323.66 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE SOUTH 89°30'54" EAST ALONG THE SOUTH LINE OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1336.63 FEET TO THE SOUTHWEST CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE SOUTH 89°28'04" EAST ALONG THE SOUTH LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1325.21 FEET TO THE SOUTHEAST CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE NORTH 00°21'37" EAST ALONG THE EAST LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, A DISTANCE OF 1326.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,526,072 SQUARE FEET (80.9475 ACRES) MORE OR LESS, INCLUDING RIGHT-OF-WAY.

- b. The above-described property shall be referred to in this ordinance as the PUD property.

**Section 2:**

PUD property is subject to the following terms and conditions:

a. General

1. Development of this project shall be governed by the contents of this ordinance and applicable sections of the City of Wildwood Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.
2. Where in conflict, the terms of this ordinance shall take precedence over the City of Wildwood Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.
3. Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Wildwood Land Development Regulations.
4. The purpose of this PUD is to:
  - i. Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;
  - ii. Protect and enhance the environment, and promote sustainable development principles;
  - iii. Develop a residential area that is safe, comfortable and attractive to pedestrians;
  - viii. Maximize open space in the development.

b. Land Uses

The Planned Unit Development is residential in nature and elements in the plan include single family residential, clubhouse pool area and open space areas. The proposed conceptual plan is attached hereto as exhibit "A".

Total Project: 80.947 acres

Residential: 48.485 acres

Amenities/Recreation	4.950 acres	
Open Space:	26.447 acres	Exceeds 25% minimum
Dedicated ROW	1.065 acres	

Non-substantial deviations from the acreages shall be allowed provided there is no increase in density or intensity.

The residential component of the development consists of 378 single family residential units on approximately 48.5 acres. The maximum density shall be 6 units per acre. The project may contain a mix of residential uses.

Single Family Lot Set-Backs

- Front – 25 feet
- Side – 10 feet
- Side – zero lot line
- Rear – 10 feet with the exception of properties listed below

Zero lot line set back shall apply on all lots whose rear property line is adjacent to the 100’ buffer or a dry retention area, with no rear or abutting home, more specifically:

- Lots 1-18
- Lots 27
- Lots 35-37
- Lots 45
- Lots 57-59
- Lots 76-83, 89
- Lots 142-197
- Lots 203-218
- Lots 245-252
- Lots 256-261
- Lots 264-268
- Lots 284-326

Zero lot line set back on all lots whose rear property line is adjacent to any area not containing a buildable lot or abutting home, more specifically:

- Lots 19-24
- Lots 50-53
- Lots 219-235
- Lot 348
- Lots 367-368
- Lots 376-378

The zero rear lot line on the above listed lots, shall apply only to accessory structures. On lots with an approved zero rear lot line for accessory structures, the set back from the house shall be a minimum of 5 feet.

A 15' set back from the road Right-of-Way for those lots located on NE 123<sup>rd</sup> Trail, more specifically:

Lots 25-26  
Lots 73-75  
Lots 198-202  
Lots 236-244  
Lots 271-278  
Lots 327-333

A 5' rear set back from structure and/or accessory structures along those lots abutting the clubhouse area, more specifically:

Lots 279-283

Maximum Building Height: 3 stories or 35 feet, unless jointly approved by the Sumter County Fire Department and the City Commission.

c. Recreation

1. The project shall contain a clubhouse, pool, picnic pavilions, sporting areas and playground area.
2. The minimum allocation of open space areas shall be the following 25% of the gross project site or 20.24 acres.

The open space system shall be provided and calculated as specified in the plans originally approved by Sumter County and may include, but not be limited to, project buffer areas, recreation area, landscaped areas, and portions of storm water management system. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site.

d. Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines shall be agreed upon by the developer and the City of Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right, but not the obligation, to enforce these requirements on the

landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses. . A failure by the City to enforce this right shall not constitute a waiver.

e. Enforcement of Rules and Regulations

The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed. . A failure by the City to enforce this right shall not constitute a waiver.

f. Amendments

Any substantial deviation from the terms of this Ordinance, shall be approved by the City Commission in accordance with the legal procedures to amend zoning ordinances.

**Section 3: Consistent with Comprehensive Plan.**

The zoning shall be consistent with City's Comprehensive Plan.

**Section 4: Official Zoning Map.**

The Development Services Director, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Wildwood, Florida, to include said designation.

**Section 5: Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 6: Conflict.**

That the City of Wildwood Land Development Regulations (LDRs) are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 2 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement," the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

With regard to the PUD property, this ordinance shall prevail if there is a conflict with any other ordinance. However, to the extent there is no conflict, all other ordinances are applicable to the PUD property.

**Section 7:** ~~Ordinance number O2010-04, enacted on September 25, 2007~~ **Ordinance Number O2010-11, enacted on June 28, 2010** is hereby ~~reseinded~~ **repealed**.

**Section 8: Effective Date.**

This Ordinance shall become effective upon ~~the approval of the City's 2035 Comprehensive Plan~~ its approval and adoption by the City Commission.

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

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

Approved as to Form:

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



**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

**SUBJECT:** Ordinance O2013-39: Annexation of Parcel D17=062

Approval of Ordinance O2013-39.

**REQUESTED ACTION:**

<input type="checkbox"/> Work Session (Report Only)	<b>DATE OF MEETING:</b>	<u>8/12/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	<u>8/26/13 Adoption</u>

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

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

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

**HISTORY/FACTS/ISSUES:**

The applicant, Richard Beavers, has submitted a voluntary annexation application for parcel D17=062. The property totals 4.75 +/- acres and is located on C-466 east of C-106.

