



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

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

Robby Strickland – Seat 3

Don C. Clark – Seat 4

Julian Green – Seat 5

Bill Ed Cannon – City Manager

**AGENDA
REGULAR MEETING
DECEMBER 9, 2013 - 7:00 PM
City Hall Commission Chamber**

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

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

The City of Wildwood DOES NOT provide this verbatim record.

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

1. CALL TO ORDER:

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

2. 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.)

- a. Bills for Approval (Attachment – Staff Recommends Approval)
- b.. SP 1310-01. Compass Storage - Site Plan. Site Plan approval for a 99,832 sq. ft. Self-Storage Facility with related improvements. Based on favorable recommendation from the Special Magistrate (Staff Recommends Approval).
- c. Request for a 12 month extension to the approved site plan for SP 1210-02 Alliance Coach (Staff Recommends Approval).

3. PRESENTATIONS AND/OR PROCLAMATIONS

4. PUBLIC HEARINGS – Timed -

5. PUBLIC FORUM – 10 minute time limit

6. ORDINANCES FIRST READING ONLY (NO VOTE)

7. RESOLUTIONS FOR APPROVAL

- a. R2013-33. *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING A CITIZENS ADVISORY TASK FORCE FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ISSUES; APPOINTING MEMBERS TO IT; PROVIDING FOR INDEFINITE TERMS; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith AND RECITING AN EFFECTIVE DATE.* A Resolution appointing the Citizens Advisory Task Force (CATF) for 2014. A CATF is needed so that the City may apply for CDBG grants.
- b. R2013-34. *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING THE ISSUANCE BY THE CAPITAL TRUST AGENCY OF ITS REVENUE BONDS, FOR THE PURPOSE OF FINANCING A SENIOR LIVING FACILITY TO BE LOCATED IN THE CITY OF WILDWOOD AND FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE; PROVIDING FOR OTHER RELATED MATTERS.* A Resolution allowing a private company, Capital Trust Agency, to finance a private project in Wildwood through the issuance of revenues bonds.

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. Kimley Horn IPO #26 for 30% Design Plans totaling \$21,800 for the 3 stormwater projects the City is seeking funding from the CDBG program. (Staff Recommends Approval)
- b. Donation Agreement with Wells Fargo. Wells Fargo has offered to donate Parcel F12A002 (2983 CR 238) to the City (Staff Recommends Execution of the Agreement).

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS

- a. SP 1307-02. Oxford Oaks – PLAT Improvement Plan. Improvement Plan approval for Phase 1 for the first 247 units of a 542 unit residential subdivision with related improvements. Based on favorable recommendation from the Special Magistrate (Staff Recommends Approval).

10. APPOINTMENTS

11. CITY MANAGER REPORTS

- a. Status and discussion of Well on Ashley Property.

12. CITY ATTORNEY REPORTS

13. CITY CLERK REPORTS

14. OTHER DEPARTMENT REPORTS

15. COMMISSION MEMBERS REPORTS

- a. Mayor Wolf – Load Limit signs removed on County 209 before heavy equipment transported to new development - Oxford Oaks.

16. ADJOURNMENT

IMPORTANT DATES (No Attachments)

- a. December 9, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- b. **CANCELLED:** December 23, 2013 – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- c. December 24, 2013 – (Tuesday) - Christmas Eve. City Offices close at noon with exception of Police Department.
- d. December 25, 2013 – (Wednesday) - Christmas Day. City Offices closed, with exception of Police Department.
- e. December 31, 2013 – (Tuesday) - New Year's Eve. City Offices close at noon with exception of Police Department.
- f. January 1, 2014 – (Wednesday) - New Year's Day. City Offices closed, with exception of Police Department.
- g. January 20, 2014 – (Monday) – Martin Luther King Day. City Offices closed, with exception of Police Department.

BILLS FOR APPROVAL
City of Wildwood, Florida
December 9, 2013

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Wildwood Community Development	MLK Activities	\$	2,000.00
---	--------------------------------	----------------	----	----------

CITY MANAGER-EXECUTIVE DEPARTMENT

2	Bellevue Florist	Dish Garden - Cannon	\$	55.00
3	Bright House	Internet and WiFi	\$	45.82
4	EGP	Per Copy Maintenance Fee	\$	14.21
5	Federal Express	Postage	\$	32.21
6	Office Depot	Office Supplies	\$	69.99
7	Sumter Cnty Chamber of Commerce	Membership Renewal	\$	577.50

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

8	Bright House	Internet and WiFi	\$	91.52
9	Century Link	Telephone Service	\$	61.34
10	Dart Electronics, Inc	Fire Alarm Test & Certification	\$	260.00
11	Duke Energy	Electric Service	\$	1,613.99
12	EGP	Per Copy Maintenance Fee	\$	453.49
13	Federal Express	Postage	\$	46.52
14	IMS	Software Maintenance	\$	432.00
15	Maggio Enterprises, Inc	Paper and Cleaning Products	\$	88.98
16	Office Depot	Office Supplies	\$	5.19
17	Unifirst	Rugs	\$	24.80
18	Villages Technology Solutions Group	Zimbra Email Services 10/15/13 thru 11/14/13	\$	487.50
19	Waste Management	Tipping Fee	\$	185.11
20	Wildwood Ace Hardware	Pebbles, Ant Killer, Water Can	\$	19.47

DEVELOPMENT SERVICES

21	Bright House	Internet and WiFi	\$	91.52
22	EGP	Per Copy Maintenance Fee	\$	204.85
23	Ernie Morris Enterprises	Office Supplies	\$	290.38
24	Sumter County Clerk	Record Ordinances	\$	594.50

HUMAN RESOURCES

25	Bright House	Internet and WiFi	\$	22.88
26	EGP	Per Copy Maintenance Fee	\$	8.52

POLICE DEPARTMENT

27	Advanced Auto Parts	Halogen Light	\$	10.99
28	Chief Supply / Law Enforcement	Cathinone	\$	57.64
29	Dana Safety Supply, Inc	Aluminum Push Bumper	\$	498.00
30	EGP	Per Copy Maintenance Fee	\$	173.44
31	Ernie Morris Enterprises	Office Supplies	\$	151.68
32	George Naha Chevrolet, Inc	Sensor	\$	44.66
33	Identi-Kit Solutions		\$	408.00
34	Merritt Department Store	Trousers	\$	93.79
35	Nick Nicholas Ford	Dodge Charger Police Car Repair	\$	4,289.32
36	Source, Incorporated	Blue Tree 5600	\$	3,803.00
37	TLO	Person Search	\$	221.00
38	Villages Operating Company	A/C Reimbursement	\$	19.26
39	Wildwood Ace Hardware	Tape, Surge Outlet, Twine, Ground Plug, Tarp, Etc	\$	93.33

STREET DEPARTMENT

40	Bright House	Internet Service	\$	106.01
41	C.E.S. City Electric Supply	Christmas Bulbs	\$	224.00

December 9 2013
Page 2

42	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	218.48
43	Culligan	Cooler Rental and Bottled Water	\$	21.00
44	EGP	Per Copy Maintenance Fee	\$	2.00
45	HD Supply WaterWorks	Quick Release Hose	\$	43.29
46	Salescorp of Florida	Basic Dust Mask	\$	12.00
47	Unifirst	Uniforms	\$	423.50
48	UPS	Postage	\$	26.48
49	Rodney Wallace	Boot Allowance	\$	75.00
50	Waste Management	Tipping Fee	\$	434.88
51	Wildwood Ace Hardware	Stakes, Circ Blade, Reflectors, Cable Ties, Etc.	\$	231.90
52	Wildwood Mower & Saw	Carb Kit, Acc Pump Kit, Pulley, Blades, Choke, Etc.	\$	328.92

FLEET SERVICES

53	Advanced Auto Parts	Fuel Pressure Tester	\$	44.99
56	Big Truck Parts	Filters	\$	16.32
57	Bright House	Internet Service	\$	106.00
58	Culligan	Cooler Rental and Bottled Water	\$	20.99
59	Unifirst	Uniforms	\$	155.18
60	Wildwood Ace Hardware	Key, Brackets, Fasteners, Grill Cover, Etc.	\$	86.40
61	Wildwood Mower & Saw	Fuel Filter	\$	8.76

COMMUNITY RE-DEVELOPMENT

62	Bright House	Internet and WiFi Service	\$	22.88
63	Florida Dept of Economic Oppt	FY 2013/2014 Special District Fee	\$	175.00

PARKS AND RECREATION

64	Bright House	Internet and WiFi Service	\$	139.08
65	Central Irrigation Pump & Supply	Hunter Gear Rotor, Elbow, Coupling	\$	254.30
66	Culligan	Softener Rental - Lake Deaton - Wigglesworth	\$	32.95
67	EGP	Per Copy Maintenance Fee	\$	5.89
68	John Deere Landscapes	White Athletic Striping Paint	\$	104.16
69	Murdock's Alternators & Starters	New Kohler Starter	\$	191.00
70	Nature Calls	Port O Let Rentals	\$	255.00
71	Sumter Electric	Electric Service	\$	23.30
72	Turfmasters and Associates, Inc	Lawn Fertilization and Pest Control	\$	725.00
73	Unifirst	Uniforms	\$	192.40
74	Wildwood Ace Hardware	Bulbs, Sprayer, Clamps, Fertilizer, Rotor, Disc, Etc	\$	562.22
75	Wildwood Mower & Saw	Conn Rod, Collar, Shaft, Gear, Cutter, Chain, Etc.	\$	627.25

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

76	Bright House	Internet and WiFi Service	\$	351.52
77	Central Irrigation Pump & Supply	Hunter Gear Rotor, Elbow, Coupling	\$	48.09
78	Century Link	Telephone Service	\$	122.67
79	Martin's Lock Shop, Inc.	Svc Charge & Labor Remove Plastic Fork in Lock	\$	75.00
80	Unifirst	Rugs	\$	65.66
81	Wildwood Ace Hardware	Outlet Tester, Screwdrivers, Receptacle, Etc	\$	25.05

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

82	Bright House	Internet Service	\$	68.64
83	Century Link	Telephone Service	\$	102.44
84	Dart Electronics, Inc	Fire Alarm Test & Certification	\$	260.00
85	Duke Energy	Electric Service	\$	537.99
86	EGP	Per Copy Maintenance Fee	\$	62.42
87	IMS	Software Maintenance	\$	120.50
88	Maggio Enterprises, Inc	Paper and Cleaning Products	\$	88.98
89	Office Depot	Office Supplies	\$	5.18
90	Postmaster	Utility Billing Postage	\$	893.01
91	Unifirst	Rugs	\$	24.80

December 9 2013
Page 3

92	Villages Technology Solutions Group	Zimbra Email Services 10/15/13 thru 11/14/13	\$	487.50
93	Wildwood Ace Hardware	Pebbles, Ant Killer, Water Can	\$	19.45

UTILITY DEPARTMENT

94	Akerman LLP	W/S 2013 Debt	\$	22,000.00
95	Almac Unlimited, Inc	Gloves	\$	284.30
96	Bavco	FEBCO Repair Kit	\$	318.60
97	Brenntag	Liquid Chlorine	\$	992.06
98	C & C Peat Co., Inc	Wastewater Treatment-Dewatered Bio-Solids	\$	1,920.00
99	Central Irrigation Pump & Supply	Solenoid Coil, Irritrol Valve Elec Globe	\$	28.00
100	Century Link	Telephone Service	\$	193.86
101	John Cornell	Boot Allowance	\$	75.00
102	Culligan	Bottled Water	\$	42.48
103	C.W.D.I., Inc Citrus Well Drilling	Svc Crane and Labor Remove Pump and Replace	\$	9,843.10
104	Data Flow Systems, Inc	Pump Repairs	\$	88.60
105	Duke Energy	Electric Service	\$	19,345.49
106	EGP	Per Copy Maintenance Fee	\$	19.95
107	Grainger	Cramer Hour Meter	\$	49.10
108	HACH	Rosolic Acid, Plate Count Agar Tubes	\$	675.12
109	Hardy Diagnostics	Phos Buf Bottles	\$	271.26
110	Hill Manufacturing	Green Thunder, Gamma Mene Aero, Hand Clnr	\$	483.58
111	Kruger	Coupling, Axilock	\$	299.06
112	Maggio Enterprises, Inc	Paper Products	\$	115.16
113	Massey Pest Control	Monthly Pest Control Services	\$	46.50
114	Murdock's Alternators & Starters	New Kohler Starter	\$	44.00
115	Odyssey Manufacturing	Hypochlorite Solutions	\$	2,352.22
116	Plant Technicians	Environmental Testing	\$	675.00
117	Sanders Company, Inc	FC202 Aqua Series Drive Panel	\$	12,457.00
118	Sigma-Aldrich RTC	Environmental Testing Supplies	\$	350.38
119	Southern Pro Fence	Repair 4ft Field Fence	\$	1,925.00
120	Test America	Environmental Testing	\$	84.00
121	Unifirst	Uniforms	\$	1,005.34
122	USA BlueBook	Meltric Recepticle, Inlet, Handle	\$	484.26
123	Wildwood Ace Hardware	Turnbuckle, Anchors, Couplings, Stakes, Bulbs, Etc	\$	222.94
124	Wildwood Mower & Saw	Trimmer Line, Fuel Filter, Spindle Asm, Air Filter,	\$	186.80

GREENWOOD CEMETERY

125	Central Irrigation Pump & Supply	Adaptors, Couplings, Glue, Primer	\$	64.66
-----	----------------------------------	-----------------------------------	----	-------

ATTORNEYS/CONSULTANTS/SURVEYORS

126	Kimley-Horn & Associates, Inc	Engineers	\$	21,469.03
127	Potter Clement Bergholtz Alexander	Special Magistrate	\$	1,137.50

FUEL INVENTORY

128	Stone Petroleum Products, Inc	Unleaded Gasoline	\$	9,189.83
-----	-------------------------------	-------------------	----	----------

TOTAL **\$ 135,636.01**

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1310-01 Compass Self-Storage Facility Site Plan

REQUESTED ACTION: Site Plan approval (SP 1310-01) to construct a self-storage facility (99,832 sq. ft. total) with related improvements.

