



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

AUGUST 25, 2014 - 7:00 PM

City Hall Commission Chamber
100 N Main Street

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.

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 either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

- a. Minutes for Approval: August 11, 2014 Regular Meeting.
- b. Bills for Approval

3. PRESENTATIONS AND/OR PROCLAMATIONS

4. PUBLIC HEARINGS – Timed -

Quasi-judicial Items

a. **ORDINANCE NO. O2014-33. AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY COAST DEVELOPMENT CORP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.** This Ordinance establishes the Grand Oaks Manor Planned Development to allow for a residential planned development (RPD) overlay on property zoned R-1 (Low Density Residential) for 400 Single Family Detached (SFD) residential units with a recreation center and other amenity improvements and infrastructure . (Attachments: Staff Recommends Approval).

b. **ORDINANCE NO. O2014-36.** AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. This Ordinance changes the Future Land Use Map designation of Parcel D17=034 totaling 1.09 acres from County "Commercial" to City "Commercial" (Attachments: Staff Recommends Approval).

c. **ORDINANCE NO. O2014-37.** 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. This Ordinance changes the Zoning Map designation of Parcel D17=034 totaling 1.09 acres from County "CL: Light Commercial" to City "C-3: General Commercial: Highway" (Attachments: Staff Recommends Approval).

5. **PUBLIC FORUM – 10 minute time limit**

6. **ORDINANCES FIRST READING ONLY (NO VOTE)**

7. **RESOLUTIONS FOR APPROVAL**

a. **RESOLUTION NO. R2014-24** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DETERMINING THAT CERTAIN REAL PROPERTY IS SURPLUS; DETERMINING THAT SAID REAL PROPERTY SHOULD BE USED IN A MANNER TO FURTHER THE PUBLIC INTEREST; PROVIDING FOR AN EFFECTIVE DATE. This Resolution declares 1.1 acres of City owned property within Millennium Park as surplus property for the potential sale to the Bright Oaks development for storm-water retention (Attachments: Board Option).

8. **FINANCIAL & CONTRACTS & AGREEMENTS**

a. Utilities Department Requests Approval to purchase a new RTU control unit for Lift Station #3 (The Commons) from Data-Flow Systems at a cost of \$5,047.90. (Attachments: Staff Recommends Approval).

b. Utilities Department Requests Approval to replace an existing internal re-use pump at the Wastewater Treatment Plant as per quotation #664857 from USA BLUEBOOK for the amount of \$2,977.90. (Attachments: Staff Recommends Approval).

c. Utilities Department Requests the award of the CR-468 Utility relocation project be granted to Hamlet Underground in the amount of \$489,865.50. (Attachments: Staff Recommends Approval).

9. **GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS**

a. Staff Requests Workshop for Presentation of IQM2 Agenda Software with targeted dates of either **Monday, September 8, 2014 at 5:00 p.m.** or **Monday, September 15, 2014 at 5:00 p.m.**

10. **APPOINTMENTS**

11. **CITY MANAGER REPORTS**

12. **CITY CLERK REPORTS**

13. **OTHER DEPARTMENT REPORTS**

- a. Parks & Recreation Department Reports the following upcoming events for 2014:
- Friday, September 19th – Monthly Special Event in the Courtyard: Food Trucks/Live Band
 - Thursday, October 9th - *Cats In The Courtyard* : Spirit Night for the Wildcat Community, Local Food Vendors, Sponsored Photo Booth, DJ, Local Clubs, Wildcat Marching Band, Wildcat Football Players & Cheerleaders
 - Friday, October 17th – Monthly Special Event: Health & Fitness Fair in the Courtyard
 - Saturday, December 6th – *Christmas In The Courtyard* : Santa, Caroling, Food Vendors, Christmas Tree Lighting at Dusk.

14. **COMMISSION MEMBERS REPORTS**

15. **CITY ATTORNEY REPORTS**

- Attorney-client closed session is requested by the City Attorney in accordance with § 286.011(8)(a), Fla. Stat. (2013).

16. **ADJOURNMENT**

IMPORTANT DATES (No Attachments)

- a. September 1, 2014, Labor Day Holiday, City Hall CLOSED
- b. September 10, 2014, Commission Meeting 7:00 p.m. **WEDNESDAY MEETING**
- c. September 19, 2014, Next Special Event
- d. September 24, 2014 Commission Meeting 7:00 p.m. **WEDNESDAY MEETING**

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 11, 2014 - 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

The City Commission of the City of Wildwood met in special session August 11, 2014 at 7:00 p.m. in the City Hall Commission Chamber.

Present were: Mayor Wolf, Commissioner Bivins, Commissioner Strickland, and Commissioner Clark, Commissioner Green. Also present: City Manager Cannon, Assistant City Manager McHugh, CA Hunt, and City Clerk Lippincott, DSD Peavy, UD O'Dell, HR Gibson Smith, PRC Wheeler, PW Kornegay, Corley, McClung.

1. CALL TO ORDER:

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 either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

a. Minutes for Approval: July 28, 2014 Regular Meeting

b. Bills for Approval

c. Information item from the University of Florida (UF) regarding Population Estimates for the City of Wildwood. (Attachments: Staff Recommends Approval).

Motion by Commissioner Green second by Commissioner Bivins to approve the items on the Consent Agenda. Motion carried by unanimous vote 5-0.

3. PRESENTATION AND/OR PROCLAMATIONS (None)

4. PUBLIC HEARINGS – TIMED
Quasi-judicial Items

5. PUBLIC FORUM – 10 minute time limit

Jenny Tomlinson: 711 Stanley, Neighborhood concerned that Stanley Road was not prepared for Detour. Any plan for the road? Also concerned about sidewalk access. Also concerned about pile of dirt created by retention pond. DSD Peavy: Stated that it is a County Project. If there is an issue with the project then Sumter County would need to be addressed. We do have some information about what the road will look like when finished.

6. ORDINANCES FIRST READING ONLY (NO VOTE)

a. ORDINANCE NO. O2014-33. AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY COAST DEVELOPMENT CORP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. This Ordinance

Minutes
August 11, 2014
Page 2

establishes the Grand Oaks Manor Planned Development to allow for a residential planned development (RPD) overlay on property zoned R-1 (Low Density Residential) for 400 Single Family Detached (SFD) residential units with a recreation center and other amenity improvements and infrastructure. (Attachments: Staff Recommends Approval).

- b. ORDINANCE NO. O2014-36. AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. This Ordinance changes the Future Land Use Map designation of Parcel D17=034 totaling 1.09 acres from County "Commercial" to City "Commercial" (Attachments: Staff Recommends Approval).
- c. ORDINANCE NO. O2014-37. 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. This Ordinance changes the Zoning Map designation of Parcel D17=034 totaling 1.09 acres from County "CL: Light Commercial" to City "C-3: General Commercial Highway" (Attachments: Staff Recommends Approval).

7. RESOLUTIONS FOR APPROVAL

- a. RESOLUTION R2014-23. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING THE SENDING OF NOTIFICATION OF THE CITY'S WITHDRAWAL FROM FLORIDA GROUP HEALTH TRUST FUND POOL TO PUBLIC RISK MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE. This Resolution is required by Public Risk Manager, the current health provider for the City, in order to withdraw from the pool. (Attachments: Staff Recommends Approval).

Motion to adopt Resolution R2014-23 by Commissioner Green second by Commissioner Strickland. Motion carried by unanimous vote 5-0.

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. Utilities Department Request Approval of Change Order No. 1 to Odyssey Manufacturing Co., with no increase in contract price. (Attachments: Staff Recommends Approval).

UD O'Dell: Increase in completion date by 60 days. Transfer switch was delayed in getting.

Motion to approve request by Commissioner Bivins second by Commissioner Green. Motion carried by unanimous vote 5-0.

- b. Utilities Department Request Approval of acceptance of construction of the water main extension for the Okahumpka Service Plaza and approval of final payment of \$40,040.60 to Salser Construction, LLC. (Attachments: Staff Recommends Approval).

Minutes
August 11, 2014
Page 3

UD O'Dell: Project is complete. This is for final retainage payment. CM Cannon: We will get two thirds of that back per the contract.

Motion to approve request by Commissioner Green second by Commissioner Bivins.
Motioned carried by unanimous vote 5-0.

- c. Utilities Department Request Approval to purchase new VDF Soft start for Millennium Park Reuse Pump Station from HD Supply Power Solutions in the amount of \$5,390.00 as per Quotation Number SE8021400. (Attachments: Staff Recommends Approval).

UD O'Dell: Budgeted line item. \$2k savings.

Motion to approve request by Commissioner Green second by Commissioner Strickland.
Motion carried by unanimous vote 5-0.

- d. Public Works Department Request Approval to proceed with the quote from Mid Fla Fence & Gate in the amount of \$14,250.00 for the fencing of the Palmer Street Public Works Facility. Item included in 2013-2014 budgets. (Attachments: Staff Recommends Approval).

PW Kornegay: Received three quotes and Mid Fla were the lowest.

Motion to approve request by Commissioner Strickland second by Commissioner Clark.
Motion carried by unanimous vote 5-0.

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS (NONE)

10. APPOINTMENTS (NONE)

11. CITY MANAGER REPORTS

Second Budget Workshop August 20th from 9-12.

12. CITY CLERK REPORTS

13. OTHER DEPARTMENT REPORTS (NONE)

HRC Gibson Smith: Employees would like to have a secondary retirement plan besides FRS. I would like to ask permission to bring someone in at no cost to the City to talk to the employees about this. Through payroll deduction. Mayor Wolf: Who is your broker or agent for this new health insurance? HRC Gibson Smith: Digital. Mayor Wolf: Where are they? Commissioner Strickland: On-Line. HRC Gibson Smith: They have been running our Guardian and VSP Dental and I have not had any issue with them since I have been here.

Commission Approved.

14. COMMISSION MEMBERS REPORTS

Commissioner Green: I will be attending the Technology Conference the 14th through the 16th and report back. I have noticed Facebook post about the Fruitland Park Police

Minutes
August 11, 2014
Page 4

Department and KKK allegations. Do we have any relationship with that Police Department?
Mayor Wolf: No.

Commissioner Bivins: I am no longer at Duke, so would you please use my City email address when sending me anything.

15. CITY ATTORNEY REPORTS

16. ADJOURNMENT

Motion to adjourn by Commissioner Bivins second by Commissioner Strickland. Motion carried by unanimous vote 5-0.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Cassandra Lippincott, City Clerk

BY: _____
Ed Wolf, Mayor

BILLS FOR APPROVAL
City of Wildwood, Florida
August 25, 2014

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Payroll	August 10, 2014 Pay Period - 5 Employees	\$ 3,995.27
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CITY MANAGER-EXECUTIVE DEPARTMENT

2	Payroll	August 10, 2014 Pay Period - 2.5 Employees	\$ 7,249.60
3	Bright House	Internet Service	\$ 67.34
4	Bill Ed Cannon	Car Allowance	\$ 500.00
5	Capital Office Products	Office Supplies	\$ 25.19
6	Cason and Gaskins TV Inc	Cell Phone Pouch	\$ 28.99
7	Ernie Morris Enterprises, Inc	Office Supplies	\$ 11.16
8	Office Depot	Office Supplies	\$ 2.59

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

9	Payroll	August 10, 2014 Pay Period - 4 Employees	\$ 10,303.72
10	Alice Borrack	Personal Vehicle Use	\$ 16.87
11	Bright House	Internet Service	\$ 134.68
12	Capital Office Products	Office Supplies	\$ 39.28
13	Department of Management Services	Telephone Service	\$ 67.23
14	Ernie Morris Enterprises, Inc	Office Supplies	\$ 149.63
15	Cassandra Lippincott	Personal Vehicle Use	\$ 10.64
16	MMD Computer Center, Inc.	Technical Support	\$ 50.00
17	Office Depot	Office Supplies	\$ 10.05
18	Wildwood Community Cemetery	Budgeted Maintenance Support - Arthur Rivers	\$ 340.93