Annexation into the City is appropriate because the property is contiguous to the City limits and contained within the City's Joint Planning Area with Sumter County.

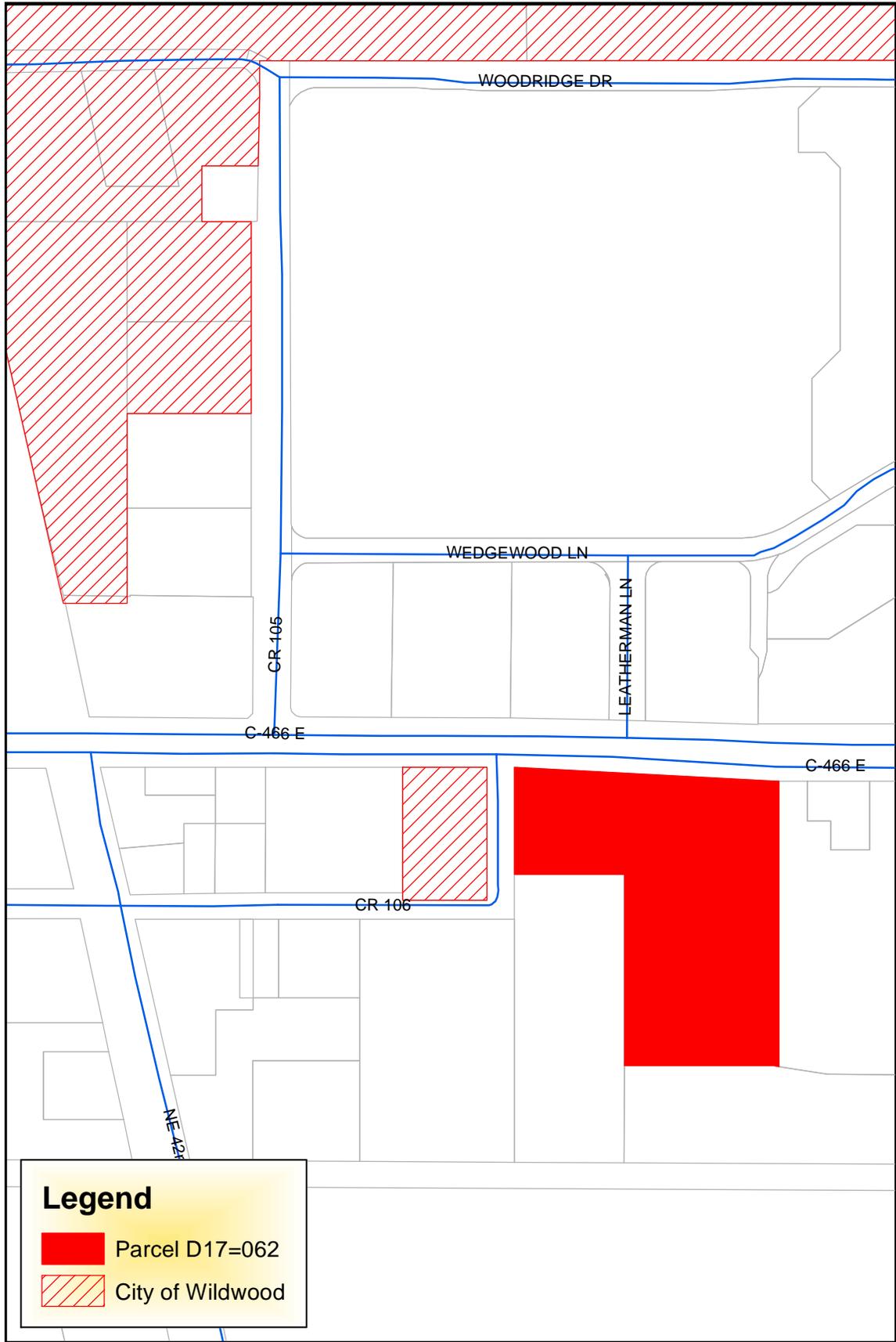
The applicant has also submitted Small Scale Comprehensive Plan Amendment and Rezoning applications for the subject property. Those applications will be brought to Commission in the near future should the Commission move to annex the property.

**Staff recommends approval of Ordinance O2013-39.**



Jason McHugh  
Development Services Coordinator





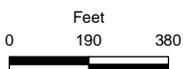
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**Legend**

-  Parcel D17=062
-  City of Wildwood



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



PARCEL D17=062

WILDWOOD, FLORIDA

August 2013

LOCATION MAP

**ORDINANCE NO. O2013-39**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.75 ACRES BEING GENERALLY LOCATED ON THE SOUTH SIDE OF C-466 AND EAST OF C-106; IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is generally located on the south side of C-466 and east of C-106, to be annexed into the City the property is hereby annexed into the City of Wildwood pursuant to Section 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida is owned by Richard Beavers and is more particularly described as follows:

**Parcel # D17=062**  
**4.75 +/- Acres**

**LEGAL DESCRIPTION**

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E", RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING;

THENCE RUN S89°44'09"E, 210.00 FEET, THENCE S00°00'20"W, 557.60 FEET, THENCE N89°44'09"W, 210.00 FEET, THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)

THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS:

THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12", AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00", AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS (EASTERLY ADJOINER)

THE EAST 348.23 FEET OF BLOCKS "H" AND "I, IN THE TOWN OF OXFORD AND

THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:

ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

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

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

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

**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance.

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

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

**DONE AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

SEAL

ATTEST:

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

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

Approved as to form:

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

**RESOLUTION NO. R2013-12**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; PROVIDING FOR INCREASES TO WATER AND WASTEWATER TRANSMISSION INFRASTRUCTURE EXTENSION FEES FOR INFLATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in March, 2005, the City of Wildwood had a Water and Wastewater Transmission Infrastructure Extension (TIE) Fee study performed by Barnes, Ferland and Associates, Environmental Consulting Engineers; and,

WHEREAS, the study states "The City will use the cost inflation index factor known as Civil Works Construction Cost Index System (CWCCIS) published regularly by the U.S. Army Corps of Engineers, to adjust for inflation"; and,

WHEREAS, the Feature Code #19 is the most appropriate CWCCIS feature code (utilities) to use to update the study; and,

WHEREAS, the standard index has increased 1.9 percent during the past fiscal year.

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

The Water TIE is increased from \$624.38 per ERU\* at a distance of 14,001 to 15,000 feet \*\*\* to \$636.24 at a distance of 14,001 to 15,000 feet; and,

The Wastewater TIE is increased from \$684.25 per ERU at a distance of 14,001 to 15,000 feet to \$697.25 per ERU at a distance of 14,001 to 15,000 feet.

\*ERU– Equivalent Residential Unit representing 300 GPD water and 250 GPD wastewater.

\*\*\* The distance factors (Table 2) in the original March 2005 TIE fee Guidance Manual adjusts for less or greater distances.

**DONE AND RESOLVED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2013, *nunc pro tunc* to October 1, 201\_\_\_, 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

**RESOLUTION NO. R2013-13**

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

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

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

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

WHEREAS, the Consumer Price Index for the last 12 months shows an average increase of 1.9%.

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

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

Meter Size	Equivalent Meter Factor	Inside City Monthly Minimum Charge	Outside City Monthly Minimum Charge
5/8"	1	\$11.40	\$14.25
1"	1.25	\$14.25	\$17.80
1 1/2"	2	\$22.78	\$28.48
2"	3.64	\$41.42	\$51.80
3"	7.33	\$83.54	\$104.43
4"	13.33	\$151.91	\$189.89
6"	25.67	\$292.43	\$365.55
8"	45	\$512.71	\$640.89
10"	76.33	\$869.69	\$1087.11

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

Inside City Limits

\$3.04 per thousand gallons multiplied by 90% of the water used.

\$3.80 per thousand gallons multiplied by 90% of the water used.

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

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

Meter Size	Equivalent Meter Factor	Inside City Monthly Minimum Charge	Outside City Monthly Minimum Charge
5/8"	1	\$6.42	\$8.04
1"	1.25	\$8.21	\$10.34
1 1/2"	2	\$13.66	\$17.09
2"	3.64	\$25.41	\$31.77
3"	7.33	\$51.95	\$64.94
4"	13.33	\$95.02	\$118.78
6"	25.67	\$183.59	\$229.49
8"	45	\$322.37	\$402.97
10"	76.33	\$547.32	\$684.17

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

<u>Inside City Limits</u>	<u>Outside City Limits</u>
_____ \$1.50 per thousand gallons	_____ \$1.90 per thousand gallons

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

<u>Inside City Limits</u>	
<u>0 - 6,000 Gallons</u>	<u>7,000 and up Gallons</u>
_____ \$1.12/1,000	_____ \$1.68/1,000

<u>Outside City Limits</u>	
<u>0 - 6,000 Gallons</u>	<u>7,000 and up Gallons</u>
_____ \$1.39/1000	_____ \$2.10/1000

SECTION 6. Irrigation shall be:

Inside City Limits

\_\_\_\_\_ \$1.68/1,000 gallons used in addition to a \$1.12 processing fee when water charges are incurred.

Outside City Limits

\$2.10/1,000 gallons used in addition to a \$1.41 processing fee when water charges are incurred.

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

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

SECTION 9. With the passage of this Resolution the new rates will become effective as of the billing cycle for the month of October, 2013.

PASSED AND RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013 .

SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

**RESOLUTION NO. R2013-14**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; SETTING RATES FOR USE OF RECLAIMED WATER FOR CLASS A, CLASS AM AND CLASS B USERS; REPLACING RESOLUTION NO. R2009-08 and R2011-10; PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. Class A, Class AM and Class B users shall pay for reclaimed water as follows: All rates have been increased by a 1.9% Consumer Price Index (CPI) as of August, 2011.

(1) *Class A and AM users.*

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

	Inside City	Outside City
Stand by charge (per ERU) (imposed beginning 90 days after availability of product to property)	\$1.10	\$1.38
Use charge per 1,000 gallons	0.68	0.86

(2) *Class B users:*

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

	Inside City	Outside City
Stand by charge (per ERU) (imposed beginning 90 days after availability of product to property)	\$1.10	\$1.38
Use charge per 1,000 gallons	0.93	1.16

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

SECTION 2. With the passage of this Resolution the new rates will become effective as of the billing cycle for the month of October, 2013.