Work Session (Report Only) **DATE OF MEETING:** 12/9/2013
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission to construct a self-storage facility (99,832 sq. ft. total) with related improvements (Parcel D17=062). **Staff recommends approval of the Site Plan.**

Case SP 1310-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 9th, 2013. The Planning and Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Jason McHugh
Development Services Coordinator

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 3rd, 2013 by the Special Magistrate. The applicant seeks Site Plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 99,832 sq. ft. self-storage facility with related improvements. The site is generally located on the southeast corner of C-466 and C-106. The Engineer of Record is Charles C. Hiott, P.E. with Booth, Ern, Straughan, and Hiott (BESH) Engineering of Tavares, Florida.

Case: SP 1310-01

Parcel: D17=062

Owner: Amsdell Storage Ventures XV, LLC

Applicant: Richard Beavers, Self Storage Associates, Inc.

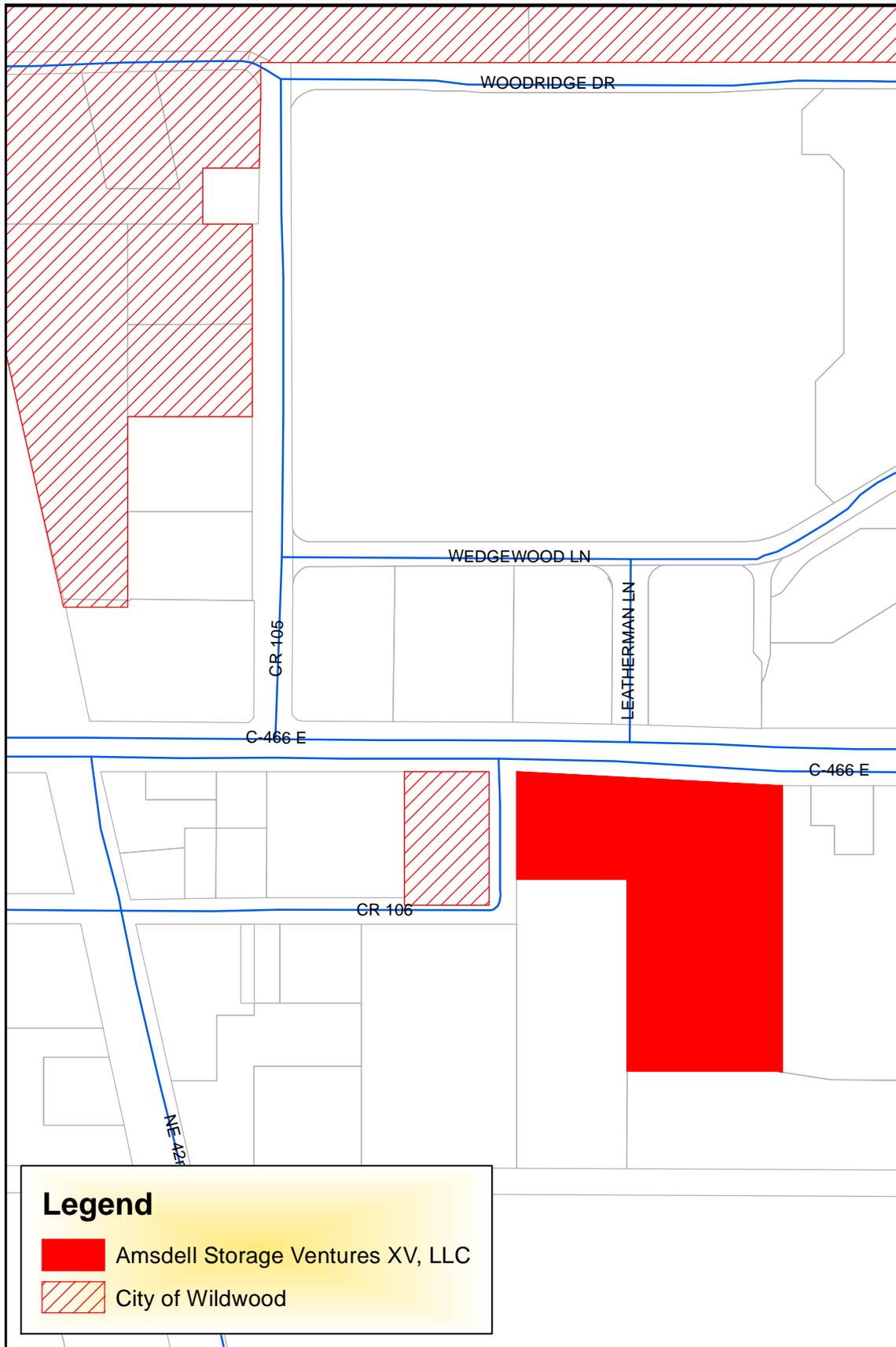
Under subsection 1.7(B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in subsection 4.4 of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Site Plan to the City Commission.

Dated: December 3, 2013



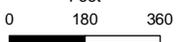
Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



Legend

-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood

I:\Terr\GIS\Maps\Location\Location - Amsdell Storage Ventures XV, LLC.mxd - 8/28/2013 3:05:03 PM - torneal

	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 180 360 	AMSDELL STORAGE VENTURES XV, LLC	
	WILDWOOD, FLORIDA		August 2013	LOCATION MAP

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1210-02 Alliance Coach – Extension of Site Plan Approval

REQUESTED ACTION: Extension of Site Plan approval (SP 1210-02).

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 12/9/2013
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant seeks an extension from the City Commission of an approved Site Plan (parcels G17B008, G17=044, G17B002, G17B006, G17A012) for the construction of a Detail Center (2,500 sq. ft.), Office (1,200 sq. ft.), and Employee Pavilion (600 sq.ft.) as well as an additional eight (8) acres of impervious area for camper and RV sales and service. **Staff recommends approval of the extension.**

Case SP 1210-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, February 5th, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission, which unanimously approved the Site Plan on February 25, 2013.



Jason McHugh
Development Services Coordinator



RECEIVED

NOV 21 2013

CITY OF WILDWOOD
Development Services Dept.

November 20, 2013

Jason McHugh
City Planner
100 N. Main St. 2nd Floor
Wildwood FL 34785

Re: Permit Extension for Alliance Coach, 4505 Monaco Way, Wildwood, Florida Permit # SP 1210-02

Dear Mr. McHugh,

Alliance Coach respectfully requests a one year site plan extension approval to the existing permit referenced above. The current permit was unanimously approved by the City Commission on February 25, 2013, and is valid for 12 months. Due to circumstances beyond the control of Alliance Coach, it is unlikely that we can begin construction by February 25, 2014.

Recent changes in the recreational vehicle industry resulted in a short-term funding issue which deterred us from commencing our planned expansion. However, this temporary obstacle will soon be overcome and it is our intention to break ground in the next 12 months.

Please present this request to the City Commission for consideration. I am available to discuss this matter with you in greater detail if needed and will plan to attend the City Commission meeting so that I can address any questions or concerns they may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan Shapiro".

Alan Shapiro
President

4505 Monaco Way, Wildwood FL 34785
Toll Free 866-888-8941 • Office 352-330-3800 • Fax 352-330-3852
5355 Mill Store Road, Lake Park GA 31636
Toll Free 855-581-4678 • Office 229-559-1555 • Fax 229-559-1528
www.AllianceCoach.com

RESOLUTION NO. R2013-33

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING A CITIZENS ADVISORY TASK FORCE FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ISSUES; APPOINTING MEMBERS TO IT; PROVIDING FOR INDEFINITE TERMS; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND RECITING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida is in the process of applying for a Community Development Block Grant ("CDBG"); and

WHEREAS, in order to participate in the CDBG program, Florida Statute 290.046(6) requires the City to establish a citizen advisory task force to provide input relative to all phases of the project process, and

WHEREAS, the City Commission desires to fulfill the statutory requirement and have a citizens advisory task force to carry out CDBG duties delegated to it by the City Commission.

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

SECTION 1. The City Commission of the City of Wildwood, Florida establishes the Citizen Advisory Task Force to carry out CDBG duties as required by federal and state law and as required by the City Commission.

SECTION 2. The Citizen Advisory Task Force shall be composed of at least three members. All of the members shall be residents of the City of Wildwood, only one of the members may be a City employee and none of the members shall be elected officials of the City of Wildwood. The Citizens Advisory Task Force members are hereby appointed as shown on Attachment "A" to this resolution.

SECTION 3. Members of the Citizen Advisory Task Force shall serve an indefinite term but may resign or be removed by the City Commission at any time for any reason.

SECTION 4. REPEAL. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED THIS ___ DAY OF ____ 2013, in a regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(SEAL)

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

Approved as to form:

Ashley Hunt, City Attorney

ATTACHMENT "A"

City of Wildwood Citizen Advisory Task Force (CATF)

Name and Address:

1. Karl Holley
1003 Acorn Trail
Wildwood, FL 34785
(727) 254-2478 (C)
Karl.Holley@sumtercountyfl.gov

2. Sam Saleem
PO Box 738
Wildwood, FL 34785-0738
(352) 748-7770 (H)
Peacemakerone@earthlink.net

3. Karen Judd
1601 Meadow Street
Wildwood, FL 34785
(352) 748-0742 (H)

4. Cynthia (Cindy) Brunette
710 2nd Avenue
Wildwood, FL 34785
(352) 303-9899 (C)

5. Rose Cannon
802 Crestview Circle N
Wildwood, FL 34785
(606) 215-6759 (C)
Rose41352@gmail.com

Note: Consistent with the CDBG rule, the CATF shall have at least 3 members, all of which shall be residents of the City of Wildwood; at least one may be a City employee and none shall be elected officials of the City of Wildwood.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Capital Trust Agency: Issuance of Its Revenue Bonds To Finance a Private Project in Wildwood

REQUESTED ACTION: Consideration of R2013-34

Work Session (Report Only) **DATE OF MEETING:** December 9, 2013
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

The City has received a request from the Capital Trust Agency, a subsidiary of the City of Gulf Breeze, asking for the Commission to approve Resolution No. R2013-34 which would allow the Capital Trust Agency to issue its revenue bonds to finance a proposed private project in Wildwood. The proposed project has been identified as a senior living facility that would be located at what was formally known as the Rask property at the corner of Huey Street and Powell Road.

Documentation of the request has been included in this agenda item for review.

In summary, the request states the City "will have no legal or moral obligation to pay the bonds nor will they be reflected on the City's financial statements." The request goes on to state "the City would not be providing any municipal funds or property to the Project, nor will it take any responsibility to any investors who might purchase the bonds or anyone else."