DEVELOPMENT SERVICES

19	Payroll	August 10, 2014 Pay Period - 4.5 Employees	\$ 10,226.44
20	Bright House	Internet Service	\$ 151.52
21	Office Depot	Office Supplies	\$ 48.09
22	The Daily Commercial	Ad	\$ 1,433.72

HUMAN RESOURCES

23	Payroll	August 10, 2014 Pay Period - 1 Employees	\$ 2,077.20
24	Bright House	Internet Service	\$ 33.67
25	Ernie Morris Enterprises, Inc	Office Supplies	\$ 9.40
26	UPS	Postage	\$ 3.64

POLICE DEPARTMENT

27	Payroll	August 10, 2014 Pay Period - 33 Employees	\$ 74,750.61
28	CarQuest Auto Parts Stores	Alternator, Brake Rotors, Pads, Belts, Water Pump, Etc	\$ 1,838.21
29	Cason and Gaskins TV Inc	Commando Screen Protector	\$ 8.99
30	CDW	Konica Toner	\$ 380.01
31	Century Link	Telephone Service	\$ 577.50
32	Covanta	Records Destruction	\$ 250.00
33	Department of Management Services	Telephone Service	\$ 271.50
34	Ernie Morris Enterprises, Inc	Office Supplies	\$ 801.23
35	Leads Online	Total Track Service Package	\$ 1,758.00
36	Maggio Enterprises, Inc	Paper Products	\$ 105.10
37	Security Solutions of Central Florida	Keypad and Electronic Latches, Interface Module	\$ 2,113.00
38	Sirchie	Evidence Box, Integrity Bags, Scalpel	\$ 309.19
39	Trans Union	Comp Reports	\$ 220.00
40	UPS	Postage	\$ 7.54
41	U.S. HealthWorks	PE Basic, DS Urine 10 Panel - New Employee	\$ 130.00
42	Verizon Wireless	Blue Tree	\$ 1,191.34
43	Wildwood Auto Repair & Wrecker	Towing WWPDP Impound	\$ 125.00
44	Wildwood Tire Company	Tire Repair	\$ 51.90

STREET DEPARTMENT

45	Payroll	August 10, 2014 Pay Period - 9.5 Employees	\$ 18,996.42
46	B & M Equipment	Floor Saw Rental	\$ 110.46
47	Capital Office Products	Office Supplies	\$ 12.18
48	CarQuest Auto Parts Stores	Alternator, Belts, Pwr Booster, Filters, Bearings, Etc	\$ 589.07
49	City Electric Supply Company	Bulbs Palmer Street	\$ 110.70
50	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$ 28.96
51	Duke Energy	Electric Service	\$ 376.99
52	Hunt's Surveying & Mapping	Boundary Survey Palmer Street	\$ 1,400.00
53	John Deere Financial	Rolled Rubber Mat	\$ 84.90
54	J.W.J. Inc	Bore Location 700 Huey Street	\$ 600.00
55	Millings Technologies, Inc	Seal Kit	\$ 78.66
56	Sumter Electric	Electric Service	\$ 189.01
57	Wildwood Tire Company	Tires and Repairs	\$ 405.50

FLEET SERVICES

58	Payroll	August 10, 2014 Pay Period - 2.5 Employees	\$ 5,279.00
59	Big Truck Parts, Inc	Filters	\$ 135.02
60	CarQuest Auto Parts Stores	Battery, Fuses, Beams, Shop Towels, Grease, Etc.	\$ 969.94
61	Newsome Oil Company	Kendall Super Oil, Drum Drop	\$ 873.95
62	Wildwood Tire Company	Tires and Repairs	\$ 436.62

COMMUNITY RE-DEVELOPMENT

63	Payroll	August 10, 2014 Pay Period - .5 Employees	\$ 1,806.44
64	Bright House	Internet Service	\$ 16.89

PARKS AND RECREATION

65	Payroll	August 10, 2014 Pay Period - 5.5 Employees	\$ 8,178.65
66	Bright House	Internet Service	\$ 67.34
67	CarQuest Auto Parts Stores	Brake Pads, Bearings, Seals, Tie Rod Ends, Etc	\$ 183.01
68	Department of Management Services	Telephone Service	\$ 44.82
69	Duke Energy	Electric Service	\$ 13.06
70	Ernie Morris Enterprises, Inc	Office Supplies	\$ 11.15
71	John Deere Landscapes	Dylox Insecticide, Seat	\$ 163.86
72	Office Depot	Office Supplies	\$ 2.59
73	Salescorp of Florida	Gatorade	\$ 204.00
74	Sign Crafters of Central Florida Inc	Banner	\$ 135.00
75	Sumter Electric	Electric Service	\$ 611.82
76	Turfmasters and Associates, Inc	Lawn Fertilization and Pest Control	\$ 725.00
77	Wildwood Tire Company	Tires and Repairs	\$ 64.74

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

78	Arrow Environmental Services	Termite Spray Senior Service Building	\$ 225.00
79	CarQuest Auto Parts Stores	Oil Pressure Switch	\$ 35.15
80	Kohn Construction & Electric, Inc	Filters and Belts Service Maintenance	\$ 483.00
81	Resource One	Cleaning Supplies	\$ 20.48
82	Sumter Electric	Electric Service	\$ 1,591.99
83	Wildwood Tire Company	Tires	\$ 325.52

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

84	Payroll	August 10, 2014 Pay Period - 3 Employees	\$ 5,415.83
85	Bright House	Internet Service	\$ 101.01
86	Ernie Morris Enterprises, Inc	Office Supplies	\$ 149.62
87	MMD Computer Center, Inc.	Technical Support	\$ 50.00
88	Office Depot	Office Supplies	\$ 46.83
89	Postmaster	Postage Utility Billing - Leesburg Post Office	\$ 235.87
90	Deniese Woods	Personal Vehicle Use	\$ 14.00

August 25 2014
Page 3

UTILITY DEPARTMENT

91	Payroll	August 10, 2014 Pay Period - 21 Employees	\$ 40,484.72
92	Barney's Pumps, Inc	Amiad Filter	\$ 522.00
93	Bright House	Internet Service	\$ 693.83
94	Capital Office Products	Office Supplies	\$ 191.87
95	CarQuest Auto Parts Stores	Solenoid, Alternator, Heater Core, Dexron, Hose, Etc	\$ 1,650.99
96	C & C Peat Co., Inc	Wastewater Treatment-Dewatered Bio-Solids	\$ 3,520.00
97	Data Flow Systems, Inc	Pump Repair	\$ 89.65
98	Duke Energy	Electric Service	\$ 2,516.22
99	Ernie Morris Enterprises, Inc	Office Supplies	\$ 108.39
100	Hamlet Underground	CR 462 Water Main Ext Certificate for Payment	\$ 27,136.50
101	Instrument Specialist Inc	Isco Silicone Pump Tubing	\$ 308.81
102	Mark O'Dell	Travel Reimbursement 2014 FRWA Conference	\$ 27.57
103	Odyssey Manufacturing	Hypochlorite Solutions	\$ 2,482.53
104	Office Depot	Office Supplies	\$ 82.54
105	Harwood Padgett	Travel Reimbursement 2014 FRWA Conference	\$ 29.91
106	Plant Technician	Environmental Testing	\$ 300.00
107	Reed & Shows Meter Repair & Supplies	McCrometer and Neptune's and Testing of All	\$ 2,275.50
108	Ring Power	Gas Powered Air Compressor	\$ 2,200.00
109	Southern Analytical Laboratories	Environmental Testing	\$ 535.00
110	Sumter Electric	Electric Service	\$ 230.21
111	Sunshine State One Call of Florida Inc	Locators for the Month of July 2014	\$ 813.59
112	Sunstate Meter & Supply, Inc	T10 Meters, Meter Connections	\$ 8,600.71
113	TAW Orlando Service Center	75 HP Motor	\$ 19,534.63
114	The Dumont Company, Inc	Hypochlorite Solutions	\$ 223.50
115	UPS	Postage	\$ 53.17
116	VWR	Lyfo Disk	\$ 126.32
117	Wildwood Tire Company	Tires and Repairs	\$ 1,922.08

MISCELLANEOUS

118	Allstate	Life Insurance	\$ 140.12
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GREENWOOD CEMETERY

ATTORNEYS/CONSULTANTS/SURVEYORS

FUEL INVENTORY

TOTAL	\$ 290,276.38
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CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Cassandra Lippincott, City Clerk/Finance Dir.

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Grand Oaks Manor Planned Development – RZ 1405-02

Approval of Ordinance O2014-33.

REQUESTED ACTION:

Work Session (Report Only)

DATE OF MEETING: 8/11/14 First Reading
8/25/14 Adoption

Regular Meeting

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 approval from the City Commission for a “Planned Development” (PD) zoning overlay on a 99.49 acre property zoned “Low Density Residential” (R-1). The project is a Residential Planned Development (RPD) to build up to 400 residential units with amenities and related improvements as defined in Ordinance O2014-33.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-33 adopts the Grand Oaks Manor Planned Development Agreement. The Project’s legal description and conceptual plan have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

The proposed development of the Grand Oaks PD will require some mitigation due to the increased traffic entering and exiting the development. As part of their mitigation, the Developer will dedicate a right-of-way along CR 472 for the construction of turn lane improvements. The Sumter County Road and Bridge Department has agreed in principle to a conceptual representation of the right-of-way to be dedicated, with the understanding that the sidewalk along C-472 will be in an easement within the developer’s property (and not on the County’s right-of-way) with a survey and legal description of the proposed right-of-way to be provided along with a recorded deed of same in favor of the County when the project moves forward to actual construction.

The Sumter County School system has sufficient capacity for additional students that may be added as a result of the Project. The Project shall be required to connect to City utilities. The City has sufficient capacity in both water and wastewater to accommodate the Project.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets or exceeds the minimum requirements of the Comprehensive

Plan and the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on July 25, 2014.

Staff recommends approval of Ordinance #02014-33.

Case RZ 1405-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, August 5, 2014. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of Ordinance O2014-33 to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, August 5th, 2014 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Residential Planned Development (RPD) overlay on property zoned R-1 (Low Density Residential) for 400 residential units with amenities and related improvements. The site is generally located to the northeast of the intersection of C-472 and the CSX right-of-way. The Engineer of Record is Charles C. Hiott, P.E. with Booth, Ern, Straughan, and Hiott, Inc. of Tavares, Florida.

Case: RZ 1405-02

Parcels: D20=002 and D20=008

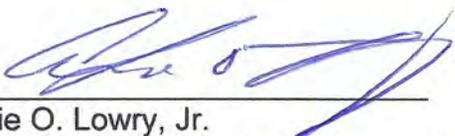
Owner: Coast Development Corp.