**PASSED AND RESOLVED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2013, 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

**RESOLUTION NO. R2013-15**

**15.  
Page 1 of 1**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; PROVIDING FOR INCREASES TO WATER AND WASTEWATER CONNECTION FEES FOR INFLATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood had a Water and Wastewater Connection Fee study performed by Barnes, Ferland and Associates, Environmental Consulting Engineers; and,

WHEREAS, the study states, "The schedule of system connection fees should automatically escalate in accordance with increases in the U.S. Army Corps of Engineers Civil Works Construction Index System (CWCCIS) published regularly by the U.S. Army Corps of Engineers, to adjust for inflation"; and,

WHEREAS, Feature Code #19 is the most appropriate CWCCIS feature code (utilities) to use to update the study; and,

WHEREAS, the standard index has increased 1.9 percent during the past fiscal year.

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

The Water Connection Fee is increased from \$1083.04 per ERC\* to \$1103.62 per ERU; and,

The Wastewater Connection Fee is increased from \$2298.65 per ERC to \$2342.32 per ERU.

These fees shall take effect on October 1, 2011.

\*ERC— Equivalent Residential Unit representing 300 GPD water and 250 GPD wastewater.

**DONE AND RESOLVED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2013, *nunc pro tunc* to October 1, 201\_\_\_, 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

RESOLUTION NO. 2013-16

A RESOLUTION TO AMEND THE FISCAL YEAR 2012-2013 BUDGET TO TRANSFER FUNDS FROM THE ENTERPRISE FUND'S NON-RESTRICTED CASH AND INVESTMENTS ACCOUNT TO THE ENTERPRISES FUND'S REPAIR AND MAINTENANCE ACCOUNT, ACCOUNT NO. 0401 0036 0536 0460

WHEREAS, the City of Wildwood (COW) and the Florida Department of Transportation (FDOT), entered into a Memorandum of Agreement (MOA) and two (2) amendments to the MOA; and,

WHEREAS, the second amendment to the MOA provided for COW to operate and maintain the water treatment plant located at the Okahumpka Service Plaza (Plaza) on Florida's Turnpike; and,

WHEREAS, the Florida Department of Environmental Protection (FDEP) has determine there are certain deficiencies at the water plant and are requiring COW to correct same; and,

WHEREAS, the COW's consultant (Kimley Horn and Associates, Inc. (KHA) has provided an Opinion of Cost (OPC) for these repairs to be approximately \$155,000; and,

WHEREAS, Florida's Turnpike Enterprise (Turnpike) and AREAS USA FLTP, LLC (AREAS) are planning to renovate and expand the plaza; and,

WHEREAS, COW wishes to abandon the treatment plant; and,

WHEREAS, KHA WHEREAS, the Turnpike and AREAS wish to utilize the water treatment plant site for a portion of the proposed expansion; and,

WHEREAS, the Turnpike's consultant have determined a parallel 8" water main from the intersection of the Turnpike and CR 468 to the Plaza will provide the expanded Plaza with the required fire flow volume and pressure; and,

WHEREAS, KHA has determined the cost of design, permitting and construction of a parallel 8" water main and the demolition of the existing water treatment plant is estimated to be \$450,000; and,

WHEREAS, the COW, Turnpike and AREAS have entered into a Joint Participation Agreement to evenly fund the construction of this 8" water main; and,

WHEREAS, COW would front the cost of the design, permitting and construction of the new 8" parallel water main and the Turnpike and AREAS would reimburse the City two-thirds of the costs at the completion of the project; and,

WHEREAS, the Enterprise funds' Non-Restricted Cash and Investment account has sufficient funds to cover this cost and still maintain a balance for reserves.

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida duly assembled in regular session the FY 2012-2013 budget be amended as outlined below to appropriate \$64,050.00 for the design and permitting of a new parallel 8" water main from the intersection of Florida's Turnpike and CR 468 to the Okahumpka Service Plaza and demolition of the existing water treatment plant. Also, that all reimbursements for this project will be deposited into the Enterprise Fund's Non-Restricted Cash and Investments fund.

Source:

Enterprise Fund's Non-Restricted Cash and Investments account                      \$64,050.00

Use:

0401 0036 0536 0460    \$64,050.00

DONE AND RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013 IN REGULAR SESSION, BY THE City Commission of the City of Wildwood.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

Approved as to Form:

\_\_\_\_\_  
Jerri Blair, City Attorney

RESOLUTION NO. 2013-17

A RESOLUTION ESTABLISHING LEASE FEE AND LEASE  
DURATION FOR THE LEASE OF FIRE HYDRANT METER  
ASSEMBLIES

WHEREAS, the City of Wildwood provides, through a lease, Fire Hydrant Meter Assemblies to supply construction water for contractor's during construction of major construction projects; and

WHEREAS, it has come to the attention of City staff that some of these construction projects have been completed; and

WHEREAS, leased Fire Hydrant Meter Assemblies have not been returned upon completion of the project; and

WHEREAS, it has come to the attention of City staff that some of these Fire Hydrant Meter Assemblies have been leased for the sole purpose of avoiding the City Connection and TIE fees; and

WHEREAS, fees for the leases of these Fire Hydrant Meter Assemblies have been established by staff and not by resolution; and

WHEREAS, the lease fee established does not cover the cost of the Fire Hydrant Meter Assemblies; and

WHEREAS, the replacement cost of a Fire Hydrant Meter Assembly is approximately \$1,200.00 and includes the following items:

- A 3" fire hydrant meter with connections and gate valve
- A 2" Reduced Pressure backflow prevention device
- A 2" MIP x Male Camlock aluminum adapter

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida duly assembled in regular session that:

SECTION 1: The lease for a Fire Hydrant Meter Assembly shall include a refundable deposit of \$1,200.00; and,

SECTION 2: Deposit shall not be refundable if Fire Hydrant Meter Assembly is lost, damaged, stolen or not returned at the completion of the project; and,

SECTION 3. The use of a Fire Hydrant Meter Assembly shall be for the sole purpose of supplying construction water for a building, utility project or road construction project; and,

SECTION 4. The lease time for a Fire Hydrant Meter Assembly shall not exceed one (1) year or the duration of the construction project whichever is less; and,

SECTION 5. All existing leased Fire Hydrant Meter Assemblies shall be returned within 90 days of the approval of this resolution.