By approving the Resolution, the City would be fulfilling the federal tax law requirement that is necessary for the Capital Trust Agency to issue the bonds to finance the project.

A public hearing on the proposed action was held at 2:45 p.m. on December 5, 2013 at the Sleep Inn in Wildwood as required by law. A copy of the hearing notice and report is included for reference. No objections from the public were raised at the public hearing.



Jason McHugh
Development Services Coordinator

RESOLUTION NO. R2013-34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING THE ISSUANCE BY THE CAPITAL TRUST AGENCY OF ITS REVENUE BONDS FOR THE PURPOSE OF FINANCING A SENIOR LIVING FACILITY TO BE LOCATED IN THE CITY OF WILDWOOD AND FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE; PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the Capital Trust Agency (the “Issuer”) proposes to issue approximately \$28,600,000 of its revenue bonds (the “Bonds”), the proceeds of which will be loaned to Mainsail Healthcare Group II, LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the “Borrower”), for the purpose of financing the cost of the acquisition, construction, development, installation and equipping of a senior living facility to be known as The Villages Alzheimer’s/Memory Care Residence (the “Local Facility”) to be located within the jurisdiction of the City of Wildwood, Florida (the “City”); and

WHEREAS, the Issuer requests the required approval of the Bonds by the City as the applicable elected representative of the host jurisdiction in which the Local Facility is located, after notice (a copy of which is attached hereto as Exhibit “A” and incorporated by reference) and a public hearing for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Bonds and the Local Facility have been submitted for public hearing in a manner satisfactory to the City; and

WHEREAS, the Issuer has represented to the City that private activity bond volume allocation from the State of Florida (the “State”) Division of Bond Finance is required in order to issue the proposed Bonds;

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

SECTION 1. Having considered any and all comments and concerns expressed at the public hearing, the City Commission hereby approves the issuance of the Bonds by the Issuer to finance costs of the Local Facility for purposes of Section 147(f) of the Code. The Local Facility is appropriate to the needs and circumstances of, and shall make a significant contribution to the economic growth of, the City, including the provision of gainful employment, and advances the public health and general welfare of the City. The City is able to cope satisfactorily with the impact of the Local Facility, including utilities and public services and on account of any increases in population.

SECTION 2. The Issuer is hereby authorized to take all action necessary to apply for and obtain the allocation of private activity bond volume from the State, and to do all other

things necessary to issue the Bonds for the Local Facility located in the City.

SECTION 3. The City shall have no obligation with respect to the Bonds, and the approval given herein shall not be deemed to create any obligation or liability, pecuniary or otherwise, of the City in any respect whatsoever. The general credit or taxing power of the City and the State or any political subdivision or public agency thereof shall not be pledged to the payment of the Bonds. No statement, representation or recital made herein shall be deemed to constitute a legal conclusion or a determination by the City that any particular action or proposed action is required, authorized or permitted under the laws of the State or the United States.

SECTION 4. The approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Local Facility, (ii) a recommendation to any prospective purchaser of the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) an approval of any necessary zoning applications nor for any other regulatory permits relating to the Local Facility, and the City shall not be construed by reason of its adoption of this resolution to have made any such endorsement, finding or recommendation or to have waived any of the City's rights or estopping the City from asserting any rights or responsibilities it may have in that regard.

SECTION 5. This instrument shall take effect immediately upon its adoption.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

DONE AND RESOLVED, this _____ day of December, 2013, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(SEAL)

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs

Approved as to form:

Ashley Hunt, City Attorney

Exhibit A: Notice of Public Hearing

EXHIBIT "A"

NOTICE OF PUBLIC HEARING BY CAPITAL TRUST AGENCY

For the purpose of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that a public hearing will be held at 2:45 p.m. on Thursday, December 5, 2013, at the Sleep Inn & Suites Wildwood – The Village, 1224 South Main Street, Wildwood, Florida 34785. The purpose of the public hearing is to consider a plan of finance for the purpose, among other things, of providing funds to be loaned by the Capital Trust Agency (the "Agency") to Mainsail Healthcare Group II, LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), in order to finance the cost of the acquisition, construction, development, furnishing and equipping of an approximately 96-unit senior living facility comprised of assisted living units for the elderly to be known as "The Villages Alzheimer's/Memory Care Residence," to be located at 7046 Powell Road, Wildwood, Sumter County, Florida 34785 (the "Senior Living Facility").

The plan of finance contemplates that the Agency will issue not exceeding \$169,000,000 in aggregate principal amount of its revenue bonds (the "Bonds"), in one or more installments or series for a number of senior living facilities for the Borrower. A portion of the proceeds of such Bonds in an approximate amount of \$28,600,000 will be loaned to the Borrower to provide funds for the Senior Living Facility herein described.. The Senior Living Facility will be owned by the Borrower. The initial manager of the Senior Living Facility will be MJM Associates LLC, a Delaware limited liability company.

The purpose of the public hearing is to comply with the provisions of Section 147(f) of the Code.

The Bonds, when issued, will be special, limited obligations payable solely out of the revenues, income and receipts pledged to the payment thereof and derived from financing agreements with the Borrower, and the Agency will not be obligated to pay the principal of, premium, if any, or interest on the Bonds except from the payments of the Borrower. The Bonds and interest thereon shall never pledge the taxing power of the City of Wildwood (the "City"), the County of Sumter (the "County"), the State of Florida (the "State") or any other political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision, or constitute the debt or indebtedness of the Agency, the City, the County, the State or any other political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory prohibition.. The Agency has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve said Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the Capital Trust Agency, attention Executive Director at 315 Fairpoint Drive, Gulf Breeze, Florida 32561. All persons are advised that, if they decide to appeal any decision made with respect to any matter considered at this meeting, they will need a record of the proceedings, and 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. All interested persons are invited to present their comments at the time and place set forth above.

Following the hearing, a report concerning this public hearing will be submitted to the applicable elected representative responsible for approving the issuance of the Bonds.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PUBLIC HEARING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE EXECUTIVE DIRECTOR AT (850) 934-4046 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING, EXCLUDING SATURDAY AND SUNDAY.

Documentation Received
From
Capital Trust Agency

CAPITAL TRUST AGENCY

315 Fairpoint Drive • Gulf Breeze, Florida 32561 • Office 850-934-4046 • Fax 850-934-4048

November 22, 2013

Mr. Jason McHugh
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Ref: The Villages Alzheimer's/Memory Care Residence in Wildwood, FL

Dear Mr. McHugh,

As a follow-up to your conversation with Edwin "Buz" Eddy, we wanted to reach out to you with more information regarding the proposed project in your community.

We have been asked to serve as the issuer of bonds for the above project. Our agency, the Capital Trust Agency (CTA), was created in 1999 through enabling Florida statutes that provide for governmental entities to sponsor and facilitate public purpose financings that meet applicable state and federal laws. We have worked with numerous counties and municipalities throughout Florida to issue tax-exempt and taxable debt to provide capital funding of projects beneficial to the citizens of Florida.

The proposed funding will include tax-exempt bonds to be issued by CTA for the project. Wildwood will have no legal or moral obligation to pay the bonds nor will they be reflected on the City's financial Statements.

To begin the process of issuing the bonds, our agency accepted an application from the project principals and the investment banking firm they selected. Our board unanimously approved a preliminary resolution on October 30th, 2013 stating our intent to finance the project. This resolution states that any final authorization (to be considered at a later date) to close the transaction must first meet all legal and financial feasibility requirements for a private activity bond allocation project such as this. Our agency will not act favorably on a final authorizing resolution without the approval of Wildwood.

Federal tax law requires, among other things, that a governmental unit having jurisdiction over the area where the facility is or will be located must approve the tax-exempt bond issue, even when as here, another governmental unit is issuing the bonds. Federal tax law also requires that a public hearing be held before that approval (often termed the Host Approval) is provided. Given this project's location, Host Approval could be provided by Wildwood, Sumter County, or the State. The financing team is requesting the City of Wildwood to provide the Host Approval for this Project. We believe the project will be a significant enhancement to the seniors' living communities needed in your area.

By giving its Host Approval, the City would not be providing any municipal funds or property to the Project, nor will it take any responsibility to any investors who might purchase the bonds or anyone else. Wildwood would merely be assisting to satisfy a technical requirement of federal tax law.

We have printed a notice of public hearing as required by the federal tax regulations, and contained language that the project is subject to local approvals. This hearing will be conducted by myself as a hearing officer near the project at a location convenient to the citizens. We will produce a meeting transcript of the hearing and make it a part of the public record for submittal to the City Commission.

DIRECTORS

THOMAS BOSWORTH
ROBERT F. CLEVELAND

J. LANCE REESE
DEBORAH ROCHE

R.J. SNOOKS
HARRISON WILDER

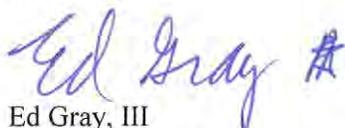
ED GRAY, III
EXECUTIVE DIRECTOR

EDWIN A. EDDY
SPECIAL CONSULTANT

If you are agreeable to proceeding with the steps normally associated with similar financings, we ask that you convey to us your decision to proceed. We also request the attached authorization resolution be placed as an action item at a regularly scheduled meeting of the City Commission. With the passage of this resolution, we can then submit the project for an allocation of private activity bonds by applying to appropriate State agencies. The submittal of the bond allocation request to the Florida Division of Bond Finance has a deadline of December 31, 2013.

We truly believe this financing is a “win, win” for all involved. We are pleased to be a part of it, and appreciate Wildwood giving our request for TEFRA approval due consideration.

Sincerely,

A handwritten signature in blue ink that reads "Ed Gray" followed by a stylized initial "A".

Ed Gray, III
Executive Director

Attachments : Proposed Resolution for action by Wildwood

Form of Public Notice published

Copy of Resolution 20-13 as adopted by Capital Trust Agency on
October 30, 2013

References and Contacts

Jason McHugh

From: Edwin Eddy <eaeddy@gulfbreezefl.gov>
Sent: Tuesday, November 19, 2013 4:10 PM
To: Jason McHugh
Cc: Ed Gray; Alex Bell
Subject: Mainsail Senior Living Project

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon Jason-

Thanks for taking my call. This email is a follow up with the details we discussed.

Capital Trust Agency is a subsidiary agency of the City of Gulf Breeze. We are working with the Mainsail Healthcare Group on a \$20M or so senior living project to be built in Wildwood.

The financing for the project will hopefully consist of tax exempt financing made possible by a private activity allocation of tax exempt bonds by the State of Florida. The Mainsail company has asked us to help them with some of the details. One detail is that a TEFRA Hearing has to be held in Wildwood. We have that scheduled for Thursday, December 5th at 2:45 p.m. at 1224 South Main Street. Public Advertisements regarding the project will be in your local paper. Once the TEFRA hearing is held, a resolution approving the TEFRA Hearing report will need to be presented to the Wildwood City Commission asap (hopefully at their next meeting after the 5th).

If the Wildwood Commission approves the report, then Mainsail will go to Tallahassee and try to obtain private activity bonds.

Wildwood will not be obligated in any way to approve the project or approve the bonds. These details just help make it possible for Mainsail to obtain financing then move on.

I am sending Ed Gray and Alex Bell a copy of this email. They will be in touch as will Rick Blount on behalf of Mainsail.

Thanks for you attention to this matter. Contact me at this address if you need more information ..

Buz Eddy
City Manager
City of Gulf Breeze



PLEASE NOTE: Florida has very broad public records law. All e-mail communication with the City of Gulf Breeze is archived and may be subject to public disclosure.

Public Hearing Information

**REPORT OF HEARING OFFICER
(MAINSAIL HEALTHCARE GROUP II, LLC-THE VILLAGES)**

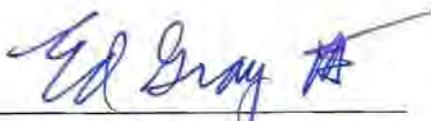
This instrument shall constitute the official report of the undersigned designated official of the Capital Trust Agency (the "Agency"), a separate legal and administrative agency created and existing under Chapter 163, Part I, and Chapter 617, Florida Statutes, and established and empowered by the provisions of Chapter 159, Part II, Florida Statutes, Chapter 163, Part I, et seq., Chapter 166, Part II, Florida Statutes, Chapter 617, Florida Statutes and other applicable provisions of law, with respect to a public hearing scheduled and held by the Agency on December 5, 2013, in connection with the proposed issuance of the Agency's approximately \$169,000,000 revenue bonds (the "Bonds") on behalf of Mainsail Healthcare Group II, LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), whose principal place of business is 901 North Flagler Drive Suite 5, West Palm Beach, FL 33401. The proceeds of the Bonds will be loaned to the Borrower for financing the cost of the acquisition, construction, development, furnishing and equipping of a number of senior living facilities and a portion of such Bonds in an approximate amount of \$28,600,000 will be loaned to the Borrower to provide funds for financing the cost of the acquisition, construction, development, furnishing and equipping of an approximately 96-unit senior living facility comprised of assisted living units for the elderly to be known as "The Villages Alzheimer's/Memory Care Residence," to be located at 7046 Powell Road, Wildwood, Sumter County (the "County"), Florida 34785 (the "Senior Living Facility").