Applicant: SAME

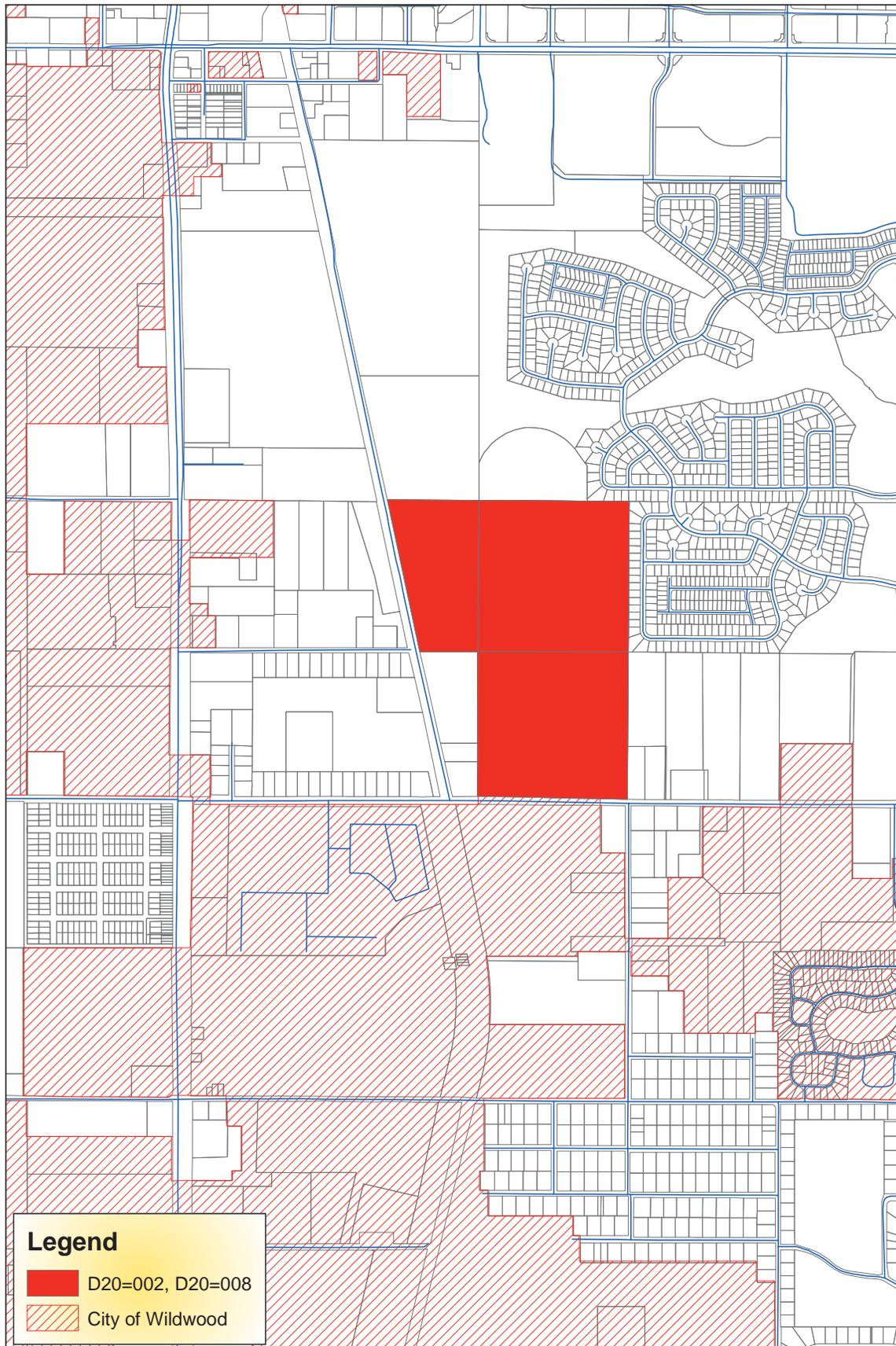
Under subsections 1.7(B)(2), 3.3(B)(3), and 8.2(E) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) 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 Zoning Map Amendment and favorable recommendation of Ordinance O2014-33 to the City Commission.

Dated: August 5, 2014



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



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Legend

-  D20=002, D20=008
-  City of Wildwood



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



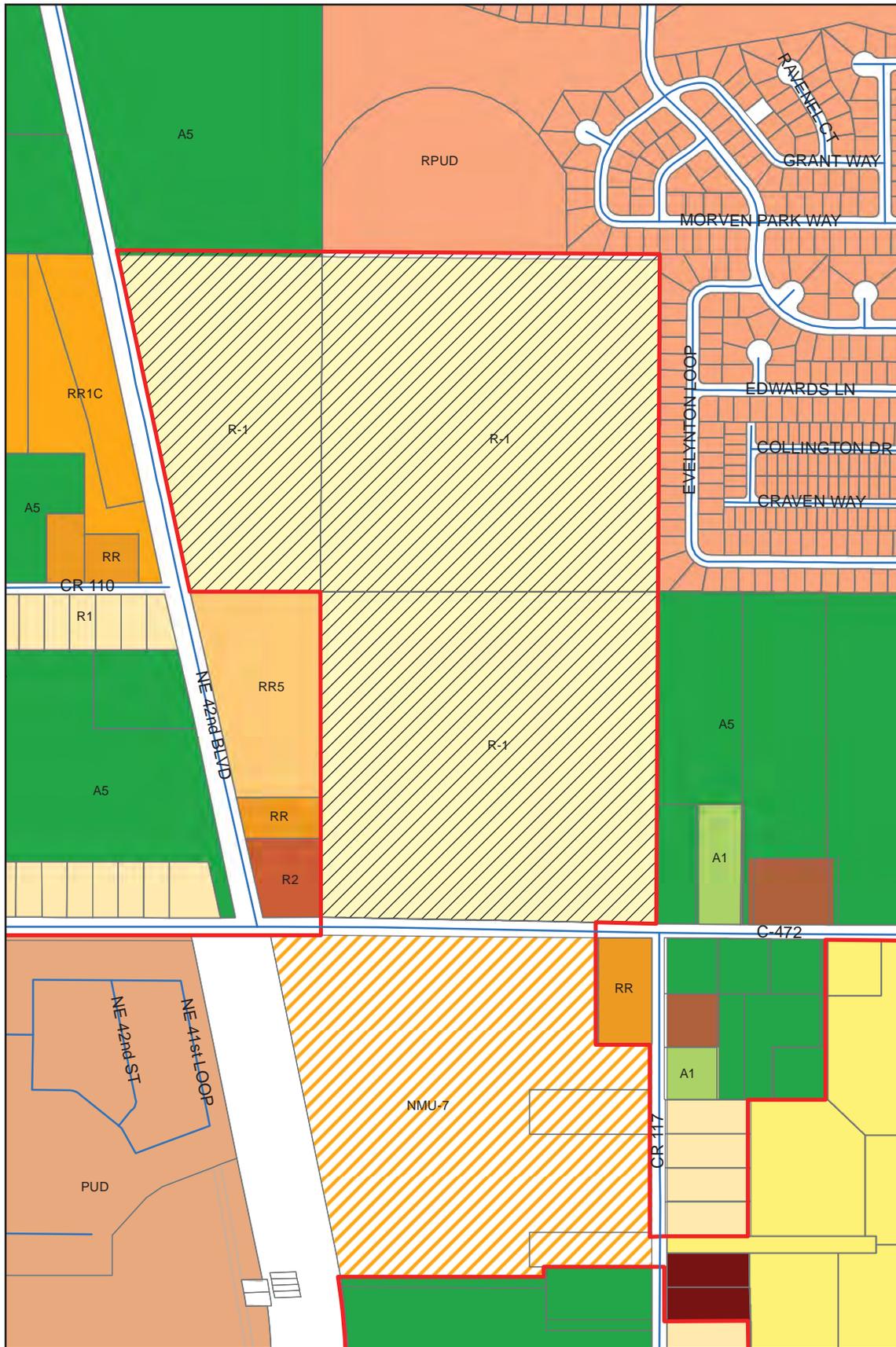
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D20=002, D20=008
GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

LOCATION MAP



I:\Terr\GIS\Maps\Existing & Proposed Zoning\Existing Zoning - Grand Oaks Manor.mxd - 6/9/2014 12:15:17 PM - toneal



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



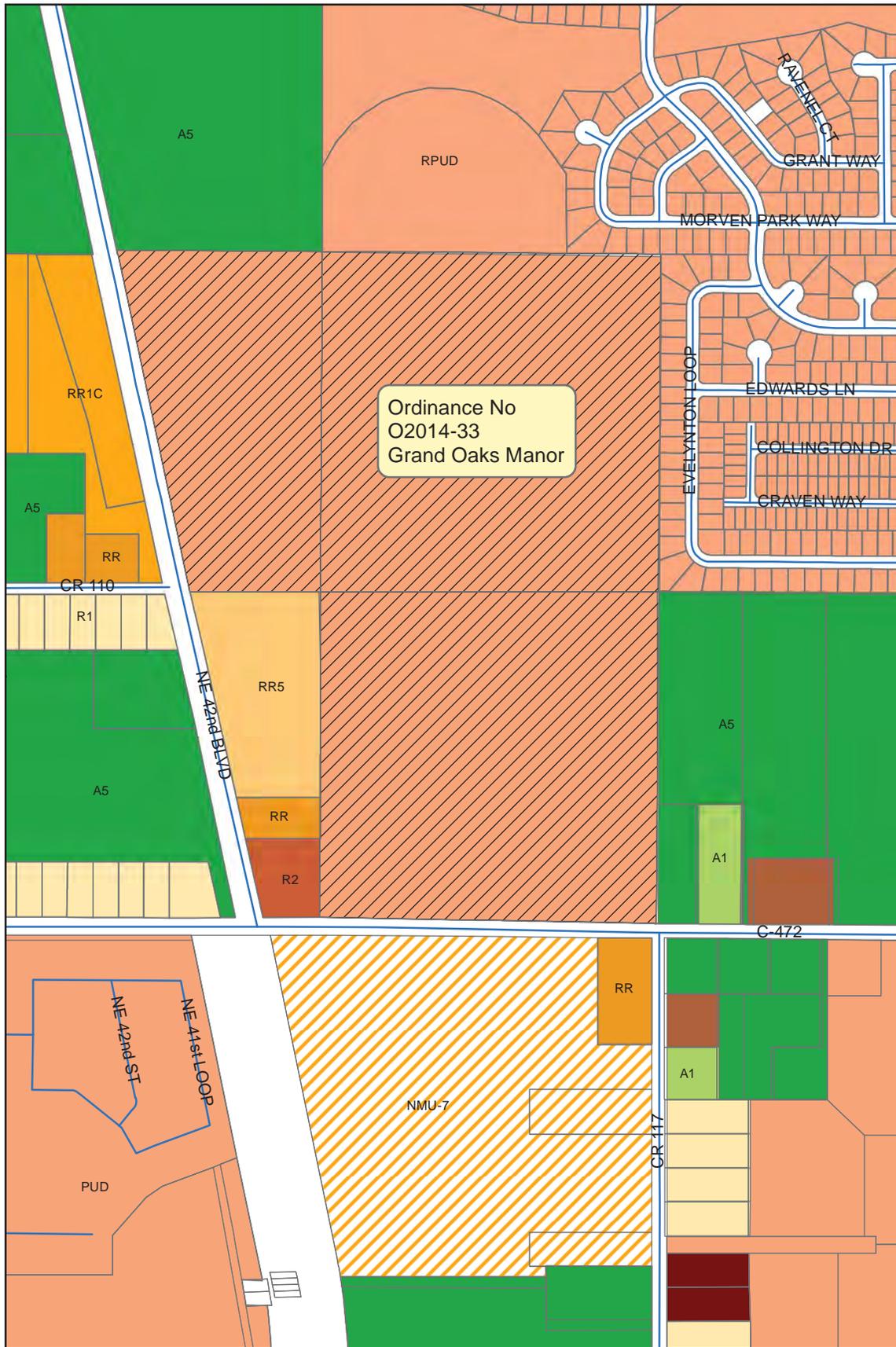
0 Feet 240 480

D20=002, D20=008
GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

EXISTING ZONING



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100 North Main Street
Wildwood, FL 34485
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0 Feet 240 480

D20=002, D20=008
GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

PROPOSED ZONING OVERLAY

ORDINANCE NO. 2014-33

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY COAST DEVELOPMENT CORP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The application filed by Coast Development Corp (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this 25th day of August, 2014. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on August 5, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Coast Development Corp Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 30, 2014.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Developer intends to develop a Project consisting of 100 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- D. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- E. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Residential Planned Development (RPD) of the lands described in "Exhibit A".

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Low Density Residential (R-1) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 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.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Residential Planned Development substantially in accordance with this Ordinance. This Residential Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Booth, Ern, Straughn Hiott, Inc. dated August 2014 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Single Family Residential;
 - b. Common areas and buffer easements (open spaces);
 - c. Recreational (Parks and open spaces); and
 - d. Stormwater retention areas.

- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.
- C. Development Program. The Project shall be developed in two phases.
- 1) Residential Development. The residential component of the Project shall contain no more than 400 single family housing units.
 - 2) Maximum Development Potential. Residential development within the Project shall not exceed 4 dwelling units/acre. The maximum number of residential units in the Project is 400.
- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, subdivision preliminary plans and improvement plans shall be submitted for review and approval in the manner required by Chapter 5 of the Land Development Regulations.
- F. Developer's Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into an Agreement to address the provision of water and wastewater to the Project. The agreement shall also specify, among other items, the ownership and maintenance of the infrastructure associated with the Project.
- G. Principal Uses. The principal uses permitted within the project are single family detached residential and single family attached residential.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for Low Density Residential (R-1).
- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Residential Design District Standards pursuant to section 6.12 of the Land Development Regulations.