SECTION 6. The lessee shall be charged the inside City or outside City commercial base rate and user rate as established by the City Commission; and,

SECTION 7. The lessee shall only be charged the water component of the commercial base rate and user rate and not the sewer component.

SECTION 8. Upon notification to the City that the project is complete and the Fire Hydrant Meter Assembly is ready to be removed, City staff shall read the meter for a final billing. The final billing amount shall be deducted from the deposit with the balance of the deposit being returned to the applicant.

SECTION 9. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, IN REGULAR SESSION, BY THE City Commission of the City of Wildwood.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

Approved as to Form:

\_\_\_\_\_  
Jerri Blair, City Attorney

**RESOLUTION NO. R2013-11**

A RESOLUTION TO AMEND THE FISCAL YEAR 2012-2013 BUDGET TO TRANSFER FUNDS FROM THE ENTERPRISE FUND'S NON-RESTRICTED CASH AND INVESTMENTS ACCOUNT TO THE ENTERPRISE FUND'S REPAIR AND MAINTENANCE ACCOUNT, ACCOUNT NO. 0401 0036 0536 0460

WHEREAS, the City, during the last wastewater treatment plant upgrade and expansion, installed a Kruger Oxidation Ditch; and,

WHEREAS, staff has maintained the rotor assembly of the Oxidation Ditch on a regular basis; and,

WHEREAS, the Oxidation Ditch went on-line in October, 2007; and,

WHEREAS, the Kruger rotor assembly was required to have a life expectancy of a minimum of 100,000 hours; and,

WHEREAS, recently the Kruger rotor assembly failed; and,

WHEREAS, at the regular Commission meeting on May 13, 2013, the City Commission approved the purchase of a new gearbox at a cost of \$24,404.13; and,

WHEREAS, the new gearbox has been purchased and installed while the failed gearbox has been sent to the factory for a repair estimate; and

WHEREAS, Kruger has provided a cost to re-build the failed rotor gearbox of \$12,008.34; and

WHEREAS, City staff has estimated the cost of installation at \$3,600.00; and,

WHEREAS, the purchase of the new gearbox and the rebuild of the failed gearbox was not in the FY 12/13 budget; and,

WHEREAS, the Enterprise Fund's Non-Restricted Cash and Investment Account has sufficient funds to cover the shortfall and maintain a recommended balance for reserves.

THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida duly assembled in regular session that the FY 2012-2013 budget be amended as outlined below to appropriate \$40,012.47 for the purchase and installation of a rotor gearbox.

**Source:**

Enterprise Fund's Non-Restricted Cash and Investments account \$40,012.47

**Use:**

0401 0036 0536 0460 \$40,012.47

DONE AND RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013,

in regular session, 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

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## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Fee Waiver for Wildwood Community Center

**REQUESTED ACTION:** Commission Approval

Work Session (Report Only)

Regular Meeting

**DATE OF MEETING:**

August 26, 2013

Special Meeting

**CONTRACT:**  N/A

Effective Date: \_\_\_\_\_

Managing Division / Dept: \_\_\_\_\_

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

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

**BUDGET IMPACT:** N/A

Annual

Capital

N/A

**FUNDING SOURCE:** \_\_\_\_\_

**EXPENDITURE ACCOUNT:** \_\_\_\_\_

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### HISTORY/FACTS/ISSUES:

Mayor and Commission,

Rhonda Davis has submitted a fee waiver request for use of the Wildwood Community center on Sunday, September 29, 2013. Ms. Davis, along with some fellow friends, would like to hold a benefit for the family of Mike Merrell. Mr. Merrell passed away to cancer in July, and friends of his family are wanting to host a night of entertainment to help aid in the medical expenses from Mr. Merrell's treatments. Mr. Merrell's daughter and son in law would like to sell bbq dinners at the event to also help off set some of the medical expenses. There will be a \$10 charge at the door per person who would like to attend the event. If the event does not fall within the fee waiver guidelines the event will cost \$681.96 for the entire bottom floor for eight hours.

This is the first time a fee waiver of this kind has been brought to my attention since beginning with the City of Wildwood, as well as for the City Manager. We kindly ask for your input on this event.

Jenny Hudson  
Parks and Recreation Coordinator

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# WILDWOOD COMMUNITY CENTER FACILITY USE AGREEMENT

## CUSTOMER INFORMATION

19.b.  
Page 1 of 4

THIS SECTION TO BE COMPLETED BY RENTER:

Contact Name: Rhonda Davis

Mailing Address: 1814 CR 2430

City, State, Zip: Wildwood FL 34785

Home Phone: (352) 399-2611 Cell: (352) 255-8837

Work Phone: ( ) -   Ext.