The public hearing was duly advertised on November 21, 2013 in *The Villages Daily Sun*, a newspaper of general circulation in the jurisdiction of the County. The proof of publication was presented to me at such hearing, and a copy is attached hereto as Exhibit "B" (the "Notice").

The hearing commenced at the time and location stated in the Notice. At such hearing, interested individuals were afforded reasonable opportunity to express their views, both orally and in writing, on all matters pertaining to the plan of finance and the financing of the Senior Living Facility. Information about the proposed Bonds, the location of the Senior Living Facility, and the proposed use of the proceeds were presented. When the information had been presented, opportunity was given for members of the public in attendance to give their input. It was noted that no written communication was received.

The undersigned then concluded the hearing. A written transcript of the hearing is attached hereto as Exhibit "C."

Respectfully submitted,

By: 
Ed Gray, III, Executive Director
Capital Trust Agency

**EXHIBIT "A" TO
REPORT OF HEARING OFFICER
(MAINSAIL HEALTHCARE GROUP II, LLC-THE VILLAGES)**

The Senior Living Facility consists of the acquisition, construction, development, installation and equipping of an approximately 96-unit senior living facility comprised of assisted living units for the elderly to be known as "The Villages Alzheimer's/Memory Care Residence," to be located at 7046 Powell Road, Wildwood, Sumter County, Florida 34785, and expected to be owned by the Borrower and managed initially by MJM Associates LLC, a Delaware limited liability company.

**EXHIBIT "B" TO
REPORT OF HEARING OFFICER
(MAINSAIL HEALTHCARE GROUP II, LLC-THE VILLAGES)**

PROOF OF PUBLICATION

[FOLLOWS]

The Villages
DAILY SUN

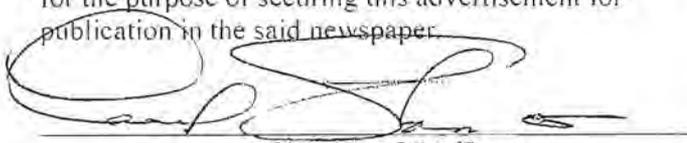
Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared
CAROL STORMS

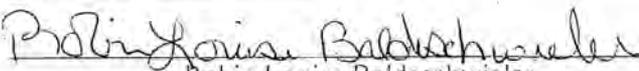
who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad 487658 in the matter of **NOTICE OF PUBLIC HEARING** was published in said newspaper in the issue(s) of

NOVEMBER 21, 2013

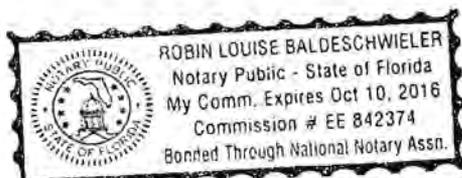
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 21 day November 2013.


Robin Louise Baldeschwieler

Personally Known X or
Attach Notice Here



**NOTICE OF
PUBLIC HEARING
BY
CAPITAL TRUST AGENCY**

For the purpose of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that a public hearing will be held at 2:45 p.m. on Thursday, December 5, 2013, at the Sleep Inn & Suites Wildwood - The Villages, 1224 South Main Street, Wildwood, Florida 34785. The purpose of the public hearing is to consider a plan of finance for the purpose, among other things, of providing funds to be loaned by the Capital Trust Agency (the "Agency") to Main-sail Healthcare Group II, LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), in order to finance the cost of the acquisition, construction, development, furnishing and equipping of an approximately 96-unit senior living facility comprised of assisted living units for the elderly to be known as "The Villages Alzheimer's/Memory Care Residence," to be located at 7046 Powell Road, Wildwood, Sumter County, Florida 34785 (the "Senior Living Facility").

The plan of finance contemplates that the Agency will issue not exceeding \$169,000,000 in aggregate principal amount of its revenue bonds (the "Bonds"), in one or more installments or series for a number of senior living facilities for the Borrower. A portion of the proceeds of such Bonds in an approximate amount of \$28,600,000 will be loaned to the Borrower to provide funds for the Senior Living Facility herein described. The Senior Living Facility will be owned by the Borrower. The initial manager of the Senior Living Facility will be MJM Associates LLC, a Delaware limited liability company.

The purpose of the public hearing is to comply with the provisions of Section 147(f) of the Code.

The Bonds, when issued, will be special, limited obligations payable solely out of the revenues, income, and assets pledged to the payment thereof and derived from financing agreements with the Borrower, and the Agency will not be obligated to pay the principal of, premium, if any, or interest on the Bonds except from the payments of the Borrower. The Bonds and interest thereon shall never pledge the taxing power of the City of Wildwood (the "City"), the County of Sumter (the "County"), the State of Florida (the "State") or any other political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision, or constitute the debt or indebtedness of the Agency, the City, the County, the State or any other political subdivision, public agency or municipality thereof within the meaning of

any constitutional or statutory prohibition. The Agency has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve said Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the Capital Trust Agency, attention Executive Director at 315 Fairpoint Drive, Gulf Breeze, Florida 32561. All persons are advised that, if they decide to appeal any decision made with respect to any matter considered at this meeting, they will need a record of the proceedings, and 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. All interested persons are invited to present their comments at the time and place set forth above.

Following the hearing, a report concerning this public hearing will be submitted to the applicable elected representative responsible for approving the issuance of the Bonds.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PUBLIC HEARING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE EXECUTIVE DIRECTOR AT (850) 934-4046 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING, EXCLUDING SATURDAY AND SUNDAY.

**EXHIBIT "C" TO
REPORT OF HEARING OFFICER
(MAINSAIL HEALTHCARE GROUP II, LLC-THE VILLAGES)**

TRANSCRIPT OF PUBLIC HEARING

**TEFRA HEARING PROCEDURES
(MAINSAIL HEALTHCARE GROUP II, LLC-THE VILLAGES)**

(1) Could you please describe the facility to be financed with the Bonds?

The Bonds are being issued for the purpose, among other things, of financing the acquisition, construction, development, furnishing and equipping of a number of senior living facilities. A portion of such Bonds are being issued to finance an approximately 96-unit senior living facility comprised of assisted living units for the elderly to be known as "The Villages Alzheimer's/Memory Care Residence," to be located at 7046 Powell Road, Wildwood, Sumter County, Florida 34785 (the "Senior Living Facility").

The Senior Living Facility will be owned by Mainsail Healthcare Group II, LLC, a Florida limited liability company, hereinafter referred to as the Borrower, whose principal place of business is 901 North Flagler Drive Suite 5, West Palm Beach, FL 33401. The initial manager of the Senior Living Facility will be MJM Associates, LLC, a Delaware limited liability company.

2) How will the Bond proceeds be used?

A portion of the proceeds of the Bonds in an approximate amount of \$28,600,000 will be loaned to the Borrower for the purpose of, among other things, acquiring, constructing, developing, installing and equipping the Senior Living Facility.

3) What is the public purpose for the Bond Issue?

The public purpose for this bond issue is to serve the senior living community, provide safe, decent and accessible living facilities for the elderly, provide employment in the community where the Senior Living Facilities will be located and promote and advance the economic prosperity, living conditions and the general welfare of the State of Florida and its people.

4) Will the Capital Trust Agency or the City be responsible for repaying the Bonds?

The Bonds will expressly state that none of the Capital Trust Agency, the City of Wildwood, Sumter County, the City of Gulf Breeze, the State of Florida, or any other municipality, political subdivision, or public agency thereof is liable to pay the principal of or interest on the Bonds.

5) What is the maximum amount of tax-exempt Bonds that will be issued?

The maximum amount of tax-exempt Bonds to be issued to provide funds for a number of senior living facilities will be approximately \$169,000,000. The portion of such Bonds that will be issued to provide funds for the Senior Living Facility will be approximately \$28,600,000.

The audience should be asked:

- 1) Are there any persons who wish to speak for or against the Bonds or the facility to be financed thereby?
- 2) Have any written communications been received (read into record).

Then conclude the public hearing.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Kimley Horn IPO #26 – 30% Plans for CDBG Projects

Approval of KHA IPO #26

REQUESTED ACTION:

- Work Session (Report Only)
- Regular Meeting

DATE OF MEETING: December 9, 2013
 Special Meeting

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

Vendor/Entity: _____
 Termination Date: _____

BUDGET IMPACT: _____

- Annual
- Capital
- N/A

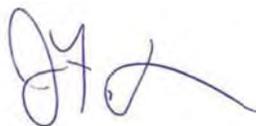
FUNDING SOURCE: General Fund
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The City is seeking \$700,000 in Community Development Block Grants (CDBG) for three (3) stormwater projects in the City. The projects will improve drainage conditions at Young Circle, Sunset Park, and Oak Grove Village.

This IPO covers the design of biddable plans which are necessary for the City to seek the grants. Should the City be awarded the grant, the plans will need to be finalized prior to construction. The current cost to the City would be \$21,000.

This approach has been successful in the past and is consistent with the how the City has sought other CDBG projects such as the improvements to Pitt and Stone Streets.



Jason McHugh
Development Services Coordinator

INDIVIDUAL PROJECT ORDER NUMBER 26
November 25, 2013

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Kimley-Horn), and The City of Wildwood (the Client or the City) in accordance with the terms of the Master Agreement for Continuing Professional Services dated January 7, 2009, which is incorporated herein by reference.

Identification of Project:

Project: 2014 CDBG Application Assistance

Client: City of Wildwood

General Category of Services:

1. The City intends to file an application in early 2014 for a Community Development Block Grant (CDBG). Under a separate Agreement the City has retained Andy Easton to file the application and perform other supporting work. The City is requesting that Kimley-Horn prepare concept plans and specifications, and provide assistance to Andy Easton regarding the CDBG application.
2. There are three areas to be included in the CDBG application, as shown on attached Figure 1:
 - a) Sunset Park, consisting of roadway drainage improvements and future needs paving and sidewalk improvements.
 - b) Young Circle, consisting of piping and drainage conveyance improvements.
 - c) Oak Grove Village Mobile Home Park, consisting of the rehabilitation of an existing stormwater pumping station.

Specific Scope of Basic Services:

Task 1 – Professional Survey Services

- A. Kimley-Horn will establish the project corridor and coordinate with a professional land surveyor sub-consultant to prepare a topographic route survey along the project limits.
- B. The City will locate and mark existing water and wastewater utilities within the project limits. Other existing utilities will be requested to be located by Sunshine One-Call.
- C. The survey scope will consist of the following elements:
 - Oak Grove Village: Specific purpose survey to pick up above ground improvements, utilities, existing pump station and wet well (diameter and pipe inverts), roadway, lot lines, topography, fencing in area outlined. (Approximately 20' outside fence)
 - Young Circle: Specific purpose survey to pick up above ground improvements, utilities, right of way, lot lines, storm inlets and pipes, topography in area outlined.
 - Sunset Park: Specific purpose survey to pick up above ground improvements, utilities, right of way, lot lines, storm inlets and pipes, topography in area outlined and provide a legal description of the proposed retention parcel.
 - Preparation of 5 easement legal descriptions.
- D. Survey will be done in Florida West State Plane Coordinate System (NAD 83).

Task 2 – 30% Concept Plans and Specifications

- A. Kimley-Horn will prepare a set of 30% plans and specifications for the three project areas. These plans will be suitable for preliminary design quantities, but not suitable for permitting or construction. If the CDBG application is successful, Kimley-Horn will complete the plans so that they are suitable for permitting and construction under a new Agreement with the City.
- B. Kimley-Horn will prepare draft bidding specifications for the project containing normal and customary instructions to bidders, contract language, bid quantities, and other special provisions as provided by Andy Easton that may be required for a CDBG project.
- C. Kimley-Horn will coordinate with the City and Andy Easton to provide the needed number of plans and specifications for the CDBG application. The application itself will be prepared and submitted by Andy Easton.