J. Design District Standards Modifications, Variations and Detail.

- 1) Parks and Recreation. The Project shall contain a minimum of 5 recreational amenities for the use of the Project's residents.
 - a. Parking shall be provided for the recreation amenities and will be designed and shown on construction plans.
 - b. Parking spaces for recreational amenities may be a minimum of ten (10) feet wide and eighteen (18) feet deep when fronting a landscaped area or sidewalk.
- 2) Minimum Lot Requirements. Lots shall be a minimum of 40' wide and minimum of 3,960 square feet.
- 3) Buffers and Setbacks.
 - a. Phase I – Project buffer widths and planting requirements shall adhere to the Design District Standards with the exception of the south buffer along CR 472. Along CR 472, the Developer has an option of a 20' landscape buffer or a 6' solid, decorative wall with landscaping. Stormwater retention areas may encroach into landscape buffer areas along the west, south and east sides of Phase I provided these areas are designed in a way that will accommodate the planting requirements. Additional landscaping between residential lots and retention areas shall not be required.
 - b. Phase II – In compliance with the City's Ordinance #594, an ordinance governing the protection of trees and native vegetation within the City of Wildwood and in an effort to preserve existing trees outside the development area, the Project shall maintain a 50' natural buffer along the north and east sides of Phase II of the Project as shown on Exhibit "B". A portion of the stormwater retention area may encroach into the natural buffer area on the north side of Phase I as shown on Exhibit "B". No buffer shall be required along the portion of the Project abutting the CSX right of way.
 - c. Setbacks

Front – 10'
Rear – 10'
Sides – 5'
Front Porches & Accessory Structures – 5'

Due to the unique design of the project, variable setbacks shall be encouraged in areas where design would be appropriate.

- 4) Open Space. The Project shall maintain a minimum of 25% open space. Open space shall include drainage retention areas, entry feature tracts, common areas, buffer easements, recreation areas. For purposes of meeting open space requirements, 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation but shall not exceed 50% of the total open space for the project.
- 5) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and "Exhibit C."
- 6) Floorplans and Elevations. Project shall provide a minimum of five (5) different floor plans. Each floor plan should have at least two (2) or three (3) architecturally distinct and unique elevations with varying color schemes. Other elevation requirements listed in Design Standards shall not be applicable. For this project, reversed floor plans with varying elevations and color schemes will not be considered as identical in design.
- 7) Mail Facilities. Cluster mailboxes may be appropriate if approved by Post Office.
- 8) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or non-commercial vehicles may be permitted at alley served homes only. The vehicle must be able to park on the driveway apron and not encroach into the alley.
- 9) Garage Location and Design. Garages may comprise 50% or more of the front elevation of the home when viewed from the street.
- 10) Colors. Paint color palettes shall be submitted to the City for approval.
- 11) Residential Lighting. Project may have the option of not including front yard lighting with approval by the Development Services Department and proper justification of equivalent or acceptable light provided by another source.

K. Environmental Considerations.

All environmental considerations have been addressed in the Andreyev Engineering report submitted with the Planned Development Application.

L. Public Facilities.

- 1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. Developer shall provide utility easement along CR 472, outside of the ROW dedicated to Sumter County, as needed to accommodate utilities necessary for the project.
- 2) Solid Waste. Solid waste collection services shall be provided by the City or the City's contracted refuse service provider. Developer shall coordinate with Waste Management for refuse collection prior to Improvement Plan approval.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.

M. Access and Transportation

- 1) Access. Primary entrance to the Project shall be located on CR-472. Secondary emergency access shall be required along NE 42nd Boulevard as shown on the Exhibit "B".
- 2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer shall install right and left turn lanes on CR 472 at the proposed Project entrance. Developer shall donate sufficient ROW to Sumter County to accommodate required improvements as shown in Exhibit "D".

The Project shall provide a 5' side walk along CR 472. A 7' sidewalk easement shall be provided to the City as the City will take ownership and maintenance of the sidewalk.

3) Internal Roadways.

- a. Internal roadways shall have a minimum width of 50' as shown on Exhibit "C".
- b. Service drives may be allowed within the Project and shall be minimum of 15' as shown on Exhibit "B". Service drives shall be recorded easements maintained by the Homeowner's association.
- c. The Project shall provide 5' sidewalks on both sides of internal road ways as shown on Exhibit "B". Sidewalks shall be owned and maintained by the City.
- d. Golf carts may be allowed to utilize the roadways within the Project if in accordance with the City's Golf Cart Ordinance.
- e. Internal roadways shall be constructed by the Developer and dedicated to the City for ownership and maintenance.

N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide restrictions to the City that will govern the maintenance of common areas.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission

shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____ 2014.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Cassandra Lippincott, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2014-33

“Exhibit A”

D20=002 & D20=008 (Grand Oaks Manor)

Legal Description

GRAND OAKS MANOR LEGAL DESCRIPTION

Parcel 1. The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and all that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ lying east of railroad all in section 20, township 18 south, range 23 east, Sumter County Florida, less the right of way for C-472 across the south side thereof.

Parcel 2. The east $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 20, township 18 south, range 23 east, Sumter County Florida, less the right of way for C-472 across the south side thereof.

Ordinance O2014-33
“Exhibit B”
D20=002 & D20=008 (Grand Oaks Manor)
Proposed Conceptual Plan



DATE:	AUGUST 2014
DESIGNED BY:	COH
DRAWN BY:	COH
CHECKED BY:	COH
JOB NO.:	14035.000
FILE NAME:	CONCEPT PLAN

**GRAND OAKS MANOR
CONCEPT PLAN
PLANNED DEVELOPMENT**



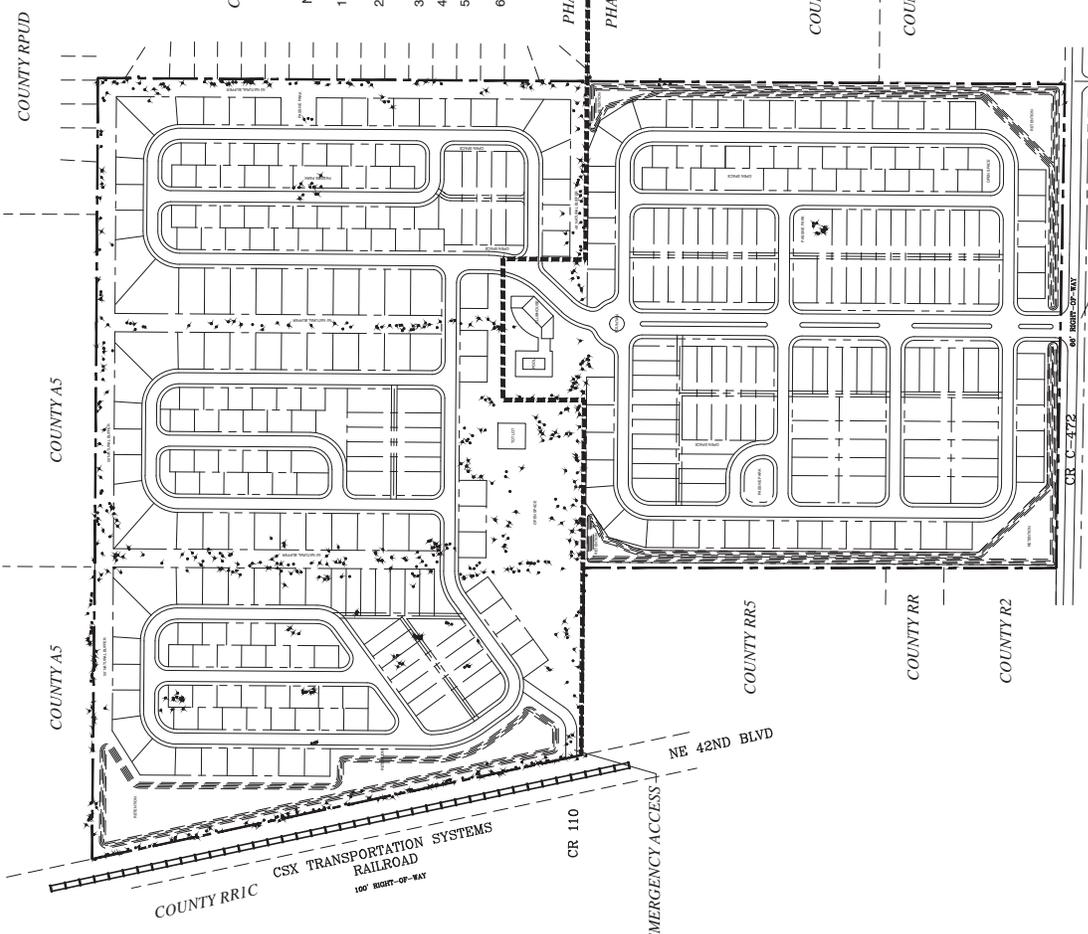
DATE:	AUGUST 2014
DESIGNED BY:	COH
DRAWN BY:	COH
CHECKED BY:	COH
JOB NO.:	14035.000
FILE NAME:	CONCEPT PLAN

Shit. 1 of 2
Charles C. Hoch, P.E.
Registered Engineer 55013

LEGAL DESCRIPTION GRAND OAKS MANOR: THE EAST 1/4 OF THE NW 1/4 OF NE 14 AND THE WEST 1/4 OF THE SW 1/4 OF THE NE 14 AND ALL THAT PART OF THE NE 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALL IN SECTION 20, TOWNSHIP 19 NORTH RANGE 17 WEST, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2: THE EAST 1/2 OF THE NW 1/4 OF NE 14 AND THE EAST 1/2 OF THE SW 1/4 OF NE 14 OF SECTION 20, TOWNSHIP 19 SOUTH RANGE 17 WEST, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.

PROJECT SITE



COUNTY RPUD

- NOTES:
1. EACH LOT WILL REQUIRE 1 TREE PER PLANNED DEVELOPMENT AGREEMENT.
 2. THE PROJECT WILL BEGIN CONSTRUCTION IN NOVEMBER 2014 AND HAS A PROJECTED BUILD OUT DATE OF DECEMBER 2017.
 3. THIS PROJECT WILL BE CONSTRUCTED IN 2 PHASES.
 4. SIGNAGE WILL BE POSTED IN ACCORDANCE WITH THE MUTCD FOR CENTER LINE RADIUS.
 5. ALLEY WAYS OR CONSIDERED A SERVICE DRIVE AND WILL BE CONNECTED TO INTERNAL STREETS BY APRONS.
 6. WATER AND SEWER IS LOCATED ON THE SOUTH WEST CORNER OF THE RAIL ROAD AND CR 472 APPROXIMATELY 500' AWAY

SUMMARY

PHASE 1	PHASE 2
41 ACRES (41%)	59 ACRES (59%)
(R-1 LOW DENSITY RESIDENTIAL)	(R-1 LOW DENSITY RESIDENTIAL)
(R-1 WITH PD OVERLAY)	(R-1 WITH PD OVERLAY)
154 LOTS	246 LOTS
4 LOTS PER ACRE	4 LOTS PER ACRE
35	35
40' X 120' (79 LOTS)	40' X 120' (80 LOTS)
66' X 60' (31 LOTS)	66' X 60' (31 LOTS)
70' X 75' (44 LOTS)	70' X 75' (39 LOTS)
FRONT PORCH 5'	FRONT PORCH 5'
REAR 10'	REAR 10'
SIDE 5'	SIDE 5'
SIDE 10' CORNER	SIDE 10' CORNER
10.60 ACRES (25.85%)	16.94 ACRES (28.71%)
6.75 ACRES (16.46%)	8.39 ACRES (14.22%)
0.64 ACRES (1.56%)	0.33 ACRES (0.56%)
6.34 ACRES (15.46%)	10.14 ACRES (17.19%)
16.67 ACRES (40.66%)	23.20 ACRES (39.32%)
0 ACRES	0 ACRES
CLUB HOUSE	WALKING TRAIL
POOL	NATURAL OAK HAMMOCKS
PASSIVE PARKS (2)	TOT LOT
	PASSIVE PARKS (2)
CITY OF WILDWOOD	CITY OF WILDWOOD
CITY OF WILDWOOD	CITY OF WILDWOOD
CITY OF WILDWOOD	CITY OF WILDWOOD
SECO	SECO
EMBARGO	EMBARGO
WATER	
SANITARY SEWAGE	
REUSE WATER	
ELECTRICAL	
TELEPHONE	