Email Address: granny@fbc@gmail.com

Physical Address: (If different than above)

Organization Name:

Organization Mailing Address:

City, State, Zip:

Phone: ( ) -   Fax: ( ) -

Proof of Residency Or Business Ownership:

Driver's License:

City of Wildwood Utility Acct. #:

Occupational License #:

Voter Registration:

Birth Date:  / /

Is Lease Over Age 25? Yes  No

User Classification:

Copy of 501 (c) Certificates Attached? Yes  No

## FUNCTION INFORMATION

Date of Function: 9/29/13

Room (s): EBF

Event Begin Time: 4p-12A

Event End Time: 12-A

Type Of Function: Benefit for Merrell Family

Will There Be a Band / DJ? yes

Number Of People Expected: 200-300

Number Of People Under The Age Of 18 Attending? 15

Will Alcohol Be Served?  Yes  No

Will There Be a "Cash Bar"?  Yes  No

(Food) Service Area (warming kitchen) Needed?  Yes  No

Will There Be Outside Cooking (i.e. BBQ, grilling, etc.)?  Yes  No Method:

Will Event Be Catered?  Yes  No Name Of Caterer:

Caterer's Phone Number:

Type Of Seating To Be Used:  Chairs Only  Tables & Chairs

Will Event Be Advertised?  Yes  No How?

Will Tickets Be Sold In Advance?  Yes  No At The Door?  Yes  No Price: \$10.00

Total Hours: 8 hrs (NO HALF HOURS)

Special Request: TV Sound System Screen

**Additional Forms/Requirements:**

- 1 List of Chaperones Required
- 2 Adult Responsibility for Minors Form Required
- 3 Alcoholic Beverage Waiver Required
- 4 Alcoholic Beverage Permit Required and Liquor Liability and General Liability Insurance coverage must be provided

NOTE: SET-UP AND CLEAN-UP TIME MUST BE INCLUDED IN EVENT BEGIN & END TIME.

# City of Wildwood Office Use Only

## FEE & PAYMENT INFORMATION

**19.b.**

**Page 2 of 4**

**THIS SECTION TO BE COMPLETED BY OFFICE STAFF:**

(All payments are due no later than 30-calendar days prior to event)

Room(s) Rented: (Check all that apply)	Fee Type	Amount Of Fee	Payment Due By Date	Amount Paid	Cash or Check #	Payment Receipt Date & Time
Room(s):	Rental Fee (2-hr. min.):	628.00				
Lincoln Room <input type="checkbox"/>	Food Service Area Use Fee:					
Franklin Room <input type="checkbox"/>	Taxable Total:	628.00				
Jellerson Room <input type="checkbox"/>	7% State Sales Tax:	43.96				
Washington Room <input type="checkbox"/>	Non-Refundable Reservation Fee:	10.00				
President's Hall <input type="checkbox"/>	Security/Damage/Clean-Up Deposit:					
Entire 1st Floor <input checked="" type="checkbox"/>	<b>TOTAL DUE:</b>	<b>681.96</b>				
Entire Building <input type="checkbox"/>	Comments/Notes:		Payment Total:			
Food Service Area(s):			Remaining Balance Due:			
North <input type="checkbox"/>			Payment Total:			
South <input type="checkbox"/>			<b>TOTAL DUE:</b>			
President's Hall <input type="checkbox"/>						

<p>On Site Police Officer/Staff Person: This fee cannot be paid at City Hall. It is listed here as a courtesy so you will know how much will be due when you arrive for your event.)</p>	<p style="font-size: 2em;">\$64.00</p>	<p>NOTE: Payment of On Site Police Officer/Staff Person is due directly to the person at the start of your event before the doors will be opened. Cash or Money Order ONLY - no personal checks!</p>
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Reservations may be made at city hall between the hours of 8:00 am and 4:00 pm Monday through Friday, with the exception of holidays. Reservation by telephone **WILL NOT** be accepted.

Applicant must bring this form to the facility on the date of usage and be prepared to produce it to City Staff and/or the Security Officer/Staff Person on duty at the event.

### ACKNOWLEDGEMENT

- The undersigned applicant acknowledges receipt of all rules and regulations related to use of the Millennium Park facility, including the following documents:
- Rules related to Reservations, Fee Payments, and Cancellations;
  - Rules related to Rental Fees and Payments;
  - Rules related to damage/security/clean-up and deposit and payment;
  - Rules related to the rental period;
  - Rules that are involved in multiple user issues;
  - The City of Wildwood's rights and responsibilities;
  - Security officers and staff on-site requirements;
  - Authority responsibility of the security officer and staff person;
  - Rules related to traffic and parking;
  - Rules related to alcohol;
  - Rules related to minors under 18;
  - Rules related to facility usage;
  - Rules related to user responsibilities;
  - Rules related to prohibited activities and areas;
  - Rules related to food service area facilities;
  - Rules related to washrooms;
  - Rules related to decorations, signs, and set-up/break-down;
  - Rules related to chairs and tables;
  - Rules related to protection of the facility and it's amenities;
  - Rules related to health and safety issues;
  - Rules related to user clean-up responsibilities;
  - Facility Use Agreement

The undersigned understands that he or she is bound by the rules and regulations and bound also to control all other attendants, sponsors or other persons at the facility during the event to comply with the rules and regulations.

In the event user is a Florida corporation, the undersigned affirms that he or she has the express authority to enter into this agreement and bind the corporation. Further, the undersigned agrees that he or she shall be the responsible person for purpose of contract regarding this agreement.

The undersigned understands that the City of Wildwood's Community Center is a primary State of Florida Storm Shelter, which could be activated if a storm hits anywhere in the State of Florida or if an emergency evacuation situation arises (chemical spill, etc.). If such is the case, the booking is automatically deferred until the center becomes usable again as a Community Center.