Additional Services if required:

Services requested that are not specifically included will be provided under a new and separate IPO agreement or can be performed on an hourly basis upon written authorization.

Schedule:

Kimley-Horn will begin services upon receipt of an executed IPO. The above services will be provided as expeditiously as possible to meet a mutually agreed upon schedule.

Method of Compensation:

Kimley-Horn will complete the above scope of services for the fees detailed below, inclusive of expenses. A breakdown of fee by task is as follows:

Task	Description	Lump Sum Fee
Task 1	Survey Sub-consultant	\$5,300.00
Task 2	30% Concept Plans and Specifications	\$16,500.00
Total:		\$21,800.00

Other Special Terms of Individual Project Order:

Services provided under this will be invoiced on a monthly basis. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____

Richard V. Busche, PE

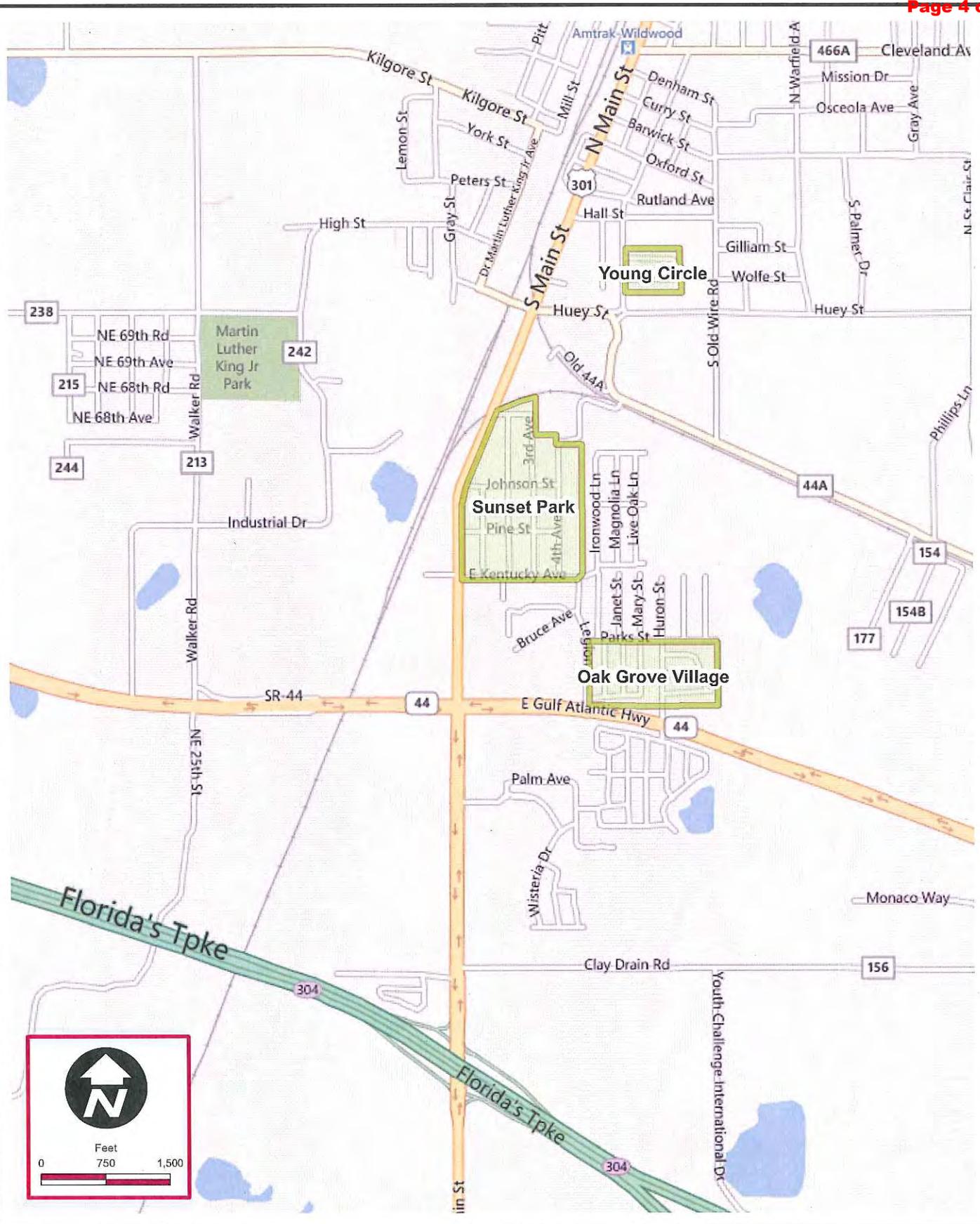
TITLE: _____

TITLE: Vice President

DATE: _____

DATE: November 25, 2013

K:\OCA_Civil\142173000 - City Engineering Support\Additional Tasks\0075-CDBG 2013\Map\Project Area Map.mxd - 8/29/2013 11:50:28 AM - gene.lsbilo



**Kimley-Horn
and Associates, Inc.**

© 2013 Kimley-Horn and Associates, Inc.
1823 SE Fort King Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com CA 00000696

LOCATION MAP

2013 CDBG PROJECT AREA MAP
WILDWOOD, FLORIDA

Scale: As Noted	Project No.: 142173000	April 2013	Figure 1
-----------------	------------------------	------------	----------

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Donation Agreement with Wells Fargo Bank, N.A. on Parcel F12A002

Execution of the Donation Agreement

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>December 9, 2013</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting

CONTRACT: <input type="checkbox"/> N/A	Vendor/Entity: <u>Well Fargo Bank, N.A.</u>
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

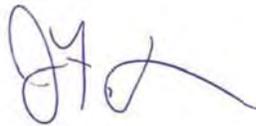
<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

HISTORY/FACTS/ISSUES:

Wells Fargo Bank contacted the City regarding the possible donation of Parcel F12A002. The property is located at 2983 CR 238 (across CR 213 at Martin Luther King Jr. Park) and could be an asset to the City in the future.

The property is currently vacant. Acceptance of the property would be of no cost to the City. The acquisition of the property requires the City to enter into a Donation Agreement with Wells Fargo Bank, N.A.

Staff recommends acceptance of the property and execution of the Donation Agreement with Wells Fargo Bank N.A.



Jason McHugh
Development Services Coordinator



Sumter County BOCC - GIS
BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **F12A002**
US BANK NATIONAL ASSOC, TEE
 3476 STATEVIEW BLVD FT MILL, SC 29715
 Street: 2983 CR 238
 S/T/R: 12/19/22 LOTS 3 THRU 7 BLK A SEABOARD PARK PB 2 PG 60 1/2
 Sales

6/1/2013	2634/187	Improved	\$100.00
9/1/2006	1662/613	Improved	\$80,000.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last updated: 11/12/2013 and may not reflect the data currently on file at our office.





DONATION AGREEMENT

This is a Donation Agreement (the "Donation Agreement") for certain real property located at **2983 COUNTY ROAD 238, WILDWOOD, FL 34785** ("Property"), dated and effective as of this 26TH day of NOVEMBER, 2013, between **Wells Fargo Bank, N.A.**, a national banking association ("Donor") and **THE CITY OF WILDWOOD**, a **State of Florida Municipality** ("Donee").

RECITALS

This Donation Agreement is made and entered into on the basis of the following facts and understandings of the parties hereto:

- A. Donor acquired the Property identified on Exhibit A through the foreclosure process.
- B. Donor did not originally construct any of the improvements forming part of the Property. Donor has not occupied the Property for its own use.
- C. Due to Donor's lack of familiarity with the Property, Donor is unwilling to make any representations or warranties whatsoever regarding the Property and Donor is only willing to grant Donee the Property on an "**as is, where is**" and "**with all faults**" basis.
- D. Donee has been given a full and complete opportunity to conduct its own investigation as to any matter, fact or issue that might influence Donee's decision to accept the Property from Donor. Accordingly, Donee is willing to accept the Property from Donor without any representations or warranties whatsoever regarding the Property and on an "**as is, where is**" and "**with all faults**" basis.

AGREEMENT

1. DONATION.

- 1.1 **Closing Costs.** Donor shall pay all costs associated with the transfer of the Property, including but not limited to attorney's fees, agents fees and recording costs ("Closing Costs").
- 1.2 **Transfer.** Donor agrees to donate the Property to Donee and Donee agrees to accept the Property from Donor on the terms and conditions set forth herein. In consideration of Donor's transfer of the Property to Donee, Donee shall perform all of Donee's obligations hereunder including but not limited to the release set forth in Section 2.2 of this Donation Agreement.
- 1.3 **Title.** Title shall be transferred on the Closing Date via a quit claim deed or its equivalent.

- 1.4 **Further Assurances.** Donee and Donor agree to execute all instruments and documents and to take all actions reasonably necessary and appropriate to consummate the transfer and donation of the Property and shall use their best efforts to close in a timely manner.

2. **ACKNOWLEDGMENTS, AND RELEASE.**

- 2.1 **DONEE'S ACKNOWLEDGMENTS.** **DONEE ACKNOWLEDGES THAT DONEE IS ACCEPTING THE PROPERTY SOLELY IN RELIANCE ON DONEE'S OWN INVESTIGATION, AND THE PROPERTY IS IN "AS IS, WHERE IS" CONDITION WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE. DONEE EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENT OF DONOR HEREIN, AND EXCEPT AS OTHERWISE SPECIFIED HEREIN, DONOR MAKES AND HAS MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY AS TO CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, WITH RESPECT TO THE PROPERTY OR ANY MATTER RELATED THERETO, OR (WITHOUT LIMITATION) TO ANY OF THE FOLLOWING MATTERS:**

- (a) **Soils, Etc.** Soils, seismic, hydrological, geological and topographical conditions and configurations.
- (b) **Artifacts.** Archeological, prehistoric and historic artifacts, remains and relics.
- (c) **Endangered Species.** Endangered plant, animal and insect species.
- (d) **Hazardous Materials.** Hazardous Materials and other environmental conditions, including without limitation, lead-based paint, asbestos and mold.
- (e) **Physical Defects.** Physical and mechanical defects in or on any Property, including without limitation, the plumbing, heating, air conditioning and electrical systems and the roof, floor, ceilings, walls and other internal structural components of any buildings or improvements.
- (f) **Land and Floor Area.** The area of the land and the square footage contained in any buildings or improvements.
- (g) **Utilities, Schools, Etc.** Availability of adequate utilities, water, schools, public access, and fire and police protection.
- (h) **Assessment Districts.** The status and nature of any assessment districts and the amount of any assessment liability.

- (i) Planning and Zoning. Present, past or future conformity of any Property with planning, building, zoning, subdivision and development statutes, ordinances, regulations and permits, the general plan and the specific plan.
- (j) Development Fees. The character and amount of any fee, charge or other consideration which must be paid by Donee to develop any Property.
- (k) Title. The condition of title to any Property, including but not limited to the existence of any easement, license or encroachment whether or not a matter of public record, and whether or not visible upon inspection of such Property.
- (l) Taxes. The status of any general or special real property taxes or assessments or personal property taxes or any other taxes and assessments applicable to the Property.
- (m) Owner's Association. The financial condition of any owner's association, including, without limitation, the adequacy of any reserves held by any owner's association.
- (n) Other Matters. Any other matter relating to any Property or to the development or operation of any Property, including, but not limited to, value, feasibility, cost, governmental permissions or entitlements, marketability and investment return.