TURN LANES PER TRAFFIC STUDY

CITY NMU-7

Ordinance O2014-33

“Exhibit C”

D20=002 & D20=008 (Grand Oaks Manor)

Details Plan - Typical Cross Sections

Ordinance O2014-33

“Exhibit D”

D20=002 & D20=008 (Grand Oaks Manor)

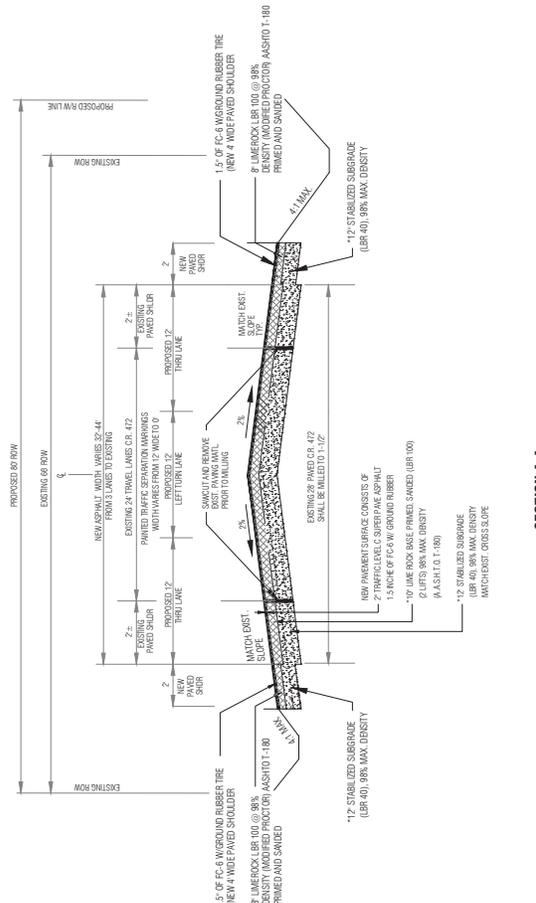
C-472 Improvements – Typical Cross Sections

GRAND OAKS MANOR
C.R. 472
PLANNED DEVELOPMENT

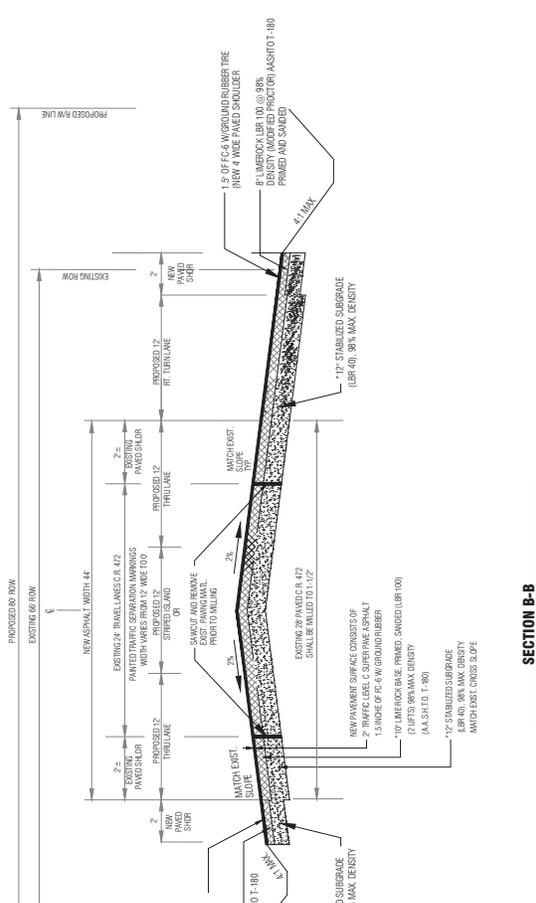


DATE:	AUGUST 2014
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	140300000
FILE NAME:	CONCEPT PLAN
Sht. 2 of 2	

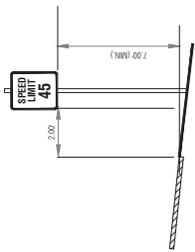
Charles C. Holt,
Professional Engineer



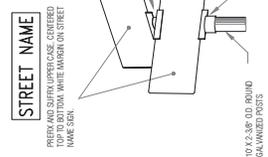
SECTION A-A
TYPICAL SECTION - C.R. 472
N/S



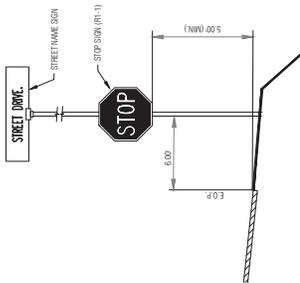
SECTION B-B
TYPICAL SECTION - C.R. 472 WIDENING
N/S



"SPEED LIMIT" SIGN (R2-1)



STREET NAME SIGN DETAIL



COMB. STOP/ STREET NAME SIGN

ORDINANCE NO. 2014-33

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- 9) Garage Location and Design. Garages may comprise 50% or more of the front elevation of the home when viewed from the street.
- 10) Colors. Paint color palettes shall be submitted to the City for approval.
- 11) Residential Lighting. Project may have the option of not including front yard lighting with approval by the Development Services Department and proper justification of equivalent or acceptable light provided by another source.

K. Environmental Considerations.

All environmental considerations have been addressed in the Andreyev Engineering report submitted with the Planned Development Application.

L. Public Facilities.

1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. Developer shall provide utility easement along CR 472, outside of the ROW dedicated to Sumter County, as needed to accommodate utilities necessary for the project.

2) Solid Waste. Solid waste collection services shall be provided by the City or the City's contracted refuse service provider. Developer shall coordinate with Waste Management for refuse collection prior to Improvement Plan approval.

3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations.

4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.

M. Access and Transportation

1) Access. Primary entrance to the Project shall be located on CR-472. Secondary emergency access shall be required along NE 42nd Boulevard as shown on the Exhibit "B".

2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer shall install right and left turn lanes on CR 472 at the proposed Project entrance.

Developer shall donate sufficient ROW to Sumter County to accommodate required improvements as shown in Exhibit "D".

The Project shall provide a 5' side walk along CR 472. A 7' sidewalk easement shall be provided to the City as the City will take ownership and maintenance of the sidewalk.

3) Internal Roadways.

- a. Internal roadways shall have a minimum width of 50' as shown on Exhibit "C".
- b. Service drives may be allowed within the Project and shall be minimum of 15' as shown on Exhibit "B". Service drives shall be recorded easements maintained by the Homeowner's association.
- c. The Project shall provide 5' sidewalks on both sides of internal road ways as shown on Exhibit "B". Sidewalks shall be owned and maintained by the City.
- d. Golf carts may be allowed to utilize the roadways within the Project if in accordance with the City's Golf Cart Ordinance.
- e. Internal roadways shall be constructed by the Developer and dedicated to the City for ownership and maintenance.

N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide restrictions to the City that will govern the maintenance of common areas.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant

can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____ 2014.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Cassandra Lippincott, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Autozone 6341 Small Scale Comp. Plan Amendment, CP 1404-01

Approval of Ordinance O2014-36.

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>8/11/14 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	<u>8/25/14 Adoption</u>

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

Staff seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On August 5, 2014, the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2014-36. **Staff also recommends approval of Ordinance 02014-36 (attached).**

The 1.09 +/- acre subject parcel is intended to be utilized as a small retail store. The amendment reassigns the property from County "Commercial" to City "Commercial." Subject to approval of this small-scale land use change approval, the applicant has submitted a rezoning application for consideration.

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

- Justification of the proposed amendment has been adequately presented;
- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
- The subject amendment does not meet the criteria of urban sprawl or exemplify an energy inefficient land use pattern;
- The proposed amendment will not have an adverse effect on environmentally sensitive systems;
- The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility.

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

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

Melanie D. Peavy
Development Services Director

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

The case below was heard on Thursday, August 5th, 2014, by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from County Commercial to City Commercial on 1.09 +/- acres. The site is generally located on the south side of County Road 466 and west of the CSX right-of-way.

Case: CP 1407-01

Parcel: D17=034

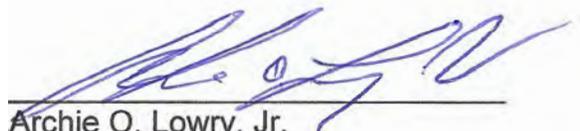
Owner: Sumter County / Autozone Stores, Inc.

Applicant: Autozone Stores, Inc.

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

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendment and favorable recommendation of Ordinance O2014-36 to the City Commission.

Dated: August 5, 2014



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



Legend

- D17=034
- City of Wildwood

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



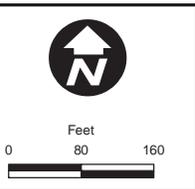
D17=034 AUTOZONE	
WILDWOOD, FLORIDA	
JULY 2014	LOCATION MAP



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



D17=034 AUTOZONE	
WILDWOOD, FLORIDA	
JULY 2014	EXISTING LAND USE

ORDINANCE NO. O2014-36

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

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

Parcel D17=034
Sumter County / Autozone Stores, Inc.
1.09 acres +/-

LEGAL DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 229, PAGE 08, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S,R, 466, (THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST) WITH THE CENTERLINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK; THENCE RUN N 89°49'50" W. ALONG THE ABOVE SAID CENTERLINE OF S.R. 466, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; 1) THENCE CONTINUE N.89°49'50"W., ALONG SAID CENTERLINE A DISTANCE OF 199.58 FEET; 2) THENCE RUN S.12°07'27 E., A DISTANCE OF 273.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; 3) THENCE RUN S. 89°43'26" E., ALONG THE NORTH RIGHT-OFWAY LINE OF MAIN STREET A DISTANCE OF 199.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAINLINE BALDWIN-WILDWOOD TRACK, SAID POINT ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF EXISTING RAIL; 4)THENCE RUN N.12°07'27" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.09 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County comprehensive plan designation "Commercial" to City comprehensive plan designation "Commercial."

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 _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-36

“Exhibit A”

D17=034 (Sumter County / Autozone Stores)

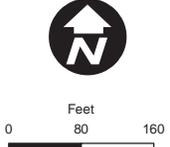
Proposed Future Land Use Map Designation



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



D17=034
AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

PROPOSED LAND USE

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Autozone 6341 Rezoning – RZ 1407-01

REQUESTED ACTION: Approval of Ordinance O2014-37.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>8/11/14 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>8/25/14 Adoption</u>
	<input type="checkbox"/> Special Meeting

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

Staff seeks approval from the City Commission for a rezoning from County “CL: Light Commercial” to City of Wildwood “C-3: General Commercial - Highway.”

The 1.09 +/- acre subject property is located on the south side of County Road 466 and west of the CSX right-of-way. The property is subject to a concurrent Small Scale Comprehensive Plan amendment to change the Future Land Use Map designation to City “Commercial”. The requested zoning of “C-3: General Commercial - Highway” would bring the property into compliance with the proposed Future Land Use Map designation.

Staff recommends approval of Ordinance O2014-37 subject to approval of Ordinance O2014-36, which establishes a future land use appropriate to the proposed zoning.

Case RZ 1407-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, August 5, 2014. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Thursday, August 5th, 2014 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from County "CL: Light Commercial" to City "C-3: General Commercial: Highway." The property is generally located on the south side of County Road 466 and west of the CSX right-of-way.