The undersigned understands that all fees must be received by the due dates as shown above or Facility Use Agreement shall be null and void and use of the facility shall be cancelled.

<p style="font-size: 1.5em; margin: 0;"><i>Rhonda Dawn</i></p> <p style="margin: 0;">Applicant's Signature</p>	<p style="font-size: 1.5em; margin: 0;">9/6/13</p> <p style="margin: 0;">Date</p>
<p style="font-size: 1.5em; margin: 0;"><i>Johnny Hudson</i></p> <p style="margin: 0;">City Employee Signature</p>	<p style="font-size: 1.5em; margin: 0;">8/12/13</p> <p style="margin: 0;">Date</p>

August 5, 2013

Dear Mr. Cannon,

I am writing to you on behalf of myself and a group of friends, who are organizing a benefit event to raise funds for the Merrell family. We are planning to host a charity benefit on Sunday, September the 29<sup>th</sup>. We would like to have the fees waived for the rental of the Wildwood Community Center, and utilize the facility for an evening of musical entertainment to benefit the family of Mike Merrell and help pay the astronomical medical expenses that were incurred during his battle for life.

Mike and Rhonda Merrell bought their first home in Wildwood shortly after they married and lived there for many years and raised their daughter Natalie in Wildwood. Natalie graduated from Wildwood High School and now she and her husband, Kenny Johnson, are living in the family home and are raising their young daughter, Coryn, there.

Mike and his two brothers, Chris and Bob Merrell, have lived in Lake County for 40+ years....and they settled in Wildwood when they first came to this area, as children. All three of the brothers were interested in music and both Mike and Chris made it their full time careers.

Over the years Mike has entertained all over the Central Florida area, as well as nationally. The last several years he entertained mostly in The Villages and in and around Lake and Sumter counties. Mike was well known as one of the members of the local band called "The Malones", then as a solo entertainer. Mike was diagnosed with cirrhosis of the liver on June 6<sup>th</sup> and was told that a liver transplant would be his only means of survival. Unfortunately Mike passed on July 30<sup>th</sup>...unable to

hang on for the life saving transplant. During the time of June 6<sup>th</sup> through July 27<sup>th</sup> Mike was hospitalized 5 times and the last stay was for 9 days. His last three days were at Cornerstone Hospice in The Villages. Mike's wife, Rhonda, is employed at CenturyLink and thankfully had medical insurance, but even though there was insurance coverage...it fell far short of covering the medical expenses that were incurred during this brief period of time. On top of the medical expenses, Rhonda had to miss a lot of days at work and used up her allotment of vacation days for the year and has been without pay for a good portion of the time that Mike was battling for his life. Needless to say it has left Rhonda in a dire situation as far as finances are concerned.

19.b.  
Page 4 of 4

There are many people who are willing to donate their time and talents to this benefit event....one is Jim Rast, of the local band "Justin Heet" and Donna Moore of "Diva Legends"...just to name a few. We are trying to secure a suitable venue for the event and the Wildwood Center was mentioned as a great place to host the event.

Kenny Johnson, Natalie's husband, has a small catering business and would be selling bar-be-que dinners at the event to help with the success of the fundraiser. He has already received offers from local business' donating the meat to be cooked.

We are hoping, as a community, we can come together and help the Merrell Family in their time of need and help ease the financial burden that has been thrust upon them. In this respect we are asking for your assistance with the waiving of the rental fees.

Your help is greatly appreciated!  
Sincerely,

Rhonda Davis and Friends of the Merrell Family



July 29, 2013

Mr. Bill Ed Cannon  
City Manager  
City of Wildwood, Florida

RE: City of Wildwood Development

Dear Mr. Cannon:

I begin this letter with a little background information about myself. My name is Marilyn "Kitty" Escue. I grew up in the small, rural town of Perry, Florida, which is located on the coast south of Tallahassee. I am an alum of the University of Florida. I lived in Gainesville where I worked as a Social Worker until my recent retirement to The Villages.

When I visit Wildwood- which I do quite often- I recall my childhood days spent in my lovely rural Florida town. My vision then opens Wildwood, which I believe is a charming small rural Florida town that is on the brink of becoming a thriving hub of economic activity for restaurants, retail, tourism, hospitality and recreation. I see a town ripe with opportunities for citizens to gain self-sufficiency and prosperity and for those who govern to find fulfillment of their visions for their town.

The social and economic welfare of Wildwood residents is coming into view as the community emerges from an agricultural background through both the economic depression that has left many Americans disenfranchised and also the relatively recent whiplash of The Villages landing here. Given that Wildwood and The Villages are neighbors who are literally joined at points, I hope that the residents of the two communities will find commonality and congenial fellowship, with neither thinking of the other as "the outsider".

Unfortunately, Villages residents are generally ignorant of lifestyle in a rural Florida town. Because they do not understand that the City of Wildwood directly and indirectly impacts their lives, they fail to see that economic and community development in Wildwood matter, or should matter, to them. I am aware that the City of Wildwood has created a vision for its future development . I am also aware that in order to realize that vision, the city must proactively meet and surmount many challenges, such as inadequate or non-existent financial resources, residents' resistance to change, to name just a few.

Last week, I met with Development Director Melanie Peavy to discuss Wildwood's current and long-term economic and community development initiatives to and explore ways of addressing some of those challenges. We agreed that Village residents might be an untapped resource of assistance in a variety of areas.