2.2 RELEASE.

- (a) **RELEASE. DONEE FULLY RELEASES AND DISCHARGES DONOR FROM AND RELINQUISHES ALL RIGHTS, CLAIMS AND ACTIONS THAT DONEE MAY HAVE OR ACQUIRE AGAINST DONOR WHICH ARISE OUT OF OR ARE IN ANY WAY CONNECTED WITH THE CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION (A) ANY MATTER SET FORTH IN SECTION 2.1 ABOVE, (B) THE PRESENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT ANY PROPERTY (INCLUDING BUT NOT LIMITED TO ANY UNDISCOVERED HAZARDOUS MATERIALS LOCATED BENEATH THE SURFACE OF THE PROPERTY) AND (C) VIOLATIONS OF ANY HAZARDOUS MATERIALS LAWS PERTAINING TO THE PROPERTY OR THE ACTIVITIES THEREON. THIS RELEASE APPLIES TO ALL DESCRIBED RIGHTS, CLAIMS AND ACTIONS, WHETHER KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, PRESENT OR FUTURE.**

- (b) **MEANING.** FOR PURPOSES OF THIS SECTION 2.2, ALL REFERENCES TO "DONOR" SHALL INCLUDE: (A) DONOR'S PARENT, SUBSIDIARY AND AFFILIATE CORPORATIONS, (B) DONOR'S DIRECTORS, OFFICERS, SHAREHOLDERS, EMPLOYEES AND AGENTS, AND (C) THE HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS OF DONOR'S DIRECTORS, OFFICERS, SHAREHOLDERS, EMPLOYEES AND AGENTS.
- (c) **EFFECTIVENESS.** THE PROVISIONS OF THIS SECTION 2 SHALL BE EFFECTIVE AS OF THE CLOSING DATE AND SHALL SURVIVE THE CLOSING DATE OR TERMINATION OF THIS DONATION AGREEMENT.

3. **CLOSING DATE.** IF THE CLOSING DATE DOES NOT TIMELY OCCUR DUE TO THE DEFAULT OF DONEE, (A) DONEE SHALL HAVE NO FURTHER RIGHT TO RECEIVE THE PROPERTY AND (B) DONOR SHALL BE FREE TO DISPOSE OF THE PROPERTY IN ANY WAY IT SEES FIT.

4. **GENERAL PROVISIONS**

- 4.1 **Successors and Assigns.** This Donation Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties. Notwithstanding the foregoing, Donee may not transfer, assign or encumber Donee's rights under this Donation Agreement without Donor's prior written approval.
- 4.2 **Entire Agreement.** This Donation Agreement contains the entire agreement between the parties concerning the Donation and sale of the property, and supersedes all prior written or oral agreements between the parties to this Donation Agreement. No addition to or modification of any term or provision shall be effective unless in writing, signed by both Donor and Donee.
- 4.3 **Time of Essence.** Donor and Donee hereby acknowledge and agree that time is strictly of the essence with respect to each term and condition of this Donation Agreement and that the failure to timely perform any of the terms and conditions by either party shall constitute a breach and default under this Donation Agreement by the party failing to so perform.
- 4.4 **Partial Invalidity.** If any portion of this Donation Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, that portion shall be deemed severed from this Donation Agreement and the remaining parts shall remain in full force as fully as though the invalid, illegal or unenforceable portion had never been part of this Donation Agreement.

- 4.5 **Governing Law.** The parties intend and agree that this Donation Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located.
- 4.6 **No Third Parties Benefits.** No person other than Donor and Donee, and their permitted successors and assigns, shall have any right of action under this Donation Agreement.
- 4.7 **Waivers.** No waiver by either party of any provision shall be deemed a waiver of any other provision or of any subsequent breach by either party of the same or any other provision.
- 4.8 **Captions.** The captions and Section numbers of this Donation Agreement are for convenience and in no way define or limit the scope or intent of the Sections of this Donation Agreement.
- 4.9 **Counterparts.** To facilitate execution, this Donation Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each party, or that the signature of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the parties hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages.
- 4.10 **No Presumption.** All the parties hereto and their attorneys have had full opportunity to review and participate in the drafting of the final form of this Donation Agreement and all documents attached as exhibits. Accordingly, such documents shall be construed without regard to any presumption or other rule of construction whereby any ambiguities within this Donation Agreement would be construed or interpreted against the party causing the document to be drafted.
- 4.11 **Notices.** Any notices or other communication required or permitted under this Donation Agreement shall be in writing, and shall be (a) personally delivered, or (b) sent by certified or registered United States mail, postage prepaid, return receipt requested, or (c) by overnight delivery by a reputable courier to the address of the party set forth in this Section or (d) telecopied to the Fax number of the party set forth in this Section. Such notice or communication shall be deemed given (i) if sent by personal delivery or by overnight courier, when delivered in person, (ii) if sent by telecopier, when evidence of successful transmission by telecopier has been received by sender or, (iii) in the case of mailed notice, forty-eight (48) hours following deposit in the United States mail. Notice of change of address shall be given by written notice in the manner detailed in this Section.

If to the Donee: **THE CITY OF WILDWOOD**

City of Wildwood
Bill Ed Cannon, City Manager
100 North Main Street
Wildwood, Florida 34785

If to the Donor:

Wells Fargo Bank, N.A.
1 Home Campus
Des Moines, Iowa 50328-0001
Attention: Laura Krogh, MAC# X2301-049

With a copy to:

Wells Fargo Bank, N.A.
800 Walnut Street
Des Moines, Iowa 5309
Attention: Assistant General Counsel, MAC N0001-11B

- 4.12 **Joint and Several.** If more than one person or entity has executed this Donation Agreement as Donee, the obligations of all such persons or entities hereunder shall be joint and several.

[Signatures on the next page]

DONEE:

THE CITY OF WILDWOOD

Signature: _____

Print Name: _____

Title: _____

DONOR:

WELLS FARGO BANK, N.A.

Signature: _____

Print Name: _____

Title: _____

EXHIBIT "A"

PROPERTY ADDRESS

2983 COUNTY ROAD 238
WILDWOOD, FL 34785

LEGAL DESCRIPTION

LOTS 3 THROUGH 7, INCLUSIVE, OF BLOCK A, ACCORDING TO THE PLAT OF SEABOARD PARK SUBDIVISION, A SUBDIVISION IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 60-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Tax ID: F12A002

OFAC CERTIFICATE

Pursuant to the Bank Secrecy Act and requirements specified by the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Wells Fargo Bank, N.A. will not engage in any transactions with any individual or entity that either appears on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, Specially Designated Narcotics Traffickers or that Wells Fargo Bank, N.A. suspects to be involved in a suspicious transaction or one in violation of federal law. Therefore, the following information must be provided. If Buyer fails to provide this information, Wells Fargo Bank, N.A. will not consider your offer. This information will only be used for the sole purpose of screening against OFAC and WorldCheck lists.

Please provide the following information:

Buyer 1

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 2

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 3

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer's Agent Information

First Name:	Last Name:	Company:	
Address:	City:	State:	Zip:
Email:	Phone #:	Fax # :	

Buyer's Company/Corporation/Partnership

If buyer is a Company/Corporation/Partnership or is not purchasing as an individual, buyer must provide full company/ corporation name and Articles of Incorporation and signing authority. **Full Name of Company/ Corporation and Address:**

**THE CITY OF WILDWOOD
100 North Main Street
Wildwood, Florida 34785**

List All Principal Owners of Partnership or LLC. Include individual tax ID, address and dates of birth for each. If the buyer is a non-profit organization, please list all signer's names (including non-board members) as well as all individuals with principal ownership or financial interest in the non-profit organization.:

Corporation Tax ID:

If Wells Fargo Bank, N.A. finds in its sole and absolute discretion that any purchaser meets the criteria as described above, the offer, purchase agreement or other documents executed in connection with the purchase of the property shall be of no effect, and shall be immediately cancelled. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money shall be returned.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1307-02 Oxford Oaks – Improvement Plan (PLAT) Phase 1

REQUESTED ACTION: Improvement Plan approval (SP 1307-02)

Work Session (Report Only) **DATE OF MEETING:** 12/9/2013
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

The applicant seeks Improvement Plan approval from the City Commission for Phase 1 of the Oxford Oaks Plat to subdivide parcels D18=040, D18=064, D18=069, and portions of D18=068 and D18=041 into two hundred and forty-seven (247) single-family residential lots with shared infrastructure. **Staff recommends approval of the Oxford Oaks Improvement Plan (case SP 1307-02).**

Case SP 1307-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, December 2, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Improvement Plan to the City Commission.



Jason McHugh
Development Services Coordinator

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 3rd, 2013 by the Special Magistrate. The applicant seeks Improvement Plan (Plat) approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for Phase 1 of the Oxford Oaks subdivision. Phase 1 consists of 247 single family lots, the recreation center (800 sq. ft. pavilion and 549 sq. ft. postal center), and other related infrastructure improvements. The site is generally located to the northwest of the intersection of C-214 and US Hwy 301 (SR 35) in the Oxford area. The Engineer of Record is Jeffrey A. Head, P.E. with Farner, Barley, and Associates, Inc. of Wildwood, Florida.

Case: SP 1307-02

Parcels: D18=040, D18=064, D18=069, and portions of D18=041 and D18=068.

Owner: Mid-Florida Properties, LLC by LBCV, its Manager

Applicant: SAME

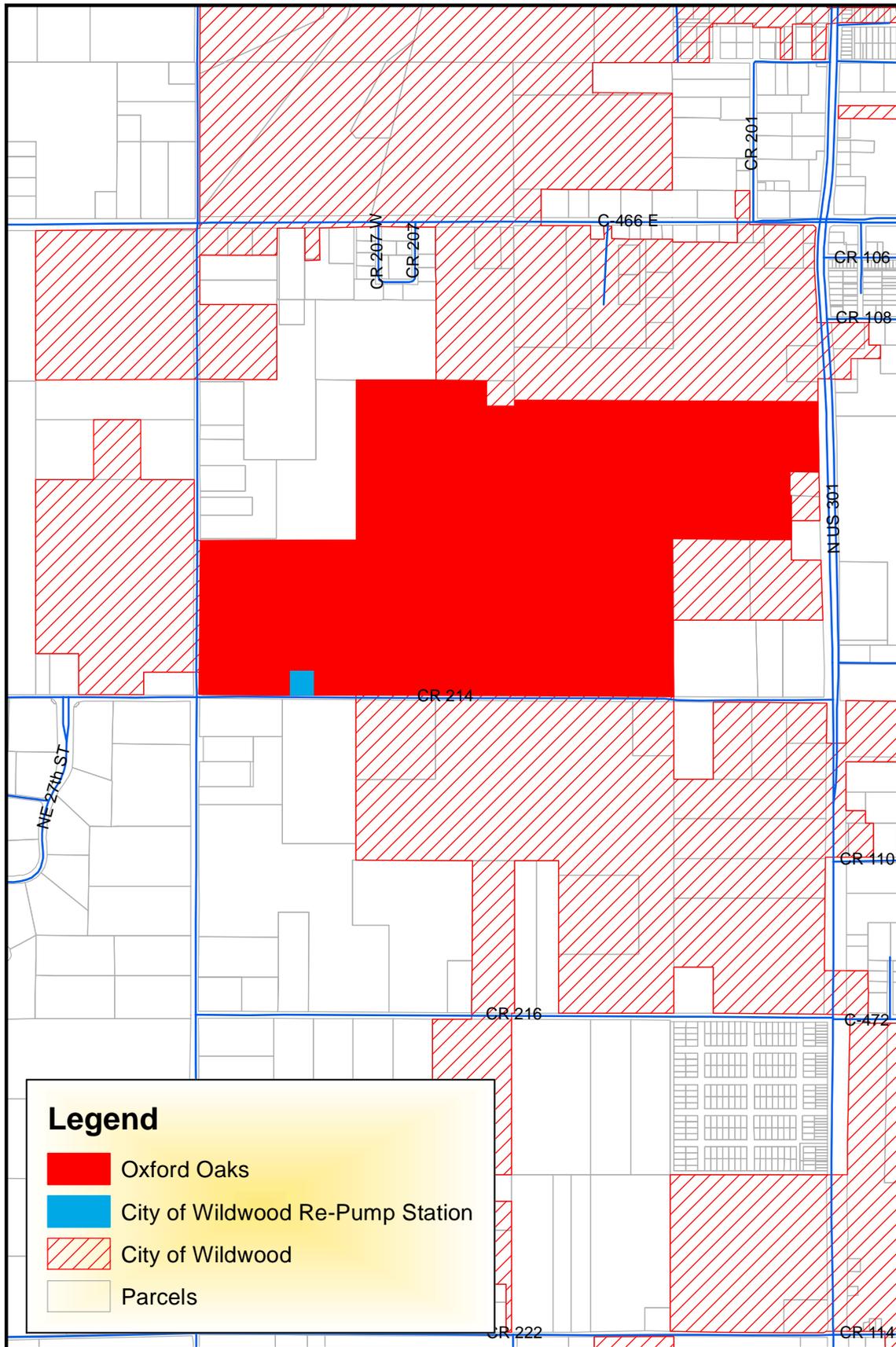
Under subsection 1.7(B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(b) and the criteria for the approval of improvement plans as defined in subsection 5.5 of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Improvement Plan to the City Commission.