Case: RZ 1407-01

Parcel: D17=034

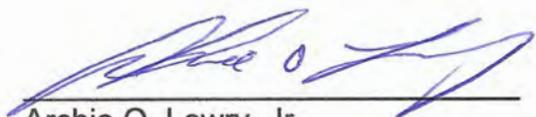
Owner: Sumter County / Autozone Stores, Inc.

Applicant: Autozone Stores, 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 Zoning Map Amendment and favorable recommendation of Ordinance O2014-37 to the City Commission.

Dated: August 5, 2014



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



Legend

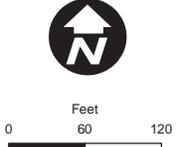
- D17=034
- City of Wildwood

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	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 90 180 	D17=034 AUTOZONE		
				WILDWOOD, FLORIDA	
				JULY 2014	LOCATION MAP



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	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov		D17=034 AUTOZONE	
			WILDWOOD, FLORIDA	
			JULY 2014	EXISTING ZONING

ORDINANCE NO. O2014-37

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 D17=034
Sumter County / Autozone Stores, Inc.
1.09 acres +/-

LEGAL DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 229, PAGE 08, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S,R, 466, (THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST) WITH THE CENTERLINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK; THENCE RUN N 89°49'50" W. ALONG THE ABOVE SAID CENTERLINE OF S.R. 466, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; 1) THENCE CONTINUE N.89°49'50"W., ALONG SAID CENTERLINE A DISTANCE OF 199.58 FEET; 2) THENCE RUN S.12°07'27" E., A DISTANCE OF 273.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; 3) THENCE RUN S. 89°43'26" E., ALONG THE NORTH RIGHT-OFWAY LINE OF MAIN STREET A DISTANCE OF 199.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAINLINE BALDWIN-WILDWOOD TRACK, SAID POINT ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF EXISTING RAIL; 4)THENCE RUN N.12°07'27" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.09 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "CL: Light Commercial" to City of Wildwood "C-3 General Commercial: Highway."

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 _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-37

“Exhibit A”

D17=034 (Sumter County / Autozone Stores)

Proposed 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



0 Feet 60 120

D17=034
AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

PROPOSED ZONING

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution R2014-24: Declaring Surplus Real Property at Millennium Park

REQUESTED ACTION: Consideration of R2014-24 (Board Option)

Work Session (Report Only) **DATE OF MEETING:** 8/25/14
 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:

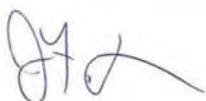
The City has received an offer from Bright Oaks Group to purchase approximately 1.1 acres of Millennium Park property that abuts the proposed Bright Oaks development on Powell Road. The developer needs to acquire additional property from the City to accommodate stormwater retention for the proposed project.

Attached are maps of the property in question and the initial offer from Bright Oaks in which the City was offered \$5/square foot for the property. Based on the square footage of the proposed property, the purchase price would be \$239,580. Sale of the property would impact the existing walking trail and soccer fields.

Should the City Commission opt to pursue the sale of the Millennium Park property, the City must pass a resolution declaring the property as surplus property. Resolution R2014-24 has been prepared in the event the Commission chooses to move forward with the negotiation of sale of the property.

Please note any proceeds from the sale of the Millennium Park property would have to be utilized for improvements to the park. The City could not use the funds for any other purpose.

Board Option.



Jason F. McHugh, AICP
Assistant City Manager/Director of Strategic Planning



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 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 	BRIGHT OAKS RETENTION Potential Property Purchase	
		WILDWOOD, FLORIDA	
		AUGUST 2014	RETENTION AREA



City Commissioners
City of Wildwood Florida
100 North Main Street
Wildwood, Florida 34785

Dear City Commissioners,

Bright Oaks Group and First American Assisted Living (our land holding entity) offers to purchase approximately .8 acres at a price of \$5 per square foot for the parcel identified on the attached exhibit which is adjacent to ours. I understand that we discussed the value of \$7 for land, but I believe that land price would include access to the roadway. This parcel we have recommended does not have any access. Therefore, a sale at \$5 per foot should support a \$7-\$10 PSF the value of the City's parcel on Huey and Powell Roads. Please let us know at your convenience.

Best regards,

A handwritten signature in black ink, appearing to read "M. Sedley", is written over a light blue horizontal line.

Michael Sedley
Vice President Development

RESOLUTION NO. R2014-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DETERMINING THAT CERTAIN REAL PROPERTY IS SURPLUS; DETERMINING THAT SAID REAL PROPERTY SHOULD BE USED IN A MANNER TO FURTHER THE PUBLIC INTEREST; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood is the owner of 1.10 acres more or less of certain real property currently identified by the Sumter County Property Appraiser as a portion of parcel G08=004 and as shown on the attached "Exhibit A"; and,

WHEREAS, the City Commission of the City of Wildwood has determined that the property as shown in the attached "Exhibit A" is classified as surplus.

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

1. The property shown on "Exhibit A" is hereby declared surplus property.
2. The property identified in "Exhibit A" may be sold in a manner determined appropriate by the City Commission.
3. This Resolution shall take effect immediately upon its adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED, this _____ day of _____, 2014, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Cassandra Lippincott, City Clerk

Ed Wolf, Mayor

R2014-24

“Exhibit A”

Declaring Surplus Property

Sketch of Description

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " — "
SHEET 1 OF 1

LEGAL DESCRIPTION

A PORTION 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 NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 00°05'58" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8, A DISTANCE OF 568.00 FEET TO THE SOUTH LINE OF THE NORTH 568.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°54'02" WEST ALONG SAID SOUTH LINE 239.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°54'02" WEST ALONG SAID SOUTH LINE 450.19 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2739, PAGE 715, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°05'58" WEST ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE 106.62 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN SOUTH 89°54'02" EAST 450.46 FEET; THENCE NORTH 00°02'33" WEST 106.62 FEET TO THE POINT OF BEGINNING.

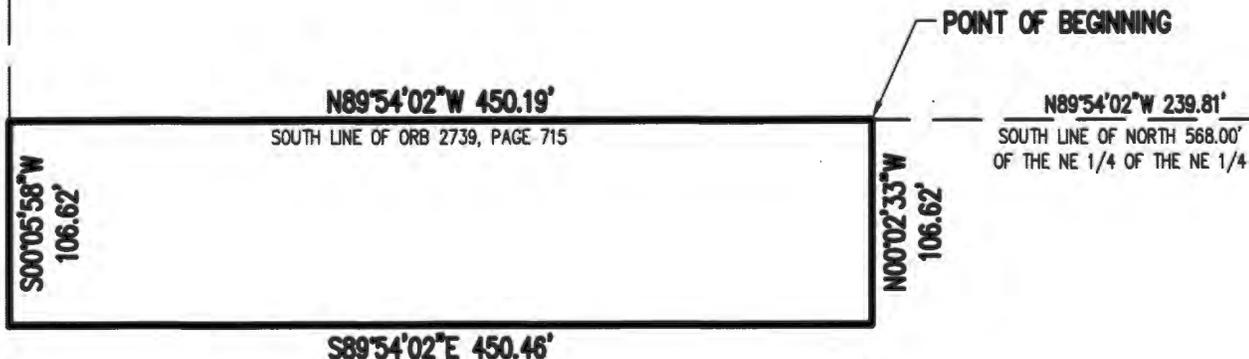
CONTAINING 1.10± ACRES

POINT OF COMMENCEMENT
NE CORNER OF THE NE 1/4 OF THE
NE 1/4 SECTION 8-19-23



S00°05'58"W 568.00'
EAST LINE OF THE NE 1/4

WEST LINE OF THE EAST 690' PER
OFFICIAL RECORDS BOOK 2739, PAGE 715



POINT OF BEGINNING

N89°54'02"W 239.81'
SOUTH LINE OF NORTH 568.00'
OF THE NE 1/4 OF THE NE 1/4

POWELL ROAD
(FORMERLY COUNTY ROAD 139)

8/14/14
DATE

Kaye M. Jameson
KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING S00°05'58"W, AN ASSUMED MERIDIAN.

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Aug 25, 2014

Subject: Lift Station #3 RTU Radio Unit

Submitted By: Mark Odell, Interim Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Staff recommends approval to purchase a new RTU control unit for Lift Station #3 (The Commons) from Data-Flow Systems at a cost of \$5,047.90.

BACKGROUND:

On August 13, 2012 City Commission approved an agreement to upgrade existing communication radios to meet the new Federal Communications Commission (FCC) narrow banding regulations for all of the City's wastewater pump station SCADA systems. At that time it was anticipated that 20 to 25% failure of existing radios due to the age would need to be replaced at some point in the future.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The existing RTU for The Commons lift station has failed and was sent to Data-Flow systems for repairs. Due to the age a radio replacement is not feasible with the out dated technology of the existing unit.

CONCLUSIONS:

- A replacement RTU with upgraded technology complete with narrow banded radio system will be necessary to maintain communications with the lift station. Due to the fact our existing unit can't be repaired, quotation # 39166-RA from Data-Flow System is to replace the existing unit for the amount of \$5,047.90.

LEGAL REVIEW: N/A

RECOMMENDATIONS:

- Staff recommends approval to purchase the new RTU to maintain communications with the lift station from Data-Flow System in the amount of \$5,047.90.

FISCAL IMPACT:

- Funding source is Water-Sewer Repair & Maintenance Account No. 401-0035-536.0460, with an unencumbered balance as of July, 2014 of: \$223,038.88

ALTERNATIVES: none

SUPPORT MATERIAL:

- Quotation # 39166-RA from Data-Flow Systems dated 07/09/2014

DATA FLOW SYSTEMS, INC.
605 N.John Rodes BLVD.
Melbourne, FL 32934-9104
Phone: (321) 259-5009
Fax: (321) 259-4006

PARTS/VAR ORDER
07/09/20

Order: 39166-RA

Customer: WILDWO

Utility: WILDWO
CITY OF WILDWOOD W.W.T.P.

CUSTOMER ADDRESS

CITY OF WILDWOOD W.W.T.P.
1290 Industrial Dr.
Wildwood, FL 34785
USA

SHIPPING ADDRESS

CITY OF WILDWOOD W.W.T.P.
1290 Industrial Dr.
Wildwood, FL 34785
USA

BOBBY
352-330-1349
352-330-1350

VELENTICH

SHIP VIA
UPS GROUND

FOB
SHIPPING POINT

TERMS
Net 30

CUSTOMER PO

SHIP BY
7/10/2014

Freight Terms
Freight billed

FREQUENCY1
453.3750

FREQUENCY2
NARROW BAND

RIM MODEL
-24 (-10), 5W TRIHEDRAL

LN#	DFS Part#	QTY	QTY Shipped	Backorder	TX	Unit Price	Extended Cost
1	MISCELLANEOUS	1.00	0.00	0.00		0.00	\$0.00
Part Description: BPR 264-001039-005; NO TX/RX (-10)							
ALICE (352.330.1349) SEE NOTATIONS							
PASSES BENCH TEST RADIO POWER IS 2.9 W SHOULD BE 5 W							
CANNOT REPLACE RADIO IN A -10 BPR							
2	DFS-00367-008-24	1.00	0.00	0.00		5,015.00	\$5,015.00
Part Description: ASSY, TCU, 440-480 MHZ 2-5W SD125EU2							
3	SHIPPING	1.00	0.00	0.00		32.90	\$32.90
Part Description: SHIPPING							
SUB TOTAL							\$5,047.90
							\$5,047.90

CITY OF WILDWOOD

CITY COMMISSION REPORT

Commission Meeting Date: Aug 25, 2014

Subject: Wastewater Internal Re-Use High Service Pump

Submitted By: Mark Odell, Interim Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Staff recommends approval to replace an existing internal re-use pump at the Wastewater Treatment Plant as per quotation # 664857 from USA BLUEBOOK for the amount of \$2,977.90

BACKGROUND:

- The existing internal re-use pump supplies re-use water for all of the onsite processes equipment, belt press and chlorine solution lines.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The existing pump has been in service since 1990 and runs an average of 10 hours a day 4 days a week.
- Due to the age of the pump (24 years) parts are no longer available and the pump is obsolete.
- The bearings and pump impeller are going out in the pump and needs to be replaced.