Consequently, I am requesting to meet with you at your convenience to further discuss that possibility in more detail. Please note that I have no ulterior motivation or intention to control or manipulate the decisions of the Wildwood administration. My simple hope is that Villages resident volunteer energy might be used to your city's advantage. I am willing to attempt to serve as a catalyst to mobilize that energy.

Sincerely,

Marilyn "Kitty" Escue  
[kittygilchrist@gmail.com](mailto:kittygilchrist@gmail.com)  
352-575-2013

cc: Melanie Peavy

## ATTORNEY CONSULTING AGREEMENT

This agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and effective \_\_\_\_\_, by and between the City of Wildwood a municipal corporation of the State of Florida (hereinafter "Wildwood") and Jerri A. Blair, Esq. (hereinafter "Blair"), P.O. Box 1456, Tavares, FL 32778.

### Recitals

WHEREAS, Jerri A. Blair, the City Attorney of 22 years, has resigned due to health issues; and,

WHEREAS, there are a number of ongoing cases and issues which require coordination between the old City Attorney and the new City Attorney; and,

WHEREAS, the old City Attorney has agreed to remain available for consulting and providing consulting services to the new attorney, Ashley Hunt, over a period of several months to provide a smooth transition.

NOW, THEREFORE, the parties agree as follows:

1. For a period of four months, from September 1, 2013 through December 31, 2013, Blair shall be available whenever requested to provide information to the new City Attorney and the City Manager. Blair shall work with the new City Attorney to make the transition in representation in ongoing cases as smooth as possible.

2. Wildwood shall pay Blair a consulting fee of \$20,000.00.

**City of Wildwood:**

**City Attorney:**

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

\_\_\_\_\_  
Jerri A. Blair

Attest:

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

## WILDWOOD ATTORNEY AGREEMENT

This agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and effective \_\_\_\_\_, by and between the City of Wildwood a municipal corporation of the State of Florida (hereinafter "Wildwood") and Ashley Hunt, Esq. (hereinafter "Attorney", or "Hunt"), 601 S. 9<sup>th</sup> Street, Leesburg, FL 34748-6319.

### Recitals

WHEREAS, the City Attorney of 22 years has resigned due to health issues; and,

WHEREAS, there are a number of ongoing cases and issues which require coordination between the old City Attorney and the new City Attorney; and,

WHEREAS, the old City Attorney has agreed to work with Hunt over a period of several months to provide a smooth transition.

NOW, THEREFORE, the parties agree as follows:

### I. Nature of Employment.

Pursuant to Article VII of the Wildwood Charter, Attorney shall serve the City in all legal proceedings, provide legal counsel, and perform all duties to the City imposed by Florida Statutes, the Rules Governing the Florida Bar, the Wildwood Code of Ordinances, the Wildwood Charter, and the City Commission.

### II. Duration.

This Agreement shall be effective for a period of one year . Ninety days before the expiration of this agreement he City Commission shall determine if it wishes Hunt to continue as City Attorney; and either give notice to him that it wishes to terminate the contract or enter negotiations for a new contract with Hunt.

### III. Compensation and Description of Services.

A. Monthly Retainer and Retainer Services. Wildwood shall pay Attorney a retainer as follows:

- (1) \$5,000.00 per month for September, October, November and December of 2013; and
- (2) \$7500.00 per month for January through September, 2014.

B. The monthly retainer is payment for all services performed by attorney and his staff, including, but not limited to:

- (1) Attendance and service at all regular City Commission Meetings;
  - (2) Attendance and service at all regular Land Planning Agency meetings presided over by the City Commissioners;
  - (3) Attendance and service Code Enforcement and Planning and Zoning meetings , as deemed necessary by the City Manager;
  - (4) Attendance and service at other meetings at the request of the City Commission or City Manager which include workshops, Historic Preservation Board meetings, Library Board of Trustee meetings, Greenwood Cemetery meetings, and any other meetings;
  - (5) Review of all contracts, ordinances and resolutions;
  - (6) Furnishing of legal opinions, both written and verbal, to various departments regarding employment issues, land use issues, proposed legislation, routine contracts, and other governmental matters;
  - (7) Telephone conferences and meetings elected officials, staff, and the City Manager;
  - (8) Reviewing, drafting, and endorsing Ordinances and Resolutions;
  - (9) Legal research;
  - (10) Lien preparation;
  - (11) Drafting of complex non-routine contracts;
  - (12) Redrafting of code provisions;
  - (13) Lobbying efforts on behalf of the City; and,
  - (14) Defense of any disciplinary or fine proceedings brought against the City by another governmental entity. The City will be billed monthly. Each fee entry on the invoice will describe in detail the services rendered and the time spent in rendering the services.
- C. Non-Retainer Services. The set hourly attorney rate for non-retainer services is \$125.00 per hour for attorney services and \$50.00 hourly for paralegal services. Non retainer services include all lawyer and staff services which exceed 140 hours in any monthly period.
- D. Expenses and Costs. The costs and expenses associated in representing Wildwood

may include, but are not limited to, photocopying, witness fees, Court fees, deposition costs, service of process costs, hand delivery and courier services, mailing charges, filing and recording fees charged by governmental agencies. These costs shall be paid for by Wildwood.

- E. Professional Development is Attorney's Expense. Wildwood will not pay for Attorney's seminars, meals, mileage, lodging, books, or other professional development. This expense shall be incurred exclusively by attorney.

#### **IV. Termination.**

Either party may terminate this Agreement without cause with 90 days notice and with cause at any time.

**City of Wildwood:**

**City Attorney:**

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

\_\_\_\_\_  
Ashley Hunt

Attest:

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