Dated: December 3, 2013



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



I:\Terr\GIS\Maps\Location - Oxford Oaks.mxd - 6/24/2013 1:45:39 PM - teneal



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



Feet
0 190 380

OXFORD OAKS

WILDWOOD, FLORIDA

JUNE 2013

LOCATION MAP

SITE DATA	
TOTAL ACRES	131.14 AC.
NUMBER OF UNITS	247
EXISTING ZONING	PUD
DENSITY (DU/AC)*	1.88 DU/AC
LENGTH OF ROADWAY	17,864 L.F.
MINIMUM LOT DIMENSION	70' x 100'
WATER & SEWER SUPPLIED BY	C.O.W.
ELECTRIC SUPPLIED BY	DUKE ENERGY

SITE NOTES

OWNER-DEVELOPER - MID FLORIDA PROPERTIES, LLC
 BY LBCV, ITS MANAGER
 1020 LAKE SUMTER LANDING
 THE VILLAGES, 32162

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD,
 20' FRONT YARD.

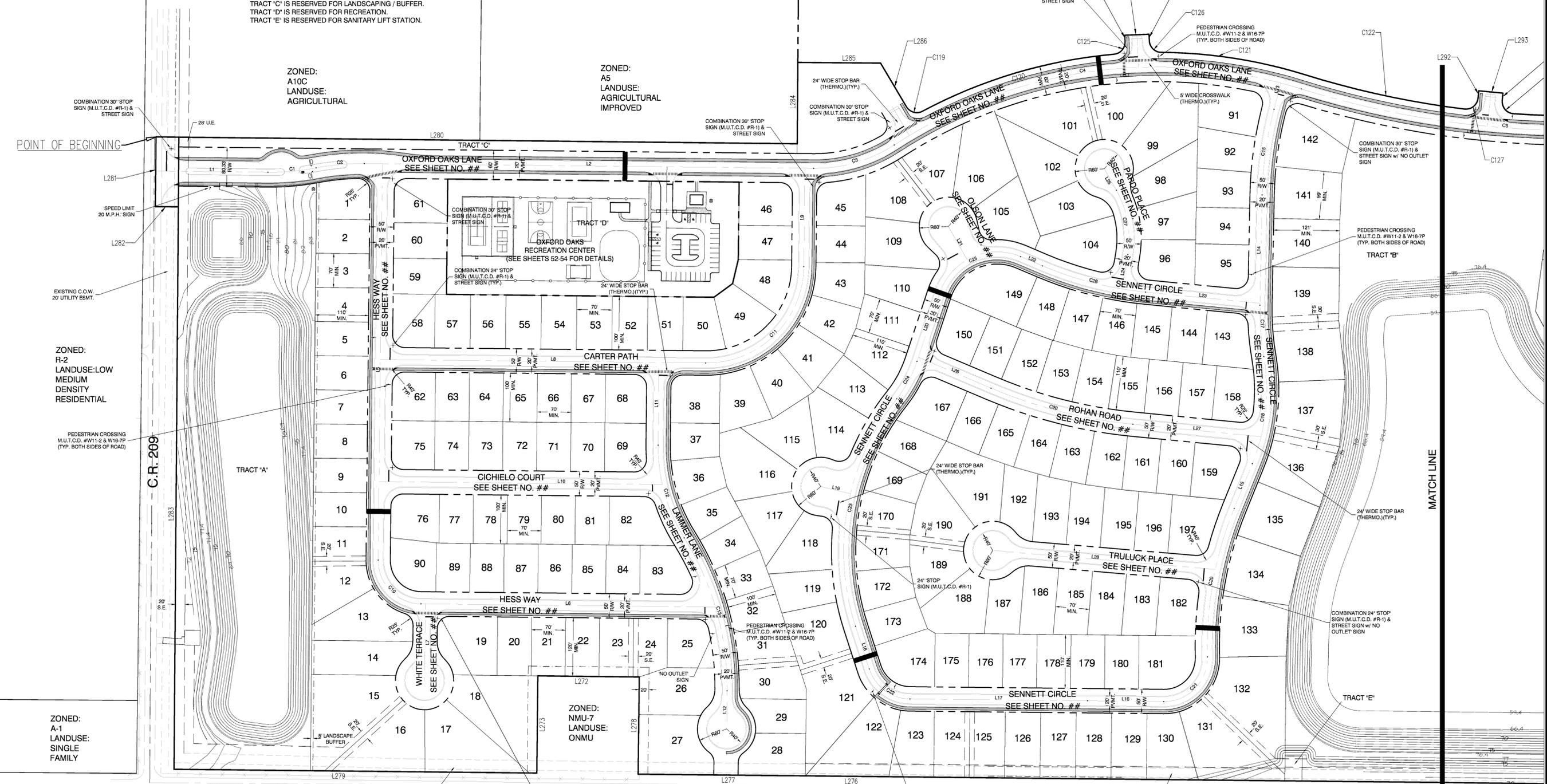
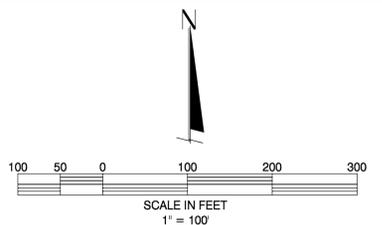
STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE
 FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION,
 CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE
 SPACING BETWEEN LIGHTS BEING 300'. SEE LANDSCAPE PLAN
 FOR DETAILS.

LOCATED IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE
 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

TRACTS 'A' & 'B' ARE RESERVED FOR DRAINAGE / RECREATION.
 TRACT 'C' IS RESERVED FOR LANDSCAPING / BUFFER.
 TRACT 'D' IS RESERVED FOR RECREATION.
 TRACT 'E' IS RESERVED FOR SANITARY LIFT STATION.

S.E. = 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.



COMBINATION 30" STOP SIGN (M.U.T.C.D. #R-1) & STREET SIGN

POINT OF BEGINNING

28' U.E.

L281

SPEED LIMIT 20 M.P.H. SIGN

L282

EXISTING C.O.W. 20' UTILITY ESMT.

ZONED: R-2
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

PEDESTRIAN CROSSING M.U.T.C.D. #W11-2 & W16-7P (TYP. BOTH SIDES OF ROAD)

C.R. 209

ZONED: A-1
 LANDUSE: SINGLE FAMILY

ZONED: A10C
 LANDUSE: AGRICULTURAL

ZONED: A5
 LANDUSE: AGRICULTURAL IMPROVED

ZONED: A5
 LANDUSE: AGRICULTURAL IMPROVED

ZONED: A5
 LANDUSE: AGRICULTURAL

ZONED: R-2
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

ZONED: R-2
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

ZONED: R-2
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

DATE	BY	DC
11-22-13	REVISIONS	
	REVISED PER C.O.W. COMMENTS	

ENGINEERS SURVYORS & PLANNERS

FARBER BARLEY

AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

4450 N.E. 53rd Road • Wilfredo, Florida 34785 • (352) 748-3126

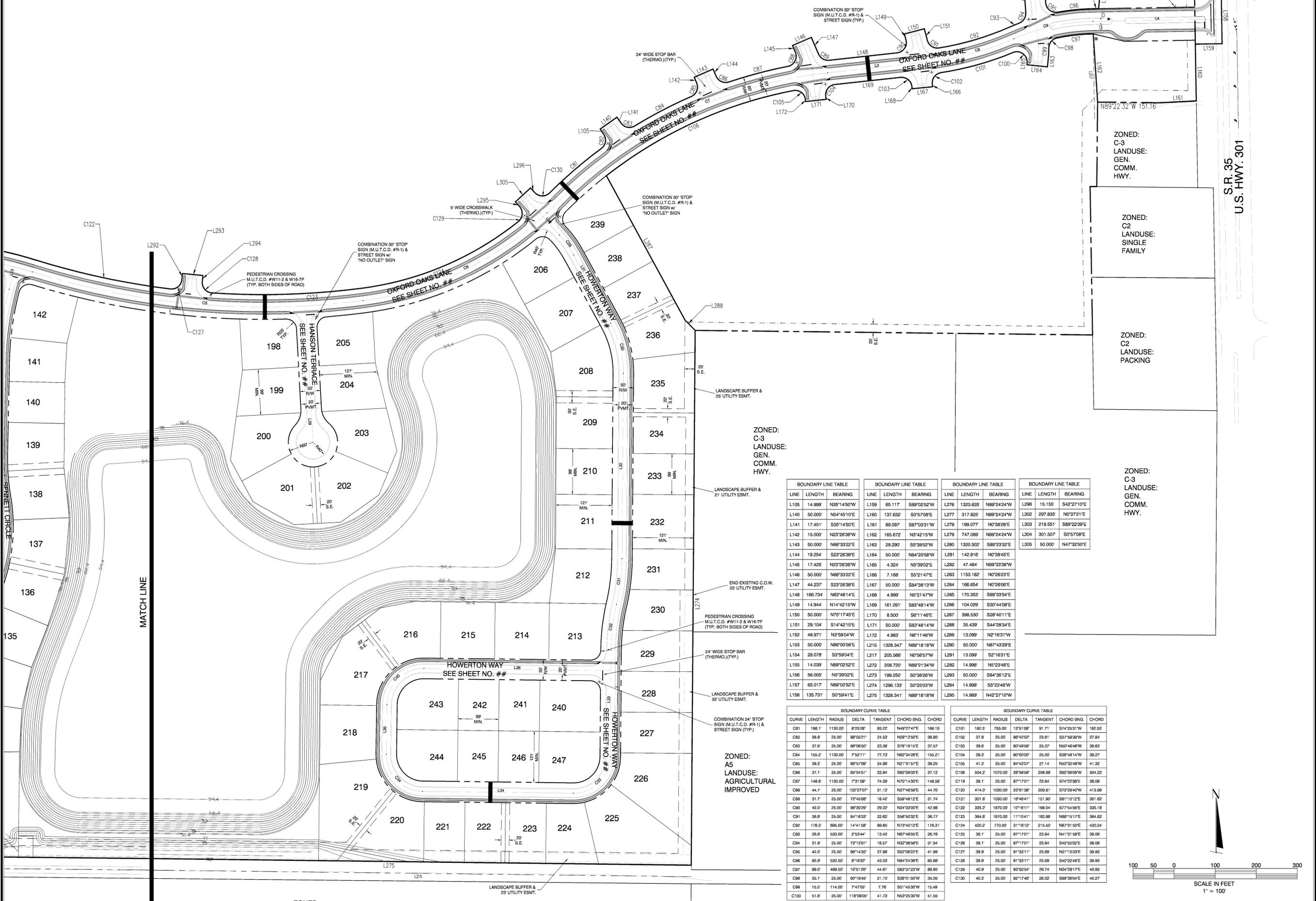
OXFORD OAKS PHASE 1

SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX

DATE	11/22/13
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	08-0X-INDEX
JOB NO.	921141.2795

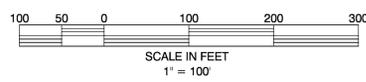
PVMNT. C/L CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG. CHORD