CONCLUSIONS:

- Two quotes have been obtained for the replacement pump.
- USA Bluebook quote, pump price of \$2662.20 plus \$315.70 for shipping for a total of \$2977.90
- Locke Well & Pump quote, pump price of \$2,825.00 plus no shipping cost provided

LEGAL REVIEW: NONE

RECOMMENDATIONS:

Staff recommends to purchase the replacement pump from USA Bluebook for the amount of \$2,977.90.

FISCAL IMPACT:

Funding source is Water-Sewer Repair & Replacement account no. 401-0035-536.0460, with an unencumbered balance as of July, 2014 of: \$223,038.88.

ALTERNATIVES: none

SUPPORT MATERIAL:

Quotes from USA Bluebook and Locke Well & Pump Co.

QUOTATION
 HISEM NO. 664857
 D/B/A USABLUEBOOK
 PO Box 9004 Page 1
 Gurnee, IL 60031-9004
 Toll free: 1-800-548-1234 06/05/14
 Fax: (847) 689-3030

Ship-to: 1
 CITY OF WILDWOOD
 WWTW
 1290 INDUSTRIAL DR
 WILDWOOD, FL 34785
 USA

Bill-to: 153865
 WILDWOOD CITY OF
 100 N MAIN ST
 WILDWOOD FL 34785
 USA

REFERENCE # EXPIRES SLSP TERMS WH FREIGHT SHIP VIA
 75/14 07/05/14 DGW NET 30 44 FXD/PPD FEDEXTRIPRIORITY
 QUOTED BY: DGW QUOTED TO: DAVE BRIDGES

ITEM	DESCRIPTION	QUANTITY	UM	PRICE	UM	EXTENSION
499-7BF1	7BF1N5D0 GOULDS 3636M 2.5x3- 8 20HP 460V 3PH TEFC 6.9"IMP ESTIMATED DELIVERY 9-9 DAYS	1	EA	2662.20	EA	2662.20

Any quoted item(s) without a 5 digit stock # is not normally stocked by USA BlueBook and is not normally returnable for credit UNLESS it is determined to be defective and covered under the vendor's warranty. With this in mind, please carefully review this quote BEFORE ordering to be certain it is appropriate for your application.

Please note that your order may be subject to applicable taxes based on current rates at the time your order is completed.

TO ORDER --

For your convenience, you may simply sign below and return via fax to 847-689-3030. We will process your order promptly and fax a confirmation so you know we have it. If you prefer to call your order in or have additional questions or concerns, you may contact our Customer Service Department @ 800-548-1234. Please note any changes to the quantities or shipping address. Thanks for choosing USABlueBook.

 Authorization Signature

 PO Number (if required)

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
2662.20	.00	.00	315.70	2977.90

USE THIS QUOTE # ON PO's!

David Bridges

From: Don Lamp <dlamp@lockewell.com>
Sent: Thursday, June 05, 2014 11:07 AM
To: David Bridges
Subject: RE: 7BF1N5D0 - Gould's Pump

Yes

Thank You,
Don Lamp
Assistant Service Manager
Locke Well & Pump Co.
3685 Old Winter Garden Rd.
Orlando, FL 32805
407-299-8888
800-432-0293
dlamp@lockewell.com
www.lockewell.com

From: David Bridges [<mailto:dbridges@wildwood-fl.gov>]
Sent: Thursday, June 05, 2014 10:20 AM
To: Don Lamp
Subject: RE: 7BF1N5D0 - Gould's Pump

Don

We are now trying to move on Quotes for this pump is the Quote below still good for this pump. Please send an updated Quote, if possible in a Quote form for submittal to Senior Staff.

Thanks,
Dave Bridges

From: Don Lamp [<mailto:dlamp@lockewell.com>]
Sent: Friday, May 02, 2014 1:33 PM
To: David Bridges
Subject: 7BF1N5D0 - Gould's Pump

David,

Thank you for your request. Cost for a replacement Gould's 7BF1N5D0 will be \$2,825.00 (List Price \$4,437.00) plus freight. Allow 3 to 4 weeks to ship.

Thank You,
Don Lamp
Assistant Service Manager
Locke Well & Pump Co.
3685 Old Winter Garden Rd.
Orlando, FL 32805
407-299-8888

FISCAL IMPACT:

- The Utility Department budget, FY 13/14 Capital Projects line item no. 39 allocated \$150,000.00 for the Turnpike Interchange Utility Relocates.
- Since the project will most likely start in the FY 13/14 approved budget and continue into the proposed FY 14/15 budget, a Capital Project of \$500,000.00 to complete the work is included into FY 14/15.

ALTERNATIVES:

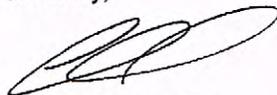
SUPPORT MATERIAL:

- FDEP General Use Permit for Water Main Extensions
- FDEP General Use Permit for Domestic Wastewater Collection/Transmission
- FDOT Utility Permit
- Rainey Construction/Hamlet Underground Bid Tabulation
- Bid Form Award for Hamlet Underground

BID FORM FOR CR 468 INTERCHANGE UTILITY RELOCATIONS					
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ROADWAY ITEMS					
1	MOBILIZATION	LS	1	4000.00	4,000.00
2	MAINTENANCE OF TRAFFIC	LS	1	1650.00	1,650.00
3	CLEARING AND GRUBBING	LS	1	1650.00	1,650.00
4	SOD AND RESTORATION	SY	17250	2.25	38,812.50
5	SURVEY AND AS-BUILTS	1	1	6050.00	6,050.00
6	TESTING	1	1	7425.00	7,425.00
ROADWAY ITEMS TOTAL					59,587.50
SEWER					
7	6" FORCE MAIN (REMOVAL)	LF	2260	7.00	15,820.00
8	CAP AND GROUT 12" STEEL CASING	LF	180	20.00	3,600.00
9	14" FORCE MAIN (REMOVAL)	LF	2240	10.00	22,400.00
10	CAP AND GROUT 24" STEEL CASING	LF	190	36.00	6,840.00
11	14" C905 DR-18 PVC FORCE MAIN	LF	16	45.00	720.00
12	16" C905 DR-18 PVC FORCE MAIN	LF	2215	63.00	139,545.00
13	20" C905 DR-18 PVC FORCE MAIN	LF	16	73.00	1,168.00
14	20" C906 DR-9 HDPE FORCE MAIN (BY DIRECTIONAL DRILL)	LF	245	210.00	51,450.00
15	6" CAP	EA	2	285.00	570.00
16	14" TEMPORARY LINE STOP	EA	2	6500.00	13,000.00
17	14" CAP	EA	2	1580.00	3,160.00
18	14" WET TAP AND VALVE	EA	2	10000.00	20,000.00
19	14"X16" REDUCER	EA	1	1385.00	1,385.00
20	14"X20" REDUCER	EA	1	1915.00	1,915.00

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	16"X20" REDUCER	EA	1	2000.00	2,000.00
22	16" GATE VALVE	EA	3	4970.00	14,910.00
23	16" 11.25 DEG BEND	EA	1	1615.00	1,615.00
24	16" 45 DEG BEND	EA	7	1605.00	11,235.00
25	16" 90 DEG BEND	EA	1	1765.00	1,765.00
26	20" 45 DEG BEND	EA	1	2560.00	2,560.00
27	20" HDPE TO PVC TRANSITION	EA	2	1000.00	2,000.00
27	30" STEEL CASING PIPE	LF	52	235.00	12,220.00
29	AIR RELEASE VALVE ASSEMBLY	EA	4	4500.00	18,000.00
				SEWER TOTAL	347,878.00
WATER					
30	12' WATER MAIN (REMOVAL)	LF	1140	7.00	7,980.00
31	12" C900 DR-18 PVC WATER MAIN	LF	1140	34.00	38,760.00
32	12" DUCTILE IRON WATER MAIN	LF	150	53.00	7,950.00
33	12" TEMPORARY LINE STOP	EA	2	4500.00	9,000.00
34	12" CAP	EA	2	930.00	1,860.00
35	12" WET TAP AND VALVE	EA	2	5670.00	11,340.00
36	12" 11.25 DEG BEND	EA	2	595.00	1,190.00
37	12" 90 DEG BEND	EA	2	675.00	1,350.00
38	AIR RELEASE VALVE ASSEMBLY	EA	1	2970.00	2,970.00
				WATER TOTAL	82,400.00
				BID TOTAL	489,865.50

Sincerely,



Charles D. Bell, P.E.
Vice President
Hamlet Underground

Lump Sum Grand Total amounts are to be shown in both words and figures. In case of discrepancies, the amount in words will govern.

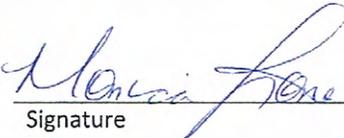
LUMP SUM GRAND TOTAL: \$ 489,865.50

WORDS: FOUR HUNDRED EIGHTY NINE THOUSAND, EIGHT HUNDRED SIXTY FIVE AND FIFTY CENTS

THIS PROPOSAL DATED THIS 21st day of July, 2014

ATTEST:

Witness:


Signature

MONICA JONES
Printed Name

By:


Authorized Signature (Principal)

CHARLES D. BELL, VICE PRESIDENT
Printed Name, Title

HAMLET UNDERGROUND
Company Name

Address:

4260 N.E. 35TH STREET

OCALA, FLORIDA 34479

27-4978177

Employee I.D. No.

CUC1224966

Florida State Certified General
Contractor's License Number

Telephone Number: (352) 236-3355

END OF SECTION



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

PERMITTEE:
BILL ED CANNON, CITY MANAGER
CITY OF WILDWOOD

100 N. MAIN STREET
WILDWOOD, FL
bcannon@wildwood-fl.gov

PERMIT NUMBER: 0327759-001
COUNTY: Sumter
PROJECT: CR 468 Interchange Utility
Relocations
GENERATING: 0 GPD
CONNECTED TO: City of Wildwood WWTF
(FLA013497)

Dear Mr. Cannon:

This letter acknowledges receipt of your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System for the subject project. Our office received the Notice on July 10, 2014.

This is to advise you that the Department does not object to your use of such General Permit.

Please note the attached requirements apply to your use of this General Permit for constructing the proposed domestic wastewater collection/transmission system. In accordance with Rule 62-4.540(13), F.A.C., this authorization shall be good for a period of five years from the date of this letter.

You are further advised that the construction activity must conform to the description contained in your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System and that any deviation will subject the permittee to enforcement action and possible penalties.

Sincerely,

A handwritten signature in black ink that reads "Charles LeGros".

Charles LeGros
Engineer
Wastewater Permitting

Date: July 14, 2014

CRL/rc

cc: Kevin M. Vickers, PE (via email: kevin.vickers@kimley-horn.com)

REQUIREMENTS FOR USE OF THE GENERAL PERMIT FOR DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEMS:

1. This general permit is subject to the general permit conditions of Rule 62-4.050, F.A.C., as applicable. This rule is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic> [62-4.050]
2. This general permit does not relieve the permittee of the responsibility for obtaining a dredge and fill permit where it is required. [62-604.600(6)(b)1, 11-6-03]
3. This general permit cannot be revised, except to transfer the permit. [62-604.600(6)(b)2, 11-6-03]
4. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's Central District Office, Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/forms.htm> [62-604.700(2), 11-6-03]
5. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use. [62-604.700(3), 11-6-03]
6. Abnormal events shall be reported to the Department's Central District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's Central District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550, 11-6-03]



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

Notification of Acceptance of Use of a General Permit

Permittee:

City of Wildwood
Jason McHugh, Asst. City Manager
100 North Main Street
Wildwood, FL 34785
jmchugh@wildwood-fl.gov

Permit Number: 0124846-117-DSGP

Issue Date: July 14, 2014

Expiration Date: July 13, 2019

County: Sumter

Water Supplier: City of Wildwood

PWS ID: 6600331

PWS Type: Community

Project: County Road 468 Interchange Utility
Relocations

Dear Mr. McHugh:

On July 11, 2014, the Florida Department of Environmental Protection received a "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs" [DEP Form No. [62-555.900\(7\)](#)], under the provisions of Rule [62-4.530](#) and Chapter [62-555](#), Florida Administrative Code (F.A.C.). The proposed project includes the replacement of approximately 1150 linear feet of 12-inch PVC water main, 150 linear feet of 12-inch DIP, and associated fittings. The project is located on County Road 468 from the intersection with Country Road 501 to approximately 1200 feet east of the intersection in Wildwood, Florida.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such general permit at this time. Please be advised that the permittee is required to abide by Rule [62-555.405, F.A.C.](#), all applicable rules in Chapters [62-4](#), [62-550](#), [62-555](#), F.A.C., and the General Conditions for All General Drinking Water Permits (found in [62-4.540, F.A.C.](#)).

The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule [62-555.345, F.A.C.](#), the permittee shall submit a certification of construction completion [DEP Form No. [62-555.900\(9\)](#)] to the Department and obtain approval, or clearance, from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form [62-555.900\(8\), F.A.C.](#), with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

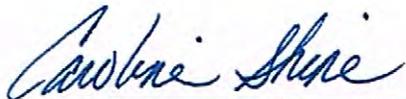
Permittee:
City of Wildwood
Jason McHugh, Asst. City Manager
Page 2

DEP File No.:
0124846-117-DSGP

If any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of the Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact Mary Lawrence of the Central District Air and Waste Management at (407).897.4179 prior to commencing any such activities. A notification is required to be submitted to the Department for a regulated project.

This permit will expire five years from the date of issuance. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule [62-4.030, F.A.C.](#)

Sincerely,



Caroline Shine, Environmental Administrator
Drinking Water/UIC/Groundwater Permitting
FDEP Central District
(407)897-2927

cc: Bill Ed Cannon, City Manager, City of Wildwood [bcannon@wildwood-fl.gov]
Kevin Vickers, P.E., Kimley-Horn and Associates [Kevin.Vickers@kimley-horn.com]
Richard Lott-FDEP

Permittee:
City of Wildwood
Jason McHugh, Asst. City Manager
Page 3

DEP File No.:
0124846-117-DSGP

CLEARANCE REQUIREMENTS

Requirements for clearance upon completion of projects are as follows:

1) Clearance Form

Submission of a fully completed Department of Environmental Protection (DEP) Form [62-555.900\(9\)](#) *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation*.

2) Record Drawings, if deviations were made

Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.).

3) Bacteriological Results

Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules [62-555.315\(6\)](#), [62-555.340](#), and [62-555.330](#), F.A.C. and American Water Works Association (AWWA) Standard C 651-92, at the following locations:

- The two (2) point of connection to the existing 12-inch water mains; and
- A location near the middle of the line (~ STA 1181+00).

Each location shall be sampled on two consecutive days, with sample points and chlorine residual readings clearly indicated on the report. A sketch or description of all bacteriological sampling locations must also be provided.

The entire clearance document package can be submitted in Portable Document Format (pdf) to DEP_CD@dep.state.fl.us, with a copy to the engineer listed below for faster processing. All submitted drawings [standard 11" x 17"] and the engineer of record's seal on the required document must be legible for acceptance.

4) Pressure Test Results

Copy of satisfactory pressure test results demonstrating compliance with AWWA Standard requirements.

For further clarification contact:

Richard Lott
3319 Maguire Blvd, Suite 232
Orlando, Florida 32803-3767
(407) 897-4122
Richard.Lott@dep.state.fl.us

UTILITY PERMIT

PERMIT NO.:	SECTION NO.: 27, 28 & 34	STATE ROAD 91	COUNTY Sumter
FDOT construction is proposed or underway.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is this work related to an approved Utility Work Schedule?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PERMITTEE:	Jason McHugh - Assistant City Manager, City of Wildwood		
ADDRESS:	100 N. Main Street	TELEPHONE NUMBER: (352) 330 - 1330	
CITY/STATE/ZIP:	Wildwood FL, 34785		
The above PERMITTEE requests permission from the State of Florida Department of Transportation, hereinafter called the FDOT, to construct, operate and maintain the following: Approximately 2250 linear feet of 16" PVC forcemain and 250 linear feet of 20" HDPE forcemain.			
FROM: MP 300		TO: MP 301	
Submitted for the PERMITTEE by: Name and Company (Typed or Printed Legibly)	Contact Information Address/Telephone/E-Mail (if applicable)	Signature	Date
Kevin M. Vickers, PE; Kimley-Horn and Associates, Inc.	Suite 200, 1823 SE Fort King ST. Ocala FL 34471 352-438-3000. kevin.vickers@kimley-horn.com		07/072014

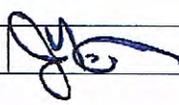
- The Permittee declares that prior to filing this application, the location of all existing utilities that it owns or has an interest in, both aerial and underground, are accurately shown on the plans and a letter of notification was mailed on 4/2014 to the following utilities known to be involved or potentially impacted in the area of the proposed installation:
AT&T, Sumter Electric Cooperative, Transcore - Florida Turnpike, Centurylink, Bighthouse Networks, Duke Energy, Level 3 Communications
- The local Maintenance or Resident Engineer, hereafter referred to as the FDOT Engineer, shall be notified a minimum of forty eight (48) hours in advance prior to starting work and again immediately upon completion of work. The FDOT's Engineer is Dan Ekback located at Turnpike Operations MP 65 Pompano Beach, Telephone Number 954-934-1205. The Permittee's employee responsible for MOT is _____, Telephone Number _____ (This name may be provided at the time of the forty eight (48) hour advance-notice prior to starting work).
- All work, materials, and equipment shall be subject to inspection and approval by the FDOT Engineer.
- All plans and installations shall conform to the requirements of the FDOT's UAM in effect as of the date this permit is approved by FDOT, and shall be made a part of this permit. This provision shall not limit the authority of the FDOT under Paragraph 8 of this Permit.
- This Permittee shall commence actual construction in good faith within _____ days after issuance of permit, and shall be completed within _____ days after the permitted work has begun. If the beginning date is more than sixty (60) days from the date of permit approval, the Permittee must review the permit with the FDOT Engineer to make sure no changes have occurred to the Transportation Facility that would affect the permitted construction.
- The construction and maintenance of such utility shall not interfere with the property and rights of a prior Permittee.
- It is expressly stipulated that this permit is a license for permissive use only and that the placing of utilities upon public property pursuant to this permit shall not operate to create or vest any property right in said holder, except as provided in executed subordination and Railroad Utility Agreements.
- Pursuant to Section 337.403, Florida Statutes, any utility placed upon, under, over, or along any public road or publicly owned rail corridor that is found by FDOT to be unreasonably interfering in any way with the convenient, safe, or continuous use, or maintenance, improvement, extension, or expansion, of such public road or publicly owned rail corridor shall, upon thirty (30) days written notice to the utility or its agent by FDOT, be removed or relocated by such utility at its own expense except as provided in Section 337.403(1), Florida Statutes, and except for reimbursement rights set forth in previously executed subordination and Railroad Utility Agreements, and shall apply to all successors and assigns for the permitted facility.
- It is agreed that in the event the relocation of said utilities are scheduled to be done simultaneously with the FDOT's construction work, the Permittee will coordinate with the FDOT before proceeding and shall cooperate with the FDOT's contractor to arrange the sequence of work so as not to delay the work of the FDOT's contractor, defend any legal claims of the FDOT's contractor due to delays caused by the Permittee's failure to comply with the approved schedule, and shall comply with all provisions of the law and the FDOT's current UAM. The Permittee shall not be responsible for delay beyond its control.
- In the case of non-compliance with the FDOT's requirements in effect as of the date this permit is approved, this permit is void and the facility will have to be brought into compliance or removed from the RW at no cost to the FDOT, except for reimbursement rights set forth in previously executed subordination and Railroad Utility Agreements. This provision shall not limit the authority of the FDOT under Paragraph 8 of this Permit.
- It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the State's right, title and interest in the land to be entered upon and used by the Permittee, and the Permittee will, at all times, and to the extent permitted by law, assume all risk of and indemnify, defend, and save harmless the State of Florida and the FDOT from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said Permittee of the aforesaid rights and privileges.
- During construction, all safety regulations of the FDOT shall be observed and the Permittee must take measures, including placing and the display of safety devices that may be necessary in order to safely conduct the public through the project area in accordance with the Federal MUTCD, as amended by the UAM.
- Should the Permittee be desirous of keeping its utilities in place and out of service, the Permittee, by execution of this permit acknowledges its present and continuing ownership of its utilities located between _____ and _____ within the FDOT's RW as set forth above. Whenever the Permittee removes its facilities, it shall be at the Permittee's sole cost and expense. The Permittee, at its sole expense, shall promptly remove said out of service utilities whenever the FDOT determines said removal is in the public interest.
- In the event contaminated soil is encountered by the Permittee or anyone within the permitted construction limits, the Permittee shall immediately cease work and notify the FDOT. The FDOT shall notify the Permittee of any suspension or revocation of the permit to allow contamination assessment and remediation. Said suspension or revocation shall remain in effect until otherwise notified by FDOT
- For any excavation, construction, maintenance, or support activities performed by or on behalf of the FDOT, within its RW, the Permittee may be required by the FDOT or its agents to perform the following activities with respect to a Permittee's facilities: physically expose or direct exposure of underground facilities, provide any necessary support to facilities and/or cover, de-energize or alter aerial facilities as deemed necessary for protection and safety.

UTILITY PERMIT

- 16. Pursuant to Section 337.401(2), Florida Statutes, the permit shall require the permit holder to be responsible for damage resulting from the issuance of the permit. The FDOT may initiate injunctive proceedings as provided in s.120.69 to enforce provisions of this subsection or any rule or order issued or entered into pursuant thereto.
- 17. Pursuant to Section 337.402, Florida Statutes, when any public road or publicly owned rail corridor is damaged or impaired in any way because of the installation, inspection, or repair of a utility located on such road or publicly owned rail corridor, the owner of the utility shall, at his or her own expense, restore the road or publicly owned rail corridor to its original condition before such damage. If the owner fails to make such restoration, the authority is authorized to do so and charge the cost thereof against the owner under the provisions of s.337.404.
- 18. The Permittee shall comply with all provisions of Chapter 556, Florida Statutes, Underground Facilities Damage Prevention and Safety Act.
- 19. Special FDOT instructions: _____

It is understood and agreed that commencement by the Permittee is acknowledgment and acceptance of the binding nature of all the above listed permit conditions and special instructions.

- 20. By receipt of this permit, the Permittee acknowledges responsibility to comply with Section 119.07, Florida Statutes.
- 21. By the below signature, the Permittee hereby represents that no change to the FDOT's standard Utility Permit form, as incorporated by reference into Rule 14-46.001, for this Utility Permit has been made which has not been previously called to the attention of the FDOT (and signified to by checking the appropriate box below) by a separate attached written document showing all changes and the written and dated approval of the FDOT Engineer. Are there attachments reflecting change/s to the standard form? NO YES If Yes, _____ pages are attached.

PERMITTEE	<i>Jason McVeigh</i> Bill Ed Cannon Asst. City Manager - City of Wildwood	SIGNATURE	DATE:
	Name & Title of Authorized Permittee or Agent (Typed or Printed Legibly)		6/27/14
APPROVED BY:		ISSUE DATE:	
	District Maintenance Engineer or Designee		

UTILITY PERMIT FINAL INSPECTION CERTIFICATION

DATE:	
DATE WORK STARTED:	
DATE WORK COMPLETED:	
INSPECTED BY:	
(Permittee or Agent)	
CHANGE APPROVED BY:	DATE:
District Maintenance Engineer or Designee	

I the undersigned Permittee do hereby CERTIFY that the utility construction approved by the above numbered permit was inspected and installed in accordance with the approved plans made a part of this permit and in accordance with the FDOT's current UAM. All plan changes have been approved by the FDOT's Engineer and are attached to this permit. I also certify that the work area has been left in as good or better condition than when the work was begun.

PERMITTEE:	SIGNATURE:	DATE:
Name & Title of Authorized Permittee or Agent (Typed or Printed Legibly)		

CC: District Permit Office
Permittee