PVMNT. C/L LINE TABLE		
LINE	LENGTH	BEARING



BOUNDARY LINE TABLE				BOUNDARY LINE TABLE				BOUNDARY LINE TABLE				BOUNDARY LINE TABLE			
LINE	LENGTH	BEARING		LINE	LENGTH	BEARING		LINE	LENGTH	BEARING		LINE	LENGTH	BEARING	
L105	14.999	N35°14'50"W		L159	65.117	S89°02'52"W		L276	1323.635	N89°24'24"W		L296	15.155	S42°27'10"E	
L140	50.000	N54°45'10"E		L160	137.632	S0°57'08"E		L277	317.825	N89°24'24"W		L302	297.835	N0°37'21"E	
L141	17.451	S35°14'50"E		L161	89.097	S87°03'31"W		L278	199.077	N0°38'26"E		L303	219.551	S89°22'39"E	
L142	15.000	N23°26'38"W		L162	165.672	N3°42'15"W		L279	747.089	N89°24'24"W		L304	301.507	S0°57'08"E	
L143	50.000	N66°33'22"E		L163	29.290	S5°39'02"W		L280	1320.502	S89°23'32"E		L305	50.000	N47°32'50"E	
L144	19.254	S23°26'38"E		L164	50.000	N84°20'58"W		L281	142.916	N0°38'45"E					
L145	17.425	N23°26'38"W		L165	4.324	N5°39'02"E		L282	47.484	N89°33'38"W					
L146	50.000	N66°33'22"E		L166	7.168	S5°21'47"E		L283	1153.182	N0°28'23"E					
L147	44.237	S23°26'38"E		L167	50.000	S84°38'13"W		L284	166.654	N0°28'06"E					
L148	166.734	N83°48'14"E		L168	4.999	N5°21'47"W		L285	170.353	S89°33'54"E					
L149	14.944	N14°42'15"W		L169	161.091	S83°48'14"W		L286	104.029	S30°44'08"E					
L150	50.000	N75°17'45"E		L170	8.500	S6°11'46"E		L287	398.530	S28°40'11"E					
L151	29.104	S14°42'15"E		L171	50.000	S83°48'14"W		L288	35.439	S44°28'34"E					
L152	48.971	N3°59'04"W		L172	4.983	N6°11'46"W		L289	13.099	N2°16'31"W					
L153	50.000	N86°00'56"E		L215	1328.347	N89°18'18"W		L290	50.000	N87°43'29"E					
L154	28.078	S3°59'04"E		L217	205.566	N0°56'57"W		L291	13.099	S2°16'31"E					
L155	14.039	N89°02'52"E		L272	208.720	N89°21'34"W		L292	14.998	N5°23'48"E					
L156	56.005	N5°39'02"E		L273	199.250	S0°38'26"W		L293	50.000	S84°38'12"E					
L157	65.017	N89°02'52"E		L274	1296.133	S0°25'03"W		L294	14.998	S5°23'48"W					
L158	135.731	S0°59'41"E		L275	1328.341	N89°18'18"W		L295	14.989	N42°27'10"W					

BOUNDARY CURVE TABLE						BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG. CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG. CHORD
C81	166.1	1130.00	6°25'28"	83.22	N49°27'47"E 166.15	C101	182.5	755.00	13°51'08"	91.71	S74°25'31"W 182.53
C82	38.8	25.00	88°55'21"	24.53	N09°12'50"E 38.80	C102	37.8	25.00	86°42'52"	23.81	S37°59'39"W 37.84
C83	37.6	25.00	89°06'50"	23.36	S78°18'15"E 37.57	C103	39.6	25.00	90°49'59"	25.37	N0°46'46"W 39.63
C84	155.2	1130.00	7°52'11"	77.73	N82°34'26"E 155.21	C104	39.3	25.00	90°00'00"	25.00	S89°48'14"W 39.27
C85	39.2	25.00	89°57'09"	24.88	N21°31'57"E 39.29	C105	41.3	25.00	94°42'07"	27.14	N3°32'49"W 41.22
C86	37.1	25.00	89°04'51"	22.94	S65°59'03"E 37.12	C106	504.2	1070.00	28°39'59"	256.88	S65°36'08"W 504.22
C87	148.6	1130.00	7°31'58"	74.39	N76°14'30"E 148.56	C109	38.1	25.00	87°17'01"	23.84	S74°22'38"E 38.08
C88	44.7	25.00	102°27'07"	31.12	N27°48'56"E 44.70	C120	414.0	1030.00	23°01'38"	209.81	S73°29'40"W 413.96
C89	31.7	25.00	72°45'08"	18.42	S69°49'12"E 31.74	C121	301.6	1030.00	16°46'41"	151.90	S81°10'12"E 301.62
C90	43.0	25.00	98°30'29"	29.02	N34°33'00"E 42.98	C122	335.2	1870.00	10°18'11"	168.04	S77°54'56"E 335.16
C91	38.8	25.00	84°18'33"	22.82	S66°50'32"E 38.77	C123	384.8	1870.00	11°10'41"	192.99	N88°15'17"E 384.82
C92	178.3	695.00	14°41'59"	89.65	N73°40'12"E 178.31	C124	420.2	770.00	31°16'12"	215.50	N67°01'50"E 420.24
C93	26.8	530.00	2°53'44"	13.40	N67°46'05"E 26.78	C125	38.1	25.00	87°17'01"	23.84	N41°21'59"E 38.08
C94	31.9	25.00	73°12'01"	18.57	N32°36'56"E 31.94	C126	38.1	25.00	87°17'01"	23.84	S45°55'02"E 38.08
C95	42.0	25.00	98°14'35"	27.88	S20°02'22"E 41.99	C127	39.9	25.00	91°33'11"	25.69	N51°10'23"E 39.95
C96	85.9	530.50	9°18'32"	43.03	N84°24'38"E 85.88	C128	39.9	25.00	91°33'11"	25.69	S40°22'48"E 39.95
C97	89.0	469.50	10°51'20"	44.81	S83°37'23"W 88.99	C129	40.9	25.00	83°50'54"	26.74	N4°28'17"E 40.95
C98	35.1	25.00	80°19'45"	21.10	S38°01'50"W 35.09	C130	40.3	25.00	82°17'48"	26.02	S88°36'04"E 40.27
C99	15.5	114.00	7°47'09"	7.78	S01°45'30"W 15.49						
C100	51.8	25.00	118°06'09"	41.73	N53°25'30"W 51.55						



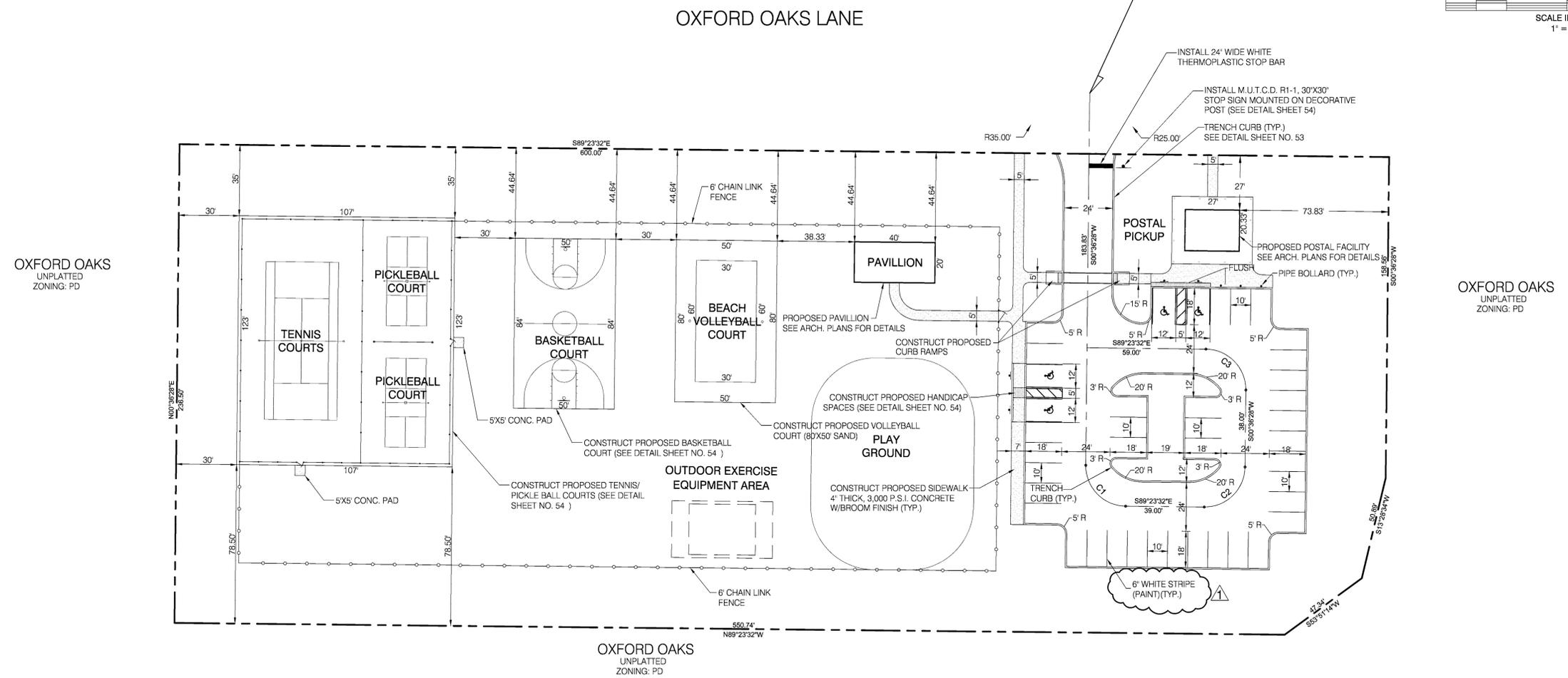
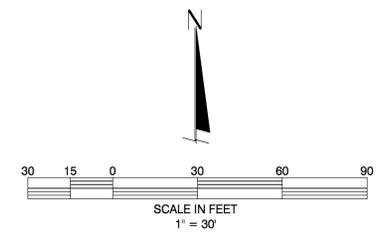
DATE	BY	DC
11-22-13	DC	

ENGINEERS SURVYORS & PLANNERS
FARLEY BARLEY
 AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 53rd Road • Wilfredo, Florida 34785 • (352) 748-3126

OXFORD OAKS PHASE 1
SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX

DATE	11/22/13
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	08-0X-INDEX
JOB NO.	921141.2795

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	31.4'	20.00'	90°00'00"	20.00'	S44°23'32"E	31.42'
C2	31.4'	20.00'	90°00'00"	20.00'	N45°36'28"E	31.42'
C3	31.4'	20.00'	90°00'00"	20.00'	N44°23'32"W	31.42'



OXFORD OAKS
UNPLATTED
ZONING: PD

OXFORD OAKS
UNPLATTED
ZONING: PD

SITE DATA

- TOTAL ACRES = 3.23 AC. (140,761 SQ. FT.)
- ZONING = PD
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE -
- POSTAL BUILDING: 1 STORY WOOD FRAMED
18' HEIGHT (549 SQ. FT.)
- PAVILION: (800 SQ. FT.)
- PARKING DATA:
STANDARD PARKING SPACES (PROVIDED):
10' x 20' SPACES = 36
HANDICAP PARKING SPACES (REQUIRED):
12' x 20' SPACES = 2
HANDICAP PARKING SPACES (PROVIDED):
12' x 20' SPACES = 4
- ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
(352) 748-3126
- SOIL TYPE - CANDLER SAND
- PERMITTING AGENCIES:
- CITY OF WILDWOOD - S.W.F.W.M.D.

- WATER AND SANITARY SEWER PROVIDED BY CITY OF WILDWOOD.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURY LINK.
- IRRIGATION AND FIRE PROTECTION BY CITY OF WILDWOOD
- GAS PROVIDED / SERVICED BY TECO.
- LOCATED IN SECTION 16; TOWNSHIP 19 SOUTH; RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- MONUMENT SIGN SETBACKS PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS.
- AREAS FOR TOTAL SITE:

PROPOSED BUILDINGS =	1,349 S.F.	(0.03 AC.)	0.93%
PROPOSED RECREATION COURTS =	17,361 S.F.	(0.40 AC.)	12.38%
SIDEWALKS =	2,159 S.F.	(0.05 AC.)	1.55%
PROPOSED PARKING / DRIVEWAY =	18,156 S.F.	(0.42 AC.)	13.00%
IMPERVIOUS AREA =	39,025 S.F.	(0.90 AC.)	27.86%
OPEN AREA =	101,736 S.F.	(2.33 AC.)	72.14%
PROJECT AREA =	140,761 S.F.	(3.23 AC.)	100.00%

BUILDING SETBACKS

20 FT FROM INTERIOR SUBDIVISION LOCAL ROADS

NOTICE TO CONTRACTOR:

- REFER TO THE GEOTECHNICAL ENGINEERING STUDY PROVIDED BY ANDREYEV ENGINEERING, INC. FOR CONCLUSION AND RECOMMENDATIONS FOR FOUNDATION SUPPORT AND PAVEMENT DESIGN.
- BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
- ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
- ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE PAINT.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
- ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING INSPECTION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCEPTABLE LIMITS (MAX. 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

REVISIONS

DATE	BY	DC	REVISIONS
11-22-13			REVISED PER C.O.W. COMMENTS

ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

OXFORD OAKS RECREATION CENTER SITE PLAN

DATE 11/22/13
DRAWN BY MJC
CHKD BY JAH
FILE NAME 55-0X-NRC-SP
JOB NO. 921141.2795

